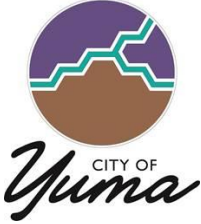


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 April 24, 2024 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p>Design and Historic Review Commission Agenda</p> <p><i>City Hall Council Chambers</i> <i>One City Plaza</i></p> <p>Wednesday, April 24, 2024 4:00 p.m.</p>
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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

April 10, 2024

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-42548-2024**: *This is a request by Yuma 16th Street Development LLC, on behalf of Hiline Yuma LLC, for aesthetic review of a new 4-story hotel – Liv Smart Studios, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1863 E. 16th Street, Yuma, AZ.*

COMMISSION DISCUSSION

1. Should there be time limits on DHRC historic cases?
2. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location – Southern Pacific Depot – Yuma.

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
April 10, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 10, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

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

Vice Chairman Amanda Coltman called the meeting to order at 4:00 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

March 13, 2024

Motion by Commissioner William Moody, second by Commissioner Sandra Anthony to APPROVE the minutes of March 13, 2024. Motion carried unanimously, (4-0) with three absent.

Commissioner James Sheldahl arrived at 4:01 p.m.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-42488-2024: *This is a request by MIC Homes, Inc., on behalf of Markal Investments, Inc., AZ Corp, to construct a new single-family dwelling and an accessory dwelling unit, in the Century Heights Conservancy Residential Historic District, for the property located at 792 S. 2nd Avenue, Yuma, AZ.*

Guillermo Moreno-nunez, Assistant Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner William Moody asked if the proposed project was using both horizontal slider and single hung windows. **Moreno-nunez** answered yes.

Commissioner Juan Leal-Rubio asked if the property had been recently rezoned. **Moreno-nunez** replied that the property had recently been split from two lots into three separate lots in 2021. **Commissioner Juan Leal-Rubio** then asked if the property had gone through a lot-split process and if the zoning was already in place. **Moreno-nunez** replied yes.

Commissioner Sandra Anthony stated that the proposed project was going to be an improvement to the neighborhood.

APPLICANT / APPLICANT'S REPRESENTATIVE

Tim Rush, 792 S. 2nd Ave, Yuma, AZ, was available for questions.

Commissioner Leal-Rubio asked when construction of the proposed project was going to begin. **Rush** answered construction will begin once all the permits have been approved.

Commissioner William Moody asked why there a mix of different types of windows. **Rush** answered that the architect installed those types of windows so that the project would be easily approved.

Commissioner James Sheldahl commented that the proposed project would be a nice addition to the neighborhood. **Commissioner James Sheldahl** went on to say that he agreed with **Commissioner William Moody** that single hung windows would have been more appropriate rather than sliding windows.

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-42488-2024 as presented. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a brief discussion on 433 S. 1st Avenue Alternative plans for development.

Commissioner William Moody asked what year was the home approved for demolition. **Blevins** replied 2006. **Moody** then asked if the property was owned by the City of Yuma. **Blevins** answered no. **Moody** asked if the Housing Authority of the City of Yuma (HACY) had purchased the property. **Blevins** stated at that time the property was owned by a private owner. **Moody** asked for confirmation on why HACY wants to demolish the home after eighteen years, even if the home had been remodeled and lived in since then. **Blevins** stated that initially the home was to be demolished 2006, but it was decided later not to move forward with the demolition.

Blevins then commented that the Commission could decide in a later hearing to set a time limit on Historic review cases. **Commissioner William Moody** agreed.

Vice Chairman Amanda Coltman stated that a time limit for Historic Review Cases should be discussed at a future hearing, then asked if the discussion could be added to the next agenda. **Blevins** replied yes.

Commissioner James Sheldahl stated that in 1994 when he moved right behind the address in question the owners of the home were Amanda Cedillo and her husband who was born in the home in the early 20's and lived there for 80 years, and then asked if the non-profit branch of HACY were the current occupants. **Blevins** stated he does not know exactly which branch of HACY are the current occupants.

