



**Design and Historic Review Commission
Agenda**

*City Hall Council Chambers
One City Plaza*

Wednesday, October 26, 2022 4:00 p.m.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

October 12, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40638-2022**: This is a request by Brian Unger, on behalf of Texas Roadhouse Holdings, KY, LLC, for aesthetic review of a new addition to the restaurant at 594 E. 16th Street, in the General Commercial / Aesthetic Overlay (B-2/AO) District.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-39949-2022**: This is a request by Barbara Beam, on behalf of 10 W Properties LLC, for repainting the exterior of the property located at 10 W. 3rd Street, in the Main Street Historic District.
2. **DHRC-39385-2022**: This is a request by Keith Baldwin, on behalf of the Yuma Center for Spiritual Living, for replacement signage for the property located at 781 S. 2nd Avenue in the Century Heights Residential Conservancy Historic District.

Aesthetic Overlay

3. **DHRC-35819-2022**: This is a request by Bootz and Dukes Sign Co., on behalf of Zee Properties, LLC, for review of replacement signs for the property located at 2353 S. Avenue B, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

2. National Heritage Area
3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
October 12, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 12, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Robert Blevins, Principal Planner and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:00 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

September 28, 2022

Motion by Coltman, second by Anthony to APPROVE the minutes of September 28, 2022. Motion carried unanimously, (4-0) with three absent.

Rushin noted that Vice-Chairman James Sheldahl arrived at 4:05 PM.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40585-2022: *This is a request by Lisa M. Gill, for historic review of an exterior remodel of the home/office in the Century Heights Conservancy Residential Historic District, for the property located at 577 S. 4th Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Brian Schroeder, 1186 W. Kings Lane Apt. 17, representing Lisa Gill, was present and available for questions.

Vice-Chairman Sheldahl asked if the building was going to be for residential or business use. **Schroeder** replied for business. **Sheldahl** then asked if the window frames were going to be made from wood or aluminum. **Schroeder** replied they would be aluminum. **Sheldahl** then asked if there were any exterior screens that covered the windows. **Schroeder** answered no, because most of the old screens had been damaged by the wind.

PUBLIC COMMENT

None

Motion by Leal-Rubio, second by Coltman, to APPROVE Case Number DHRC-40585-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

Commissioner Leal-Rubio declared a conflict, and recused himself from the Yuma County Presentation.

DHRC-40581-2022: *This is a request by Yuma County, for historic review of the demolition of the existing buildings, and a new office building in the Main Street Historic District, for the property located at 197 S. Main Street, Yuma, AZ.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Frank Slingerland, on behalf of BWS Architects, was present and available for questions.

Sheldahl thanked Slingerland for their work on the proposed project.

Rushin also thanked Slingerland, and stated that the proposed project would be a great addition to the downtown area.

Commissioner Coltman asked if the black railings on the left side of the building as shown on page 11 of the Staff Report were window coverings or was that the patio. **Slingerland** replied that was the location of a patio.

PUBLIC COMMENT

None

Motion by Anthony, second by Sheldahl, to APPROVE Case Number DHRC-40581-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with two absent and one recused.

Leal-Rubio returned to the meeting.

COMMISSION DISCUSSION

None

QUESTIONS

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-38874-2022: *This is a request by Sunsolar Solutions, Inc., on behalf of Juventino Morales, for additional rooftop solar, for the property located at 520 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.*

DHRC-39522-2022: *This is a request by Signmasters of Yuma LLC, on behalf of Yuma County, for replacement and new signage for the property located at 102 S. Main Street, in the Main Street Historic District*

Chairman Rushin Acknowledged the Administrative Approvals.

National Heritage Area

None

Commission

Leal-Rubio stated that he was looking forward to attending the National Historic Preservation Conference.

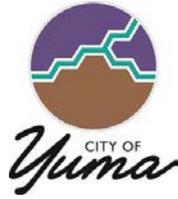
Coltman commented that the Tunes and Tacos festival was very well put together, and was happy that the City used the Downtown area for these types of festivals.

