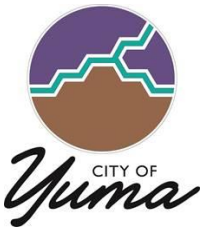


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on June 28, 2023 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



Design and Historic Review Commission Agenda

City Hall Council Chambers
One City Plaza

Wednesday, June 28, 2023 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

June 14, 2023

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41557-2023:** *This is a request by Signmasters, on behalf of Marina Roloff, for review of a new wall-mounted sign for the existing building located at 324-330 S. Main Street, in the Main Street Historic District.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41493-2023:** *This is a request by Dahl, Robins & Associates, Inc., on behalf of PJT, LLC, for the review of a new drive-through Starbucks restaurant, located at the northwest corner of Avenue B and 20th Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.*

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

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
June 14, 2023

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 14, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included John LeSueur, Assistant City Attorney; Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner, Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant 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

May 10, 2023

Motion by Commissioner Juan Leal-Rubio, second by Commissioner James Sheldahl to APPROVE the minutes of May 10, 2023. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-41414-2023: *This is a request by Brandon Chavez, for restoration of the Individually-listed Hodges House in the Century Heights Conservancy Residential Historic District, for the property located at 209 S. Orange Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Juan Leal-Rubio asked if the property was one lot or three individual lots. **Blevins** replied the lot was one parcel with three different addresses. **Commissioner Juan Leal-Rubio** then asked if the home located at 247 S. Orange Avenue was habitable. **Blevins** answered that the home was currently rented out. **Commissioner Juan Leal-Rubio** asked if there was only one driveway to the property. **Blevins** replied that driveway was only for 247 S. Orange Avenue and that the driveway for 209 S. Orange Ave. had not been done yet.

Commissioner James Sheldahl asked if the property owner was going to keep the original exterior walls. **Blevins** replied yes. **Commissioner James Sheldahl** then asked if stucco was the recommended application for exterior treatment on adobe. **Blevins** answered that water could get trapped behind the stucco which is not good next to adobe.

Commissioner Sandra Anthony asked if the parking was to be located on the street. **Blevins** answered yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Brandon Chavez, property owner, was present, and introduced **Jesse Luna, representing Lunaglar Building and Development**, then referred to **Commissioner Sheldahl's** question concerning the exterior walls, and stated that there will be plaster applied in between the stucco and the adobe to create a protective barrier against moisture.

Chavez stated that he and Luna had been working to keep the original look, color and style within the era of when the home was built.

Commissioner Juan Leal-Rubio thanked Chavez for investing and rebuilding the historical buildings in the downtown area. **Commissioner Juan Leal-Rubio** then asked if Chavez was planning on developing the open space around the proposed project. **Chavez** replied yes, and that he wanted to finish the proposed project first then plans will be made to develop the open spaces.

Commissioner Chris Hamel asked if the front porch was going remain on the home. **Chavez** replied yes. **Commissioner Chris Hamel** then stated that the porch is the main focus point of the home, and was pleased that it will remain. **Commissioner Chris Hamel** went on to say that he is glad to see that the home is being rebuilt and not torn down and congratulated Chavez on the work that is being done to the home.

Commissioner James Sheldahl asked if there were any complications in the construction between the home and the store. **Luna** replied that the only concern was the fire wall protective spacing between the buildings. **Luna** then stated that he had spoken to the Building Safety Department and they were fine with the spacing. **Commissioner James Sheldahl** thanked the applicant for continuing with this project. **Chavez** thanked staff for their advice and recommendations that helped with the completion of the proposed project.

Chairman Tom Rushin stated that he has additional comments about the proposed project that he will make after the vote because the comments would not affect the outcome of the commission's decision.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-41414-2023 as presented. Motion carried unanimously, (5-0) with two absent.

Chairman Tom Rushin commented that the home had been sitting unoccupied for some time, and the reason for that was the former commission would not allow a wood or a composite asphalt shingled roof at that time, and because of that decision the previous owner did not proceed with the rebuilding of the home. **Chairman Tom Rushin** then thanked Chavez for the work he is doing on the restoration of that corner of the downtown area.

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

Robert Blevins, Principal Planner summarized the "Side Trip" of the apartment complex located at 601 S. Orange Ave.

