

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 August 14, 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, August 14, 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

June 26, 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-43007-2024**: *This is a request by Innov-R Design, LLC, on behalf of MCBBB, LLC, for aesthetic review of a new building for Telegraph Spectacles by Corona Optique, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 7141 E. 31st Place, Yuma, AZ.*

COMMISSION DISCUSSION

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

INFORMATION ITEMS

1. Staff
 - a. Administrative Approvals:
 - Historic District
 1. **DHRC-42276-2024**: *This is a request by Penn Neon Sign Co., Inc., on behalf of 201 S. First Avenue, LLC, for the review of new wall-mounted signs for Community Medical Services – Yuma, in the Brinley Avenue Historic District, for the property located at 201 S. 1st Avenue, Yuma, AZ.*
 2. **DHRC-42804-2024**: *This is a request by Yuma Office Rental LLC., on behalf of Thomas Cockburn, for historic review of the installation of a new door and window in the Century Heights Conservancy Residential Historic District. The property is located at 773 S. Orange Avenue, Yuma, AZ.*

Aesthetic Overlay

1. **DHRC-42684-2024**: *This is a request by SignMasters, LLC, on behalf of Chris Miller Living Trust dated 5-12-2015, for the review of new wall-mounted signs for Pour Behavior, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 2175 S. Harley Drive, Yuma, AZ.*
2. **DHRC-42966-2024**: *This is a request by Yuma County, for aesthetic review to demolish 2 buildings in the Old Town/Infill Overlay (OT/IO) District. The property is located at 150 W. Court Street and 217 S. 2nd Avenue, Yuma, AZ*

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 26, 2024

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, June 26, 2024 at City Hall Room 190, One City Plaza, Yuma, Arizona.

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

STAFF MEMBERS present Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:01 p.m. and noted there was a quorum present.

APPROVAL OF MINUTES

June 12, 2024

Motion by Commissioner William Moody, second by Commissioner Sandra Anthony to APPROVE the minutes of June 12, 2024. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

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.*

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

QUESTIONS FOR STAFF

Commissioner William Moody asked if the sign was going to serve the entire subdivision. **Domby** replied yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Contreras, 707 W. 8th Street, Yuma, AZ, gave a brief presentation, and then made himself available for questions.

Commissioner Juan Leal-Rubio asked for confirmation on where the proposed sign was to be located. **Contreras** referred to the site plan, and then replied that the sign was to be twelve feet back from 20th Street off of Avenue B. **Commissioner Leal-Rubio** then asked if the sign was to be located on the intersection or in the driveway access to the property. **Contreras** replied the driveway access. **Commissioner Juan Leal-Rubio** then asked if there was to be a drive thru restaurant located on the property. **Contreras** answered yes that is the plan. **Commissioner Juan Leal-Rubio** then asked what was the height of the proposed sign. **Contreras** answered about twenty-six feet tall.

Commissioner William Moody asked if there were future plans to install a sign off of 20th Street. **Contreras** answered no.

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Commissioner William Moody, to APPROVE Case Number DHRC-42873-2024 as presented. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

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.*

Chairman Tom Rushin acknowledged the Administrative Approvals

National Heritage Area

None

Commission

None

Public Comment

None

ADJOURNMENT

The meeting was adjourned at 4:12 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-43007-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: MEREDITH BURNS

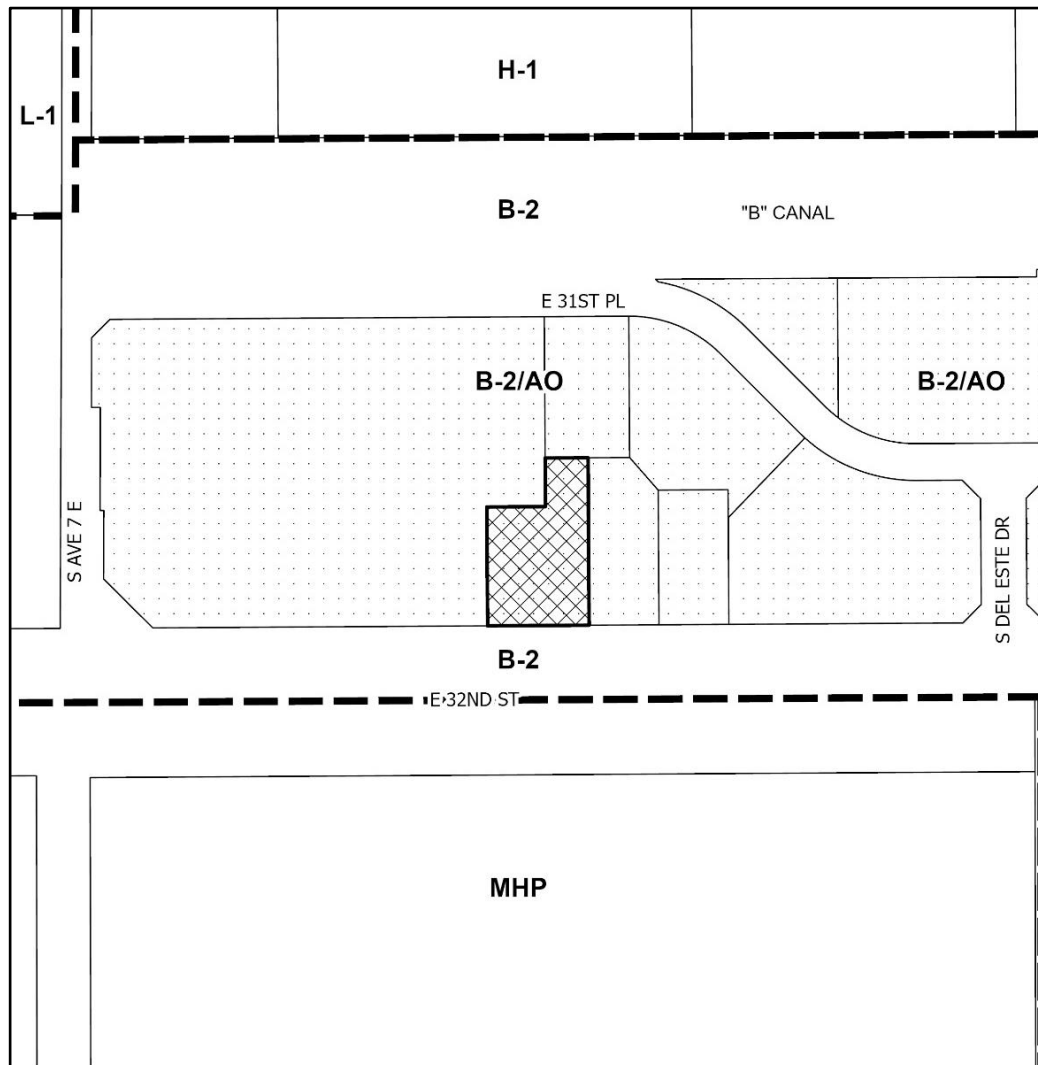
Hearing Date: August 14, 2024

Case Number: DHRC-43007-2024

Project Description/Location:

This is a request by Innov-R Design, LLC, on behalf of MCBBB, LLC, for aesthetic review of a new building for Telegraph Spectacles by Corona Optique, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 7141 E. 31st Place, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	698-29-025
Historic Listing Status:	N/A
Address:	7141 E. 31 st Place
Property Owner:	MCBBB, LLC
Property Owner's Agent	Innov-R Design, LLC
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; River Valley Estates Senior Living and Vacant
○ South:	MHP; Sun Vista RV Resort
○ East:	B-2/AO; Vacant
○ West	B-2/AO; River Valley Estates Senior Living
Related Actions or Cases:	SUBD-13014-2016 (Replat of Plaza del Este Subdivision Units I and II)
Land Division Status:	Legal Lot of Record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

The applicant is proposing a new 5,366 square foot, one-story building for an optical practice, Telegraph Spectacles, powered by Corona Optique. Approximately 3,600 square feet of the building will be used for medical offices. The remaining 1,766 square feet will be used as a reception area and showroom.

