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**DRAFT - 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, October 18, 2024, 7:30 a.m.**

**Location: Meeting was held virtually using Microsoft Teams**

**1. Call to Order / Roll Call 7:30 AM**

Paige Anthony	Present
Rosemary Bright, Vice Chair	Absent
Caryl Clement	Present
Cade Hayes	Absent
Grace Schau	Present
Chris Stebe, Chair	Present

**A quorum was established.**

**2. Review and Approval of the 9/20/2024 LAR and Meeting Minutes**

**Action Taken**

The motion was made by DRB Member Schau to approve the LAR and draft minutes of September 20, 2024. The motion was duly seconded by DRB Chair Stebe. All in favor. Motion passed 4-0.

**3. Call to the Audience**

No speakers present.

**4. [SD-0724-00066](#) – Johnny Gibson’s Expansion**

**Related Activity #s [TC-COM-0724-01372](#), [TC-COM-0924-01869](#)**

**200 E Congress St & 11 S 6<sup>th</sup> Ave (Parcel #s [117061910](#) & [117061900](#))**

**OCR-2 Zoning**

**RNA Review**

**Action Taken**

The applicant provided the following clarifications in response to DRB questions:

- A sun angle calculation was performed demonstrating a little of 50% shade coverage within the sidewalk;
- The proposed dark red Sunbrella fabric awning extends out six feet into the right-of-way over the sidewalk;
- Existing sidewalk trees will not be disturbed, and will not be impacted by the awning;
- The only changes to the existing Johnny Gibson’s Market are limited to the exterior paint; the expansion

- will receive exterior paint, repaired windows, and the canopy treatment;
- e) The metal security screens will be removed;
  - f) A translucent film will be applied to two of the windows to screen the stairs down to a proposed basement speakeasy, which would seat about 25 patrons;
  - g) The existing market would be reconfigured with a central dining hall and four food vendors along the north wall;
  - h) The expansion would have an interior “green wall” covered by synthetic plants for ease of maintenance;
  - i) The two existing curved windows on the expansion building will be retained per Historic review’s guidance;
  - j) There is no exterior lighting proposed, the alcove entrance lighting on the expansion will remain on 24/7 to prevent a dark recessed space after-hours;
  - k) There will be patio space provided in the existing shared courtyard to the east;
  - l) No bike racks are proposed, there is only one existing bike rack on the sidewalk, 20 feet down from the market, and;
  - m) No exterior seating is proposed outside the market, as the rolling doors have bar seating areas along the interior.

Motion was made by DRB member Stebe to recommend to the PDSB Director approval, finding the project in compliance with the design standards in UDC Sections 5.12.7.C 1-15 and 5.12.7.D, subject to the following conditions:

- 1) Applicant shall provide shielded downward directed pedestrian lighting under the proposed awnings; and
- 2) Applicant shall explore providing additional bike racks at the Johnny Gibson’s entrance, property addressed 200 E Congress St, on the side facing 6<sup>th</sup> Avenue.

The motion was duly seconded by DRB member Clement. All in favor. Motion passed 4-0.

**5. [TP-PRE-1024-00227](#) – TEP Substation Expansion**

**Related Activity #** [TP-PRE-0124-00021](#)

[1230 N ALVERNON WY \(Parcel #s 122130660 & 12213065C\)](#)

**C-1, R-2 Zoning**

**Special Exception Request**

**Study Session**

The applicant provided the following clarifications in response to DRB questions:

- a) Trees have not been proposed close to the wall for security concerns and maintenance issues; will bring DRB’s suggestion of additional trees to TEP physical security for review, and seek a compromise solution on landscaping;
- b) The rainwater basin size was determined based on existing runoff amounts, which are low;
- c) The existing utility poles around the site would remain;
- d) The exterior wall is located on the east lot line due to internal clearances that need to be maintained for internal circulation and safety;
- e) The trees on the east property line will be removed to facilitate the wall;
- f) The City of Tucson Housing and Community Development (HCD) was offered new trees to offset the removed ones, discussions are ongoing;
- g) Outdoor lighting will be confined within the walls, and will not be lit 24/7; night-time lighting will be limited to maintenance actions or emergency response; lighting would likely not be dark sky-compliant due to lights being as-needed for emergency use;

- h) No exterior wall lighting is proposed;
- i) The alley behind the substation and business to the south will be cleaned up;
- j) The top of the wall will be lined with “Ultra Barrier” deterrent;
- k) The neighborhood meeting for the Special Exception request is October 29, 2024 in the Ward 6 meeting room;
- l) The substation will connect to a power line at the east end of Mabel St, on Sycamore Av, and the connection will be run underground;
- m) The substation interior ground finish will be decomposed granite.

**6. Staff Announcements**

**Informational**

None.

**7. Adjournment**

Meeting adjourned at 9:21 AM.