

**Design and Historic Review Commission Meeting Minutes  
September 14, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, September 14, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Vice Chairman James Sheldahl, and Commissioners Juan Leal-Rubio, William Moody, Amanda Coltman, Chris Hamel and Sandra Anthony. Chairman Tom Rushin was absent.

**STAFF MEMBERS** present included Alyssa Linville, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Amelia Griffin, Senior Planner; Erika Peterson, Associate Planner; Diego Arciniega, Assistant Planner and Alejandro Marquez, Administrative Specialist.

**Vice Chairman James Sheldahl** called the meeting to order at 4:00 p.m., and noted there was a quorum present.

---

**APPROVAL OF MINUTES**

August 10, 2022

**Motion by Moody, second by Leal-Rubio to APPROVE the minutes of August 10, 2022. Motion carried unanimously, (5-0) with two absent.**

---

**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-40472-2022:** *This is a request by Sheridan Osborn for historic review of retaining wall modifications on the individually listed property in the Old Town Zoning District, located at 248 S. 1<sup>st</sup> Avenue.*

**Amelia Griffin, Senior Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Sheridan Osborn, 248 S. 1<sup>st</sup> Avenue, Yuma AZ,** spoke extensively about the proposed retaining wall modifications, and then made herself available for questions.

**PUBLIC COMMENT**

None

**Motion by Leal-Rubio, second by Coltman, to APPROVE Case Number DHRC-40472-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.**

---

**DHRC-40482-2022:** *This is a request by Luciano and Dina Munoz to paint the building and construct new detached outdoor restrooms, in the Main Street Historic District, for the property located at 197 S. Gila Street.*

**Amelia Griffin, Senior Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

Luciano Munoz, 197 S. Gila Street, Yuma, AZ, spoke extensively about the construction of the outdoor restrooms, and then made himself available for questions. Commissioner Moody asked for the cost of construction. Munoz answered the cost was \$28,000.

**PUBLIC COMMENT**

None

Motion by Coltman, second by Moody, to APPROVE Case Number DHRC-40482-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

---

**DHRC-40484-2022:** *This is a request by Penn Neon Sign Co., Inc., on behalf of Carolyn McKelvey Malouff, for historic review of a new wall-mounted sign at the individually-listed property (the historic Methodist/Episcopal Church) at 256 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.*

Robert Blevins, Principal Planner summarized the staff report and recommended APPROVAL.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

Ron Contreras, on behalf of Penn Neon Signs, was present and available for questions. Moody asked where the light for the sign would be positioned. Contreras answered that a light would be mounted underneath the sign. Leal-Rubio asked who designed the sign. Contreras stated that the owner had chosen the design.

**PUBLIC COMMENT**

None

Motion by Leal-Rubio, second by Moody, to APPROVE Case Number DHRC-40484-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

---

*Sheldahl noted that Commissioner Chris Hamel arrived at 4:13 PM.*

---

**DHRC-40490-2022:** *This is a request by Cooper Goldstein, on behalf of EHC Yuma LP., for aesthetic review of a new helipad in the General Commercial / Aesthetic Overlay (B-2/AO) District, in conjunction with the new hospital located at 2648 S. Araby Road, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended APPROVAL.

**QUESTIONS FOR STAFF**

Leal-Rubio asked if a Conditional Use Permit (CUP) be required for the proposed project. Blevins answered that the helipad was allowed and did not require a CUP.

**APPLICANT / APPLICANT'S REPRESENTATIVE**

Cooper Goldstein, 2648 S. Araby Road, Yuma AZ, was present and available for questions. Moody asked for clarification of the size of the lot where the helipad was to be constructed. Goldstein replied that he did not have that information available.

## **PUBLIC COMMENT**

None

**Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-40490-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (6-0) with one absent.**

---

**DHRC-40518-2022:** *This is a request by Thompson Design Architects, on behalf of the Chris N. Miller Living Trust, for aesthetic review of new exterior additions and remodeling of the existing building in the General Commercial / Aesthetic Overlay (B-2/AO) District, located at 2175 S. Harley Drive, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

## **QUESTIONS FOR STAFF**

None

## **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Chris Thompson, 675 W 16<sup>th</sup> Street, Yuma AZ,** was present and available for questions.

**Chris Miller, 8353 E Adobe Ridge Road, Yuma AZ,** spoke extensively about the proposed restaurant, and then made himself available for questions.

**Hamel** asked what the purpose was for the addition. **Thompson** answered that the area was going to house mechanical equipment. **Hamel** then complemented the owner for using an existing building instead of constructing a new one. **Moody** asked if there was a roll-up door located on the southeast side of the building. **Thompson** replied yes.

## **PUBLIC COMMENT**

None

**Motion by Hamel, second by Leal-Rubio, to APPROVE Case Number DHRC-40518-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (6-0) with one absent.**

---

## **COMMISSION DISCUSSION**

None

## **QUESTIONS**

None

---

## **INFORMATION ITEMS**

### **Staff**

None

### **Administrative Approvals**

Historic District

**DHRC-35668-2021:** This is a request by the Bordertown Arts Project for new rooftop ventilation for Cafecito, located at 176 S. Main Street, in the Main Street Historic District.

**DHRC-35666-2021:** This is a request by the City of Yuma, for a new fountain / sculpture, located in front of 224 S. Main Street, in the Main Street Historic District.

**Vice Chairman Sheldahl Acknowledged the Administrative Approvals.**

**National Heritage Area**

None

**Commission**

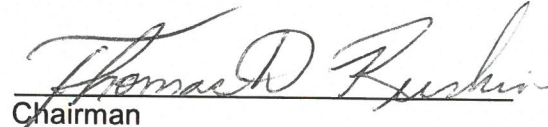
None

---

**ADJOURNMENT**

The meeting was adjourned at 4:31 p.m.

Minutes approved this 28 day of September, 2022.

  
Chairman