The applicant states:

“The building’s aesthetic is a mixture between modern and industrial, with its use of Nichiha Fiber Cement Panels “Vintagebrick”, “Tuffblock” and “Industrialblock.” Its design takes elements from other buildings that are already built in the area, with the combination of Brick panels and trim around the facade. The combination of the Brick Panel and the Gray Tuffblock (the dark panel at the bottom of the building) simulates the same effect that the River Valley Estates and DaVita Dialysis buildings have with their transition between dark and lighter materials & colors. The County Farm Bureau and DaVita Dialysis also use stone and brick veneer to partially or completely cover walls for decorative purposes like the Nichiha Brick panels used in this project. Stucco will be used in a portion of the building facing 32nd St., a great place for a mural representing our community and the building’s name integrated into it.

“The windows have an upper trim like in the River Valley Estates and the Yuma Regional Medical Center Behavioral Health Center Buildings. Cornice, window decorative trim and other aesthetic trims will be EPS foam by Dryvit, finished with stucco. The roof will be Metal Standing Seam, from ATAS International “Dutch Seam.” The Yuma County Farm Bureau building next to this property and the DaVita Dialysis also has a similar roof design. The canopy will be made of steel, with diamond shaped escutcheon plates and suspension rods, black color. The

Yuma County Farm Bureau, DaVita Dialysis, and the vacant building at the north of 31st Pl. use metal shade structures at their entrances and windows.

“We are enhancing the character of Plaza del Este subdivision with buildings that harmonize and complement each other with their design and aesthetics.”

Staff Analysis:

This property is located within the Plaza Del Este subdivision and is approximately 0.6 acres. 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 proposed optical building 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;
- 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 in the provided information, 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 one-story building has a modern and industrial design that complements the adjacent properties. It includes Aesthetic Overlay standards, including an overall color and texture palette that is cohesive with other adjacent developments and a brown CMU trash enclosure with a swing gate. The developer may submit alternate color choices at or before the DHRC meeting.

Additionally, according to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on: entrances to the building, parking lots, loading areas, provide a transition between neighboring properties, provide screening for outdoor storage, loading and equipment areas. The applicant is proposing a landscaped buffer between the building and the parking lot, and between the building and 32nd St. The

proposed landscaping plan features a variety of plant species, which is an element recommended in the guidelines.

Signage:

The applicant states:

“The rear of the building, facing towards 32nd St. will have a large mural illuminated with gooseneck lights above it, of the Telegraph Pass Trail with help of local artists, as well as the business’s name “Telegraph Spectacles, powered by Corona Optique,” making reference to this important hiking trail which is part of the local culture and functioning as both a business advertisement and an urban art piece. The other signs that are located above the entrance and at the west face of the building and will be aluminum raised letter style, color black. These will be illuminated from above with Wall mounted goose-neck LED lighting fixtures, color black or dark bronze.”

The proposed wall-mounted signage will meet the Aesthetic Overlay (AO) guidelines and the City of Yuma signage requirements.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for aesthetic review of a new building for Telegraph Spectacles by Corona Optique, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 7141 E. 31st Place, Yuma, AZ, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-43007-2024 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 Design, LLC, on behalf of MCBBB, LLC, for aesthetic review of a new building for Telegraph Spectacles by Corona Optique, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 7141 E. 31st Place, 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: 07/30/2024

Final staff report delivered to applicant on: 08/05/2024

- Applicant agreed with all of the conditions of approval on: 07/31/2024
- Applicant did not agree with the following conditions of approval:
- 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. Elevations
- D. Colors, Textures, Materials
- E. Proposed Signage
- F. Renderings
- G. Aerial Photo

Prepared By: *Meredith Burns*

Date: **07/31/24**

Meredith Burns

Assistant Planner

Meredith.Burns@YumaAZ.gov

(928)373-5000, x3047

Reviewed By: *Robert M. Blevins*

Date: **08/01/24**

Robert M. Blevins

Principal Planner

Approved By: *Jennifer L. Albers*

Date: **8/5/24**

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.

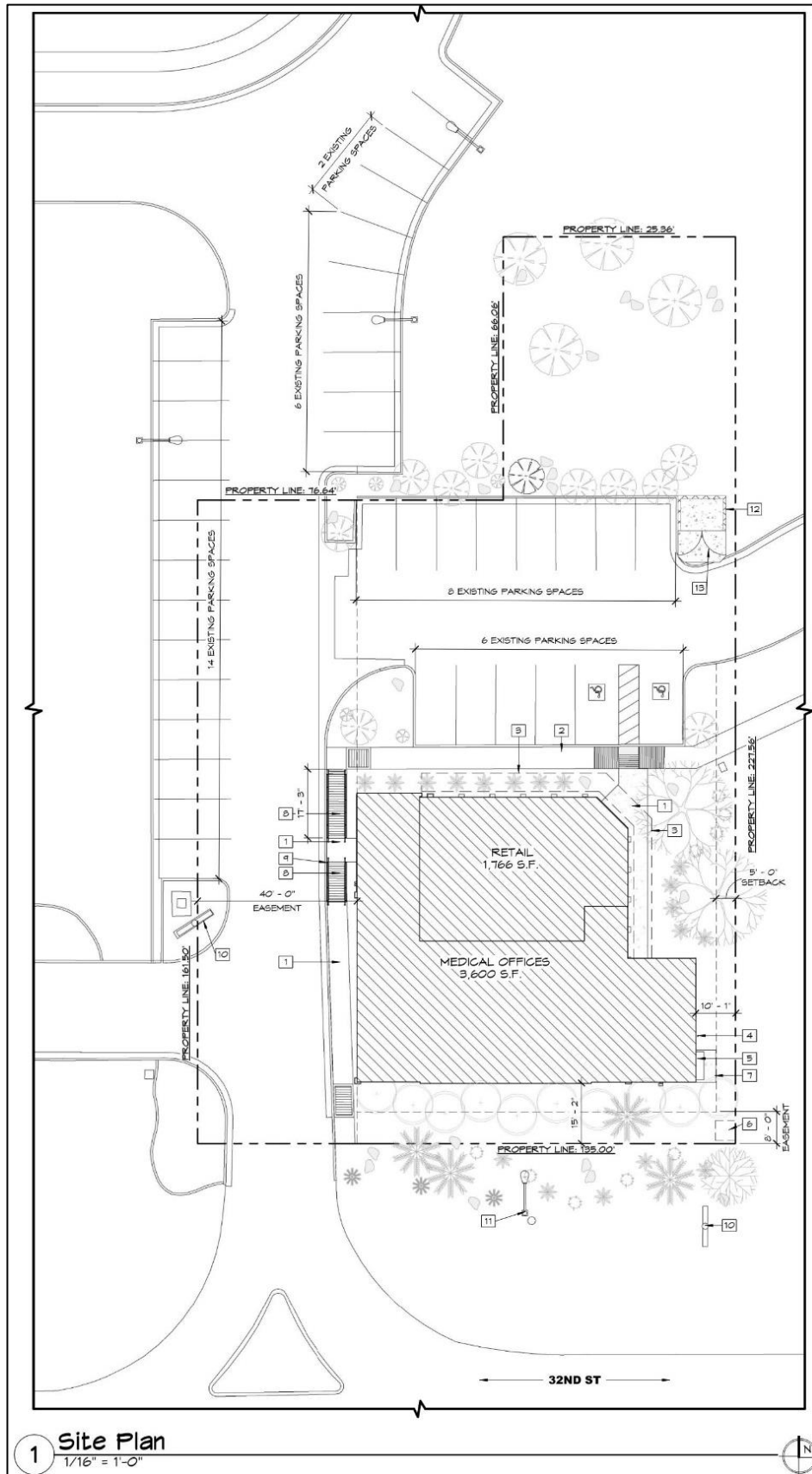
Community Planning, Meredith Burns, Assistant Planner, (928) 373-5000 x 3047

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.

