

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 12, 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:



Design and Historic Review Commission Agenda

City Hall Council Chambers
One City Plaza

Wednesday, June 12, 2024 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

April 24, 2024

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-42781-2024:** *This is a request by the City of Yuma for review of a new wall-mounted (blade) sign for the Yuma Art Center in the Main Street Historic District. The property is located at 254 S. Main Street, Yuma, AZ.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-42464-2024:** *This is a request by Innov-R LLC, on behalf of Peter and Ana Rodriguez, for aesthetic review of the exterior appearance of P.R. Equipment Services, in the Heavy Industrial/ Aesthetic Overlay/Airport Overlay (H-I/AO/AD) District located at the 3273 S. Joanie Avenue, Yuma, AZ*

COMMISSION DISCUSSION

1. Presentation from Tiffany Anderson, Yuma County Facilities Management Director: The proposed design of the Yuma County Historic Courthouse Xeriscape Landscaping Project.
2. Presentation by Christopher Thompson for the Housing Authority of The City of Yuma on the current building conditions at 433 S. 1st Avenue.

INFORMATION ITEMS

1. Staff

a. Administrative Approvals:

Historic District

1. **DHRC-42103-2023:** *This is a request by Westerner Products, on behalf of Sharon L. Miller, for two new awnings for the property located at 1463 E. 10th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Aesthetic Overlay

None

b. Demolition Request Listing 2012-2024

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.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

Design and Historic Review Commission Meeting Minutes
April 24, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 24, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; 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; Alejandro Marquez, Administrative Specialist and Lizbeth Sanchez, 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

April 10, 2024

Chairman Tom Rushin noted a correction to the minutes, stating the minutes should reflect that Commissioner James Sheldahl was present at the April 10, 2024 meeting though arrived late.

Motion by Commissioner Chris Hamel, second by Vice-Chairman Amanda Coltman to APPROVE the minutes of April 10, 2024 as amended. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

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.*

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

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Matt Larson, on behalf of Baywood Hotels (via Zoom), was available for questions.

PUBLIC COMMENT

None

Commissioner Chris Hamel commented that he is happy with the future development of the subject property.

Motion by Commissioner Chris Hamel, second by Vice-Chairman Amanda Coltman, to APPROVE Case Number DHRC-42548-2024 as presented. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a presentation on "Should there be time limits on DHRC historic cases".

Commissioner William Moody asked for clarification on how long a demolition permit stands after it's been rejected. **Chairman Tom Rushin** answered 120 days and Blevins agreed.

Commissioner Moody then stated that there is a time limit to stop the demolition of a building so that the applicant could possibly come up with an alternative other than demolition. **Blevins** replied that a demolition code automatically gives an applicant 120 days to decide whether to sell or demolish. **Blevins** then stated that the current discussion was about putting a time limit in the conditions for completion of the proposed project and if not completed in the allowed timeframe the applicant would need to come back to the commission for reapproval.

Chairman Tom Rushin stated that there had been a demolition case before the Commission and approved but for some reason that demolition never occurred. **Chairman Tom Rushin** went on to say that he understands that it would be a problem for staff not knowing how long it would take an applicant to complete a project and because of that he was not opposed to setting time limits on cases.

Commissioner William Moody stated that the limits should be flexible because the last thing he wants is that property owners rush to demolish instead of coming up with alternatives to restore these buildings. **Commissioner Moody** referred back to the HACY project and commented that it was frustrating that the new owners of the property were considering demolishing the building instead of restoring it because it was more cost efficient.

Vice-Chairman Amanda Coltman agreed with Commissioner William Moody.

Commissioner Juan Leal-Rubio agreed that every project is different that's why each one needs that flexibility. **Commissioner Leal-Rubio** then stated that he was in favor of the list of proposed conditions that staff presented, and if the Commission would have access to review the Conditions of Approval before making a final decision on a case. **Jennifer Albers, Assistant Director of Planning** replied that staff would include a list of Conditions in the Staff Report for consideration, and if there was a certain condition that needed to be addressed staff would bring it back to the Commission for further discussion. **Albers** went on to say that if an applicant needs to modify a condition that also would be discussed with the Commission before a final decision would be made.

Commissioner Juan Leal-Rubio then asked out of ten cases that are approved, how many are not completed. **Blevins** replied less than one, but staff has knowledge of cases that have not been completed. **Commissioner Leal-Rubio** asked would it be beneficial for staff to find out how many cases where completed then review and reopen each case to see if there are grounds to cancel those cases. **John LeSueur, Assistant City Attorney** replied that if a case was to be reopened proper notification would have to be sent out so that the applicant can review what the Commission was proposing.

Commissioner Juan Leal-Rubio then asked if the Commission would like to consider reopening cases that have not been completed.

Vice-Chairman Amanda Coltman and **Commissioner William Moody** stated yes.

Commissioner Chris Hamel stated that he was in favor of the list of Conditions of Approval that was provided, then asked if a project was not completed by the time that was allotted could the applicant request another hearing and request an extension. **Commissioner Chris Hamel** then asked staff if that could be added to the conditions at a later time. **Blevins** replied that request for time extensions are not common. **Jennifer Albers, Assistant Director of Planning** commented in order to give more time to a proposed project the applicant would have to come before the Commission and asked for a time extension, then stated that most applicants typically know that more or less time is needed and request it before the hearings. **Commissioner Hamel** agrees that a specific set of times should be added to these types of cases.

Jennifer Albers, Assistant Director of Planning noted that **Commissioner Sandra Anthony** was in chambers, and then asked the Commissioner if she wanted to participate in the hearing. **Commissioner Sandra Anthony** commented that she was not able to attend as a Commissioner, because she was currently participating on another meeting in another room.