ADJOURNMENT

The meeting was adjourned at 4:26 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman

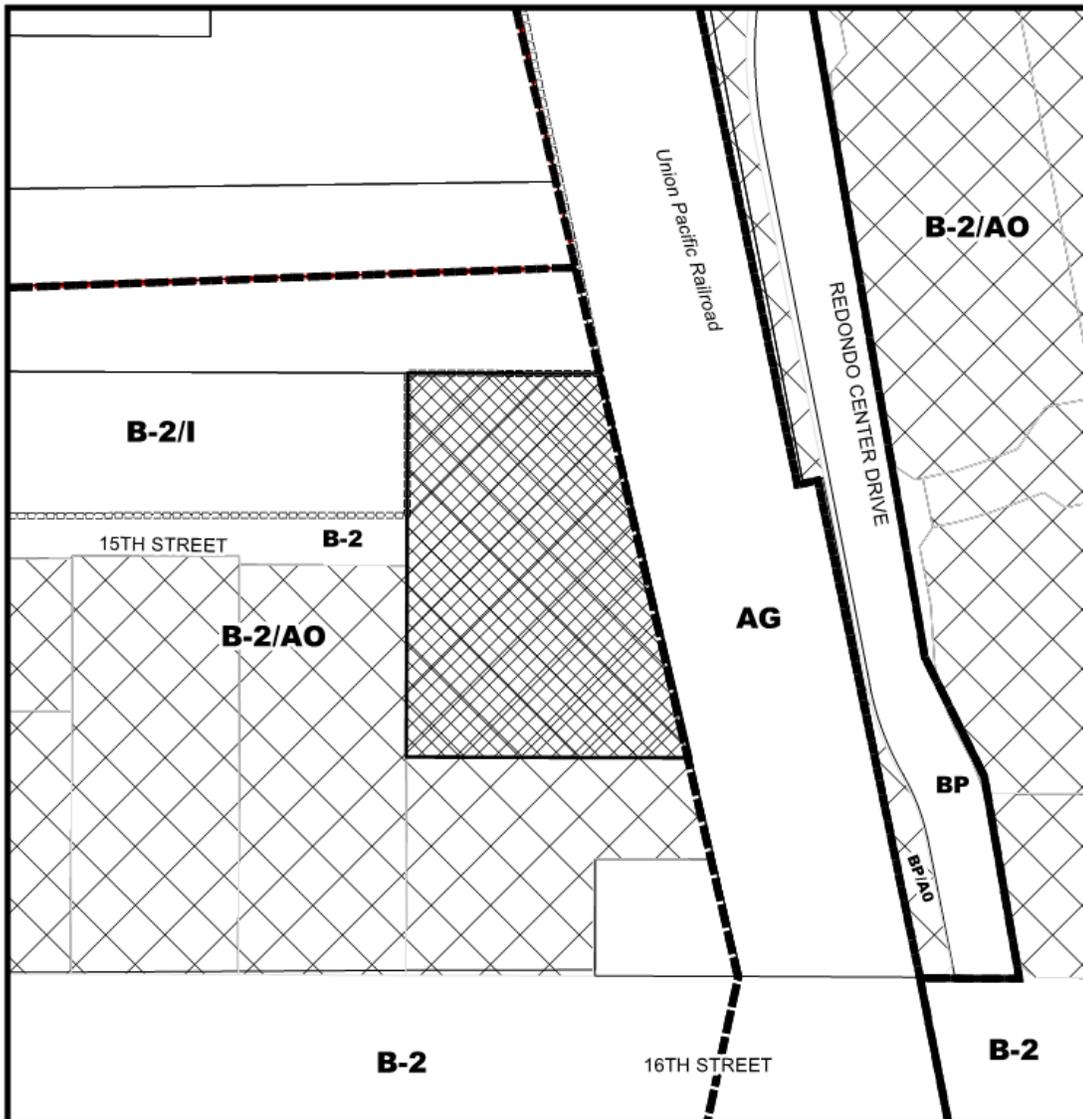


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40638-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: October 26, 2022 **Case Number:** DHRC-40638-2022