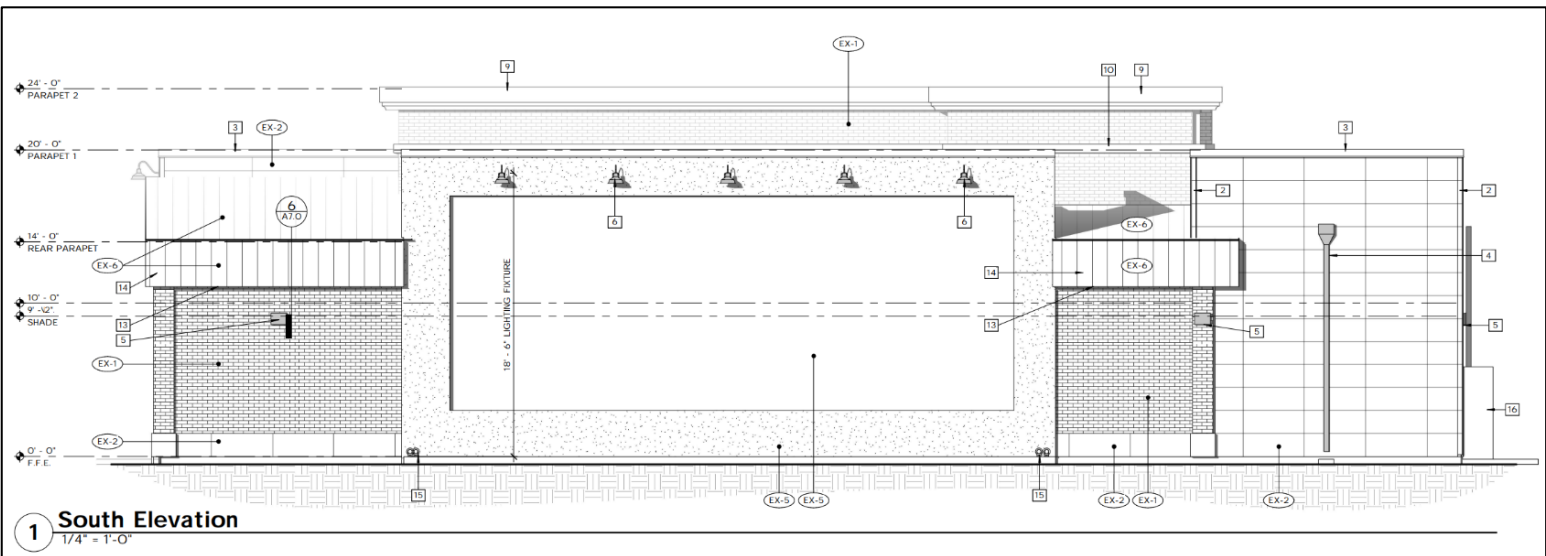
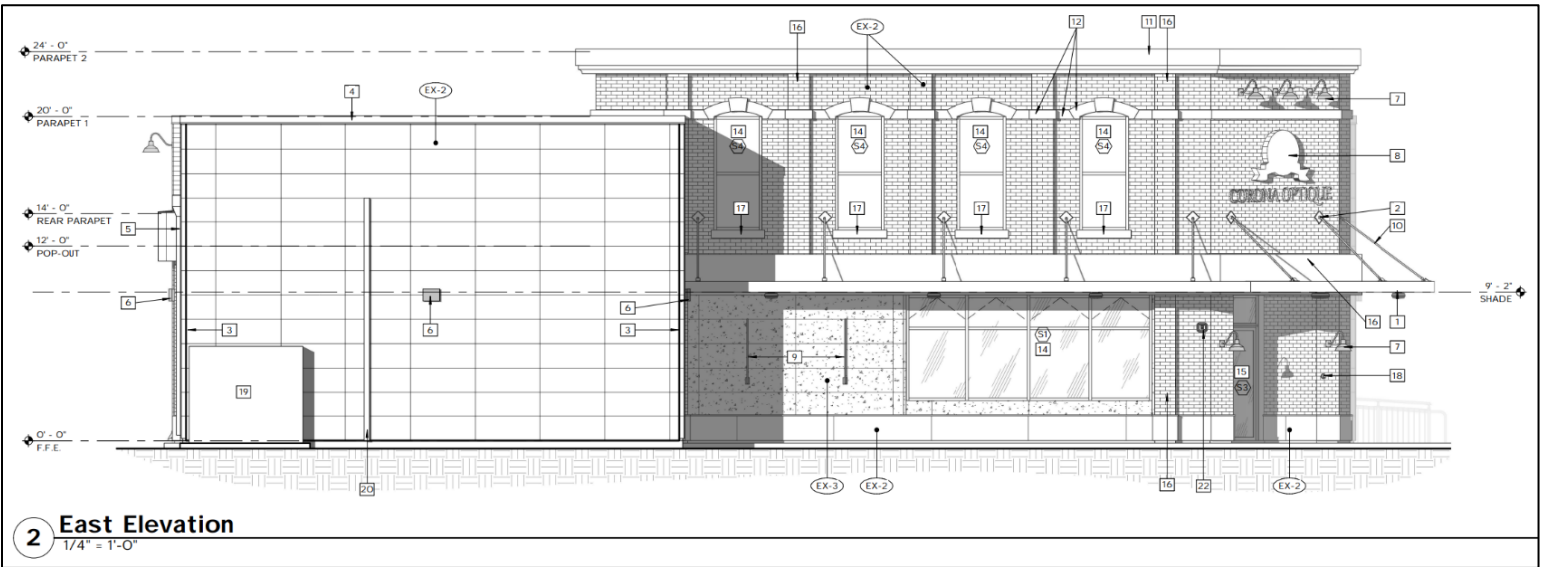
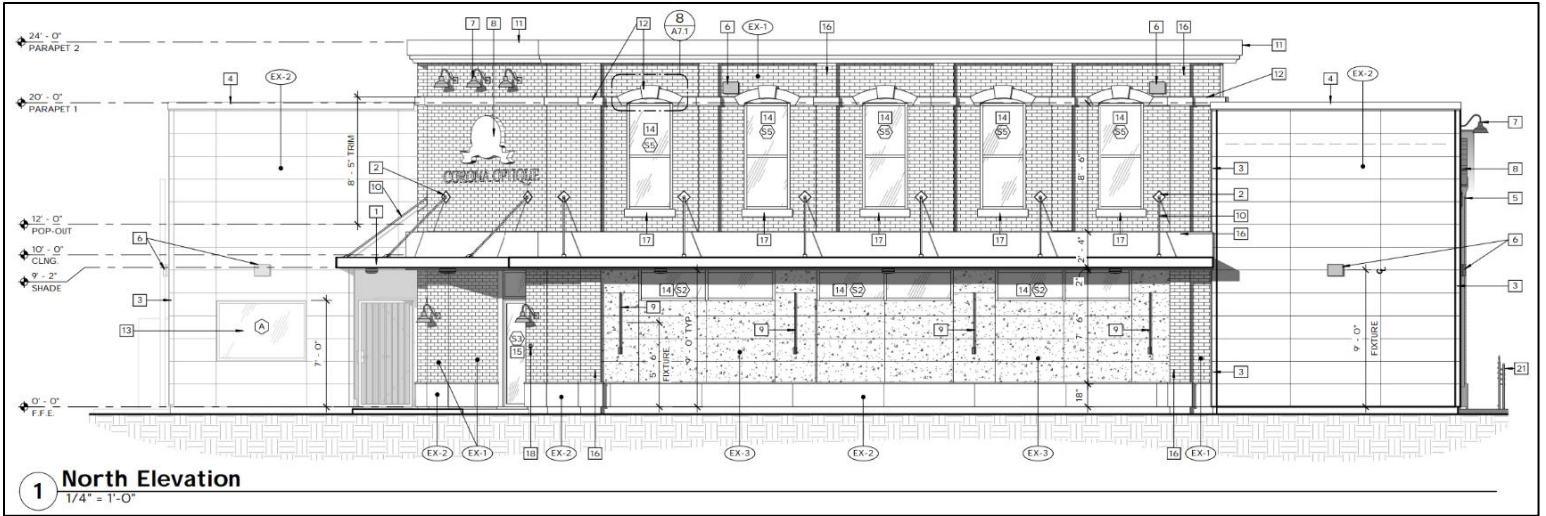
ATTACHMENT B