Commissioner James Sheldahl asked if the building located on 6th St. & 4th Ave was built around the same time. **Blevins** replied that he was not sure, but will look into it.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

Chairman Tom Rushin stated that a representative will give a presentation within the next month.

Commission

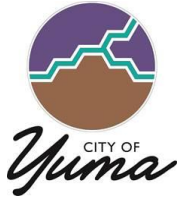
Commissioner Juan Leal-Rubio thanked staff for the tour of the Hotel Del Sol.

ADJOURNMENT

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

Minutes approved this _____ day of _____, 2023.

Chairman

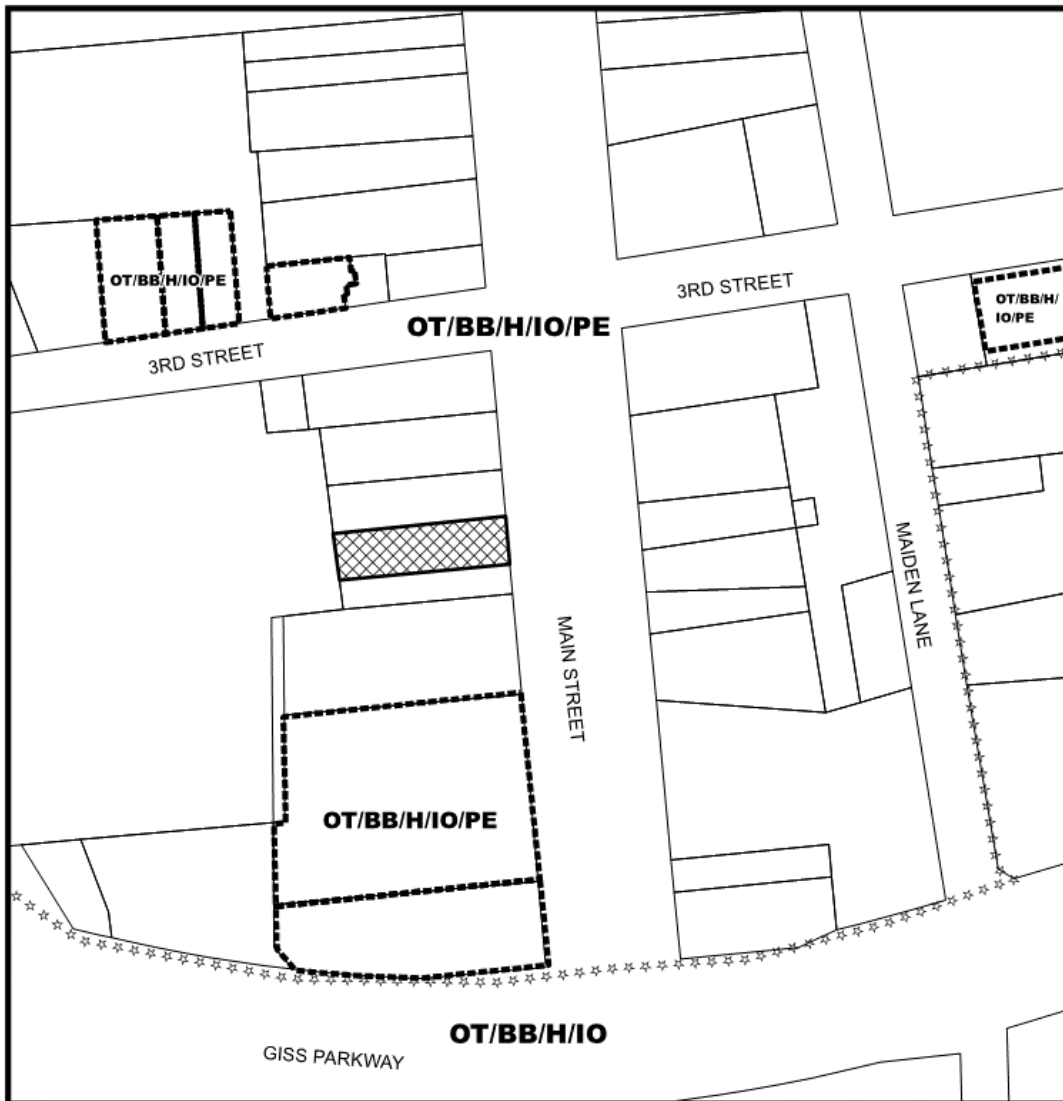


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41557-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: June 28, 2023 **Case Number:** DHRC-41557-2023

