

2024

Tucson-Pima County Historical Commission
Plans Review Subcommittee (PRS)

LEGAL ACTION REPORT/Minutes

Thursday, May 23, 2024

This was a hybrid meeting. The meeting was accessible at the provided link to allow for participating in-person, 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

The meeting was called to order at 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Teresita Majewski (Chair), Joel Ireland, Andrew Christopher (virtual); Jan Mulder and Rikki Riojas (in-person)

Commissioners Absent: Savannah McDonald

Applicants/Public Present: Charles Pifer, Zoe Sadorf, Poster Mirto McDonald [PMM] (virtual)

Staff Present: Michael Taku and Jodie Brown (City of Tucson, Planning and Development Services Department [PDSD]) (in-person), Johanna Hernandez (Housing and Community Development [HCD]) (virtual)

2. Approval of the Legal Action Report/Minutes for the Meeting of May 9, 2024

Motion: Commissioner Riojas moved to approve the Legal Action Report/Minutes for the meeting of May 9, 2024, as submitted with the removal of the comment bubble on [3a].

The motion was seconded by Commissioner Ireland.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner McDonald absent)

3. Historic Preservation 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. SD-0524-00047, 1475 N Oracle Road
Rehabilitation of Tucson House**

Full Review//Miracle Mile National Register Historic District
Contributing Resource/Rehabilitation Standards

Staff Brown informed commissioners that the project was being reviewed consistent with the City's Administrative Directive and the current Programmatic Agreement with HCD. Staff stated that it is reviewed for tax credits by PRS, the State Historic Preservation Office (SHPO), and the National Park Services (NPS). The project was presented as a courtesy review at the PRS meeting of November 30, 2023.

Johanna Hernandez from HCD presented background on the project summarizing all the actions undertaken to implement the rehabilitation of the building.

Architect Charles Pifer from PMM provided an overview of the project, clarified points, and answered questions during the presentation.

Discussion was held, and Commissioners were satisfied with the presentation. Action was taken.

Motion: Commissioner Riojas moved to recommend approval of the project as presented.

The motion was seconded by Commissioner Mulder.

The motion passed unanimously by a roll call vote of 5-0. (Commissioner McDonald absent)

4. **Public and Institutional Use in a Development Zone Discussion**

4a. **Discussion on the use of Public and Institutional buildings as comparative properties in Development Zones**

Given that all PRS members were not present, the consensus was to not discuss it at this meeting and to keep this item on the agenda for further discussion with PRS and staff.

No action was taken.

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

5a. **Discussion on Best Practices for Naming of City- and County-Owned Physical Assets**

No report was given.

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

6a. **Minor Reviews**

Staff Taku summarized the projects reviewed at 707 E. 1st Street for solar (West University), 505 E. 5th Street for a retaining wall [West University], 330 S. Scott Avenue to replace 10 existing cracked doors [Temple of Music & Art, Armory Park], 2900 N. Craycroft Road for restroom doors/ADA sidewalk [Fort Lowell], and 531 N. 4th Avenue for a change of use – retail to restaurant, Boca Taco [4th Avenue Commercial Historic District]. The review at 350 S. Convent Avenue to replace a door [Barrio] has been extended and will be completed at a later date. Commissioners Riojas and Ireland assisted with the reviews onsite and virtual reviews.

Staff will request availability when new cases are ready for review.

6b. Appeals

Staff Taku noted no pending appeal(s).

6c. 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 are working with their zoning violation code enforcement liaison. Staff noted that there are violation cases being worked on that eventually will be reviewed by PRS.,

6d. Review Process Issues

Commissioners requested that PDS Management provides more information on recently passed House Bill (HB) 2720 and 2721 especially the changes pertaining to ADUs.

Commissioners requested to be informed of the outcome of reported zoning violation cases, Code Enforcement involvement, and when in the court process.

7. Summary of Public Comments (Information Only)

No public comment was received by the posted deadline.

8. Future Agenda Items for Upcoming Meetings

The next scheduled meeting is June 13, 2024. Staff Brown noted that potential items include Item 4a on this agenda, Capstone properties – relocation and new construction, and potential cases from the advisory boards.

9. Adjournment

The meeting was adjourned at 2:41 P.M.