Blevins asked the Commission to keep in mind that one or two year expiration dates listed in the proposed conditions could be extended longer due to new construction or updated building codes.

Commissioner Juan Leal-Rubio asked for clarification if the proposed conditions were attached to the land not the property owner. **John LeSueur, Assistant City Attorney** replied yes, the conditions are attached to the land. **Commissioner Juan Leal-Rubio** then asked if the property owner sold the property would all approvals and conditions still be attached to the land. **Jennifer Albers, Assistant Director of Planning** answered yes, but if the new owner wanted to make changes they would need come before the Commission with those changes.

Commissioner William Moody asked if the Commission wanted to bring a case back would it need to be on an agenda at an upcoming meeting, if so he would like to revisit the HACY building case and ask for the reason why the building needs to be demolished. **Vice-Chairman Amanda Coltman** agreed. **Commissioner Moody** asked if the Commission decides to rescind the demolition would that need to be added to an agenda also. **John LeSueur, Assistant City Attorney** answered yes, and the property owner would have to be notified as well. **Commissioner Moody** asked if the demolition could be stopped while a new hearing is under consideration. **LeSueur** answered no.

Commissioner Juan Leal-Rubio asked if possible, could staff go back ten years to find cases that were not completed, so that the Commission could try to rescind those particular cases. **Chairman Tom Rushin** agreed, then commented the Commission needs to develop a system to be able to accurately assign time frames on cases.

Commissioner Juan Leal-Rubio commented that the Commission needs to address two different topics, one is the addition of a condition that allows a permit to expire and the other is to discuss if the Commission would like to revisit cases that have not been completed and take action on them. **Commissioner Leal-Rubio** then asked if staff could create a spreadsheet of cases that have not been completed so that the Commission could decide on which cases to bring back before them. **Jennifer Albers, Assistant Director of Planning** asked for clarification on which types of cases should staff prioritize. **Commissioner William Moody** commented he would recommend that demolition cases should be a priority. **Commissioner Leal-Rubio** stated he would like to see cases that would have major construction done to the projects that would have more of a historical impact to the buildings.

Albers asked if the Commission would also like to see Historic or Aesthetic Overlay cases be made a priority. **Commissioner William Moody** stated that he personally would like to concentrate more on the demolition cases. **Chairman Tom Rushin** agreed, and then asked how difficult it would be for staff to gather that information. **Commissioner Moody** expressed concern about the HACY project, and then stated he would like to revisit that particular case in the near future. **Commissioner Juan Leal-Rubio** agreed. **Blevins** stated that the research could be time consuming, and that he would not be able to provide a specific date when it can be done at this time. **Chairman Rushin** commented that the Commission would need to be consistent on timelines for these types of projects. **John LeSueur, Assistant City Attorney** stated that he agrees with being consistent on these types of cases, then stated that if there is a particular case that the Commission wants to review a series of meetings would need to be scheduled and proper notification sent out to the applicant. **Chairman Rushin** thanked LeSueur for his advice, and then stated that a decision on a case could not happen at this time but would like staff to follow the procedures provided to be able to recall a particular case in a timely manner.

Blevins stated that staff will work on creating a list of cases that have not been completed and provide the research to the Commission in the near future.

Commissioner William Moody left the meeting at 4:51 p.m.

Robert Blevins, Principal Planner, gave a presentation on the Southern Pacific Depot – Yuma.

Vice-Chairman Amanda Coltman asked when was the last time the depot was in operation. **Chairman Tom Rushin** replied 50 years ago. **Blevins** answered when the tracks were removed from Madison Avenue was the last time it was in use.

Chairman Tom Rushin stated that the depot was in the care of the Heritage Area during his career and that there had been many attempts to find someone to occupy the building. **Chairman Tom Rushin** went on to say that their biggest fear was that fire would destroy the depot because of the type of materials used to build it, and that there are plans to restore the site.

Commissioner Chris Hamel stated that the Depot had been a backdrop for many family photos over the years and that day was a very sad day for Yuma and its history.

Blevins commented that he will put together a presentation about the depot when it was in use with ariel photos from that time period.

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

None

Public Comment

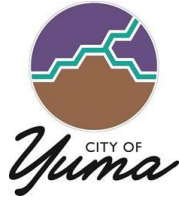
None

ADJOURNMENT

The meeting was adjourned at 4:53 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-42464-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