Project Description/Location: This is a request by Signmasters, on behalf of Marina Roloff, for review of a new wall-mounted sign for the existing building located at 324 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-117
Historic Listing Status:	N/A
Address:	324 S. Main Street
Property Owner:	Marina Roloff
Property Owner's Agent	Signmasters
Zoning of the Site:	OT/H/BB/IO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Retail Storefront
○ South:	OT/H/BB/IO; Retail Storefront
○ East:	OT/H/BB/IO; Retail Storefront
○ West	OT/H/BB/IO; Parking Lot
Related Actions or Cases:	DHRC-28549-2019 (exterior paint); DHRC-40880-2022 (Replace storefront).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:**Staff Analysis:**

This proposal is for a new wall-mounted sign for “Enhance Aesthetics and Wellness” with dimensions of 15 sq. ft. (1.5 ft. tall by 10 ft. wide). The non-illuminated sign will be constructed of flat cut-out aluminum letters mounted to the front façade of the building. This façade has been revised in the past and no longer has any historic significance on its own. However it is important in that it does contribute to the streetscape along Main Street.

The Secretary of the Interior’s Standards for Rehabilitation note:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

In the Main Street Historic District Design Guidelines, Section V. Sign Guidelines:

Subsection 2. Wall Mounted Sign Guidelines, lists “Direct or indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. White or light colored translucent backlit panels are not recommended . . .”

Subsection 3. Sign Lettering Guidelines for Storefront Wall Mounted Signs, has sign lettering maximum “for storefronts 40’ to 60’, a maximum letter height of 18” is recommended.”

The proposed sign meets these Guidelines. The new sign will be reviewed with a sign permit for additional Code requirements. Staff believes the new sign will not permanently damage any historic aspect of the subject property, or harm the integrity of the original building. It will be an attractive, stylish addition to Main Street.

Staff Recommendation: Staff recommends **APPROVAL** of the new wall-mounted sign on the existing building located at 324 S. Main Street, in the Main Street Historic District.

Suggested Motion: Move to **APPROVE** DHRC-41557-2023 as presented, subject to the staff report, and information provided during this hearing.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Signmasters, on behalf of Marina Roloff, for a new wall-mounted sign for the existing building located at 324 S. Main Street, and finds this action is in keeping with the Historic District Standards, and does not have an adverse effect on the property, surrounding properties, and the District as a whole.

Proposed conditions delivered to applicant on: June 20, 2023

Final staff report delivered to applicant on: June 22, 2023

Attachments:

- A. Conditions of Approval
- B. Façade with new sign
- C. Aerial Photo

Prepared By: *Robert M. Blevins* **Date:** 06/20/23
Robert Blevins
Principal Planner

Approved By: *Alyssa Linville* **Date:** 06/21/2023
Alyssa Linville,
Director of Planning and Neighborhood Services

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 Planning and Neighborhood Services Comments: Alyssa Linville, Director (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 shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Robert M. Blevins, Principal Planner, (928) 373-5189:

3. 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
Façade with New Sign



120"

