



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, MARCH 28, 2018, 7:30 P.M.**

CONVENE: Chair Marianne Lee convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, March 28, 2018, at 7:30 p.m. in the City Council Chambers. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, and Associate Planner Nancy Lee.

The Pledge of Allegiance was recited.

ROLL CALL: In attendance were Commissioners Carter, Hansen, Houston, Jimenez, Ryan, Zuk, and Chair Lee.

APPROVAL OF MINUTES: Commissioner Zuk moved to approve the minutes of the February 28, 2018, Regular Meeting, seconded by Commissioner Jimenez. The motion carried on a voice vote.

PUBLIC INPUT: None

PUBLIC HEARINGS: None

ADMINISTRATIVE REPORTS

AR-1 DPR2018-04; 518 East Olive Avenue, Alberto Cisneros, Prospect Quality, LLC, Applicant

Nancy Lee gave the staff report. The Commissioners had no questions of staff. The applicant was not present and no one else spoke in favor or with concerns.

Commissioner Carter moved to approve the DPR Form with a Status Code of 6Z, seconded by Commissioner Houston. The motion carried on the following vote:

AYES:	Carter, Hansen, Houston, Jimenez, Lee, Ryan, Zuk
NOES:	None
ABSTAIN:	None
ABSENT:	None

AR-2 Special Review SR2018-0002; 410 South Myrtle Avenue, Andrew Bucki and Amy Clark, Studio Movie Grill, Applicants

Sheri Bermejo gave the staff report. There were questions about the neon lighting, the color of the stucco and the facades on Lemon and Lime Avenues. The pale cream color of the stucco will not be changed and while there will not be signage on the side streets with the theater's name; they have agreed to have movie poster holders. A representative from the sign company explained the exposed neon. No one else spoke in favor or with concerns.

The Commission discussed the item. They liked the new color scheme and the neon and believe it will be a positive addition to Old Town.

Commissioner Jimenez moved to approve Special Review SR2018-0002, seconded by Commissioner Houston. The motion carried unanimously on a voice vote.

AR-3 Special Review SR2018-0001; Historic Context Statement, City of Monrovia, Applicant

Craig Jimenez and Sheri Bermejo gave the staff report. Shannon Davis from ASM affiliates, who prepared the Historic Context Statement, provided an overview of the process and the final document. Based on the previously voiced concerns of the Commission, Staff is recommending approval of the Historic Context Statement (HCS) without the potential historic district component.

The Commission asked questions pertaining to the status of the properties identified within the potential districts and the role of CEQA. The Commission further stated that it is critical that before the potential districts move forward, there needs to be more outreach and education opportunities for the property owners. The Commission also reiterated that much of the success and positive image of historic preservation in Monrovia is the voluntary nature of the program. Commissioner Jimenez strongly believes that the City's role is to facilitate, but residents should drive the creation of historic districts.

Craig Jimenez responded that even without the potential district component moving forward at this time, that information will be valuable and useful to future individual evaluations and will be conveyed to consultants hired by residents to complete historic assessments when required by the City's regulations. The evaluation completed by the consultant and confirmed by the Commission will determine the requirements pursuant to CEQA.

Commissioner Zuk asked in regards to the associative districts, if the intent was to keep the architecture the same. Ms. Davis explained that the criteria for evaluation for those districts would be very different from the architectural ones. Specific design guidelines would be useful in those areas. Commissioner Houston asked what the criteria would be to deny a demolition of a house in a district identified under an associative theme. Ms. Davis responded that the information in the HCS would help to guide that evaluation and determination.

The public comment portion was opened. No one in the audience spoke in favor or with concerns. The Commission discussed the item.

Commissioner Jimenez likes that it is a living document that can be modified and expanded and is the first step in the process. Several Commissioners again expressed concerns about imposing additional regulations on property owners without their consent. Commissioner Ryan believes that the focus on National and State Register criteria will be intimidating to property owners and believes that the consultant has not fulfilled the scope of the contract by not focusing on local criteria. Commissioners Hansen and Carter like the document and agree with the direction to separate the potential districts from the HCS.

Commissioner Ryan made a motion to direct the consultant to identify potential districts based on local Criteria 3, 4 and 6 and add those districts to the document. There was no second and the motion failed.

Commissioner Jimenez made a motion to recommend to the City Council Adoption of the final Historic Context Statement, seconded by Commissioner Carter. The motion carried on the following vote:

AYES:	Carter, Hansen, Houston, Jimenez, Lee, Ryan, Zuk
NOES:	None
ABSTAIN:	None
ABSENT:	None

REPORTS FROM STAFF

Craig Jimenez reminded the Commission about the Boards and Commissions Thank You Reception on May 14th.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

None

ADJOURNMENT: 8:50 pm