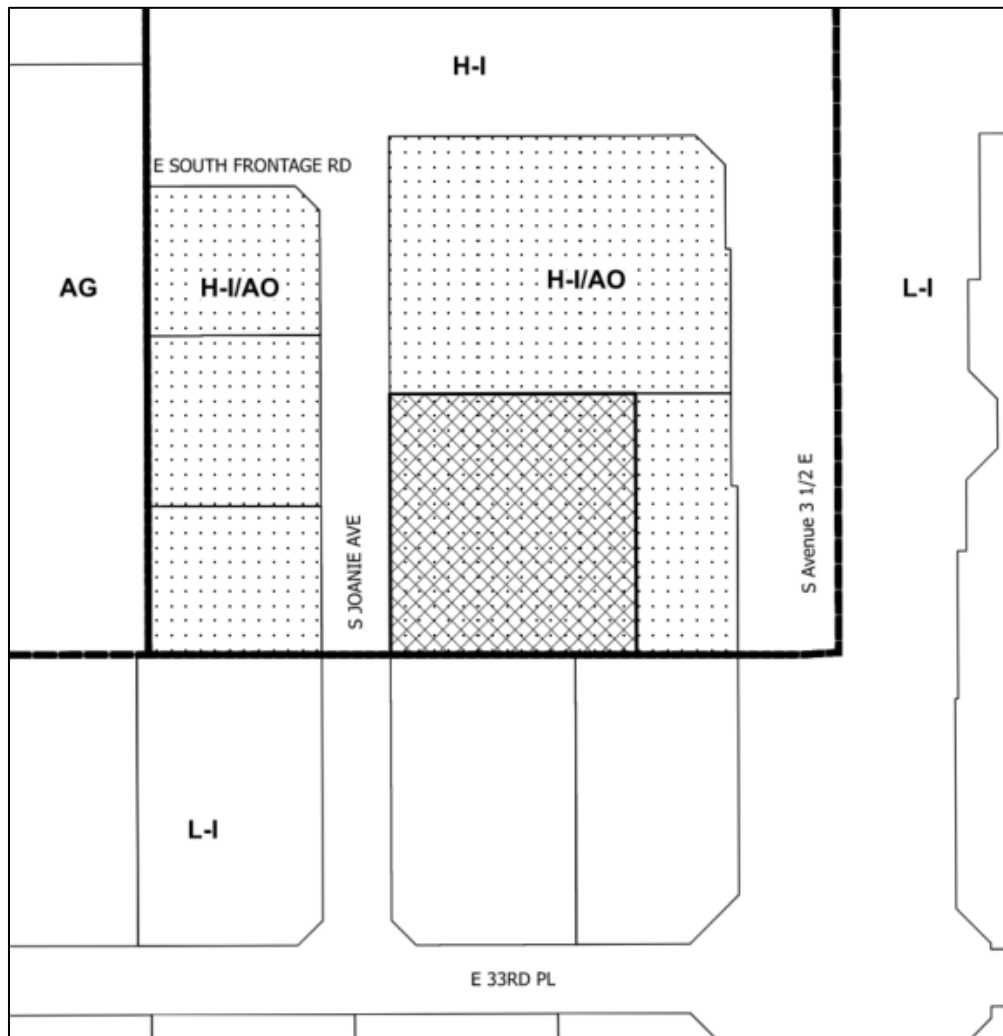
Hearing Date: June 12, 2024

Case Number: DHRC-42464-2024

Project Description/Location:

This is a request by Innov-R LLC, on behalf of Peter and Ana Rodriguez, for aesthetic review of the exterior appearance of P.R. Equipment Services, in the Heavy Industrial/Aesthetic Overlay/Airport Overlay (H-I/AO/AD) District. The property is located at the 3273 S. Joanie Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	696-38-018
Historic Listing Status:	N/A
Address:	3273 S. Joanie Avenue
Property Owner:	Peter & Ana Rodriguez
Property Owner's Agent	Innov-R LLC
Zoning of the Site:	H-I/AO/AD
Existing Land Use(s) on the Site:	Undeveloped
Surrounding Zoning and Land Uses:	
○ North:	H-I/AO/AD; Ram Pipe
○ South:	L-I/AD; Seeds West
○ East:	H-I/AO/AD; Residence
○ West	H-I/AO/AD; Kinghose Industry
Related Actions or Cases:	LS2009-010 (River Marine Lot Split); PDM-40319-2022
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

The applicant states:

“P.R. Equipment Services is a new 8,255 square foot, prefabricated metal building, situated on 3273 S. Joanie Avenue. This new shop will be in an area that has other prefabricated metal structures nearby.

“The Choice of the copper color (Copper Penny – Bunger Steel TSR 46) in this building references, both a predominant color in the company’s logo, as well as one of Arizona’s nicknames, the “Copper State”. White (Polar White – Bunger Steel TSR 67), Light and Dark grey (Charcoal – Bunger Steel TSR 52 & Ash Gray – Bunger Steel TSR 50) are also used in addition to give some dimension and contrast to an otherwise flatter surface.

“Block fences located at the east and south side of the building will allow for some additional screening between the parking lot and the rear work area. The trash enclosure itself will have metal gates with a cmu enclosure covered in white metal paneling to match the building with white gates.”

Staff Analysis:

The new 8,255 square foot prefabricated metal building will be located along Joanie Avenue. This property is approximately 1.5 acres in size and located within the Heavy Industrial/Aesthetic Overlay/Airport Overlay (H-I/AO/AD) District.

The Aesthetic Overlay Design Guidelines allow new developments to co-exist with the old, in such ways to benefit both. The Guidelines promote quality design and construction materials in the new construction, so as to be compatible with the character of the district. The location, design, and scale of this proposal will enhance the surrounding streetscape and surrounding development.

This new construction will be an asset to the neighborhood in that: it makes use of a long-vacant property, uses existing access points, will have pleasing landscaping, and will be of quality design and building materials.

During the building permit review process, City staff will ensure the construction plans match the plans submitted and approved as shown in this report and its attachments. In addition, staff will verify that paved access is provided. Any substantial modifications or deviations will need additional review and approval from the DHRC prior to approval of the construction plans and/or the final inspection.

Lighting, Signage & Landscaping

The proposed landscaping and site lighting meet City Standards. If LED exterior lighting is to be used, it must be 3,000K color temperature or less and not encroach on neighboring properties. This will be reviewed and confirmed during the building plan review process.

Because the property is located within the Heavy Industrial (H-I) District, a variety of sign types and sizes are permitted. The proposed 12 foot by 6 foot rectangular wall-mounted signage on the north and west corners of the building will complement the design of the building as it will incorporate similar colors as the proposed building.