Project Description/Location: This is a request by Brian Unger, on behalf of Texas Roadhouse Holdings, KY, LLC, for aesthetic review of a new addition to the restaurant at 594 E. 16th Street, in the General Commercial / Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	665-29-059
Historic Listing Status:	N/A
Address:	594 E. 16 th Street
Property Owner: Property Owner's Agent	Texas Roadhouse Brian Unger
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Restaurant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO/IO: Vacant
○ South:	B-2/AO: Fuel and Convenience Store
○ East:	AG: Interstate 8
○ West:	B-2/AO: Restaurant
Related Actions or Cases:	DR2003-007 (Restaurant); DHRC-24550-2018 (Parking Shade Structures).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The Texas Roadhouse was built in 2003, with solar parking shade installed in 2018. This project involves the expansion of the building footprint on the north side to accommodate additional cold storage. This addition will be approximately 9'-2" by 38'- 10" for a total of 340 sq. ft. of new roof, walls, and floor area for the walk-in coolers.

The plans show:

- Remove existing exterior finishes from walls that will become interior.
- Remove existing sidewalk as necessary for new foundation work - coordinate with existing solar array conduits.
- Remove existing plantings and ground cover in area of new work.
- Cap irrigation lines to be reused in final design.
- New opening in existing wall and cooler.
- New exterior walls.
- New sidewalk and curb to align with existing.
- New gutter to match existing.
- Relocate leaders [down spouts] as necessary to new sidewalk trench drains leading to existing parking area.

Staff Analysis:

The proposal for the building expansion at Texas Roadhouse will not affect or reduce any parking spaces. Four trees will be removed. A condition of approval will be to replace the trees elsewhere on the property.

The plans state the new "metal roof panel to match existing 5-rib V-groove Galvalume metal panel" and the "new gutter to match existing." The new wood siding and trim will match the cedar-stained and painted wood to compliment the previously-approved cedar and unpainted brick used on the restaurant building.

The Aesthetic Overlay District Design Guidelines includes long-term, community-wide goals to encourage:

- High-quality design to create areas which are visually attractive to both the occupants, tenants, and the general public.
- The creation of parking and loading/unloading areas which are attractive and unobtrusive.
- Maintaining efficient vehicular circulation.
- Providing landscaping which visually enhances both on-site and off-site development.

Staff believes this project accomplishes these goals, and this necessary building expansion will be a welcome improvement to the property.

Staff Recommendation: Staff recommends **APPROVAL** of the aesthetic review of a new addition to the restaurant at 594 E. 16th Street, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-40638-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing Brian Unger, on behalf of Texas Roadhouse Holdings, KY, LLC, for aesthetic review of a new addition to the restaurant at 594 E. 16th Street, in the General Commercial / Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay District Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 10/12/22

Final staff report delivered to applicant on: 10/17/22

- Applicant agreed with all of the conditions of approval on: 10/12/22
- Applicant did not agree with the following conditions of approval: (list #'s)
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Present Day Photo
- D. Concept
- E. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 10-12-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 10-17-22

