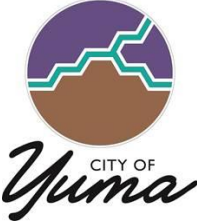


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 26, 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>Yuma City Hall Conference Room 190</i> <i>One City Plaza</i></p> <p>Wednesday, June 26, 2024 4:00 p.m.</p>
---	---

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 12, 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-42873-2024**: *This is a request by Penn Neon Sign Co, Inc., on behalf of PJT, LLC, for aesthetic review of a new multi-tenant sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located near the northwest corner of Avenue B and 20th Street, Yuma, AZ.*

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff
 - a. Administrative Approvals:
 - Historic District
 1. **DHRC-42776-2024**: *This is a request by Hansberger Refrigeration and Electric, on behalf of Cunningham Sample, LLC., for historic review of the replacement of roof-mounted air conditioning equipment in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.*

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.

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
June 12, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 12, 2024 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Amelia Domy, Senior Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant Planner; Meredith Burns, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:02 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

April 24, 2024

Motion by Commissioner Juan Leal-Rubio, second by Commissioner Chris Hamel to APPROVE the minutes of April 24, 2024. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

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.*

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

QUESTIONS FOR STAFF

Commissioner Sandra Anthony asked if the proposed sign was going to be illuminated. **Blevins** replied yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ana Padilla, 942 W. Solana Drive, Yuma, AZ, was available for questions.

Alex Tipton, 584 W. 37th Street, Yuma, AZ, was available for questions.

Commissioner Chris Hamel stated that he was impressed with the design of the new sign and that it added to the improvement of the aesthetics of the downtown area.

Commissioner Juan Leal-Rubio asked which contractor would be installing the proposed sign. **Tipton** replied Signmasters was in charge of the sign, and that Merrill Construction would oversee the construction. **Commissioner Leal-Rubio** then asked who designed the sign. **Padilla** replied that staff presented some ideas to Signmasters who then came up with the design. **Commissioner Leal-Rubio** asked if the ideas came from a committee. **Padilla** replied yes.

Commissioner Sandra Anthony commented that the style of the sign looks similar to the Yuma Historic Theater. **Padilla** replied that the sign does reflect some of the style of the theater.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner Juan Leal-Rubio, to APPROVE Case Number DHRC-42781-2024 as presented. Motion carried unanimously, (4-0) with three absent.

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*

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

QUESTIONS FOR STAFF

Commissioner Chris Hamel asked if the rear of the property was going to be an enclosed yard with two gateways. **Domby** replied yes.

Commissioner Juan Leal-Rubio asked if the property was within a platted subdivision. **Domby** replied yes, the property was within the River Marine Lot Split Subdivision. **Commissioner Leal-Rubio** asked if the property was part of a Lot Split and then later separated from the subdivision. **Domby** replied no.

APPLICANT / APPLICANT'S REPRESENTATIVE

Victor Guzman, 670 E. 32nd Street, Yuma, Az, was available for questions.

Peter Rodriguez, 4023 W. 22nd Lane, Yuma, AZ, was available for questions.

Commissioner Chris Hamel commented that he was in favor of the overall design of the proposed project.

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Commissioner Chris Hamel, to APPROVE Case Number DHRC-42464-2024 as presented. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

Tiffany Anderson, Yuma County Facilities Management Director, gave a presentation on "The proposed design of the Yuma County Historic Courthouse Xeriscape Landscaping Project".

Commissioner Chris Hamel commented that the timeline for all the improvements was aggressive. **Commissioner Hamel** then asked why Sissoo trees were selected for some of the projects, because they typically have an aggressive root system. **Anderson** replied that the trees would be planted far enough away from the buildings so the roots were not a concern, and then stated that type of tree was selected because of the shade it provides.

Commissioner Juan Leal-Rubio asked if an approved landscaping design was going to be presented to commission for approval. **Anderson** replied no, they were not planning to. **Commissioner Leal-Rubio** recommended a courtesy review. **Anderson** replied that a courtesy review would be taken under consideration.