Staff Recommendation: Staff recommends **APPROVAL** of the request for the aesthetic review of the exterior appearance of P.R. Equipment Services in the Heavy Industrial/Aesthetic Overlay/Airport Overlay (H-I/AO/AD) District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-42464-2024 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 Innov-R LLC, on behalf of Peter and Ana Rodriguez, for aesthetic review of the exterior appearance of P.R. Equipment Services for the property located at 3273 S. Joanie Avenue, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with Aesthetic Overlay 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: March 18, 2024

Final staff report delivered to applicant on: May 29, 2024

- Applicant agreed with all of the conditions of approval on: March 20, 2024
- 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. Landscaping
- D. Elevations
- E. Renderings
- F. Proposed Signage
- G. Aerial Photo

Prepared By: *Amelia Domby* **Date:** May 22, 2024
Amelia Domby
Senior Planner Amelia.Domby@yumaaz.gov (928)373-5000, x1234

Reviewed By: *Robert M. Blevins* **Date:** 05/23/24
Robert Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** 5/28/24
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:

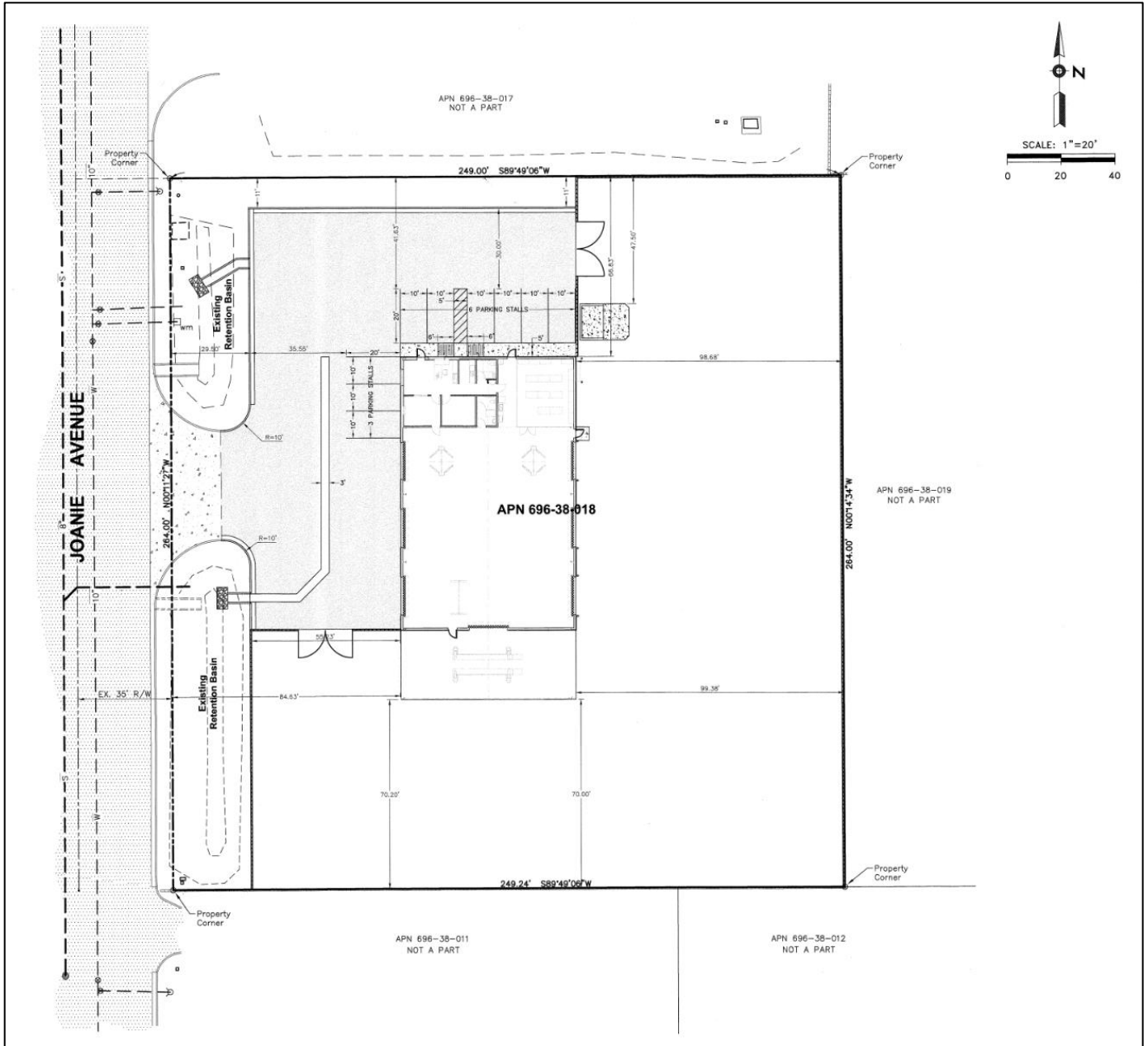
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

