



**MINUTES OF THE REGULAR MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD WEDNESDAY, MARCH 23, 2016, 7:30 P.M.**

CONVENE: Chair Jimi Hendrix convened the Regular Meeting of the Monrovia Historic Preservation Commission of Wednesday, March 23, 2016, at 7:30 p.m. in the City Council Chambers. In attendance were Craig Jimenez, Community Development Director, and Sheri Bermejo, Planning Division Manager.

The Pledge of Allegiance was recited.

ROLL CALL: In attendance were Commissioners Houston, Jimenez, Ryan, Zuk and Chair Hendrix. Commissioners Burke and Lee were excused.

APPROVAL OF MINUTES: Commissioner Zuk moved to approve the minutes of the January 27, 2016, Regular Meeting, seconded by Commissioner Jimenez. The motion passed on a voice vote with Chair Hendrix abstaining.

PUBLIC INPUT: Allen Holmquist, 251 North Encinitas Avenue, gave an update on the Encinitas Historic District. Almost all the paperwork is done and they are working with staff to finalize the documents. He is concerned about having the demolition moratorium end before the district is approved and the possibility of losing a house. Craig Jimenez assured him that staff is working on an interim solution to make sure this does not happen.

PUBLIC HEARINGS:

PH-1 Historic Landmark HL-137; Monrovia Santa Fe Depot, 1709 South Myrtle Avenue, City of Monrovia, applicant

Craig Jimenez gave the staff report. There was discussion about whether being on the National Historic Register would place undue restrictions on the developers. Staff indicated that local designation provides more control to the Commission. A 3S designation would just mean that the Commission believes it would qualify for the National Register. It was noted that such designation would still need to be approved by the City Council.

Chair Hendrix opened the public testimony. No one spoke in favor or with concerns.

Commissioner Zuk moved to close the public hearing and recommended the designation of the Monrovia Santa Fe Depot as Historic Landmark Number 137 to the City Council, seconded by Commissioner Jimenez. The motion carried with the following vote:

AYES: Hendrix, Houston, Jimenez, Ryan, Zuk
NOES: None
ABSTAIN: None
ABSENT: Burke, Lee

ADMINISTRATIVE REPORTS

AR-1 Review of Noncompliant Mills Act Contract

Sheri Bermejo gave the report. At this time the Mills Act Contract MA-71, 263 North Encinitas, has been out of compliance for more than one year. The owners have not completed the seismic upgrade and even after repeated requests, have not provided their required update. There were questions about the current value of the property. At this time the home is worth \$740,000 and they are receiving a 76.6% reduction under the Mills Act.

There was discussion about the ramifications of rescinding a Mills Act Contract. There was consensus that this is not something that the Commission would want to do. It was noted that even though Commissioner

Lee was unable to attend the meeting she had let staff know that she would volunteer to reach out to the homeowners to help them get into compliance. There was also discussion on outreach to homeowners with Mills Act Contracts to assist them with remembering when their updates are due. Staff indicated that they are working on ways to make the process easier.

Commissioner Zuk made a motion to have Commissioner Lee personally contact the owners and work with them to gain compliance, seconded by Commissioner Ryan and passed unanimously on a voice vote.

REPORTS FROM STAFF

Neighborhood Study Proposed Development Standards Overview

Craig Jimenez gave an overview of Track I of the Neighborhood Study which covers development standards primarily for single-family zones. Staff has begun to develop regulatory proposals for the City Code to address the majority of issues. The challenge is to have more tools to control bulk and mass, but not stifle good design. Commissioner Houston noted that there are many neighborhoods now that have a mix of large and small homes. Commissioner Ryan suggested staff look at scenic corridors, privacy issues and compatibility with the neighborhood in regards to bulk, mass, scale and height. He also questioned the possibility of a one-story overlay zone.

Chair Hendrix would like to see a better way of notifying neighbors about upcoming construction. He also asked if a Commissioner would be allowed to serve on a Design Review Committee. Craig said that a Historic Commissioner could, but a Planning Commissioner could not because the decision could be appealed to the Planning Commission.

Arlene Dunson handed out a comparison between the proposed changes and some neighboring cities. She feels that the FARs are still too large.

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

Commissioners Hendrix, Houston and Ryan gave a Historic Depot Subcommittee report. They met with the architects and they were happy with the concept. They are very sensitive to the historic details have done thorough research and their design maintains the historic fabric of the building. They will be meeting with them again tomorrow.

Commissioners Hendrix, Jimenez and Zuk gave an Aztec Hotel subcommittee report. There has been a lot of things torn out upstairs and they had replaced doors that were unacceptable to the Subcommittee. The windows they are proposing are inappropriate as well. They will continue to work with the new manager to try and come up with a solution.

Commissioner Ryan asked if there was a timeline for the RFP for the Historic Survey. Chair Hendrix noted that the process for creating a Historic District is daunting and the neighbors on Encinitas are working to create a template for future neighborhoods. He also reported that Sandy Burud, who is working on the Monrovia Legacy Project, will be at the next meeting to talk about the land marking process.

ADJOURNMENT: 9:34 p.m.