Commissioner Sandra Anthony asked if the area off of Giss Parkway near the freeway where the palms trees are located was under county jurisdiction. **Commissioner Anthony** went on to say that the reason why she is asking is because the area is very overgrown and needed some attention. **Anderson** replied no, that it may be under the city or highways jurisdiction.

Robert Blevins displayed an aerial photo and site plan of 433 S. 1st Avenue.

Christopher Thompson, on behalf of the Housing Authority of The City of Yuma, gave a presentation on the current building conditions at 433 S. 1st Avenue.

Commissioner Chris Hamel agreed with Thompsons evaluation and decision to demolish the building. **Commissioner Chris Hamel** went on to say that he does not like that a historic building would have to be demolished but understands that it would be unsafe and very costly to repair. **Thompson** stated that at a previous hearing a design of the new building had been presented to the commission, and that it was similar in style to the current building and the surrounding neighborhood. **Thompson** also commented that HACY also understands the historical significance of the building and did not want to demolish the home.

Commissioner Chris Hamel stated with these old homes it is hard to tell the type of damage they have until the walls are torn down and floors are opened up. **Thompson** agreed, and then stated the more they removed sections of the building the more damage they encountered. **Commissioner Hamel** thanked Thompson for his effort it took to try to preserve the building and for the true assessment presented to the commission so that a decision could be made. **Thompson** stated that HACY's intent was to rehabilitate but unfortunately the building could not be saved.

Commissioner Juan Leal-Rubio stated he respects Thompsons decision to demolish, and glad that HACY will pay its respect to the history of the current building. **Thompson** replied that new building will represent the history and look of the old building by using some of its current design elements.

Commissioner Sandra Anthony was in agreement with Commissioner Hamel and Commissioner Leal-Rubio.

Chairman Tom Rushin concurred with the commission, and then asked Blevins for information on the previous case that was presented to the commission about the building since he was not present at that particular hearing. **Blevins** then presented some slides and referred to the demolition permit from 2006 and noted that there was no expiration date, and that the commission could ask legal if there were ways to stop or let the demolition proceed.

John LeSueur, Assistant City Attorney, stated that each order which does not have an expiration date continues to exist until it is rescinded, so the 2006 demolition permit would still be operative unless the commission notices to take action to rescind that authorization and since that notice was not on today's agenda no action could be taken.

Chairman Tom Rushin stated that the Commission was supportive of the demolition request.

Blevins referred to an email that was sent to the commission that contained a pamphlet on what happens when Federal Funding affects historic properties named "Historic Preservation Section 106" and gave a brief presentation.

INFORMATION ITEMS

Staff

None

Administrative Approvals

Aesthetic Overlay

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).*

Chairman Tom Rushin acknowledged the Administrative Approvals

Robert Blevins gave a presentation on the "Demolition Request Listing 2012-2024".

National Heritage Area

None

Commission

Public Comment

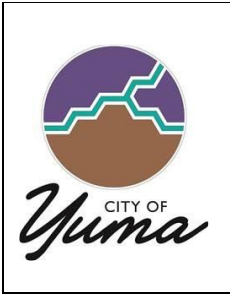
None

ADJOURNMENT

The meeting was adjourned at 4:56 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-42873-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