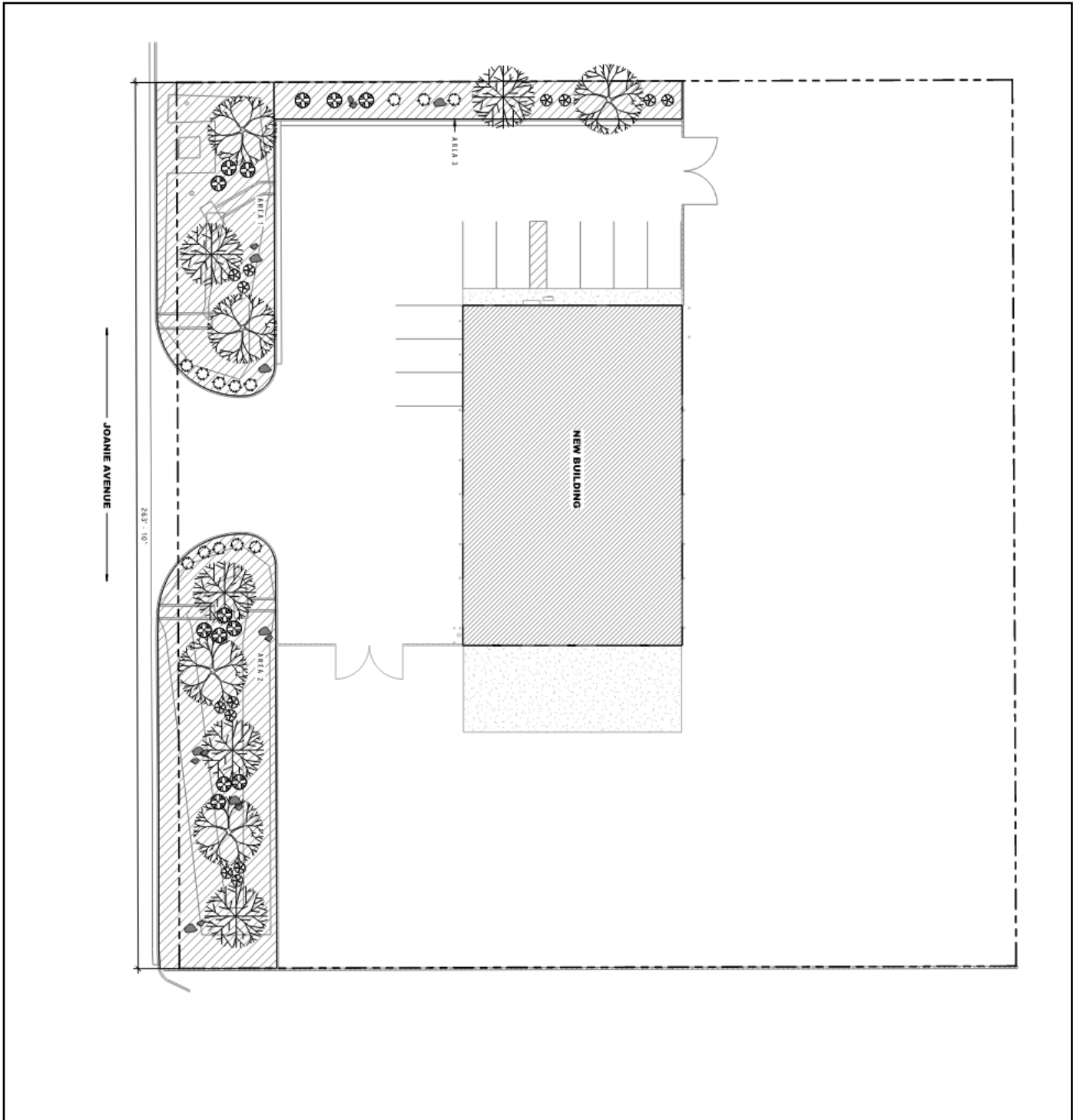
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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.

