



**MINUTES OF THE SPECIAL MEETING OF THE
MONROVIA HISTORIC PRESERVATION COMMISSION
HELD THURSDAY, AUGUST 18, 2016, 6:00 P.M.**

CONVENE: Chair Penny Zuk convened the Special Meeting of the Monrovia Historic Preservation Commission of Thursday, August 18, 2016, at 6:04 p.m. in the City of Monrovia 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 Burke, Hendrix, Houston, Jimenez, Lee, Ryan, and Chair Zuk

PUBLIC INPUT: Sandy Burud spoke with questions and comments regarding the proposed demolition ordinance.

PUBLIC HEARINGS: None

REPORT FROM STAFF: Planning Division Manager Sheri Bermejo provided a report on the proposed demolition ordinance. The Commissioners asked questions and commented on the proposal.

Commissioner Ryan expressed concern regarding the "Request for Exemption" process.

Commissioner Lee made a motion to suggest the following revisions to the ordinance for review by the City Council:

- Revise text proposed in **Section 8** to include the additional underlined text, as follows:
 - (B) Properties subject to this section. The incentives in this section apply to residential structures in residential zones that are fifty years old or older and have architectural values and cultural significance as determined by the Historic Preservation Commission. The qualification will be based on the condition of the existing structure, its architectural integrity and historic value, and the proposed development and restoration plan for the property.
- Revise the definition of "Character Defining Elements" in **Section 10 (17.10.020 Definitions)** to include the additional underlined text, as follows:
 - (C) CHARACTER DEFINING ELEMENTS. Architectural features of a building or structure that help convey the significance of the historical building and which were present during the period of significance and/or have gained historical significance over time in accordance with the Secretary of the Interior's Standards of the California Office of Historic Preservation.
- Revise **Section 10 (17.10.040 Exemptions)** by eliminating the following strikethrough text, thereby requiring demolition review for garages, guest houses, and all window replacement proposals:

17.10.040 Exemptions. Notwithstanding the provisions of any other Section in this Chapter, discretionary demolition review shall not be required for:

- (A) The demolition of detached accessory structures, such as ~~garages, guest houses~~, sheds, trellises, fences, gazebos, uncovered decks, play structures, and other similar detached accessory structures, as determined by the Director of Community Development, unless the detached accessory structure previously was the main residential building on the property; or
- (B) The demolition of flatwork; or
- ~~(C) Window replacement that does not remove exterior wall area; or~~
- (D) Ordinary maintenance and repair; or

- (E) Restoration; or
- (F) Rehabilitation; or
- (G) Interior construction that does not involve any exterior changes; or
- (H) Reroofing that only replaces the existing roof material with a similar material; or
- (I) Painting; or
- (J) Reasonable accommodation requests made pursuant to Section 17.52.327; or
- (K) Demolition or alteration that is ordered by the building official.

The motion was seconded by Commissioner Burke and carried with the following roll call vote:

AYES: Burke, Hendrix, Houston, Jimenez, Lee and Zuk

NOES: Ryan

ABSTAIN: None

ABSENT: None

ADJOURNMENT: 8:15 p.m.