18" | *Enhance*
AESTHETICS & WELLNESS

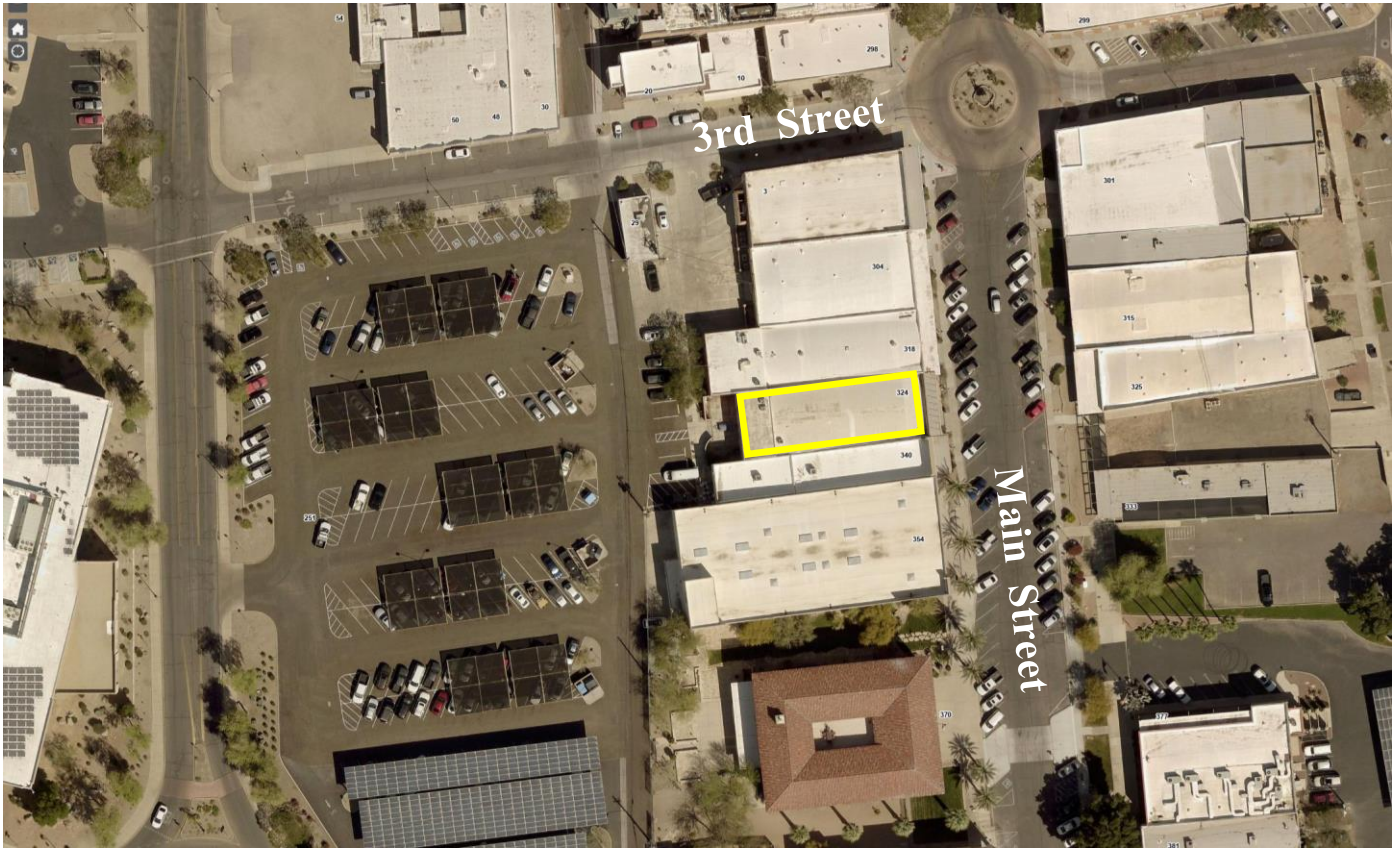


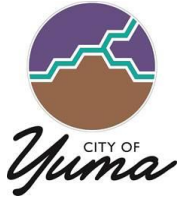
YUMA, AZ · 1165 S. 4TH AVE.
928-782-7497
SALES@YUMASIGNMASTERS.COM
WWW.YUMASIGNMASTERS.COM

DATE	REVISION

PROJECT **Enhance Aesthetics & Wellness**
PROJECT MANAGER
DESIGNER **Rocky Rangel**

ATTACHMENT C
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41493-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