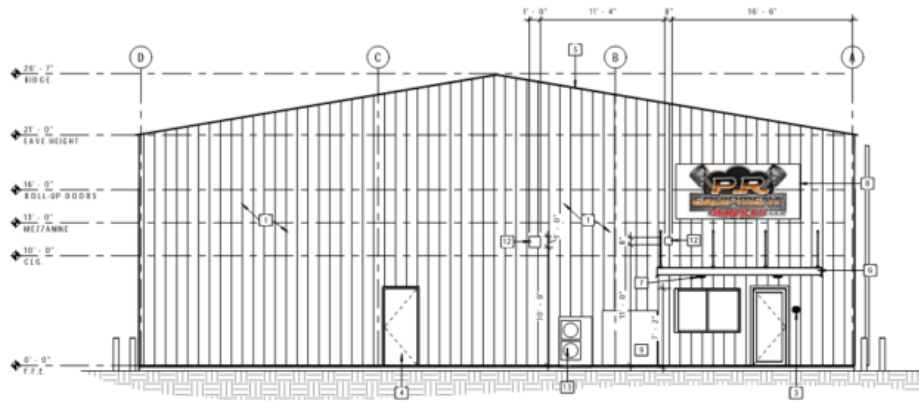
ATTACHMENT B Site Plan



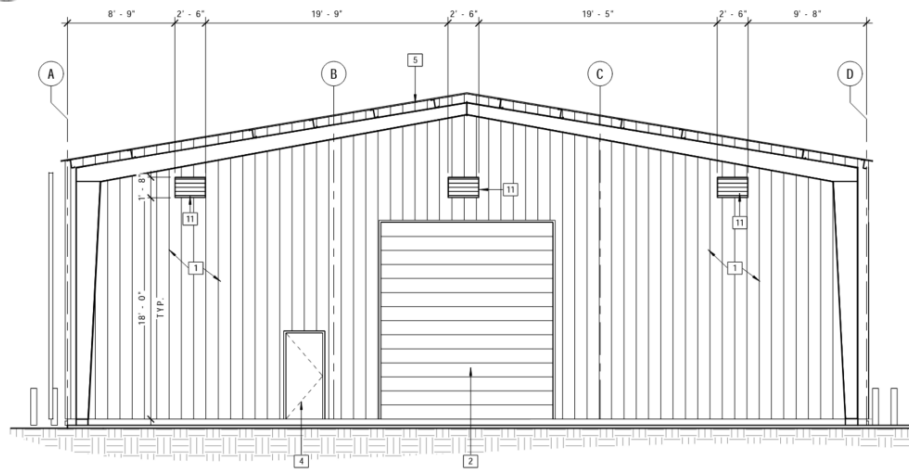
ATTACHMENT C
Landscaping



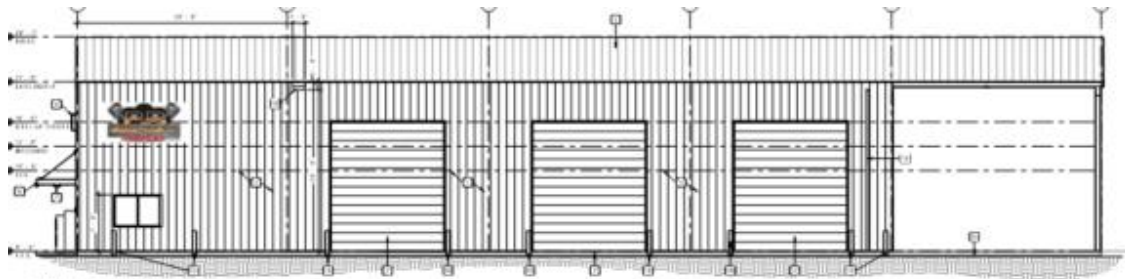
ATTACHMENT D Elevations



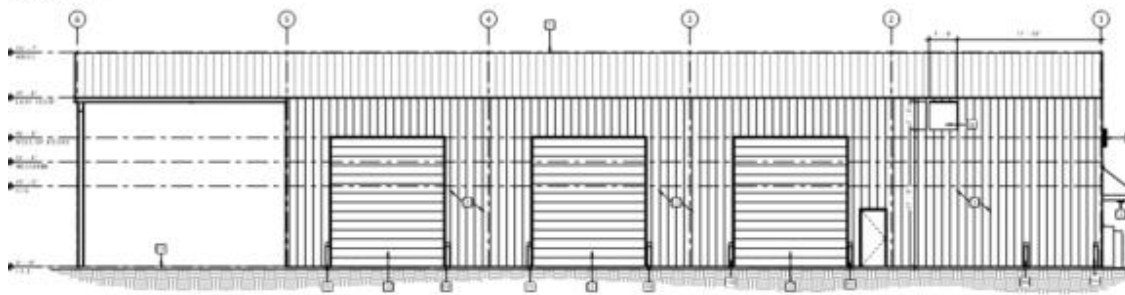
1 North Elevation
3/16" = 1'-0"



2 South Elevation
3/16" = 1'-0"



3 West Elevation
3/16" = 1'-0"



4 East Elevation
3/16" = 1'-0"

ATTACHMENT E
Renderings



West Elevation



North Elevation



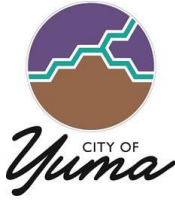
Southwest Elevation

ATTACHMENT F
Proposed Signage



ATTACHMENT G
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-42781-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

June 12, 2024

Case Number:

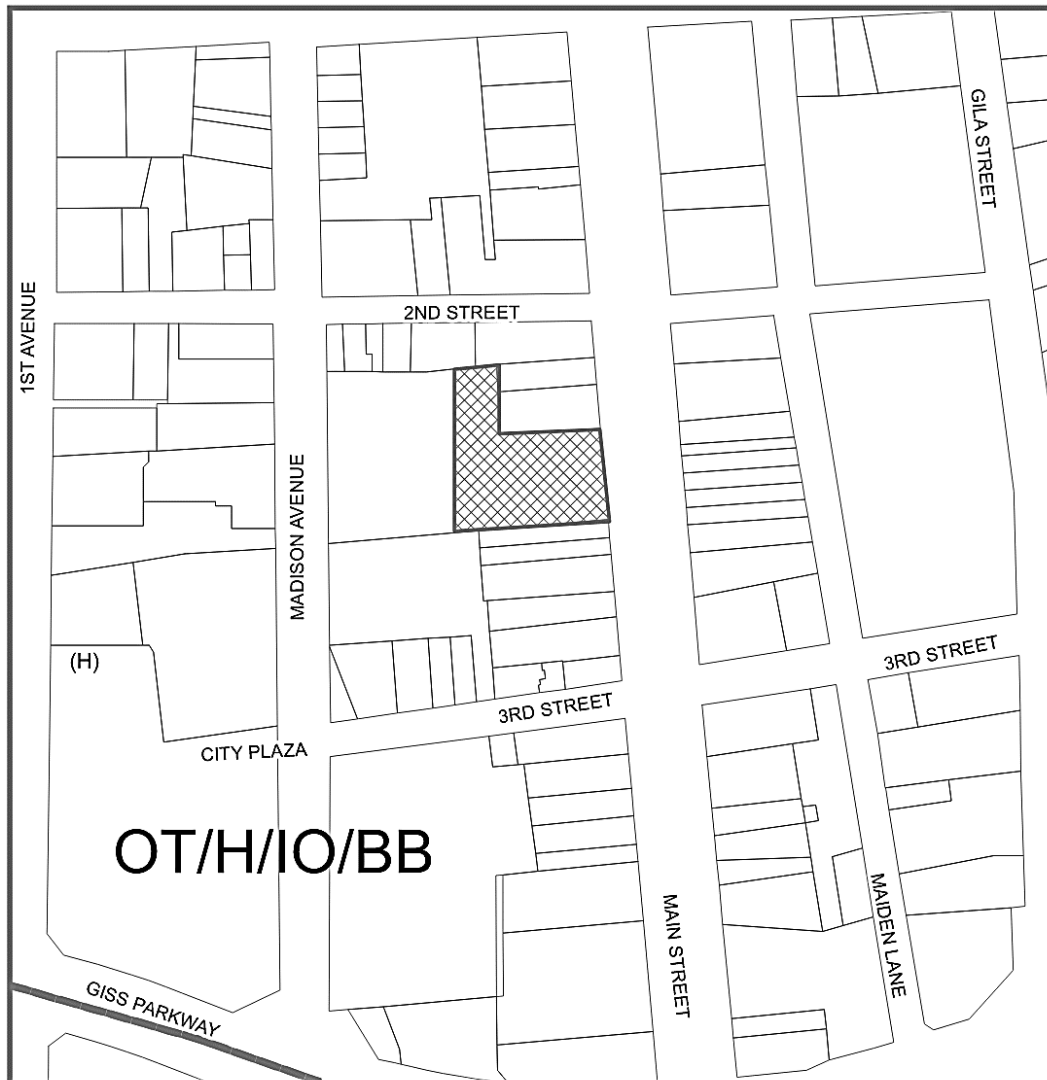
DHRC-42781-2024

Project

Description/Location:

This is a request by the City of Yuma for review of a new wall-mounted (blade) sign for the Yuma Art Center in the Main Street Historic District. The property is located at 254 S. Main Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-096
Historic Listing Status:	None
Address:	254 S. Main Street
Property Owner: Property Owner's Agent	City of Yuma
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Yuma Arts Center
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB; Retail
○ South:	OT/H/IO/BB; Yuma Theatre
○ East:	OT/H/IO/BB; Retail
○ West:	OT/H/IO/BB; Parking Lot
Related Actions or Cases:	DHRC-17858-2017 (signage); HR2002-12 (exterior and signage).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The new sign for the Yuma Art Center is proposed as a blade sign to be mounted perpendicular to the front of the building to replace a prior cloth sign. The new sign will be of metal construction, with neon accents. The two-sided sign has dimensions of approximately 16-17 feet tall by 4 feet wide and 14 inches thick. The cabinet will be powder-coated aluminum with premium UV-resistant vinyl lettering. The new sign will be located in the same general location as the prior banner sign, and will use some of the existing mounting points.

Staff Analysis:

The DHRC is tasked with providing regulatory oversight regarding the exterior appearance of any structure (new construction, renovation or alteration) within a recognized Historic District.

The Secretary of the Interior's Standards state:

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The Main Street Design Guidelines encourage signage with brief messages, while avoiding hard-to-read intricate fonts, and to have significant contrast in lettering/colors and backgrounds. These Guidelines also encourage a limited number of colors (3) on one sign. Staff feels the new signage accomplishes these prerequisites and will not overpower or detract from historic structures in the Main Street Historic District.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for a new wall-mounted (blade) sign for the Yuma Art Center in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-42781-2024 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 the City of Yuma for a new wall-mounted (blade) sign for the Yuma Art Center in the Main Street Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay 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: May 22, 2024

Final staff report delivered to applicant on: May 30, 2024

Applicant agreed with all of the conditions of approval on: May 22, 2024.

Attachments:

- A. Conditions of Approval
- B. Sign & Elevation
- C. Aerial Photo

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

Date: 05/22/24

Approved By: *Jennifer L. Albers*
Jennifer L. Albers
Assistant Director of Planning

Date: 5/28/24

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:

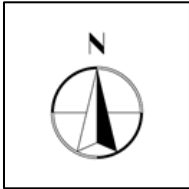
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.
4. If the project is not completed within one year of approval, this case shall be null and void.
5. Prior to the expiration date of this case, the applicant has the option to file for a one-year time extension.