Commissioner James Sheldahl went on to say that when he purchased the Pancrazi home it had the same extensive termite damage as this home, and that the previous owner had repaired the home. **Commissioner James Sheldahl** then stated that he had also done some repairs to his home, and that he feels that this home could be repaired as well and that he would hope to see it restored instead of demolished.

Commissioner James Sheldahl then commented that he watched the historic train depot burn down a couple of weeks ago and that he would be disappointed to see another historic home be demolished or destroyed.

Commissioner Juan Leal-Rubio stated that he was in favor of setting time limits to Historic Review cases, and then asked if staff could provide any updates and information about the train depot. **Blevins** stated that staff will give a presentation at a future hearing.

Jennifer Albers, Assistant Director of Planning commented that information on the train depot is available on the Historic Properties Viewer.

Commissioner William Moody asked for confirmation if HACY had already obtained an approval for demolition. **Blevins** replied yes.

Commissioner James Sheldahl commented that he was in agreement that a time limit on Historic Review Cases should be discussed.

Vice Chairman Amanda Coltman agreed.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

Vice Chairman Amanda Coltman stated that the City of Yuma will be having their 110th birthday Celebration this Saturday in Downtown Yuma.

Public Comment

None

ADJOURNMENT

The meeting was adjourned at 4:23 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-42548-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

