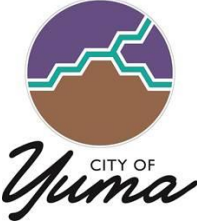


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

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 that the Design and Historic Review Commission will hold a meeting open to the public on November 13, 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 <i>City Hall Council Chambers One City Plaza</i> Wednesday, November 13, 2024 4:00 p.m.
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Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

October 9, 2024

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-43383-2024**: *This is a request by MAHA, LLC for historic review of 2 new duplexes in the Century Heights Conservancy Residential Historic District. The property is located at 406 S. 2nd Avenue, Yuma, AZ.*

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

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
 - None
 - Aesthetic Overlay
 - None
2. National Heritage Area
3. Commission
4. Public - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

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
October 9, 2024**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, October 9, 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, Chris Hamel, and Sandra Anthony. Commissioners James Sheldahl and William Moody were absent.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Domby, Principal Planner; Guillermo Moreno-nunez, Assistant Planner; Zenia Fiveash, Assistant Planner; John LeSueur, Assistant City Attorney and Alejandro Marquez, Administrative Specialist.

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

APPROVAL OF MINUTES

August 28, 2024

Motion by Commissioner Chris Hamel, second by Vice Chairman Amanda Coltman to APPROVE the minutes of August 28, 2024. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-43232-2024: *This is a request by Dennis Harris, on behalf of Holdinginvestmentyuma LLC, for historic review of the exterior appearance of the Individually-listed Luz Balsz House in the Century Heights Conservancy Residential Historic District, for the property located at 473 S. 2nd Avenue, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Chris Hamel asked for clarification if the awnings were going to be replaced not removed **Blevins** replied the awnings will be replaced and will match the color scheme of the home.

Commissioner Juan Leal-Rubio commented he was glad to see that the awnings were not going to be removed, and then asked if the building in the backyard was a garage. **Blevins** answered no, it was an Accessory Dwelling Unit (ADU).

Commissioner Sandra Anthony commented that she was glad to see the home was being rebuilt.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner Juan Leal-Rubio, second by Vice Chairman Amanda Coltman, to APPROVE Case Number DHRC-43232-2024 as presented. Motion carried unanimously, (5-0) with two absent.

DHRC-43244-2024: *This is a request by Signmasters of Yuma, LLC., on behalf of Ricardo Jaramillo, for aesthetic review of the installation of a new monument sign in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 1874 S. Avenue B, Yuma, AZ.*

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

QUESTIONS FOR STAFF

Commissioner Sandra Anthony asked if there was a sign currently located on the property. **Moreno-nunez** replied there is a sign attached to the wall of the building.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-43244-2024 as presented. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

NONE

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-43265-2024: *This is a request by Melissa Henry, on behalf of 441 Downtown LLC., for historic review of window signage in the Century Heights Conservancy Residential Historic District. The property is located at 441 S. 1st Avenue, Yuma, AZ.*

Chairman Tom Rushin acknowledged the Administrative Approvals

Aesthetic Overlay

DHRC-43256-2024: *This is a request by Signmasters of Yuma, LLC, on behalf of W.M. Grace Companies, for aesthetic review of wall-mounted signage in the Limited Commercial/Aesthetic Overlay (B-1/AO) District. The property is located at 2383 W. 24th Street, Suite #120, Yuma, AZ.*

Chairman Tom Rushin acknowledged the Administrative Approvals

National Heritage Area

None

Commission

None

Public Comment

None

ADJOURNMENT

The meeting was adjourned at 4:14 p.m.