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
Sign & Elevation



ATTACHMENT C
Aerial Photo



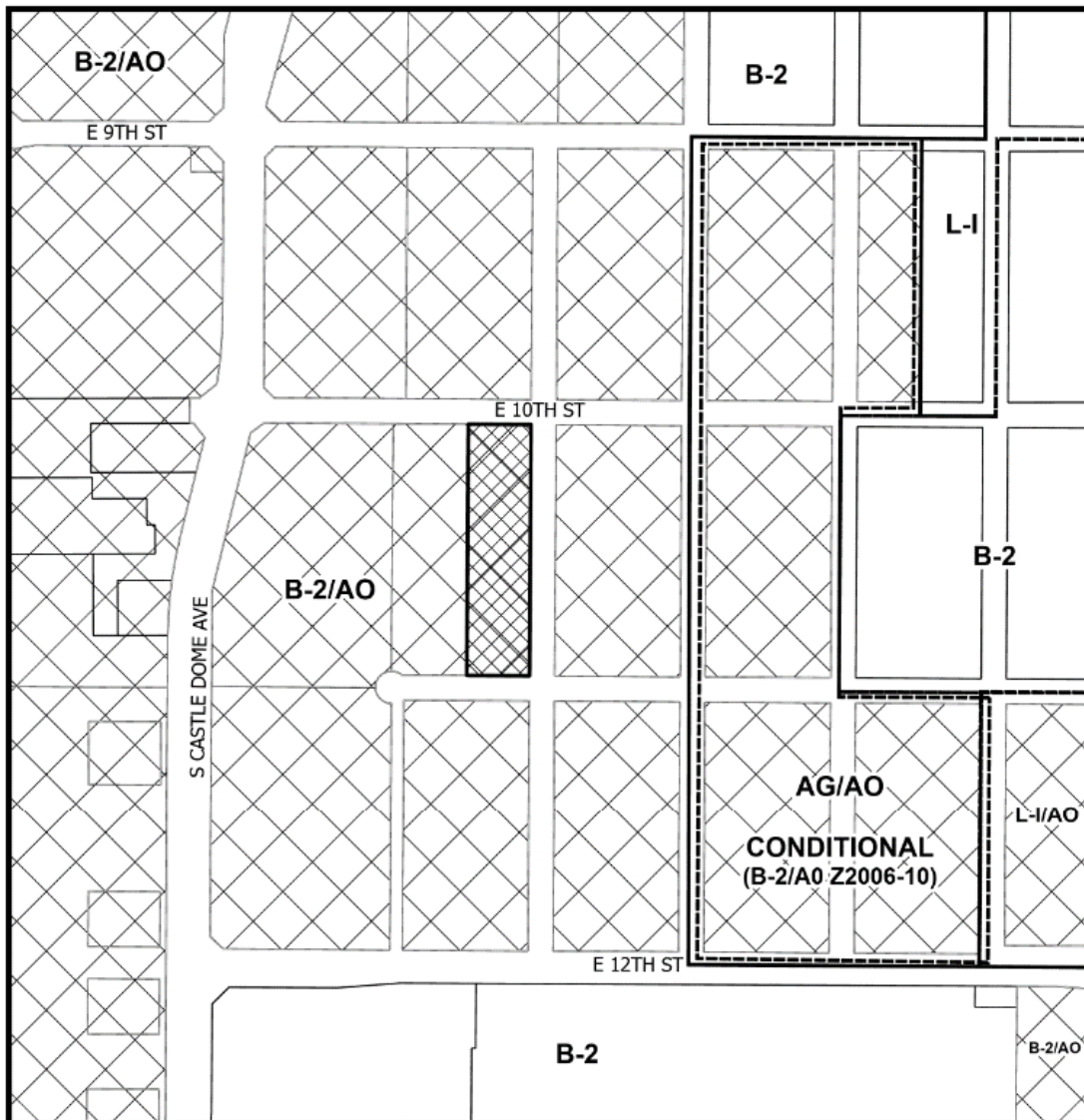


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42103-2023
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING DIVISION
 CASE PLANNER: BOB BLEVINS

Hearing Date: May 22, 2024 **Case Number:** DHRC-42103-2023

Project Description/Location: This is a request by Westerner Products, on behalf of Sharon L. Miller, for two new awnings for the property located at 1463 E. 10th Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes			No	X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-15-002							
Address:	1463 E. 10 th Street							
Property Owner:	Sharon L. Miller							
Property Owner's Agent:	Westerner Products							
Site	B-2/AO		Business Shops					
North	B-2/AO		Vacant					
South	B-2/AO		Vacant					
East	B-2/AO		Vacant					
West	B-2/AO		Vacant					
Prior Related Actions or Cases:	None							
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 is an agricultural shop, residence, and awnings.
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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 awnings are not readily visible from the right-of-way.
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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:	Such awnings are common on these agricultural properties.
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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 other buildings, and it is consistent with similar systems in the area.
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Staff Summation: Staff APPROVED the request on November 29, 2023 relating to building permit: RESB-84657-2023. 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

Attachments:	
A.	Photo

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

Date: 05/01/24

ATTACHMENT A
Photo



Demolition Submittals for Historic Review - 2012 to 2024

Plan Apply Date	Plan Number	Address	Plan Description	DHRC Decision	Site Status
7/24/2012	DHRC-001828-2012	118 S MADISON AVE	Partial demolition of an adobe structure.	Approved	Demolition completed and site rebuilt
6/5/2013	DHRC-003706-2013	210 S MAIN ST	Demolition of rear portion of building	Approved	Demolition completed
1/28/2014	DHRC-005341-2014	275 S ORANGE AVE	Demolition of Gas Canopy	Approved	Demolition completed
2/18/2014	DHRC-005496-2014	458 S ORANGE AVE	Demolition of structure and clear site	Denied	Building renovated to a Duplex
6/18/2014	DHRC-006595-2014	210 S MAIN ST	Partial demolition of rear of building	Approved	Demolition completed
3/4/2016	DHRC-013413-2016	472 S ORANGE AVE	Exterior remodel, demolition in rear and new garage	Approved	Demolition completed and site rebuilt
6/29/2016	DHRC-014700-2016	533 S 4TH AVE	Demolition of four homes for restaurant expansion	Approved	Demolition completed and site rebuilt
3/31/2017	DHRC-017653-2017	291 S GILA S	Demolition of Union Pacific buildings on Gila Street	Approved	Demolition completed
1/17/2019	DHRC-024803-2019	124 S MADISON AVE	Demolition of back part of home, remodel front and add garage.	Approved	Demolition completed and site rebuilt
10/17/2019	DHRC-028215-2019	212 S 2ND AVE	Demolition of business and dwelling then rebuild with new offices	Approved	Demolition completed and site rebuilt
10/30/2019	DHRC-028368-2019	81 W 1ST ST	Demolition of structures	Partial Denial	Front structured approved for demolition and demolished. Rear structure denied for demolition and still in place.
4/13/2021	DHRC-034825-2021	39 W 2ND ST	Demolition of Drake Hotel	Approved	Demolition has not occurred.
11/5/2021	DHRC-037434-2021	450 S MADISON AVE	Demolition and rebuild of home and garage	Approved	Demolition completed and site rebuilt
12/21/2021	DHRC-037931-2021	532 S MADISON AVE	Demolition of home and rebuild new	Approved	Demolition completed and site rebuilt
1/11/2023	DHRC-040981-2023	209 S ORANGE AVE	Historic review for the demolition of an existing historic home	Denied	Subsequent DHRC submittal for restoration