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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Members of the Design Review Board (DRB) held a meeting, which was open to the public on:

Date and Time: Friday March 26, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call 7:32 AM

Rosemary Bright	Present
Susannah Dickinson	Present
Caryl Clement	Absent
Nathan Kappler	Present
Chris Stebe	Present – Arrived at 7:36 AM

A quorum was established.

2. Review and Approval of the 1/29/2021 LAR and Meeting Minutes Action Taken

Motion was made by Member Bright to approve the LAR and Draft Minutes of January 29, 2021 as submitted, duly seconded by Member Clement. All in favor. Motion passed 3-0.

3. Call to the Audience

No Speakers

4. Case # RNA-DRB-RNA-21-02 – Rialto Building Façade Modifications

Rio Nuevo (RNA) Review

33 S 5th Av, Parcel # 11706168A

Associated Activity #s: [T21SA00082](#), [T20CM08740](#)

OCR-2 Zoning

Action Taken

Staff introduced and the applicant presented the project, providing the following clarifications in response to questions posed by the DRB and staff:

- 1) The color of the balcony matches what is existing in the building;
- 2) Balcony could be extended to better frame mural space on Herbert Avenue;
- 3) Temporary Revokable Easement (TRE) establishes a path at the center of Herbert Avenue;
- 4) Can remove the vertical line on east elevation's ground door/window and make it tilt up to better match the new north elevation's ground windows/door;
- 5) On east elevation, existing downspouts to be replaced by the new stairs/balcony's downspouts;
- 6) The balcony is 5 feet deep, and is to be used as an outdoor working and lounging space for the new

office on the second floor; the staircase is not required by building code, since access to the second floor is provided from entrance on Congress Street;

- 7) The balcony could be 8 feet deep, and can remove the stairs;
- 8) Outdoor seating area for restaurant on the ground at the northeast corner of the site, and will be depicted on site plan;

The following feedback was provided by DRB members:

- 1) At a public scale, stairs are not fitting its use for downtown as an environment; stairs are not drawing character from the surrounding area and do not complement the overall historic context in the area; stairs do not represent an enhancement, and are not a utility that warrant their need;
- 2) The columns of the stairs/balcony structure could be as slender as possible;
- 3) The colors of the balcony could blend in better;
- 4) Ensure stairs and balcony meet code in terms of access for Tucson Fire and Environmental Services;
- 5) Outdoor seating area need to be reflected in the site plan.

Staff indicated that modifications to the application will need to be reviewed by the Plans Review Subcommittee (PRS) of the Tucson-Pima Historical Commission.

Motion was made by Member Bright to continue this case, requesting applicant to return to the DRB with a revised application that demonstrates compliance with UDC Section 5.12.7.C.3, .8 and .12, as discussed. The motion was duly seconded by Member Dickinson. Motion passed by a voice vote of 4-0. Motion passed unanimously.

6. Staff Announcements

Informational

Staff is processing several applications that will be presented to the DRB for their review. Also, staff informed the DRB that two DRB positions are still vacant, one for a registered architect and the other is a position at large.

7. Adjournment

Meeting adjourned at 9:00 AM.