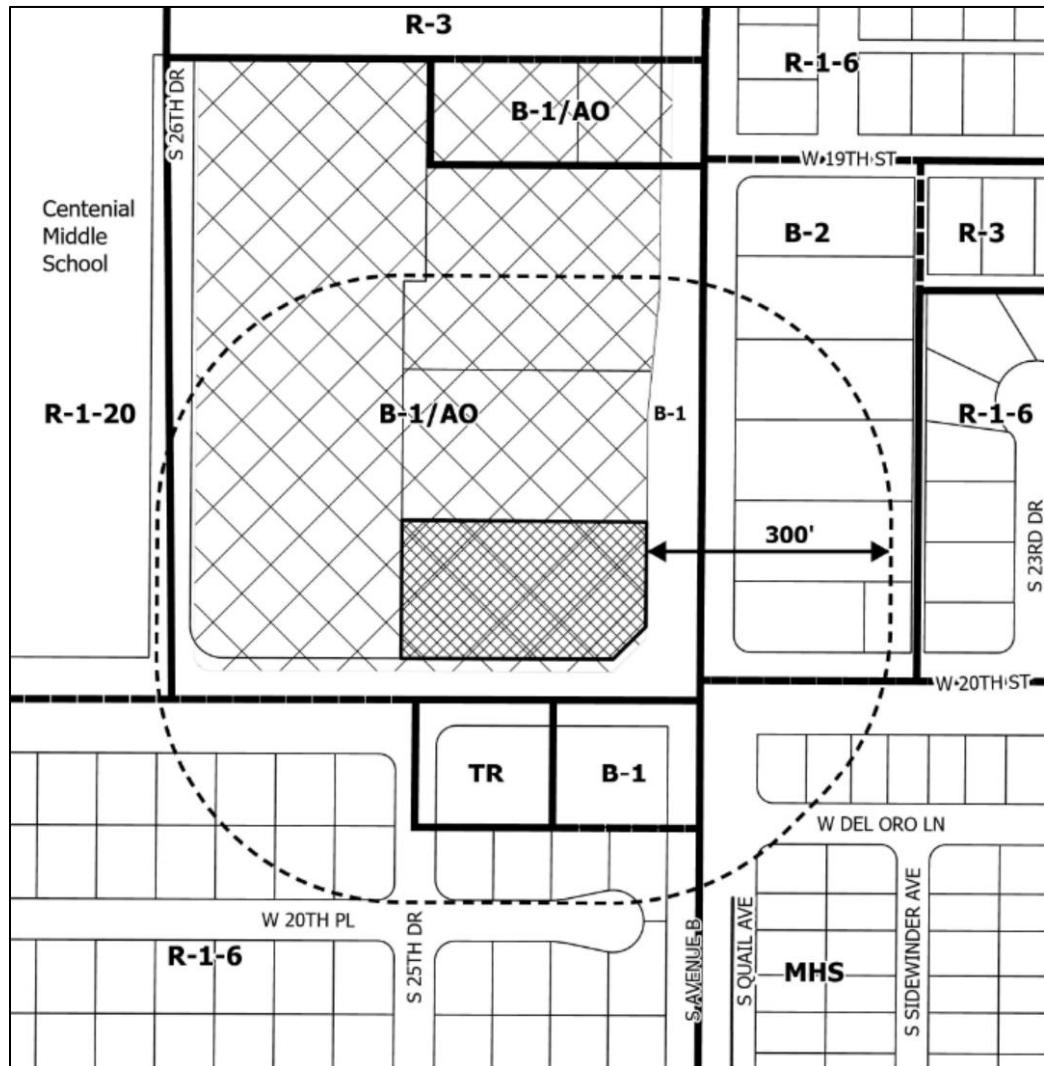
Hearing Date: June 28, 2023

Case Number: DHRC-41493-2023

Project Description/Location:

This is a request by Dahl, Robins & Associates, Inc., on behalf of PJT, LLC, for the review of a new drive-through Starbucks restaurant, located at the northwest corner of Avenue B and 20th Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	664-44-010
Historic Listing Status:	N/A
Address:	1998 S. Avenue B
Property Owner:	PJT, LLC
Property Owner's Agent	Dahl, Robins & Associates
Zoning of the Site:	Limited Commercial/Aesthetic Overlay (B-1/AO)
Existing Land Use(s) on the Site:	Undeveloped
Surrounding Zoning and Land Uses:	
○ North:	B-1/AO; Undeveloped/Carwash
○ South:	TR; Wacog Head Start / B-1; Dairy Queen
○ East:	B-2; Sunshine Market, Crystal Clear Pool Service
○ West:	B-1/AO; Undeveloped
Related Actions or Cases:	Z2006-003 (Agriculture to Limited Commercial/Aesthetic Overlay) SUBD-38079-2022 (Pueblo Corner Subdivision) CUP-41384-2023 (Starbucks Drive-through)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“The total gross floor area of the restaurant is 2,160 square feet. The building footprint is approximately 36’ by 60’. The total building height from the ground elevation to the top of the parapet is approximately 21’-0”. The façade is comprised mostly of 7/8” Exterior Cement Plaster with an Elastomeric Top Coat with Gray Freestyle Texture on the upper band, and Gray Sandblast Texture on the lower band. Accent Wood Cladding, Peruvian Teak in color, is utilized near the entrance door, patio door and pickup window. Metal Canopies, Dark Bronze in color, are used to break up the building façade.