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

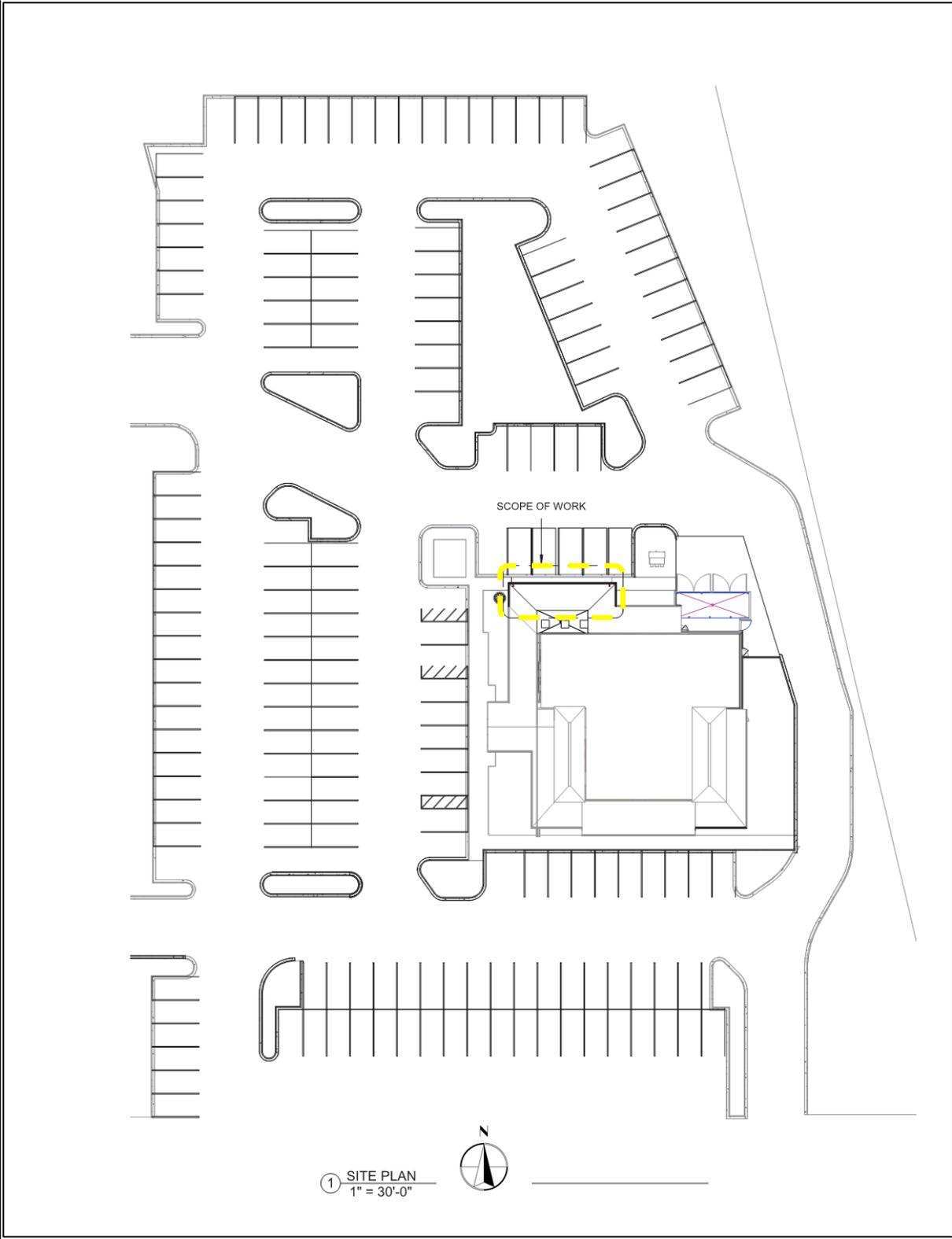
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. The four trees to be removed along the north side of the building to accommodate this expansion shall be replaced elsewhere on the property and their new location shown on the building plans/site plan.
4. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan



ATTACHMENT C
Present Day Photo



ATTACHMENT D

Concept



⑤ VIEW FROM NORTH WEST



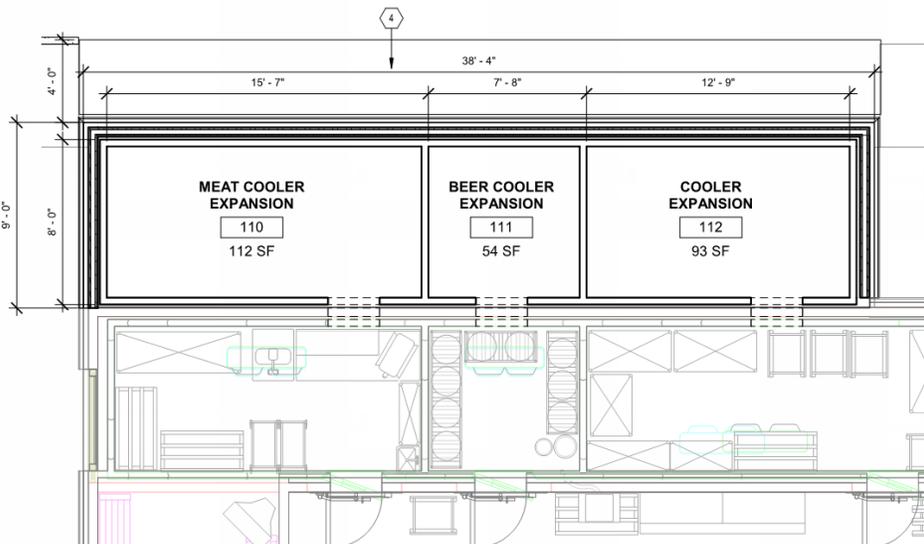
④ VIEW FROM NORTH EAST



③ NORTH ELEVATION
1/8" = 1'-0"