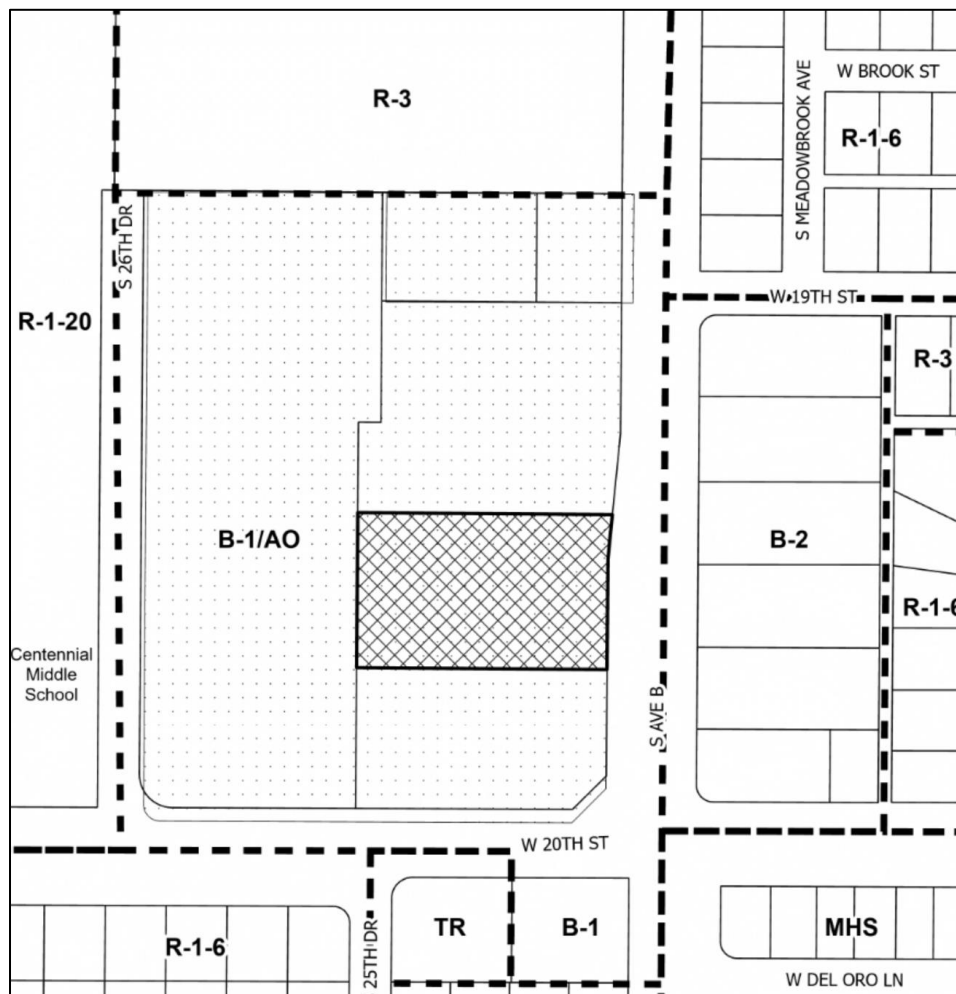
Hearing Date: June 26, 2024

Case Number: DHRC-42873-2024

Project Description/Location:

This is a request by Penn Neon Sign Co, Inc., on behalf of PJT, LLC, for aesthetic review of a new multi-tenant sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located near the northwest corner of Avenue B and 20th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	664-44-009
Historic Listing Status:	N/A
Address:	N/A
Property Owner: Property Owner's Agent	PJT, LLC Penn Neon Sign Co, Inc.
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; Soft Cloth Car Wash
○ South:	B-1/AO; Undeveloped
○ East:	B-2; Commercial Development
○ West:	B-1/AO; Undeveloped
Related Actions or Cases:	Z2006-003 (Agriculture to Limited Commercial/Aesthetic Overlay) SUBD-38079-2022 (Pueblo Corner Subdivision)
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

“The sign is an illuminated freestanding monument with four major tenant sign cabinets and a plaza name sign on top. All to be constructed of steel frame work with aluminum cabinets and details, LED internal lighting, acrylic sign faces with translucent vinyl overlays. The base pole cover is to have faux stone detail to match stone on the adjacent car wash.