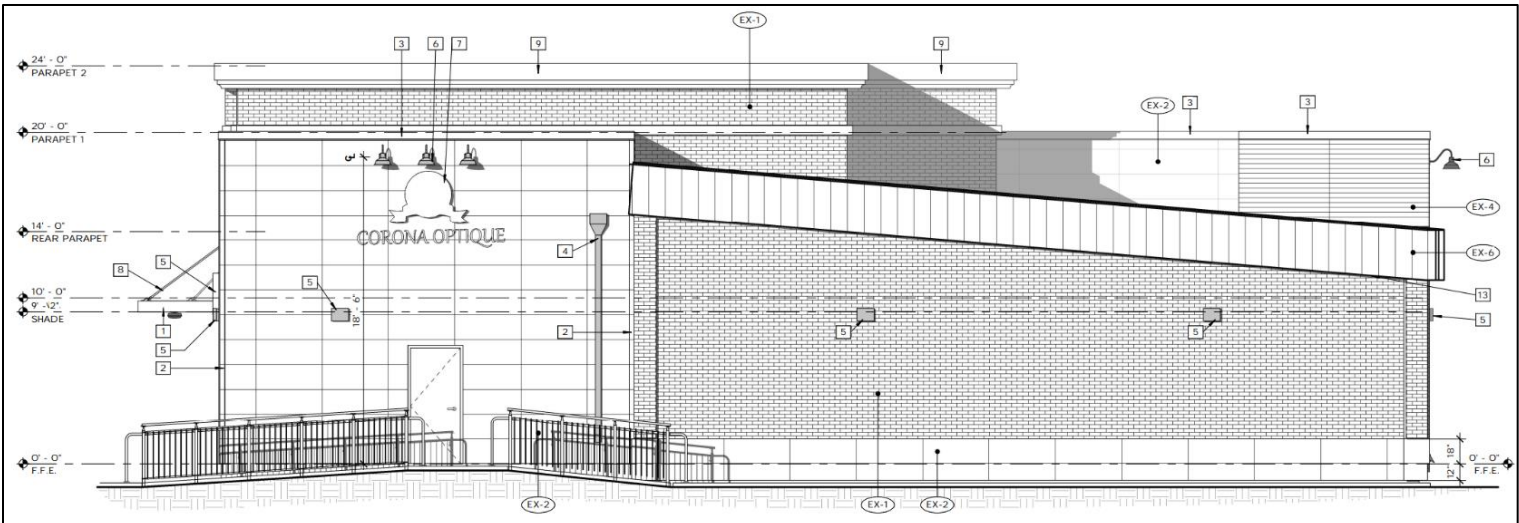
Site Plan



1 Site Plan
1/16" = 1'-0"

ATTACHMENT C Elevations





2 West Elevation
 1/4" = 1'-0"

ATTACHMENT D
Colors, Textures, Materials

COLORS/MATERIALS



Entrance at Northeast Corner



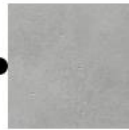
Rear Side Facing 32nd St



SHERWIN WILLIAMS
TRICORN BLACK SW6258



NICHIHA FIBER CEMENT
"TUFFBLOCK"
COLOR STEEL



NICHIHA FIBER CEMENT
"INDUSTRIALBLOCK"
COLOR GRAY



NICHIHA FIBER CEMENT
"VINTAGEBRICK"
COLOR ALEXANDRIA BUFF



ATAS INTERNATIONAL
STANDING SEAM ROOM
COLOR COPPER

Note: Developer may submit alternate color choices at or before the DHRC meeting.

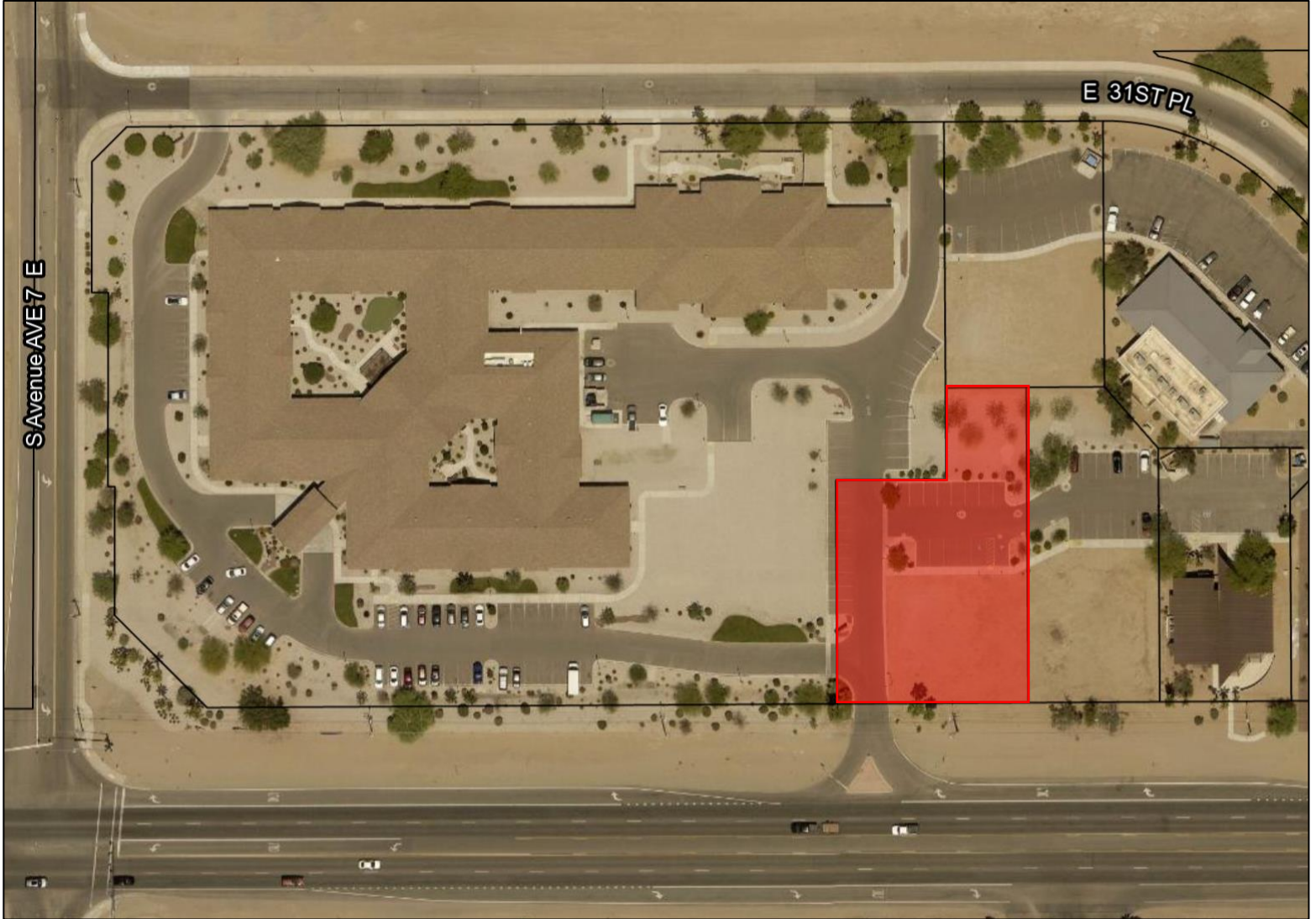
ATTACHMENT E
Proposed Signage



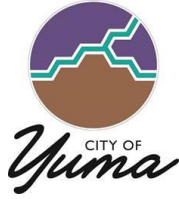
ATTACHMENT F
Renderings



ATTACHMENT G
Aerial Photo



Subject Property



STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42276-2024
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: AMELIA DOMBY