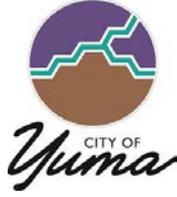
② WEST ELEVATION
1/8" = 1'-0"



① COOLER PLAN
1/4" = 1'-0"

ATTACHMENT E
Aerial Photo





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-39949-2022
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER:

Hearing Date: October 26, 2022 **Case Number:** DHRC-39949-2022

Project Description/Location: This is a request by Barbara Beam, on behalf of 10 W Properties LLC, for repainting the exterior of the property located at 10 W. 3rd Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-44-111				
Address:	10 W. 3 rd Street				
Property Owner:	10 W Properties LLC				
Property Owner's Agent:	Barbara Beam				
Site	OT/H/IO/BB	Office			
North	OT/H/IO/BB	Kress / DaBoyz			
South	OT/H/IO/BB	Offices			
East	OT/H/IO/BB	Mexican Consulate			
West	OT/H/IO/BB	Power Apartments			
Prior Related Actions or Cases:	DHRC-11018-2015 (Signs)				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	This office building was constructed in 1952, and contributes to the streetscape.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	The new paint is an insignificant change.
----------------------------	---

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The subdued colors are appropriate for the Main Street Historic District.
----------------------------	---

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	This improvement will not harm or distract from historic structure. No other changes to the façade are contemplated.
----------------------------	--

Staff Summation: Staff APPROVED the request on May 17, 2022 for new exterior paint in the Main Street Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- Applicant agreed with all of the conditions of approval on: N/A
- Applicant did not agree with the following conditions of approval: (list #'s)
- (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

Attachments:	
A.	Photo & Paint

Approved By: *Robert M. Blevins*
 Robert Blevins
 Principal Planner

Date: 09/22/22

ATTACHMENT A
Photo & Paint



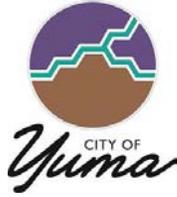
Sherwin Williams:

SW 2454 Dusty Miller



SW 6203 Spare White



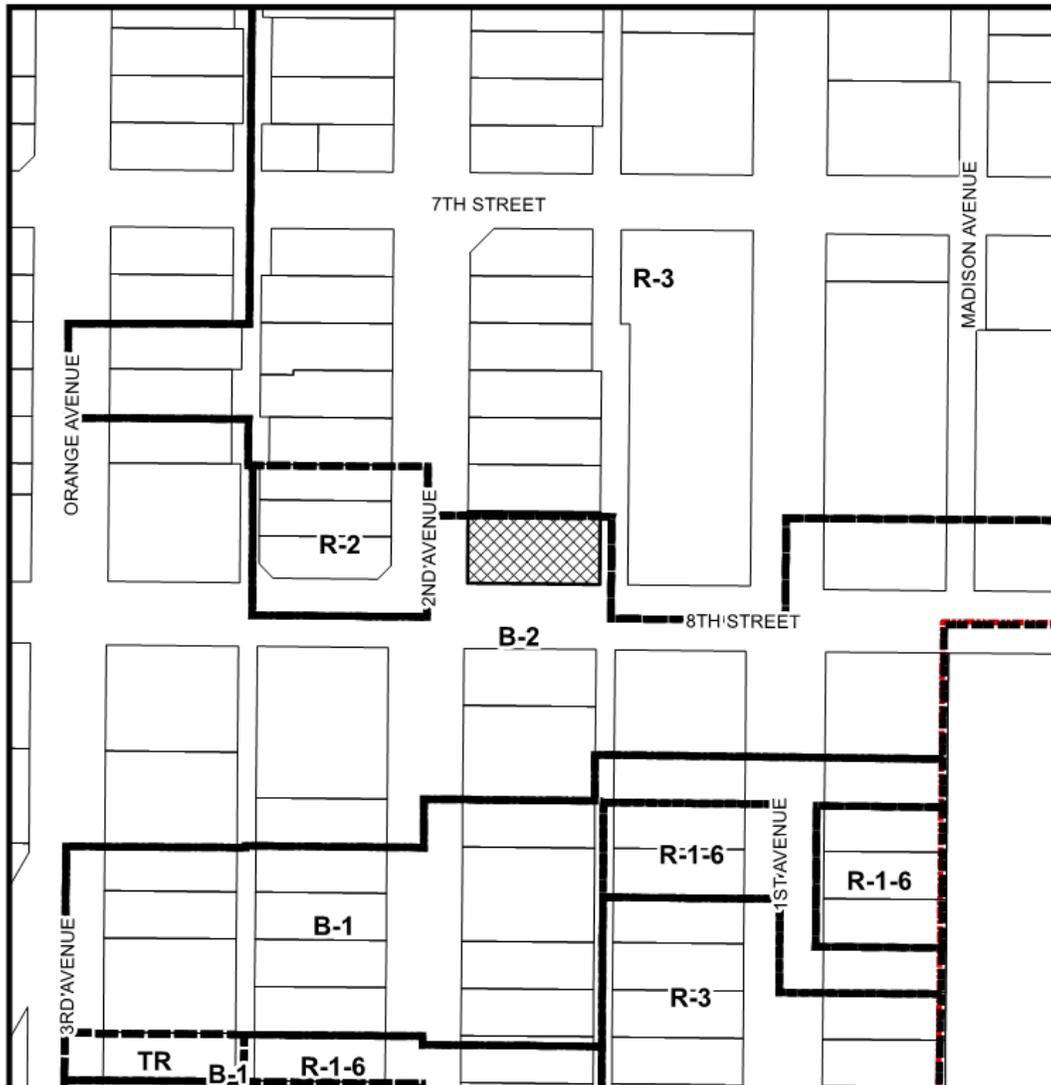


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-39385-2022
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 COMMUNITY PLANNING DIVISION
 CASE PLANNER:

Hearing Date: October 12, 2022 **Case Number:** DHRC-39385-2022

Project Description/Location: This is a request by Keith Baldwin, on behalf of the Yuma Center for Spiritual Living, for replacement signage for the property located at 781 S. 2nd Avenue in the Century Heights Residential Conservancy Historic District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	X	Main Street	None
Individually Listed Historic Buildings on-site:	Yes	No	X		
Aesthetic Overlay:	Yes	No	X		
Parcel Number:	633-59-146				
Address:	781 S. 2 nd Avenue				
Property Owner:	Yuma Center for Spiritual Living				
Property Owner's Agent:	Keith Baldwin				
Site	B-2/H/IO/BB	Center for Spiritual Living			
North	R-3/H/IO/BB	Residences			
South	B-2/IO/BB	Roxaboxen Park			
East	R-3/H/IO/BB	Residences			
West	R-2/H/IO/BB	Residences			
Prior Related Actions or Cases:	DHRC-17851-2017 (new sign)				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The proposal is for a replacement freestanding sign face.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	This request is only for the sign face; the pole and frame will remain as is.
----------------------------	---

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes No

Explain/Describe/ Discuss:	The sign is appropriate for this corner property.
----------------------------	---

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	This sign face update will not harm any historic structure.
----------------------------	---

Staff Summation: Staff APPROVED the request on March 31, 2022 for the sign face update in the Century Heights Residential Conservancy Historic District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: N/A

- Applicant agreed with all of the conditions of approval on: N/A
- Applicant did not agree with the following conditions of approval: (list #'s)
- (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