Minutes approved this _____ day of _____, 2024.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-43383-2024
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

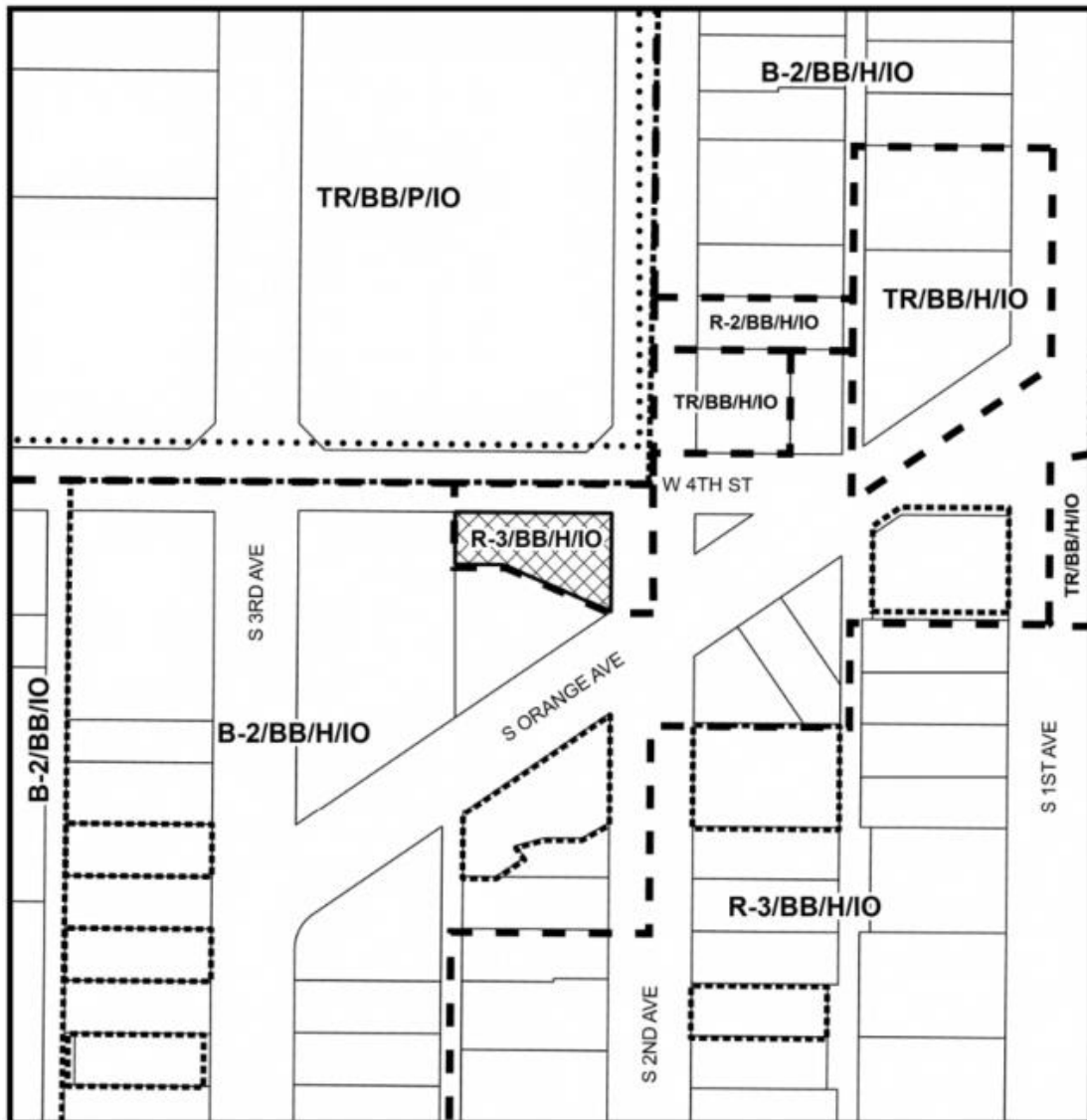
Hearing Date: November 13, 2024

Case Number: DHRC-43383-2024

Project Description/Location:

This is a request by MAHA, LLC for historic review of 2 new duplexes in the Century Heights Conservancy Residential Historic District. The property is located at 406 S. 2nd Avenue, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Residential Conservancy Historic District
Parcel Number:	633-51-100
Historic Listing Status:	N/A
Address:	406 S. 2 nd Avenue
Property Owner: Property Owner's Agent	MAHA, LLC.
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Vacant lot
Surrounding Zoning and Land Uses:	
○ North:	TR/IO/BB: Fire Station
○ South:	B-2/H/IO/BB: Vehicle Repair
○ East:	B-2/H/IO/BB: Residences
○ West:	B-2/H/IO/BB: Vehicle Repair
Related Actions or Cases:	DHRC-40600-2022 (new duplexes-never built).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This project is proposed for a vacant lot and will contain two buildings of two stories each. Each building will have two dwelling units with the living rooms and kitchens on the first floor and the bedrooms on the second floor.

Staff Analysis:

The external awnings, light fixtures, and window surround relief all contribute to moderating the large expanses of the building facades. The use of the horizontal band around the buildings above the first floor adds to the exterior wall textures/materials and will enhance the modern-design of the residences.

In addition to being in the Century Heights Historic District, this property is also in the Infill Overlay, which allows for some reductions in fees and dimensional standards in order to encourage the re-use of vacant lots. This project is a good example of infill- bringing more people and life to the neighborhood with a higher density housing development.

The City of Yuma Historic (H) District states as part of its Purpose and Intent:

“New structures erected within a historic district or the renovation of an existing structure within a historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district and to promote the historical significance of the site or district among residents and visitors to the community.”

The closest neighboring properties are commercial in nature. Staff feels these new residences will not overpower or distract from surrounding buildings in Century Heights.

Staff Recommendation: Staff recommends **APPROVAL** of the historic review of a new multi-family complex at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion: Move to **APPROVE** DHRC-43383-2024 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 MAHA, LLC for historic review of 2 new duplexes at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District 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: 11/04/24

Final staff report delivered to applicant on: 11/04/24

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 11/04/24 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | 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. Aerial Photo

Prepared By: *Robert M. Blevins* **Date:** 11/04/24
Robert Blevins
Principal Planner

Approved By: *Jennifer L. Albers* **Date:** 11/4/24
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 Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

