

Meeting Minutes

Historic Preservation Commission

Regular Meeting

May 22, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chair Weight at 5:30 p.m.

Roll Call

Commission Attendance

Chair Kevin Weight
Vice Chair Cheryl Bell
Commissioner Bryan Saba
Commissioner Mark Yost
Commissioner Kyle Barichello

Staff Attendance

David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Mika Liburd, Associate Planner
Taylor Manemann, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Erika Finbraaten
Commissioner Devan Wastchak

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Yost.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on questions you raise.

CHAIR WEIGHT welcomed new Commission Member Barichello and asked if he could introduce himself.

COMMISSIONER BARICHELO stated that he moved to Chandler about three years ago and works in real estate development as an entitlements manager. He further stated he has a Planning

degree from Iowa State and moved here in 2017 to work as a city planner for the town of Queen Creek. He shared that he is married with a three-year-old child with another child on the way. He mentioned that he was on Chandler's Planning and Zoning Commission and is happy to be part of the Historic Preservation Commission.

Action Agenda Item No. 1 and Discussion

1. Meeting Minutes of May 22, 2024, Historic Preservation Commission

Move Historic Preservation Commission approve Historic Preservation Commission Meeting Minutes of May 22, 2024.

Action Agenda Item No. 1 Motion and Vote

COMMISSIONER SABA moved to approve Item No 1 Meeting Minutes of the May 22, 2024, Historic Preservation Commission; Seconded by COMMISSIONER YOST.

Motion carried unanimously (5-0).

Action Agenda Item No. 2 and Discussion

2. PLH24-0017 CORDERO BASTIDAS ADDITIONS

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request Certificate of Appropriateness for expansion of a home within a Historic District.

COMMISSIONER SABA pointed out while reviewing the neighborhood, he noticed several homes had auxiliary structures and asked if having a secondary structure in the backyard was historically allowed in that neighborhood, as it appeared to be common. He asked if this was a normal feature in the neighborhood and how the zoning or code had historically permitted such structures.

MIKA LIBURD, ASSOCIATE PLANNER stated the historic preservation overlay guidelines went into effect in this area recently and asked the Planning Manager for clarification.

DAVID DE LA TORRE, PLANNING MANAGER explained that the zoning code allowed each single-family lot to have an accessory building. He stated that each lot has setbacks and maximum lot coverage that must be met. He further stated that each lot could have accessory structures in the rear yard all permitted by code, such as an open-air Ramada, storage shed, or chicken coop.

CHAIR WEIGHT pointed out that historically, detached garages were more common in this district than attached garages, with attached garages only becoming prevalent after World War II.

EX OFFICIO MEMBER, JODY CRAGO mentioned shortly after the war, several structures were built in the backyards of that neighborhood, typically for airmen for the nearby Williams Air Force Base.

He further mentioned that a few of the structures were repurposed buildings from the internment camp at Gila River.

CHAIR WEIGHT sought clarification regarding a stipulation recommended by the staff, which required the addition of wooden slats to the existing wrought iron fence located on the north side of the property to screen the view of the rear yard and the new addition. Wooden slats must match the slats and design of slats shown in the fence at the southeast portion of the front yard. He asked for the reasoning behind this stipulation.

MIKA LIBURD, ASSOCIATE PLANNER responded according to Criterion 1, the addition should be designed in a way that makes it subordinate to the historic property. She explained the carport in the front yard blocks the view of the rear yard, but once the carport is removed, the screening will no longer exist. She further explained to meet this criterion, staff asked the applicant to add wood slats to screen the addition and minimize its visibility.

CHAIR WEIGHT asked if the project would require any zoning adjustments or variances, specifically regarding setbacks and lot coverage as proposed.

MIKA LIBURD, ASSOCIATE PLANNER confirmed that the project, as submitted, had lot coverage of 38%, which was under the maximum allowed and it also complied with all required setbacks and other zoning requirements.

CHAIR WEIGHT confirmed there were no further questions or comments from the Commission Members and asked if the Applicant could come forward.

SOFIA CORDILLERA, APPLICANT introduced herself and stated her and her husband have been in the neighborhood since 2020 and are very excited about the historic neighborhood. She stated that she did not have a presentation prepared but would be able to answer any questions and is excited to start a project in our backyard.

CHAIR WEIGHT confirmed there were no questions from the Commission Members for the Applicant and announced that there were no speaker cards for this item. He expressed appreciation for staff's explanation of the criteria for a certificate of no effect, acknowledging the new structure will be a few feet taller than the existing house, but it is set far enough back that it will not have much of an impact. He mentioned that the owners were not receiving the historic property tax benefit and encouraged them to speak with staff about applying for the state-run program.

SOFIA CORDILLERA, APPLICANT confirmed they had already submitted their application for the historic property tax benefit but missed the April 15th deadline.