Hearing Date: August 14, 2024 **Case Number:** DHRC-42276-2024

Project Description/Location: This is a request by Penn Neon Sign Co., Inc., on behalf of 201 S. First Avenue, LLC, for the review of new wall-mounted signs for Community Medical Services – Yuma, in the Brinley Avenue Historic District, for the property located at 201 S. 1st Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue	X	Century Heights		Main Street		None	
Individually Listed Historic Buildings on- site:	Yes		No	X				
Aesthetic Overlay:	Yes		No	X				
Parcel Number:	633-43-081							
Address:	201 S. 1 st Avenue							
Property Owner:	201 S. 1 st Avenue, LLC							
Property Owner's Agent:	Penn Neon Signs Co., Inc							
Site	OT/H/IO		Medical Office					
North	OT/H/IO		Residence					
South	OT/H/IO		Social Hall					
East	OT/H/IO		Office					
West	OT/H/IO		Multi-use					
Prior Related Actions or Cases:	DHRC-9077-2015 (wall-mounted signs); DHRC-6172-2014 (window covers, paint, roof); HR02-22 (wall-mounted sign)							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

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

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

Yes No

Explain/Describe/ Discuss:	This property is not individually listed on the National Register of Historic Places. This building was constructed circa 1959.
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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 is a request for replacement signage for Community Medical Services – Yuma.
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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:	The request matches the minor maintenance modifications found in the Yuma City Code.
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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 request will not harm or detract from nearby historic structures.
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Staff Summation: Staff APPROVED the request to replace wall-mounted signs for Community Medical Services - Yuma on January 24, 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

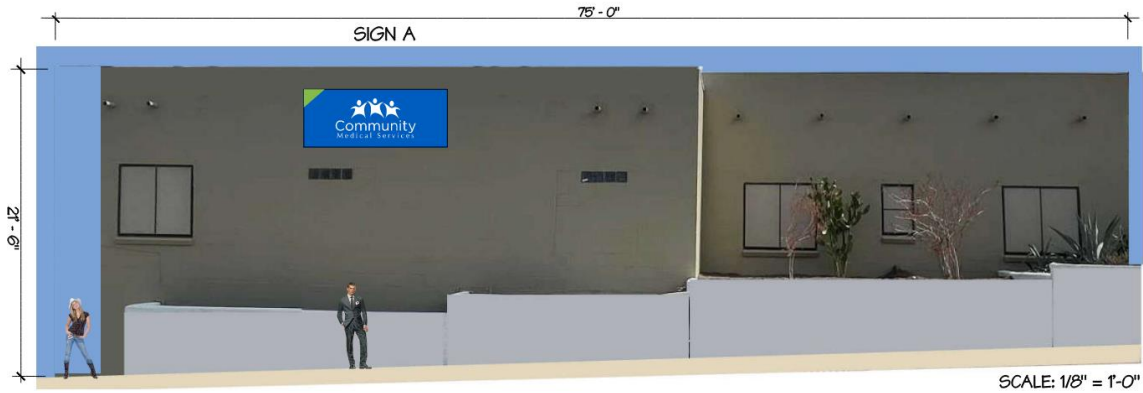
Attachments:	
A.	Sign Details
B.	Site Photos
C.	Aerial Photo

Prepared By: *Amelia Domby* **Date:** July 29, 2024
 Amelia Domby
 Principal Planner *Amelia.Domby@yumaaz.gov* (928) 373-5000 ext. 3034

Approved By: *Robert M. Blevins* **Date:** 07-30-24
 Robert M. Blevins
 Principal Planner