“We feel this sign looks good aesthetically, and that granting a positive Design Review approval for this sign would not be detrimental to the City’s overall aesthetic area. “

Staff Analysis:

The new multi-tenant sign will be located on a currently undeveloped property within the Pueblo Corner Subdivision, in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. This property is approximately 1.2 acres in size with approximately 185 linear feet of frontage.

The purpose of the Aesthetic Overlay is to enhance the community’s image and attractiveness through 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.

These new signs will accomplish the purpose of the Aesthetic Overlay by:

- Including community design principles that result in creative, imaginative solutions, that establish high quality design for specific areas of the City;

- 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;

The proposed multi-tenant sign incorporates a similar design as the existing development within the Pueblo Corner Subdivision, thereby complementing the surroundings while bringing needed attention to this commercial site to ensure its success.

Signage:

The City of Yuma Code has signage guidelines specific to the Aesthetic Overlay. The Code requirements include: freestanding signs of 35 ft. maximum height and such signs must be monument signs (no pole signs). The overall height of the sign is 26’ with 150 square feet of sign area.

Staff has determined this proposal meets the guidelines and will provide clear identification when viewed from a distance off-site.

Staff

Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new multi-tenant sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-42873-2024 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 Penn Neon Sign Co, Inc., on behalf of PJT, LLC, for aesthetic review of a new multi-tenant sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District, for the property located near 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 18, 2024

Final staff report delivered to applicant on: June 18, 2024

Applicant agreed with all of the conditions of approval on: June 18, 2024

Attachments:

- A. Conditions of Approval
- B. Proposed Signage
- C. Aerial Photo

Prepared By: *Amelia Domby* **Date:** June 18, 2024

Amelia Domby
Senior Planner
Amelia.Domby@yumaaz.gov (928)373-5000, x1234

Reviewed By: *Robert M. Blevins* **Date:** *June 18, 2024*
Robert M. Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** *6/20/24*
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:

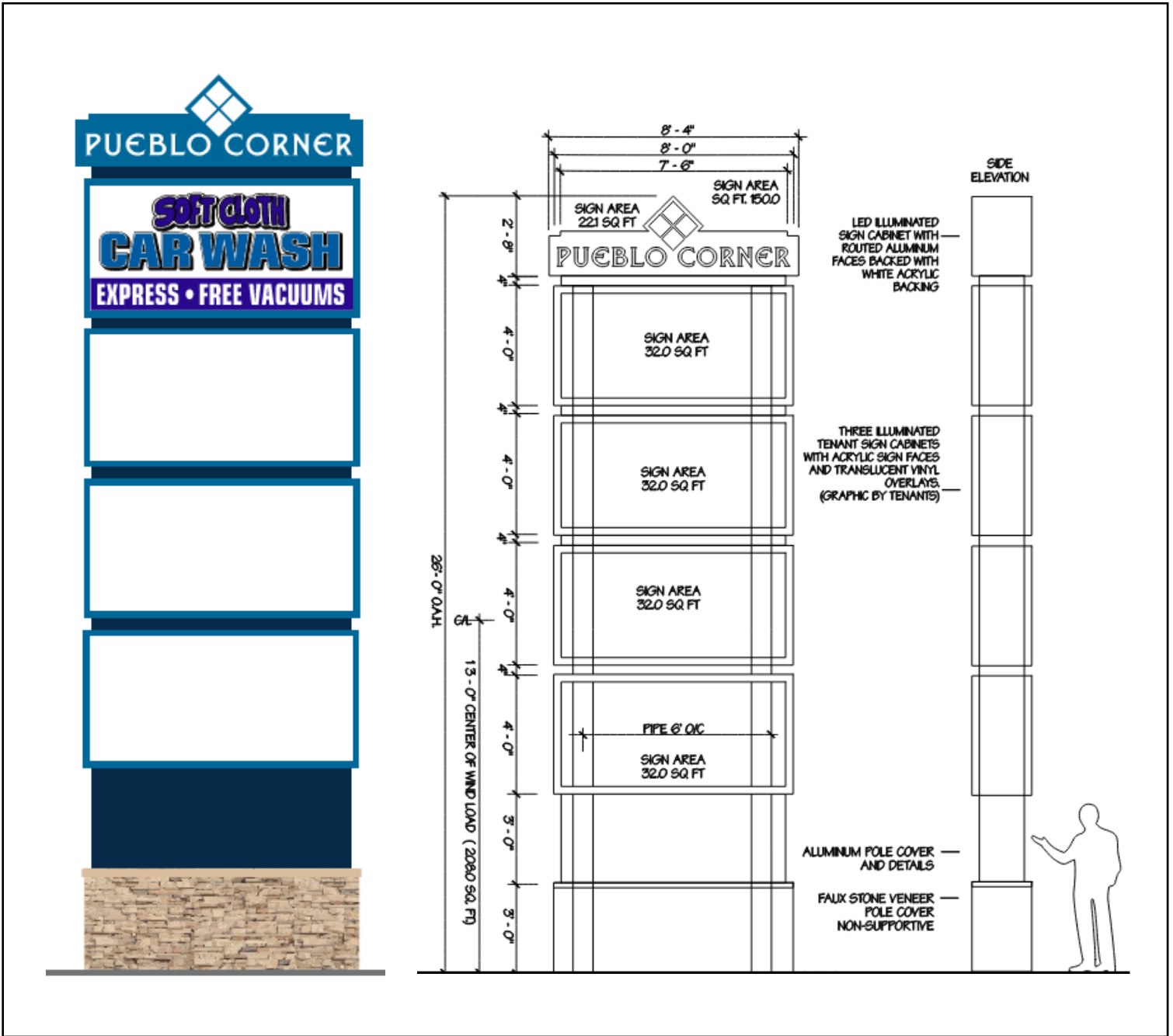
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

