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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 May 7, 2021, 7:30 a.m.

Location: Meeting was held virtually using Microsoft Teams

- | | |
|-------------------------------------|----------------|
| 1. Call to Order / Roll Call | 7:35 AM |
| Rosemary Bright | Present |
| Susannah Dickinson | Present |
| Caryl Clement | Absent |
| Nathan Kappler | Present |
| Chris Stebe | Absent |

A quorum was established.

2. Review and Approval of the 4/23/2021 LAR and Meeting Minutes

Action Taken

Motion was made by Member Dickinson to approve the LAR and Draft Minutes of April 23, 2021 as submitted, duly seconded by Member Clement. All in favor. Motion passed 4-0.

3. Call to the Audience

No Speakers

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

Rio Nuevo (RNA) Continued Review

33 S 5th Av, Parcel # 11706168A

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

OCR-2 Zoning

Action Taken

Staff reminded the DRB the project was reviewed by the [DRB on March 26, 2021](#), and requested the applicant to return to the DRB with a revised application that demonstrates compliance with UDC Section 5.12.7.C.3, .8 and .12. Based on this request, the applicant revised the proposal, which was also reviewed again by the Tucson-Pima Historical Commission Plans Review Subcommittee (PRS), per UDC 5.12.7.F.4, on April 22, 2021, recommending approval of the project as presented by the applicant, with the condition that the roof of the balcony is lowered by about one foot, to allow for the view of the parapet line of the Rialto building.

The applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) The slope of the proposed balcony's roof matches the slope of the balcony along the Congress Street façade, and helps preserve in place the existing gutters and vents on the east elevation;
- 2) The skylights on the proposed balcony's roof allow access of natural light into the balcony space;
- 3) The existing gutter will be rerouted below the new balcony, with drainage going into the pavement area;
- 4) The new balcony's roof will be standing seam metal; the balconies in the rear of the property are also metal.

The City's Historic Preservation Officer indicated the use of a standing seam metal roof would represent itself as a new feature, blending with articulated forms found in the area, versus a corrugated metal roof.

Motion was made by Member Bright to recommend to the PDSO Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D. The motion was duly seconded by Member Dickinson. Motion passed by a voice vote of 3-0. Motion passed unanimously.

**5. Case # RNA-DRB-RNA-21-08 – Print Shop & Parking Conversion to Single-Family Residential
Rio Nuevo (RNA) Review**

255 S Stone Av, Parcels # [117140750](#) and [117140760](#)

Associated Activity #s: [T21SA00105](#), [T21CM01520](#)

C-3 Zoning

Action Taken

Staff introduced the project, and informed the DRB the project was reviewed by the Tucson-Pima Historical Commission Plans Review Subcommittee (PRS), on April 22, 2021, recommending approval, with the condition that the stucco features are preserved.

The applicant presented the project, providing the following clarifications in response to questions posed by the DRB:

- 1) The proposed new land use in single-family residential;
- 2) Exterior lighting, compliant with lighting code, will be provided at the corner of the entry door, along the south side of the existing building, and in the landscaped areas;
- 3) The property owner intends to maintain the existing signage on the building;
- 4) Colors have not been discussed with property owner;
- 5) Parking provided onsite meets parking requirements;
- 6) Only 1.3% shade on the sidewalks is provided; not feasible to plant trees on either right-of-way, due to existing ground and overhead utilities;
- 7) The 4-foot gap between the new carport and the adjacent building to the east serves as access point to the adjacent property.

The City's Historic Preservation Officer indicated the use of awnings on the existing historic structure would impact the existing decorative eyebrows above windows and doors.

Motion was made by Member Dickinson to recommend to the PDSO Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C. and 5.1.7.D, with the understanding that, because of the historic nature of the existing structure and site limitations, shade requirements cannot be met. The motion was duly seconded by Member Bright. Motion passed by a voice vote of 3-0. Motion passed unanimously.

6. Staff Announcements

Informational

Staff informed the DRB no new cases have been filed. Staff also mentioned the proposed Sunshine Mile District Urban Overlay is expected to go to Mayor and Council for their consideration in late June.

Staff indicated it will review the specifications of the shade requirement specified in the UDC, in response to the one of the applicant's concern that sun path diagrams Tucson (32 degrees north latitude) indicate the sun at 82 degrees in the sky at 12n on June 21, not 2pm; that at 2pm, the sun is about 62 degrees in the sky, and about 80 degrees from true south. DRB Member Dickinson volunteered to do some research.

7. Adjournment

Meeting adjourned at 8:49 AM.