Action Agenda Item No. 2 Motion and Vote

COMMISSIONER SABA moved to approve Item PLH24-0017 Cordero Bastidas Additions, subject to stipulation recommended by staff; Seconded by COMMISSIONER BARICHELLO

Motion carried unanimously (4-0); Vice Chair Bell recused herself.

CHAIR WEIGHT congratulated the Applicants for being the first to receive a certificate of appropriateness from the City of Chandler.

Briefing

Staff briefing on the Downtown Region Area Plan Update

ALISA PETTERSON, SENIOR PLANNER presented a briefing on an area plan update that is currently underway for the downtown region area plan update. She stated in the presentation, staff will be covering the highlights of the current plans and guidelines that pertain to the subject area, goals and objectives that the Planning Division has identified, process and timelines, and then discussion. She welcomed any thoughts the commission had on how this could apply to historic preservation. She stated there are several existing plans and presented images and statements regarding the Chandler General Plan; the Chandler Redevelopment Area, adopted in 1995; the South Arizona Avenue Entry Corridor Study, adopted in 2006; and the South Arizona Avenue Design Guidelines, adopted in 2010. She also highlighted other larger development goals outlined in the city's strategic framework and economic development strategic plan. She explained while looking at the current guidelines, one will see area boundaries for the redevelopment area; it spans from Ray Road to the north, to Pecos to the south, and McQueen Road at the east over to Hartford Street at the west. She stated within that larger redevelopment area is a more focused plan and this would be the South Arizona Avenue Area Plan that is largely focused right in the downtown area and that plan was adopted in 2006. She presented the proposed area map for the new downtown regional area update and pointed out the dark blue lines represent the extent of the subject area, and it has been expanded. She explained the light blue shaded area represents the area that currently falls within that redevelopment area, to get an understanding of where that line is being changed from area plans. She pointed out that the new plan runs from Ray Road to the north; all the way down to the 202 freeway at the south; McQueen Road for the East Side; and all the way over to Alma School for the west. She explained that staff has identified five districts: the Northern District, San Marcos District, the Historic Downtown District, the Eastern District, and the Southern District. She explained, staff has identified several priorities and first and foremost, protecting, updating, but safeguarding the existing historical and characteristic assets that we have within these areas. Staff also wanted to promote land use planning that is in alignment with existing development while at the same time providing additional flexibility for new development to allow adaptive reuse and/or traditional redevelopment. She further stated that staff would like to fine-tune the vision for existing neighborhoods for North Arizona Avenue and East Chandler Boulevard, recognizing that these two locations are really gateways into the downtown area. She presented further details for

the project kickoff, project startup, and stated staff is just in the gathering input phase. She explained staff and the consultant will be collecting information from the community and citizens and once that is complete, staff will move into drafting and finalizing the plan. She stated the current goal would be city council approval by the end of this year so that the final plan is in place as of January 2025. She stated the feedback phase is going to be the most visible and interactive with the community and there will be multiple opportunities to collect community input. She explained that staff will be conducting several educational meetings such as this one, conducting stakeholder interviews with identified key stakeholders and community members. She stated that the City is getting the website ready to go and that will go live probably at the beginning of next month. She further explained that through the website, staff will provide updates and meeting dates and surveys. She stated that staff is also planning on three visioning workshops, the third of which will be an immersive event. She explained this will be an exciting public event that will allow the community to immerse themselves in three-dimensional virtual reality scenarios prepared based on the community input that we collect and there will be ample public notification in the hopes of engaging the widest range of the community possible. She elaborated on outreach efforts, informing the community of project info, updates, backgrounds, and goals. She asked if there is anything that the Historic Preservation Commission would like to see staff include in this area plan update or something that should not be considered. She mentioned that staff is always open for any suggestions and welcomed the commission's input.

COMMISSIONER SABA pointed out the new districts in red. He sought clarification on the process for how the areas were selected.

ALISA PETTERSON, SENIOR PLANNER explained the boundaries in those specific areas grew from the middle out, with the historic downtown being clearly defined. She further explained Chandler Boulevard was used as the boundary between the historic downtown and the Northern District, as it provided a clear distinction between the areas north and south of Chandler Boulevard. She stated the San Marcos District was also clearly defined and to avoid arbitrary or undulating boundary lines, they aimed to find clear, obvious boundaries. She further stated east of the historic downtown, the boundary between the downtown and eastern district ran along the train tracks, another clear geographic boundary, reflecting distinct character areas. She stated the Southern District was defined as everything south of Pecos, extending all the way to the 202 to recognize it as a key gateway into the downtown area.

COMMISSIONER SABA thanked staff for the explanation.

