



**CONVENE:** Chair Ryan convened the Special Meeting of the Monrovia Historic Preservation Commission on Thursday, January 30, 2020, at 7:30 p.m. in the City Council Chambers, 415 South Ivy Avenue, Monrovia, California. In attendance were Community Development Director Craig Jimenez, Planning Division Manager Sheri Bermejo, Assistant Planner Austin Arnold, Planning Technician Vincent Gillespie, and Planning Technician Brenda Quezada.

**PLEDGE OF ALLEGIANCE:** Commissioner Zuk led the pledge of allegiance.

**ROLL CALL:** In attendance were Commissioners Vicky Hansen, Mark Houston, Marianne Lee, Penny Zuk, Vice-Chair Sergio Jimenez, and Chair Dan Ryan.

**APPROVAL OF MINUTES:** It was moved by Commissioner Jimenez, seconded by Commissioner Zuk to approve the minutes of the October 23, 2019 meeting. The motion carried with a 5-0 vote. Commissioner Lee abstained.

Due to the length of time anticipated for PH-1, Chair Ryan requested that the Commission reorder the Agenda to present AR-1 first. The Commission concurred.

**ADMINISTRATIVE REPORTS:**

**AR-1 Determination of Historic Significance DPR2020-0001; 307 Stedman Place; Filippi and Claudia Banando, Applicants**

Planning Technician Vincent Gillespie presented the staff report and answered questions of the Historic Preservation Commission.

The Historic Preservation Commission discussed various aspects of the application and asked additional questions of staff.

**Following Discussion, it was moved by Commissioner Lee, seconded by Commissioner Zuk, to approve the DPR Form with a status Code of 6Z. The motion carried with a 6-0 vote.**

Community Development Director Craig Jimenez stated for the record that the action of the Historic Preservation Commission may be appealed to the City Council if filed in writing within ten days.

**PUBLIC HEARINGS:**

**PH-1 Historic Landmark HL-153/Mills Act Contract MA-144; 525 South Shamrock Avenue; TTTTK LP (Diane Bowden), Applicant**

Planning Division Manager Sheri Bermejo and Assistant Planner Austin Arnold presented the staff report and answered questions of the Planning Commission.

Chair Ryan opened the public hearing.

Public Input:

1. Tracy French, daughter of the Applicant, spoke in favor of the project and thanked staff.

- 2. Steve Baker, City Historian, asked staff if the Applicant knew if the corbel detailing under the boarded up window still existed.
- 3. Todd Bowden, the son of the Applicant, spoke in favor of the application and expressed his willingness to work with a subcommittee on a metal awning design. He also shared a picture of an older building with a similar awning application to illustrate where his design queue originated.

Chair Ryan closed the public hearing.

The Historic Preservation Commission asked question of staff and discussed various aspects of the application, including the scale and massing of the second story addition, the appropriateness of the proposed metal awnings on the existing portion of the building, the wood corbels that once existed in the window over the door on the south façade, and consideration of a separate plaque to reference the building as a Route 66 roadside building. Chair Ryan expressed several concerns regarding the California Environmental Quality Act (CEQA) determination on the project, as well as the design, scale and massing of the second story, He noted that there were several errors and omissions in the LSA assessment.

**Following Discussion, it was moved by Commissioner Lee, seconded by Commissioner Zuk to approve Historic landmark HL-153/Mills Act Contract MA-144 with an amended condition Number 8b)ii on the Standards and Conditions Sheet to read as follows: “Embellishments. The replacement of any embellishment located on the building elevation shall require the review and approval of the sub-committee.” The motion carried with a 5-1 vote, with Chair Ryan voting no due to concerns noted above.**

**Following discussion, it was moved by Commissioner Lee, seconded by Commissioner Zuk to appoint Vice-Chair Jimenez, Commissioner Hansen, and Commissioner Lee to a three member subcommittee to provide oversight of the preservation and restoration components of the development, including advisory consultation on the awning material. The motion carried unanimously.**

**COMMUNITY DEVELOPMENT DIRECTOR REPORT:** Planning Division Manager Sheri Bermejo provided an update for the California Historic Tax Credit (SB451).

**REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS:** None.

**ADJOURNMENT:** Chair Ryan adjourned the meeting at 9:38 p.m.

APPROVED:

ATTEST:

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Dan Ryan, Chair  
Monrovia Historic Preservation Commission

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Craig Jimenez, AICP, Secretary  
Monrovia Historic Preservation Commission