

2023

**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**LEGAL ACTION REPORT/Minutes**

**Thursday, January 26, 2023**

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

Note: A recording of the entire meeting (audio/video) can be accessed at <https://www.youtube.com/playlist?list=PLUfRGd7RxAUv6rMbRNEurjg1iY8N4ZALR>

**1. Call to Order and Roll Call**

Meeting called to order at 1:00 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carol Griffith, Joel Ireland, Savannah McDonald, Jan Mulder, Rikki Riojas

Commissioners Excused/Joined Late: None

Applicants/Public Present: Leo Katz

Staff Present: Jodie Brown, Maria Gayosso, and Michael Taku (all Planning and Development Services Department [PDSD])

**2. Approval of the Legal Action Report/Minutes for the Meeting of January 12, 2023**

**Motion:** It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of January 12, 2023, as submitted.

Commissioner McDonald seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

**3. Historic Preservation Zone Review Cases**

*UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines*

**3a. DP 22-0181/SD-1222-00009, 2719, 2725 and 2731 E. Broadway**  
Remodel of existing buildings to accommodate a new restaurant.

Full Review/Sunshine Mile National Register Historic District Adjacent  
Non-Contributing Resource/Rehabilitation Standards

Staff Brown told Plans Review Subcommittee (PRS) members that they will review the plans for these non-contributing resources for compatibility with the adjacent Sunshine Mile National Register Historic District. Staff Brown then asked Staff Gayosso to provide more background. Staff Gayosso noted that this situation is similar to the infill incentive district in terms of how PRS can look at this proposal. Additionally, that there will be Design Professional (DP) and Design Review Board (DRB) reviews. If any issues come up during these reviews, applicant will return to PRS.

Leo Katz (Leo R. Katz Architect) then presented the plans, provided details on the remodel for each of the buildings, and answered questions. The building at 2731 E. Broadway is the existing Zemam's restaurant, and they are incorporating two adjacent buildings into their "complex" - 2725 E. Broadway is where Zemam's lounge will be, and 2719 E. Broadway will eventually be a coffee shop. The project proponents plan to demolish a small, detached non-contributing building at the rear of 2725 E. Broadway, but this is not part of the current project, nor is parking, which will be developed to the west by Rio Nuevo.

Discussion was held. Action was taken.

**Motion:** It was moved by Commissioner McDonald to recommend approval of the project as presented.

Commissioner Griffith seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

4. **Task Force on Inclusivity Report Recommendations**

4a. **Discussion on Best Practices for Naming of City- and County-Owned Physical Assets**

No report was given.

5. **Current Issues for Information/Discussion**

5a. **Minor Reviews**

Staff Taku reported that there was one minor review since the last meeting, for two signs at 314 E. Congress. Commissioner Riojas, who has assisted Staff Taku with these reviews, noted that there were no issues with the signs, but she wanted to make the point that electrical work was begun before the signs were approved, and that this was inappropriate. Staff Taku noted that there are two upcoming minor reviews. One is for a solar panel at 532 E. 1<sup>st</sup> St. (West University Historic Preservation Zone), and the other is for a wall at 5301 E. Fort Lowell

Road (Fort Lowell Historic Preservation Zone). He will reach out for volunteers to assist in the reviews.

**5b. Appeals**

Staff Taku noted that there are no current appeals.

**5c. Zoning Violations**

Staff Taku noted that there are ongoing and pending cases being worked on for compliance and/or in the review process, and that staff is working with their zoning violation code enforcement liaison. A violation at 705 N. 7<sup>th</sup> Ave. is actively being worked, and he will update the subcommittee when more information is available.

**5d. Review Process Issues**

No review process issues were raised.

**6. Summary of Public Comments (Information Only)**

No public comments were received by the deadline.

**7. Future Agenda Items for Upcoming Meetings**

The next scheduled meeting will be February 9, 2023. Staff Brown noted that there were no advisory board meetings in January, so almost certainly no historic preservation cases will be ready for review by the next meeting. There may, however, be a courtesy review ready.

**8. Adjournment**

Meeting adjourned at 1:54 P.M.