ATTACHMENT A

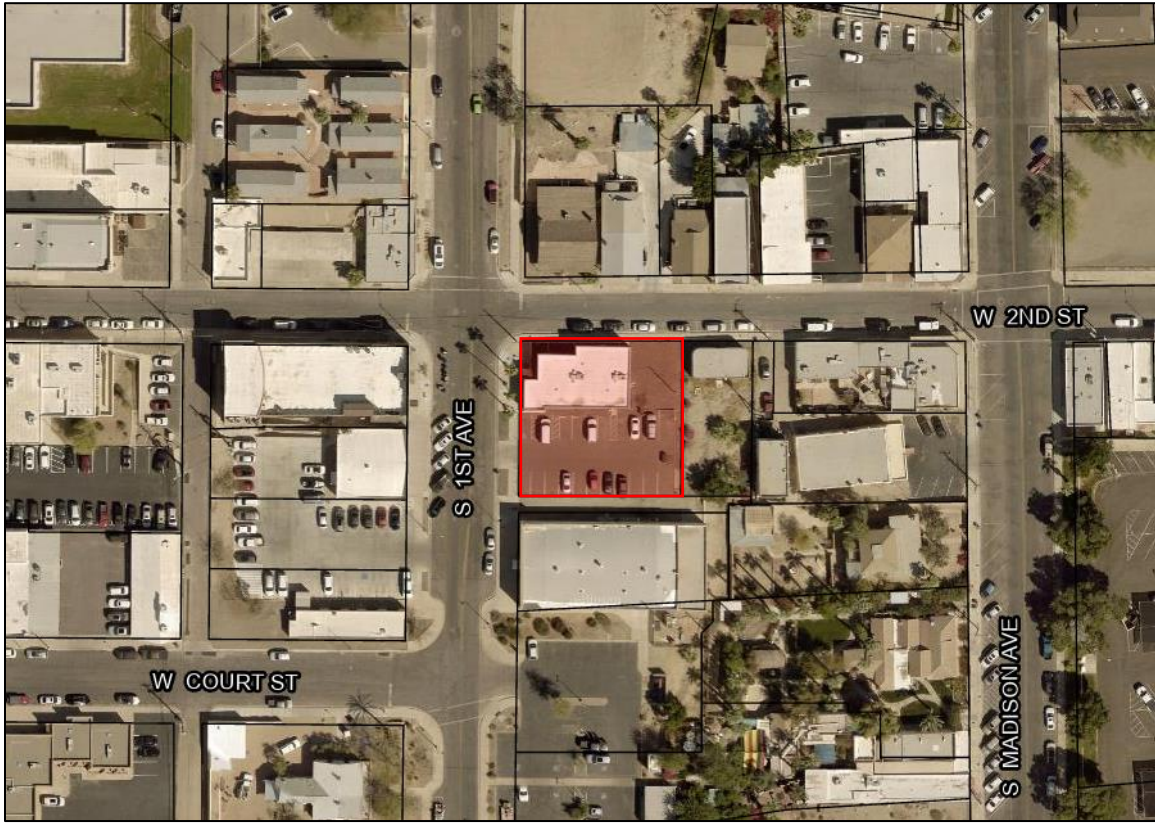
Sign Details

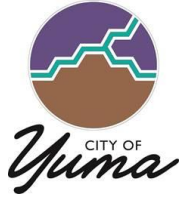


ATTACHMENT B
Site Photos



ATTACHMENT C
Aerial Photo



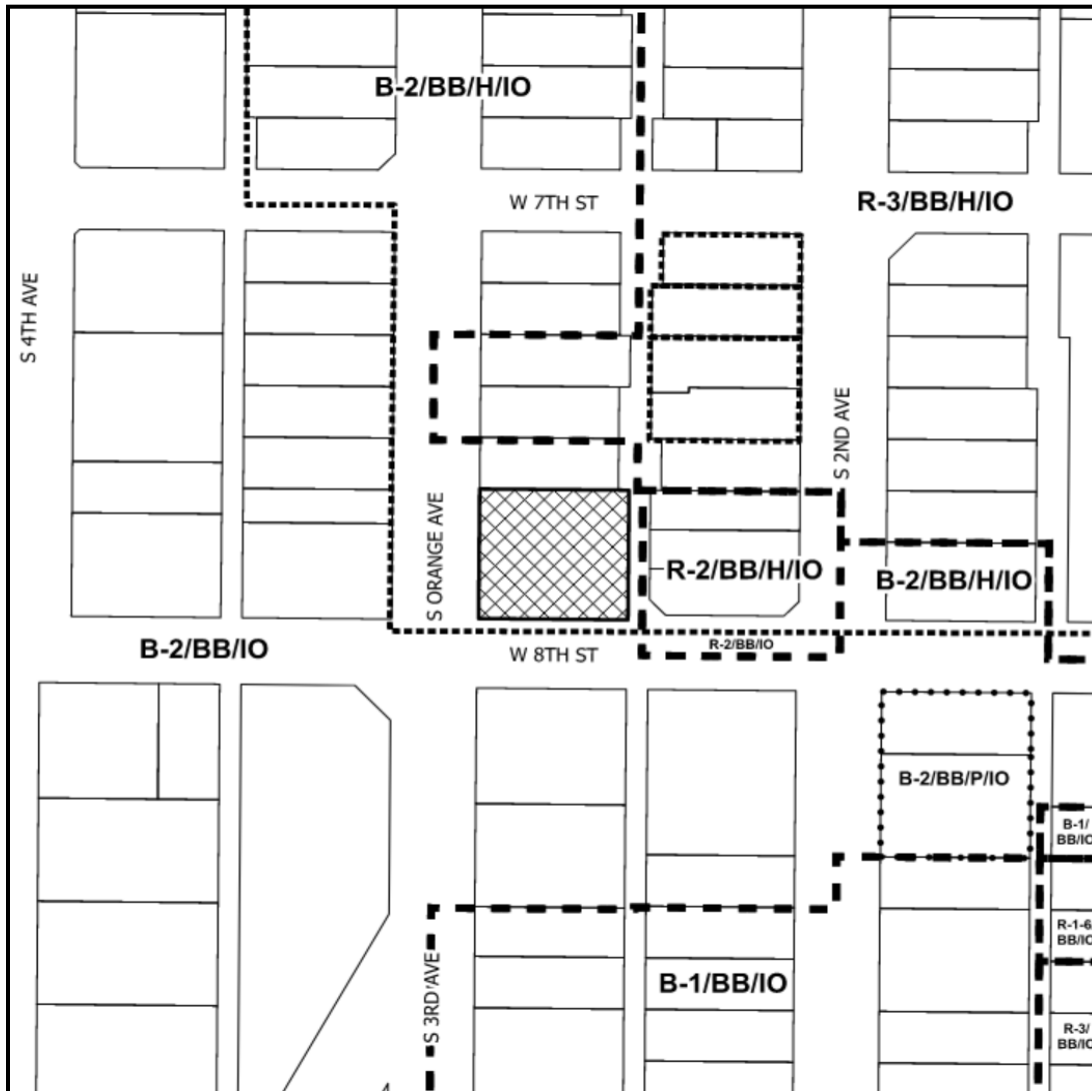


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42804-2024
 DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
 COMMUNITY PLANNING
 CASE PLANNER: GUILLERMO MORENO-NUNEZ

Hearing Date: August 14, 2024 **Case Number:** DHRC-42804-2024

Project Description/Location: This is a request by Yuma Office Rental LLC., on behalf of Thomas Cockburn, for historic review of the installation of a new door and window in the Century Heights Conservancy Residential Historic District. The property is located at 773 S Orange Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Historic District:	Brinley Avenue		Century Heights	X	Main Street		None	
Individually Listed Historic Buildings on-site:	Yes		No	X				
Aesthetic Overlay:	Yes		No	X				
Parcel Number:	633-59-133							
Address:	773 S. Orange Avenue							
Property Owner:	Yuma Office Rental LLC							
Property Owner's Agent:	Yuma Office Rental LLC							
Site	B-2/H/IO/BB	Commercial Business						
North	B-2/H/IO/BB	Single Family Home						
South	B-2/IO/BB	Parking						
East	R-2/H/IO/BB	Single Family Homes						
West	B-2/IO/BB	Parking & Laundromat						
Prior Related Actions or Cases:	DHRC-1089-2012 paint and signs; DHRC-3155-2013 window tint; HR2002-005 block wall and gate; HR2007-039 signs							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

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

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

Yes No

Explain/Describe/ Discuss:	This property is not individually listed on the National Register of Historic Places.
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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 property owner is installing a new front door and window.
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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:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154-02.04.E.
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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 action is in keeping with the Secretary of the Interior’s Standards and will not have a detrimental effect on the structure or the district as a whole.
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Staff Summation: Staff APPROVED the request to install the new front door and window on June 3, 2024, relating to building permit COMB-89735-2024. 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

Attachments:	
A.	Site Photos
B.	Aerial Photo

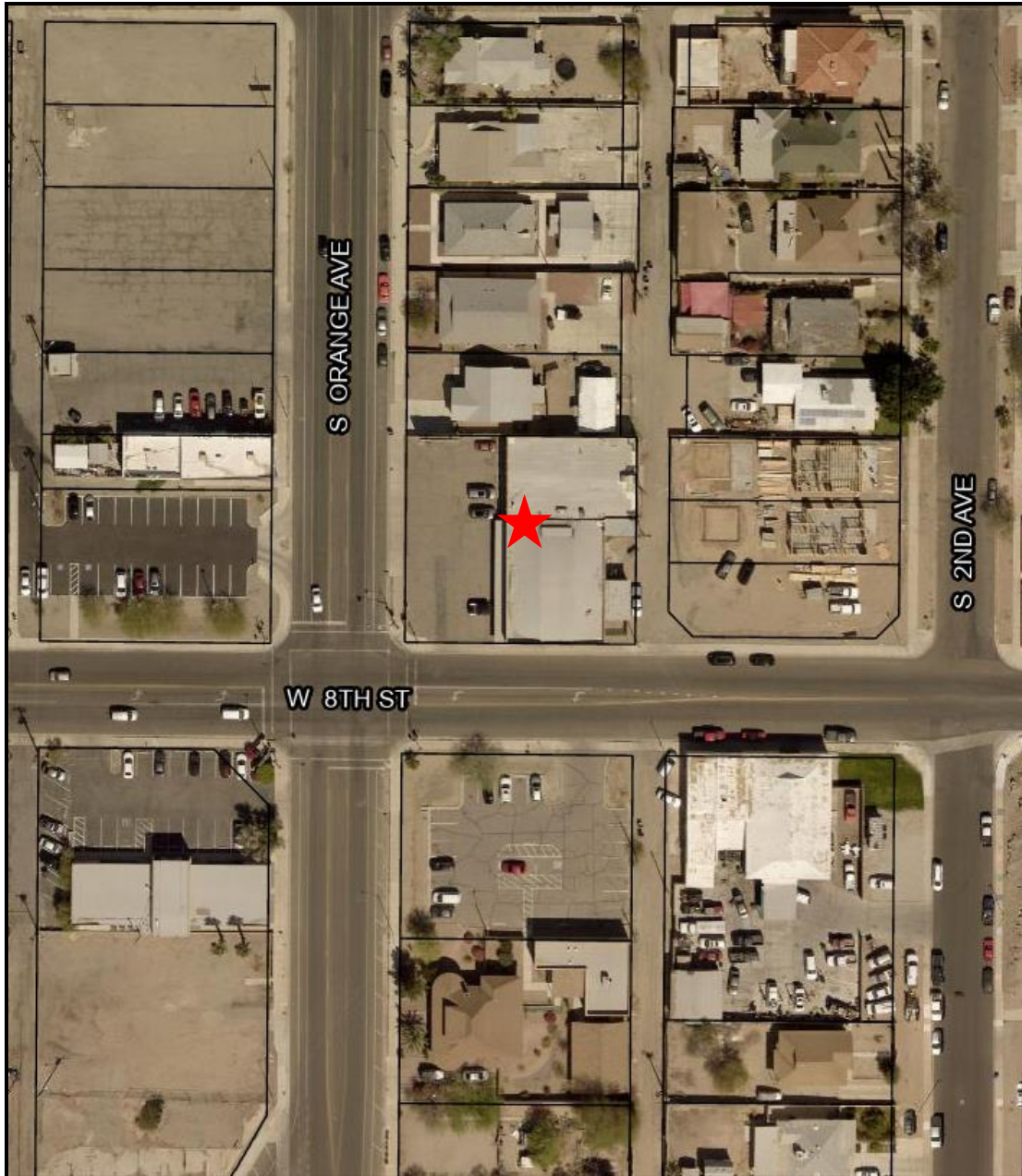
Prepared By: *Guillermo Moreno-nunez* **Date:** July 26, 2024
 Guillermo
 Moreno-nunez
 Assistant Planner Guillermo.moreno-nunez@yumaaz.gov (928) 373-5000 ext. 3038

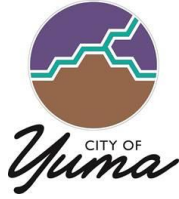
Approved By: *Robert M Blevins* **Date:** 07/31/24
 Robert M. Blevins,
 Principal Planner