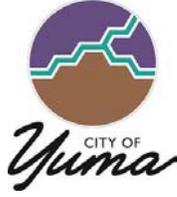
Attachments:	
A.	Photo

Approved By: *Robert M. Blevins*
 Robert Blevins
 Principal Planner

Date: 09/09/22

ATTACHMENT A
Photo



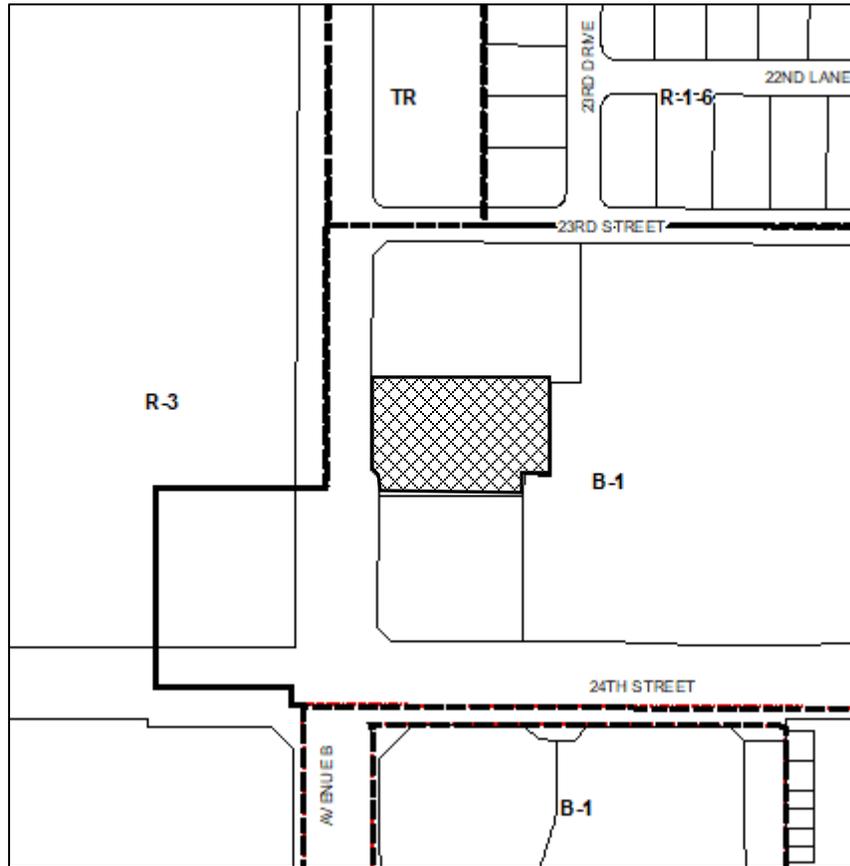


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-35819-2021
DEPARTMENT OF COMMUNITY DEVELOPMENT
COMMUNITY PLANNING DIVISION
CASE PLANNER: AMELIA DOMBY

Hearing Date: October 26, 2022 **Case Number:** DHRC-35819-2021

Project Description/Location: This is a request by Bootz and Dukes Sign Co., on behalf of Zee Properties, LLC, for review of replacement signs for the property located at 2353 S. Avenue B, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	Century Heights	Main Street	X	None
Individually Listed Historic Buildings on- site:	Yes	No	X		
Aesthetic Overlay:	Yes	X	No		
Parcel Number:	664-61-080				
Address:	2353 S. Avenue B				
Property Owner:	Zee Properties, LLC				
Property Owner's Agent:	Bootz and Dukes Sign Co.				
Site	B-1/AO	Taco Bell			
North	B-1/AO	Brewers/Nail Salon			
South	B-1/AO	Gas Station/ Convenience Store			
East	B-1/AO	Albertsons			
West	R-3	Apartment Complex			
Prior Related Actions or Cases:	N/A				
Land Division Status:	Parcel is a legal lot of record.				
Flood Plain Designation:	Zone X				

Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?

A) Is this property individually listed on the National Register of Historic Places?

Yes No

Explain/Describe/ Discuss:	The proposal is for replacement wall-mounted signs.
----------------------------	---

B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

(Associated visual documentation of alterations must be submitted by applicant)

Yes No

Explain/Describe/ Discuss:	The replacement signs are an insignificant change.
----------------------------	--

C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The signage does not harm the integrity of the building.
----------------------------	--

D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	The new signage will be an asset to the property and will promote the success of the business.
----------------------------	--

Staff Summation: Staff APPROVED the request on October 18, 2022 for the signs (PPR-35233-2021) in the B-2/AO District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.

Attachments:	
A.	Existing and Replacement Signage
B.	Aerial Photo

Prepared By: *Amelia Domby*

Date: October 18, 2022

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x3034

Approved By:

Date: 10-18-22

Robert Blevins *Robert M. Blevins*
Principal Planner

ATTACHMENT A
Existing and Replacement Signage



ATTACHMENT B
Aerial Photo