“Proposed colors include earthy grays, teak, and dark bronze. Refer to the attached color Building Elevations for specific colors selected. Site amenities include a bike rack and landscaping.

“In addition, this location will provide consumers with a new Starbucks restaurant in Yuma, for the local residents and traveling public. The project has been designed to provide safe and convenient access to and from the public street system. Site access to and from the public street system has been designed with internal private roadways that will reduce the chance of vehicles queuing into the public roadway. Internal access will be provided with connections to the private roads which have direct access to two adjacent public roadways – 20th Street and Avenue B.”

Staff Analysis:

The applicant is proposing a new Starbucks drive-through restaurant. The subject property is approximately 1.1 acres in size.

Properties located within the Aesthetic Overlay (AO) District are subject to the review of the Design and Historic Review Commission; design elements including the site layout, exterior lighting, signage, roofing, building materials, and landscaping.

The purpose of the Aesthetic Overlay District is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entrances to the City as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. The Design Guidelines require articulated wall planes, projections and recesses to provide shadow and depth. Wall planes and rooflines should not run in one continuous direction for more than 50' without an offset. As seen on the provided elevations, the building has a number of depth, and color variations. However, the south elevation runs in one continuous direction for 60'. Staff has determined that the scuppers and door along the south elevation can be painted dark bronze to match the canopies and provide relief along this façade.

Signage, Lighting & Landscaping

The parking lot lighting will need to meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. Additionally, light fixtures will need to be shielded to direct lighting away from neighboring properties, and for safety – the fixtures will need to be positioned to not distract drivers.

Because the property is located within the Limited Commercial (B-1) District, a variety of sign types and sizes are permitted. The proposed wall mounted signage will complement the proposed architecture of the buildings. Additionally, the Aesthetic Overlay (AO) District requires freestanding signs to be placed on monuments and does not permit pole mounted signs.

According to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, providing a transition between neighboring properties, and provide screening for outdoor storage, and equipment areas. Staff will ensure the proposed landscaped areas within the plan meet the requirements set forth in the design guidelines.

Staff

Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of the exterior appearance of a new Starbucks drive-through restaurant, located at the northwest corner of Avenue B and 20th Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41493-2023 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 the request by Dahl, Robins & Associates, on behalf of PJT, LLC, for the aesthetic review of a new Starbucks drive-through restaurant, for the property located at the northwest corner of Avenue B and 20th Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's 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: June 13, 2023

Final staff report delivered to applicant on: June 21, 2023

Applicant agreed with all of the conditions of approval on: June 13, 2023

Attachments:

- A. Conditions of Approval
- B. Elevations & Proposed Signage
- C. Colors and Materials
- D. Site Plan
- E. Aerial Photo

Prepared By: *Amelia Dombay* **Date:** 06/15/23
Amelia Dombay
Senior Planner Amelia.Griffin@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins* **Date:** 06/15/23
Robert Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** 6/15/23
Jennifer L. Albers,
Assistant Director of Planning

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, Amelia Griffin, Senior Planner, (928) 373-5000 x 3034

3. 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

Elevations and Proposed Signage

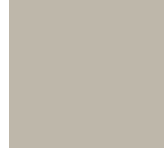


ATTACHMENT C Colors and Materials

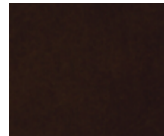
KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS SW7030 ANEW GRAY FREESTYLE TEXTURE
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS SW7030 ANEW GRAY SANDBLAST TEXTURE
3	WOOD CLADDING	UH58-BELGIAN BOARD. PERUVIAN TEAK
4	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED
5	ROOF ACCESS LADDER	PAINTED TO MATCH 1
6	PARAPET CAP FLASHING	DARK BRONZE TO MATCH STOREFRONT
7	MISC. METALS	PAINT TO MATCH ADJACENT
8	METAL CANOPY	DARK BRONZE TO MATCH STOREFRONT
9	DRIVE-THRU WINDOW	READY ACCESS DRIVE-THRU WINDOW: 131 BI-PARTING SLIDING WINDOW w/ ATTACHED SPLIT TRANSOM.
10	CONCRETE KNEE WALL (@ PATIO)	PAINTED TO MATCH 1