ATTACHMENT A
Site Photos



ATTACHMENT B
Aerial Photo



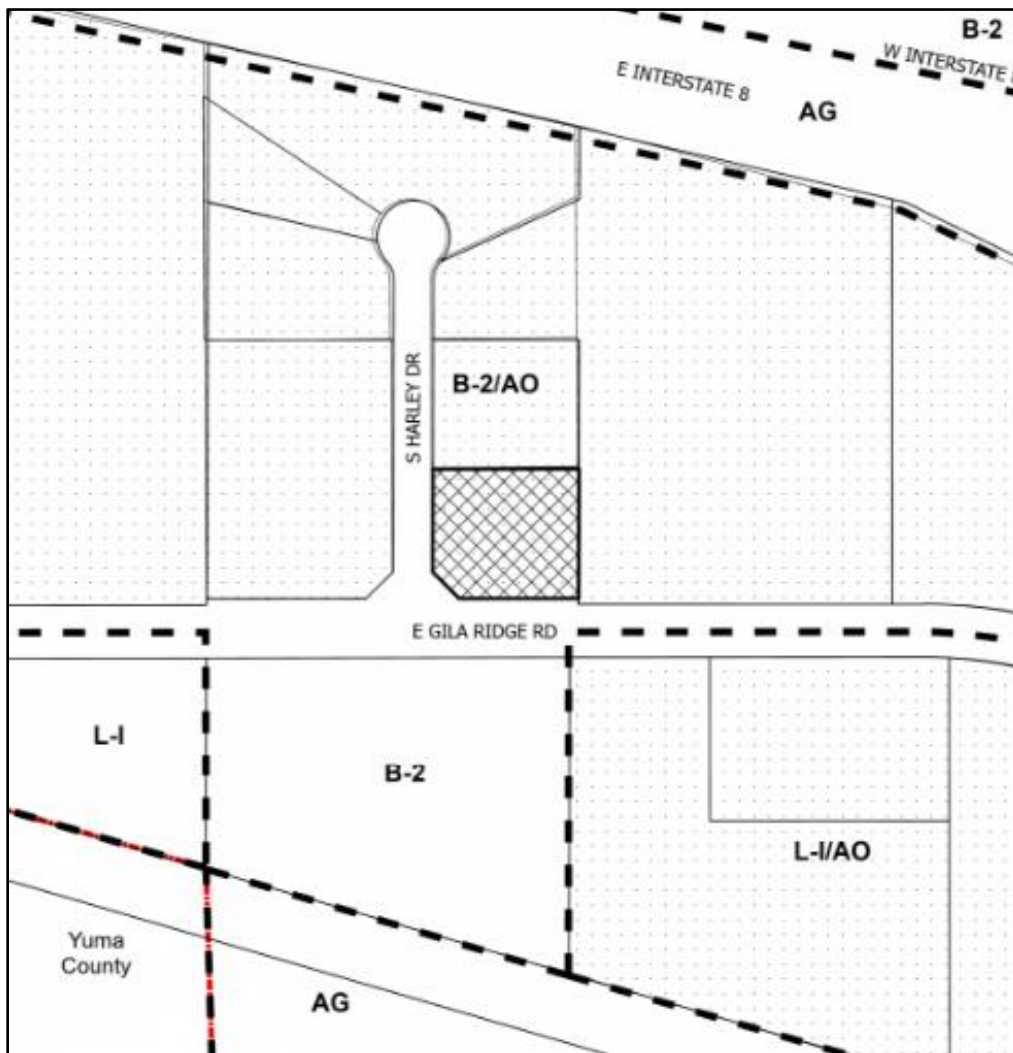


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42684-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

Hearing Date: August 14, 2024 **Case Number:** DHRC-42684-2024

Project Description/Location: This is a request by SignMasters, LLC, on behalf of Chris Miller Living Trust dated 5-12-2015, for the review of new wall-mounted signs for Pour Behavior, in the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at 2175 S. Harley Drive, Yuma, AZ.

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:	666-51-010				
Address:	2175 S. Harley Drive				
Property Owner:	Chris Miller Living Trust dated 05-12-2015				
Property Owner's Agent:	Singmaster's, LLC				
Site	B-2/AO	Pour Behavior			
North	B-2/AO	Self-Storage Facility			
South	B-2/AO	Rock Church Yuma			
East	B-2/AO	Self-Storage Facility			
West	B-2/AO	Motorcycle Dealer			
Prior Related Actions or Cases:	DHRC-40518-2022 (Remodel existing building); DHRC-22286-2018 (Sign); DR2005-15(LZ Bar & Grill)				
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 property is not individually listed on the National Register of Historic Places. This building was constructed in 2006.
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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 is a request for replacement signage for Pour Behavior.
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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:	The request matches the minor maintenance modifications found in the Yuma City Code.
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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:	The proposal is in keeping with the purpose and guidelines of the Aesthetic Overlay District.
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Staff Summation: Staff APPROVED the request to replace wall-mounted signs for Pour Behavior on May 13, 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.	Sign Details
B.	Site Photos
C.	Aerial Photo

Prepared By: *Amelia Domby* **Date:** July 29, 2024
 Amelia Domby
 Principal Planner Amelia.Domby@yumaaz.gov (928) 373-5000 ext. 3034

Approved By: *Robert M. Blevins* **Date:** 07/31/24
 Robert M. Blevins,
 Principal Planner

ATTACHMENT A Sign Details

Requesting approval of sign design and materials used for one (1) customer provided 112.5" h x 95.5" w 10g hot roll raw metal sign onto west elevation of building exterior. Metal sign will weather and form rust as time passes.

STAIN STEEL 1165 S 4th Ave. Yuma AZ 928-782-7497	THIS DESIGN IS PROPERTY OF SIGNARTISTS AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT OF SIGNARTISTS.	CITY OF YUMA DATE: 3-28-24 FILE NAME: Pour Behavior Wall signs 2024	Greg Vilalpando - Sales Executive Ph: 928-782-7497 Fax: 928-782-1515 Cell: 928-580-7938 Office: 1165 S. 4th Ave., Yuma AZ
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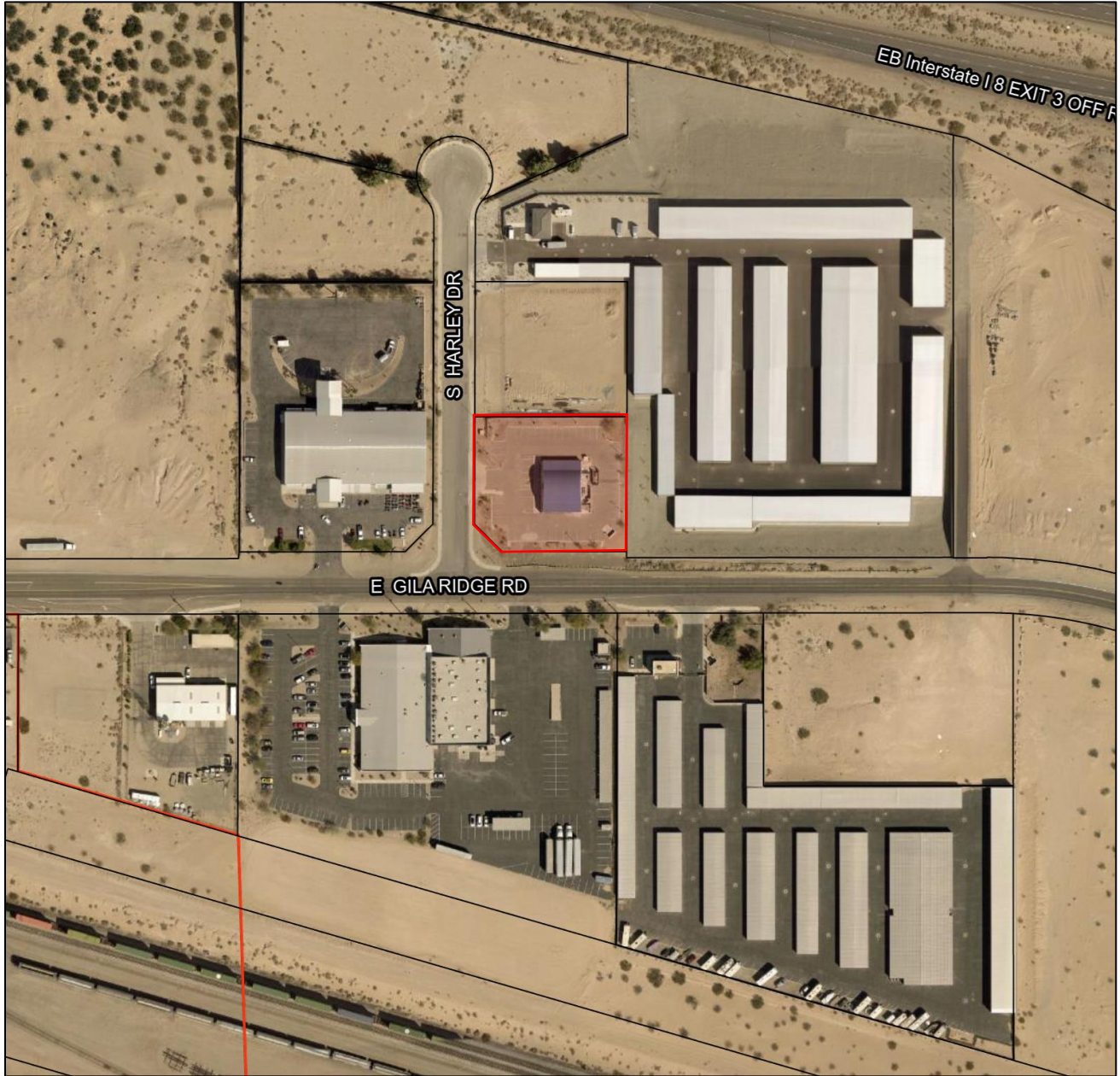
Requesting approval of sign design and materials used for one (1) customer provided 48" h x 82" w 10g hot roll raw metal sign onto west elevation of building exterior. Raw metal sign will weather and form rust as time passes.