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

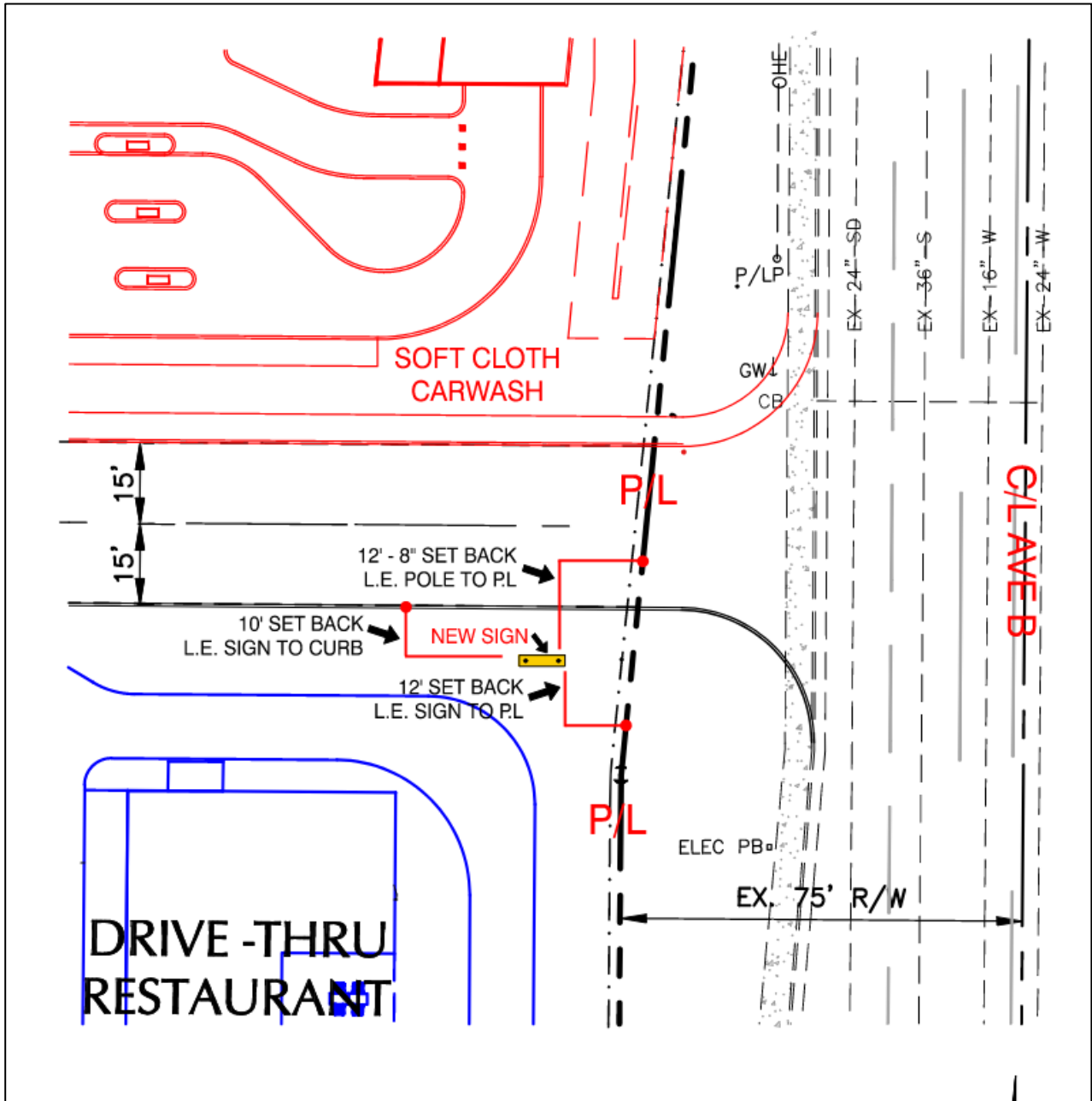
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