Wood Cladding – UH58-Belgian Board, Peruvian Teak



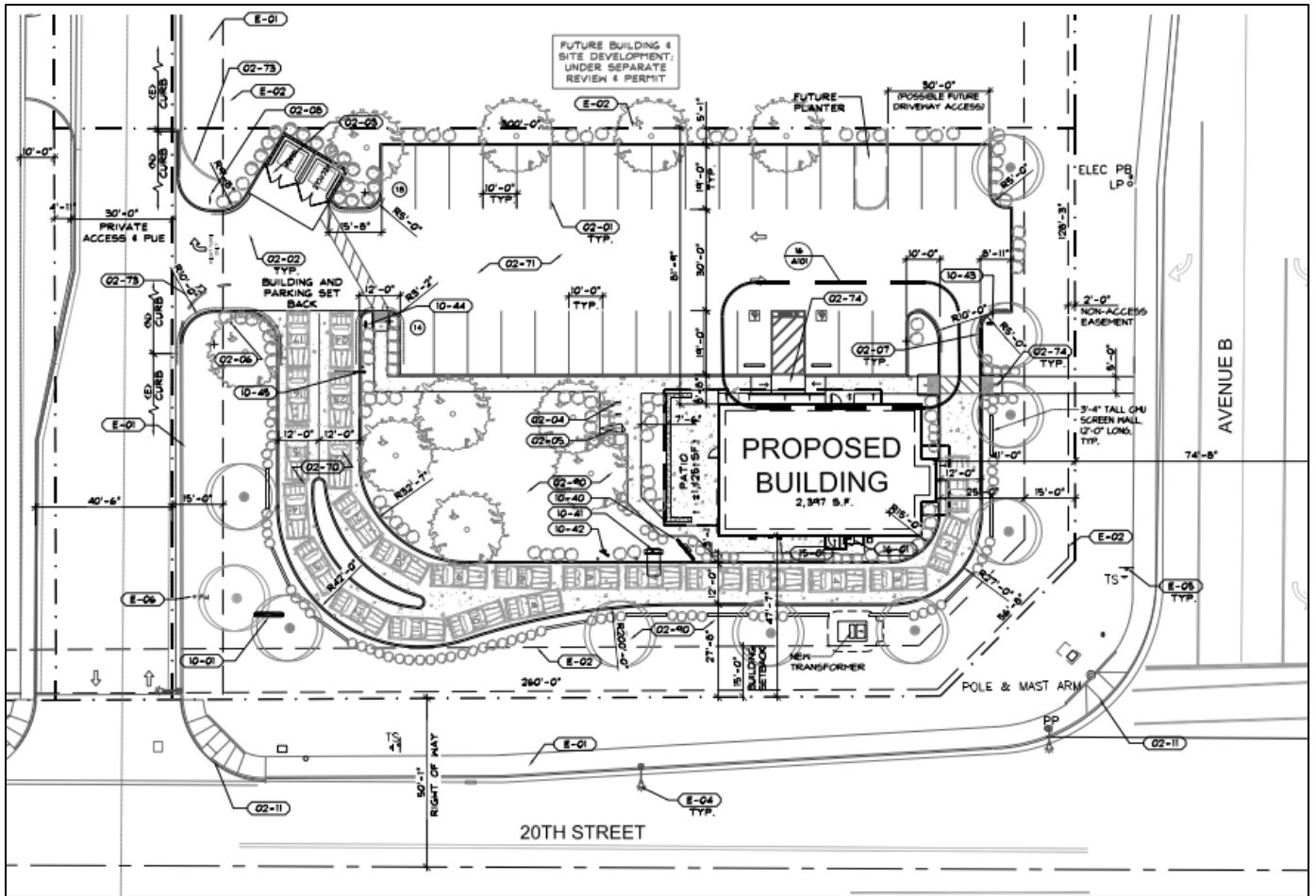
Sherwin Williams SW7030 Anew Grey – Freestyle Texture & Sandblast Texture



Dark Bronze Anodized Frames and clear glaze, non-tinted, non-reflective, double-glazed

ATTACHMENT D

Site Plan



ATTACHMENT E
Aerial Photo