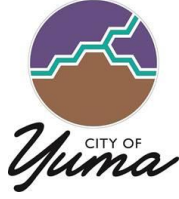
STAIN STEEL 1165 S 4th Ave. Yuma AZ 928-782-7497	THIS DESIGN IS PROPERTY OF SIGNARTISTS AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT OF SIGNARTISTS.	CITY OF YUMA DATE: 3-28-24 FILE NAME: Pour Behavior Wall signs 2024	Greg Vilalpando - Sales Executive Ph: 928-782-7497 Fax: 928-782-1515 Cell: 928-580-7938 Office: 1165 S. 4th Ave., Yuma AZ
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ATTACHMENT B
Site Photos



ATTACHMENT C
Aerial Photo



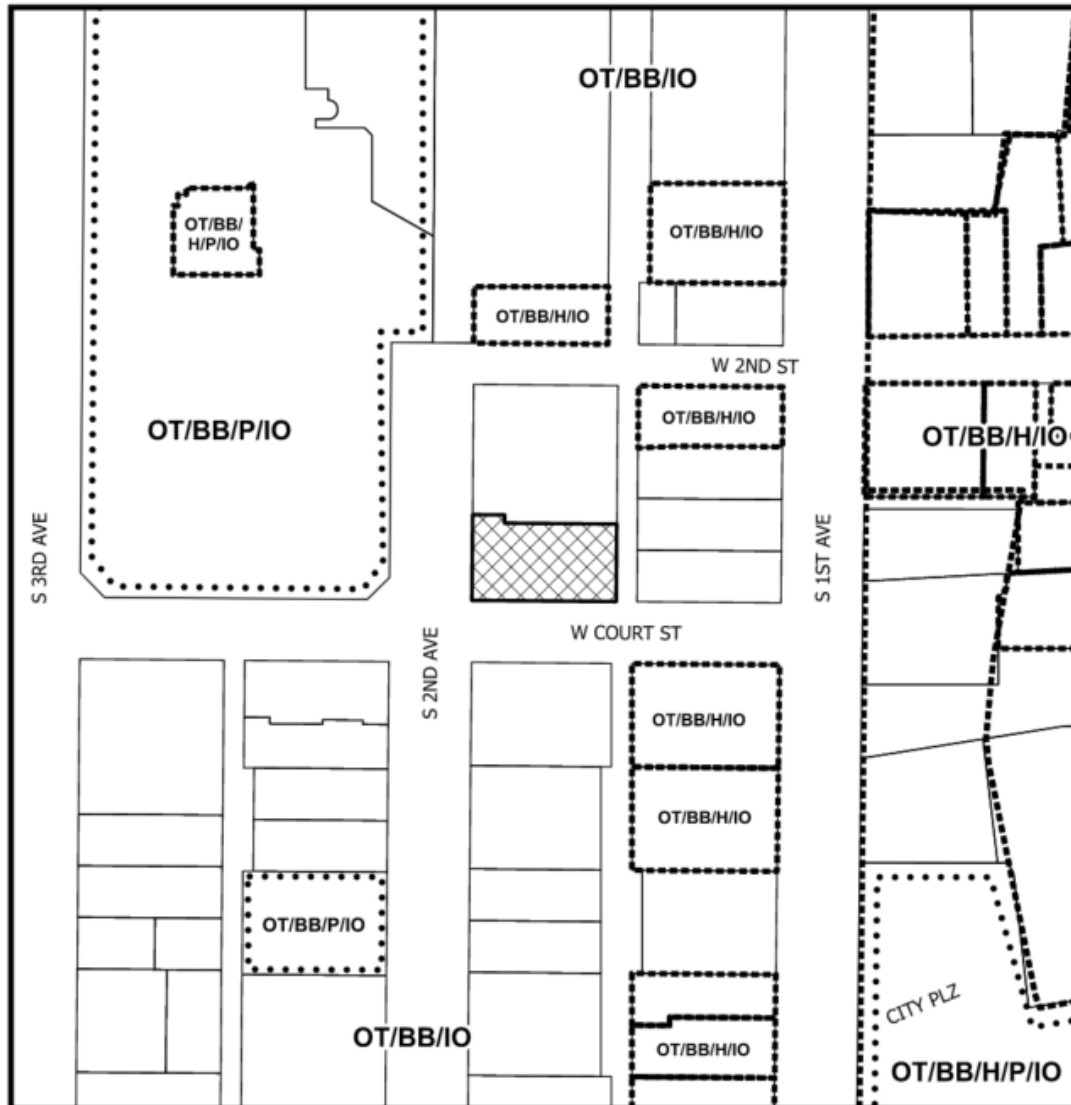


STAFF MEMO
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
ADMINISTRATIVE REVIEW CASE #: DHRC-42966-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING DIVISION
CASE PLANNER: BOB BLEVINS

Hearing Date: August 14, 2024 **Case Number:** DHRC-42966-2024

Project Description/Location: This is a request by Yuma County, for aesthetic review to demolish 2 buildings in the Old Town/Infill Overlay (OT/IO) District. The property is located at 150 W. Court Street and 217 S. 2nd Avenue, Yuma, AZ.

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:	633-43-072							
Address:	150 W. Court Street & 217 S. 2 nd Avenue							
Property Owner:	Yuma County							
Property Owner's Agent:	None							
Site	OT/IO/BB		Offices					
North	OT/IO/BB		Offices					
South	OT/IO/BB		Offices					
East	OT/IO/BB		Offices					
West	OT/IO/P/BB		County Court House					
Prior Related Actions or Cases:	HR2005-043 (Signs).							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

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

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

Yes No

Explain/Describe/ Discuss:	The buildings have been modified and were not historically significant.
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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 demolition project is somewhat beyond the scope but the removal will not impact historic properties. The property is not historic or within a historic district.
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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:	These buildings were not historically noteworthy. Their removal does not affect the preservation of the character of the zoning district.
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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.
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Staff Summation: Staff APPROVED the request on June 13, 2024, relating to building permit: CDEM-89894. This action does not have an adverse effect on the 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.	Before and After

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

Date: 07/23/24

ATTACHMENT A
Before and After