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
Proposed Signage

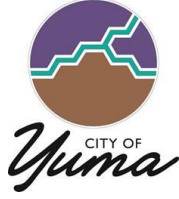


ATTACHMENT C
Site Plan



ATTACHMENT D
Aerial Photo





STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42776-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: June 26, 2024 **Case Number:** DHRC-42776-2024

Project Description/Location: This is a request by Hansberger Refrigeration and Electric, on behalf of Cunningham Sample, LLC, for historic review of the replacement of roof-mounted air conditioning equipment in the Brinley Avenue Historic District. The property is located at 200 S. Main Street, Yuma, AZ.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	X	Century Heights		Main Street		None	
Individually Listed Historic Buildings on- site:	Yes		X	No				
Aesthetic Overlay:	Yes			No	X			
Parcel Number:	633-44-102							
Address:	200 S. Main Street							
Property Owner:	Cunningham Sample, LLC							
Property Owner's Agent:	Hansberger Refrigeration and Electric							
Site	OT/H/IO/BB		Children's Museum					
North	OT/H/IO/BB		Yuma County Offices					
South	OT/H/IO/BB		Vacant Retail/Offices					
East	OT/H/IO/BB		Offices/Retail					
West	OT/H/IO/BB		Vacant Offices/Parking lot					
Prior Related Actions or Cases:	HR97-008 (Call Task); HR98-16 (Gustaf's); HR2008-050 (Brazilian Jiu-Jitsu); DHRC-41809-2023 (Sign); DHRC-41581-2023 (Rooftop A/C).							
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 new rooftop a/c equipment is not visible from the street below.
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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:	This project is for an HVAC unit.
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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 Historic District.

Is this statement correct for this application?

Yes

No

Explain/Describe/ Discuss:	This rooftop location is the most desirable, since it is not visible from the street.
----------------------------	---

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. .
----------------------------	---

Staff Summation: Staff APPROVED the request on May 8, 2024 relating to building permit: CMCH-89378-2024. 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.	Rooftop Plan & Photo

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

Date: 06/10/24

ATTACHMENT A
Rooftop Plan & Photo