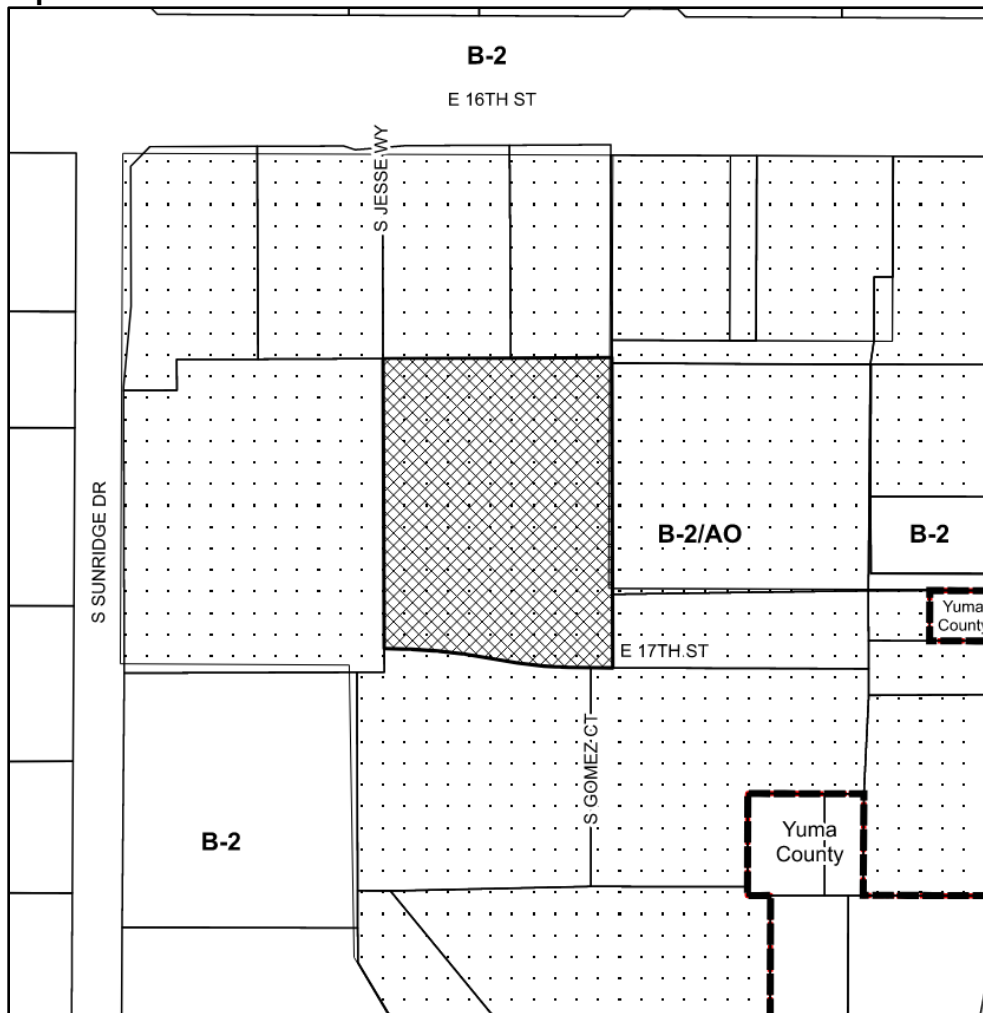
Hearing Date: April 24, 2024

Case Number: DHRC-42548-2024

Project Description/Location:

This is a request by Yuma 16th Street Development LLC, on behalf of Hiline Yuma LLC, for aesthetic review of a new 4-story hotel – Liv Smart Studios, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1863 E. 16th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-40-050
Historic Listing Status:	N/A
Address:	1863 E. 16 th Street
Property Owner:	Hiline Yuma, LLC
Property Owner's Agent	LIQUE Engineering
Zoning of the Site:	General Commercial/Aesthetic Overlay (B-2/AO)
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2/AO; (Raising Canes/Commercial Suites)
○ South:	B-2/AO; (Undeveloped)
○ East:	B-2/AO; (Homewood Suites)
○ West	B-2/AO; (Undeveloped)
Related Actions or Cases:	DHRC-12978-2016 (Gomez Plaza Sign Criteria); VAR-42424-2024 (Reduce minimum setback along Jesse Way and 17 th Street)
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

The applicant states:

“The proposed work is a new construction, wood framed, 4-story, 120 guestroom ‘LivSmart Studios’ hotel by Hilton. The guests will have access to a “grab and go breakfast” which includes items prepared and pre-packaged off-site, fitness center, and on-site laundry. The exterior amenities include an outdoor pool and furniture. There will also be grills and a gas fire pit for the guests to use.

“The proposed building is approximately 243’ in length and 70’ in width. The exterior facades of the building body will be EIFS with specialty textured wood-look accents at the front and rear entrances. An outdoor patio will have a wood trellis in one portion and string lights over the grill and fire pit area. The pool patio will be surrounded by colored, split face CMU. A dumpster enclosure will sit in the southeast corner of the parking lot and be built out of CMU with a wooden gate.”

Staff Analysis:

This property is located within the Gomez Plaza Subdivision and approximately 2.6 acres in size. The property is zoned General Commercial/Aesthetic Overlay (B-2/AO) District.

The purpose of the Aesthetic Overlay is to enhance the community’s image and attractiveness through the creation of visually pleasing and inviting entryways to the City of Yuma, as well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community’s appearance. The focus is on the Gateways to Yuma.

This new proposed hotel will accomplish the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design with a common architectural theme;

- Providing for site development that utilizes the unique characteristics of the site (such as location, surroundings, topography or natural resources) and creates areas which are visually attractive to both the occupants, tenants and the general public;
- Following “Dark Sky” concepts including a prohibition of random up-lighting and limits on lighting which is solely for the purpose of illuminating building walls; encouraging low level accent lighting; the shielding of fixtures; and if LED exterior lighting- a 3000K color temperature maximum;
- Minimizing conflicts between automobiles, pedestrians and bicycles; creating parking and loading/unloading areas which are attractive and unobtrusive; and maintaining efficient vehicular circulation; the installation of a bike rack is required;
- Grouping plantings in order to create buffer yards along roadways and provide unique visual interest with drought-tolerant materials ensuring a cohesive landscaping design within the Gomez Plaza Subdivision;
- Gating and screening of trash enclosures and other service areas with permanent walls which blend in with the main buildings on-site.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, the building includes projections and recesses that will provide shadow and depth. In addition, color changes are proposed along the four visible elevations.

The proposed four-story hotel has a modern design which complements the adjacent properties while having a unique and prominent appearance. It does include Aesthetic Overlay Standards such as: the screening of rooftop equipment, a trash enclosure with color-matching masonry and solid wooden gates, and an overall color and texture palette that is cohesive with other adjacent developments.