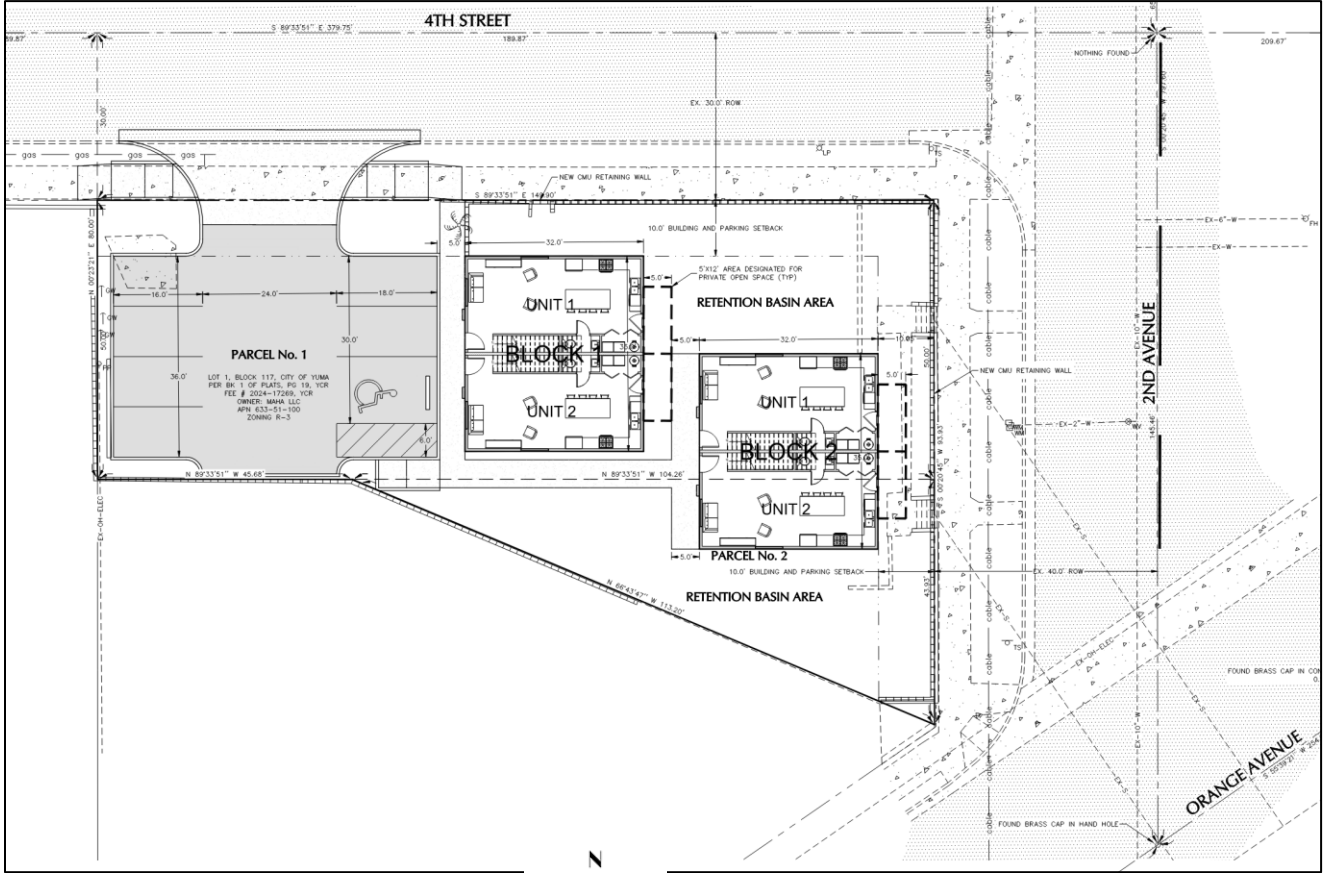
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

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 Site Plan



ATTACHMENT C

Elevations



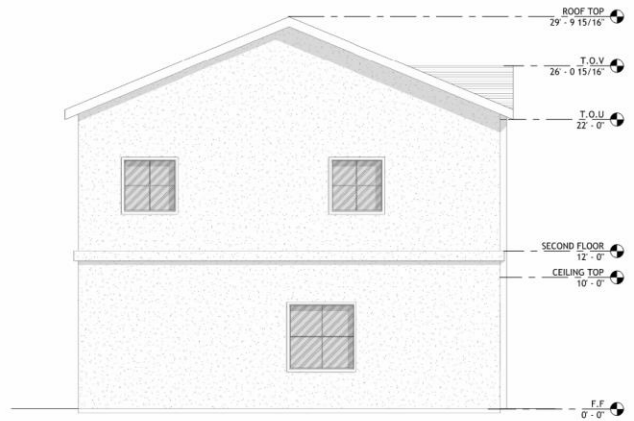
FRONT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"

ATTACHMENT D
Colors/Textures/Materials

Doors/Trim Color
Sherwin Williams 9099

SW 9099

Saddle Up

Walls / House Numbers
EIFS Color: Senergy 3106 Concord



Roofing

Eagle Tile Product Sample

www.eagleroofing.com



SCB 8823 Pebble Beach Blend

Canopies Canopia by Palram Sophia



CMU Retaining Wall

DIAMOND PRO® AIR

HERITAGE

The Diamond Pro® Air is an innovative wall block with a locator system that creates a near-vertical wall. This system fits any retaining wall application and increases installation speed with its lightweight design.

Feature & Benefits:

- Can be installed as a gravity wall or geogrid-reinforced wall.



TAN

Light Fixtures Hampton Bay HB7096-43



ATTACHMENT E
Aerial Photo