COMMISSIONER YOST asked about the Springs Neighborhood located east of McQueen and north of Frye. He noted redevelopment appeared to be stretching between and south of Chandler Boulevard and asked for clarification on that area and what redevelopment entailed.

ALISA PETTERSON, SENIOR PLANNER referenced the Redevelopment Element, dating back to 1995, which marked the first focus in defining a future vision for those areas. She mentioned in 1995 those areas were undeveloped, hence included in that core focus area, but that today most of those areas are now stable and therefore excluded. She deferred to the Planning Manager to give additional historical context.

DAVID DE LA TORRE, PLANNING MANAGER agreed with the explanation, that the area east of McQueen had remained vacant for many years but had since seen development, such as Quick Trip, offices, a carwash, and Andy's to the south. He explained at the time, those areas were vacant, which is why they were originally included in the area plan and that the current effort was to update those boundaries, removing areas already developed that are unlikely to change and including areas that might transition from potential redevelopment or adaptive reuse to existing neighborhoods. He pointed out that this resulted in a wider boundary to the north of Chandler Boulevard up to the railroad.

COMMISSIONER YOST mentioned that during a board meeting for the Springs, two homeowners expressed concerns about some low-income apartment buildings being planned along McQueen, south of Chandler, and how it might affect property values.

DAVID DE LA TORRE, PLANNING MANAGER confirmed that the site mentioned was owned by the City of Chandler and the Public Housing Authority had recently decided to proceed with a new low-income housing development on that property. He offered to provide more details offline.

VICE CHAIR BELL sought clarification on areas outside the boundaries that were color-coded for redevelopment, noting that light blue represented redevelopment and dark blue the actual boundary.

ALISA PETTERSON, SENIOR PLANNER explained the light blue represented the 1995 plan, while the light-yellow shaded areas were part of the 2006 area plan for redevelopment. She stated the images are superimposed it to provide a sense of what has been previously considered. She further stated as areas developed and stabilized, the boundaries were adjusted, and the dark blue lines represent the boundaries for the current area plan update.

CHAIR WEIGHT thanked staff for the presentation and expressed appreciation for goals including those to safeguard historic assets and promote land use planning that aligned with existing character, including historic character. He asked if staff could provide a presentation on historic preservation within Chandler in the future. He asked the Commission from a historic preservation perspective, if there was anything they would like to see included in the updated plan. He noted the Historic Downtown Commercial District and other areas such as Southside Village, Silk Stocking, San Marcos, and Chandler High School. He pointed out that some of these areas had some formal historic recognition, either through the city's process or the National Register of

Historic Places and suggested that the list might not be comprehensive as he believed as there are other properties within the boundary, even if not formally listed, that had been considered eligible for recognition. He emphasized that the more inclusive staff could be in identifying and proactively encouraging preservation and compatible land use with those properties, the better.

ALISA PETTERSON, SENIOR PLANNER stated that feedback has already been received with comments from the public asking about those historic areas and that it was one of staff's priorities. She acknowledged that there were also other areas they hoped to encourage and that the comments presented will be carried forward.

Member Comments/Announcements

CHAIR WEIGHT announced this year's Arizona Historic Preservation Conference is scheduled June 25th through 28th in Prescott at the Hassayampa Inn. He stated the conference has fantastic tours and speakers and is a great opportunity to network and to learn about preservation.

DAVID DE LA TORRE, PLANNING MANAGER announced if any Commission Members were interested in attending, the city would cover the registration costs.

CHAIR WEIGHT asked if the City of Chandler had an updated inventory of historic properties available. He pointed out, while the city has properties that are formally listed on the historic register, there are other historic properties that were surveyed back in the 1990's that still might exist today. He suggested staff update the list and create a plan for outreach to encourage properties to considered registration, like what was done with the Silk-Stocking neighborhood and other properties that have been brought before the Historic Preservation Commission.

Calendar

The next Regular Meeting of the Historic Preservation Commission will be scheduled as needed the fourth Wednesday of the month.

CHAIR WEIGHT pointed out that the fourth Wednesday of June is during the Arizona Historic Preservation Conference and asked staff the likelihood of a meeting that week as he will be attending the conference.

VICE CHAIR BELL stated that she will also not be available that week in June.

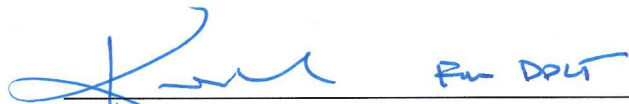
DAVID DE LA TORRE, PLANNING MANAGER stated there will most likely not be a June meeting.

CHAIR WEIGHT thanked staff and asked the Commission Members to stay tuned for the next meeting date.

Adjourn

The meeting was adjourned at 6:07 p.m.

Kevin Weight, Chair



David de la Torre, Staff Liaison for City Center
District Matters and Reviews