Additionally, 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, loading and equipment areas. The applicant is proposing landscaping islands throughout the parking lot and a landscaped buffer between the building and the parking lot. The proposed landscaping plan indicates clustering of plants, featuring a variety of plant species; an element recommended in the guidelines.

Signage:

The Gomez Plaza Sign Program & Criteria (approved as part of the R2015-021 Development Agreement) has the intent:

“To maintain a uniform appearance of all signs located in the Gomez Plaza Shopping Center. All signs must have pre-approval from Gomez Plaza management before they can be submitted to the City of Yuma for Design Review and Permitting.

“There will be three freestanding internally-illuminated center identification multi-tenant entrance signs. Tenant properties inside the Gomez Plaza will not be allowed

freestanding tenant signs. Tenants will be allowed exit, entrance, and directional signs, 36” maximum height and 12 sq. ft. sign area.

“Buildings and suites main identifying [wall-mounted] signs must have either individual LED illuminated flush-mounted pan channel or reverse pan channel letters and logos with hidden mounting. No raceways or box or cabinet signs allowed.”

The proposed wall-mounted signage will complement the new 4-story hotel and will meet the Aesthetic Overlay (AO) guidelines as well as the City of Yuma signage requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new 4-story hotel – Liv Smart Studios, in the General Commercial/Aesthetic Overlay (B-2/AO) District for the property located at 1863 E. 16th Street, Yuma, AZ, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-42548-2024 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 Yuma 16th Street Development LLC, on behalf of Hiline Yuma LLC, for aesthetic review of a new 4-story hotel – Liv Smart Studios, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 1863 E. 16th Street, Yuma, AZ, 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: April 8, 2024

Final staff report delivered to applicant on: April 16, 2024

Applicant agreed with all of the conditions of approval on: April 8, 2024

Attachments:

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

Prepared By: *Amelia Domby* **Date:** April 10, 2024
Amelia Domby
Senior Planner *Amelia.Domby@yumaaz.gov* (928)373-5000, x3034

Reviewed By: *Robert M. Blevins* **Date:** April 15, 2024
Robert Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** 4/15/24
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 Planning and Neighborhood Services Comments: Alyssa Linville, Assistant 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.

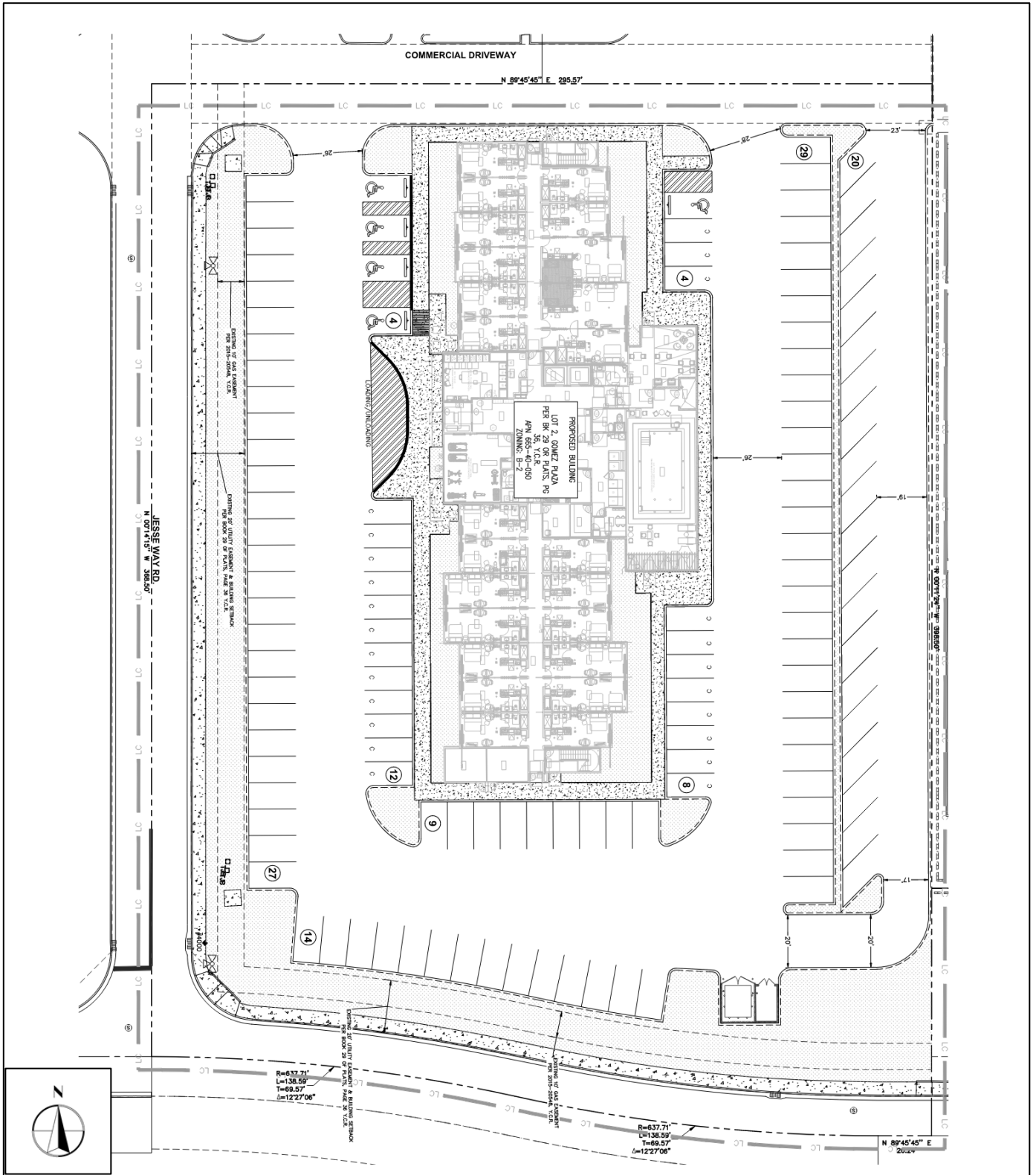
Community Planning, Amelia Domby, Senior Planner, (928) 373-5000 x3034

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.

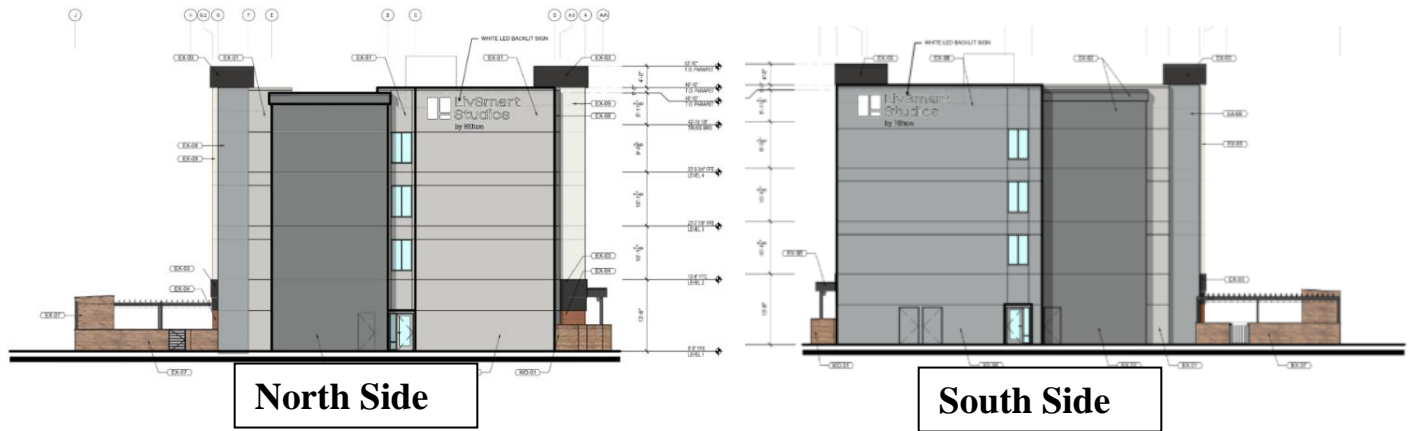
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B

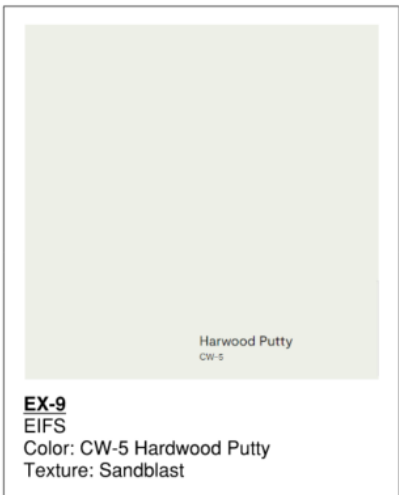
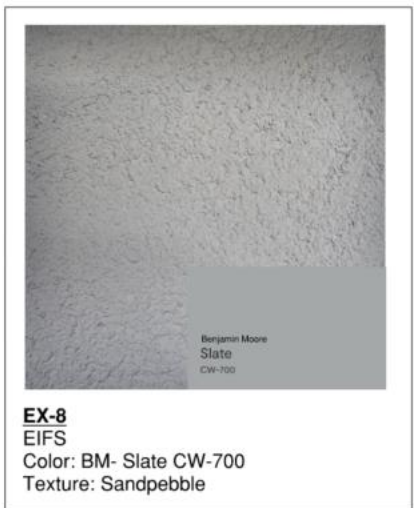
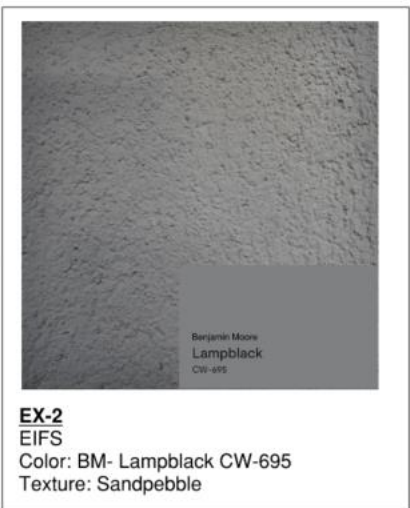
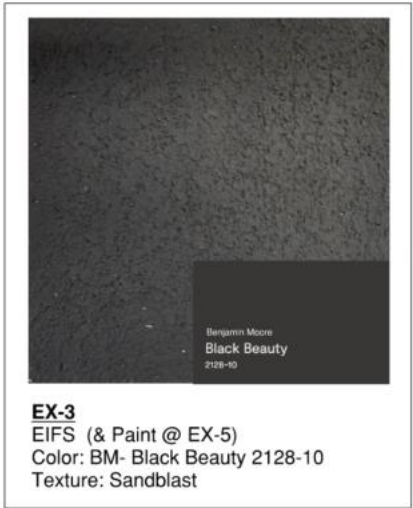
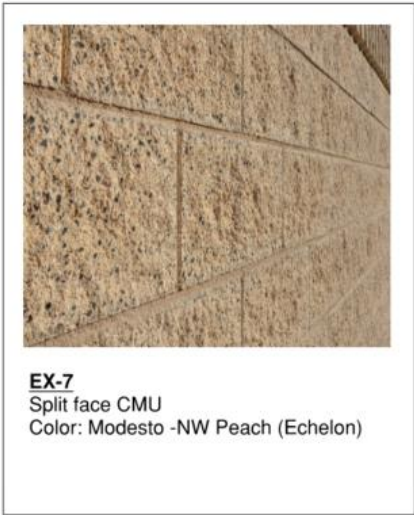
Site Plan



ATTACHMENT C
Elevations



ATTACHMENT D
Colors, Textures, & Materials



ATTACHMENT E
Proposed Wall-mounted Signage



ATTACHMENT F
Aerial Photo

