



In accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, members of the public were encouraged to participate in the meeting remotely by emailing public comments to planning@ci.monrovia.ca.us before or during the meeting. Comments received prior to 6:00 p.m. were posted on the City's website and distributed to the Commission. Any lengthy public comments were summarized in the interest of time. All parties that provided public comment on any items were notified of the decision and the appeal process.

CONVENE: Chair Jimenez convened the Regular Meeting of the Monrovia Historic Preservation Commission on Wednesday, August 25, 2021, at 7:30 p.m. electronically via video conference. In attendance were Planning Division Manager Sheri Bermejo, Assistant Planner Austin Arnold, and Planning Technician Vincent Gillespie. Community Development Director Craig Jimenez and Assistant City Attorney Carol Lynch were in attendance via video conference.

PLEDGE OF ALLEGIANCE: Commissioner Hansen led the pledge of allegiance.

ROLL CALL: In attendance were Commissioners Mark Houston, Marianne Lee, Edie Ramirez, Dan Ryan, Penny Zuk, Vice-Chair Vicky Hansen, and Chair Sergio Jimenez. All members participated via video conference pursuant to the Governor's Executive Order N-29-20.

APPROVAL OF MINUTES: It was moved by Commissioner Zuk, seconded by Commissioner Hansen to approve the minutes of the May 26, 2021 meeting. The motion carried unanimously.

PUBLIC INPUT: None.

PUBLIC HEARINGS:

**PH-1 Historic Landmark HL2021-0002; HL-159
812 Norumbega Drive, Sarah Adams, Applicant**

Community Development Director Craig Jimenez presented the staff report and answered questions of the Historic Preservation Commission. Discussion ensued, including concerns regarding suitability of the landmark designation based solely on Criterion No. 1, loss of architectural integrity due to an alteration to the front porch, historical significance of a current sitting councilmember, and whether this request is a conflict of interest.

Chair Jimenez opened the public hearing.

The following individuals submitted public written comments with concerns before the public hearing, after the Historic Preservation Commission Agenda was posted:

1. Jason Willoughby, Monrovia resident, wrote with concerns related to conflicts of interest.
2. Becky Paige, Monrovia resident wrote with concerns related to the architectural significance of the home.
3. Catherine McCallum, Monrovia resident, wrote with concerns related to the architectural significance of the home.
4. Melissa Taylor, Monrovia resident wrote, with concerns related to the architectural significance of the home.

5. Kelly Dwyer, Monrovia resident wrote, with concerns related to the proposed landmark designation.
6. Matt Dwyer, Monrovia resident wrote, with concerns related to the proposed landmark designation.

Public Input:

1. Mayor Tom Adams, applicant, spoke in favor of the landmark designation request, and addressed written public comment that were received prior to the public hearing and questions asked by the Commission.
2. Jason Willoughby, Monrovia resident, spoke with concerns related to potential conflict of interest.
3. James Thiel, Monrovia resident spoke with concerns related to the use of Criterion No. 1.
4. Jim Wigton, Monrovia resident, spoke with concerns regarding consideration of Criterion No. 4 since it was not discussed in the staff report. He mentioned that other Historic Preservation organizations focus on the significance of a structure when approving a landmark designation.
5. Donna Baker, Monrovia resident, spoke with concerns about the use of only Criterion No. 1 for landmark designation and the precedent it creates.
6. Steve Baker, Monrovia resident, concurred with the evaluation based on Criterion No.1, however had concerns about the precedent it creates.
7. Mayor Tom Adams, applicant, was given an opportunity to address all concerns expressed during public input, explained the intent of his application request.

Chair Jimenez closed the public hearing.

The Historic Preservation Commission discussed various aspects of the application, including whether Criterion No. 4 should also considered and if additional analysis is needed to use Criterion No. 1, and whether such approval would be setting precedent for other non-architecturally significant buildings such as multi-family buildings. The Commission asked staff what options are available for consideration.

Following discussion, it was moved by Commissioner Ramirez to forward a recommendation of denial of HL2021-0002 to the City Council. The motion failed due to a lack of a second. The matter concluded without a motion or recommendation to be forwarded to the City Council.

ADMINISTRATIVE REPORTS:

**AR-1 Certificate of Appropriateness; COFA2021-0002
337 Highland Place, Garrett Mills, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Historic Preservation Commission.

Following discussion, it was moved by Commissioner Lee, seconded by Commissioner Hansen, to approve COFA2021-0002. The motion carried with a 6-0 vote, with Commissioner Houston abstaining.

AR-2 Special Review; SR2021-0001

504 South Myrtle Avenue, KWB Investments, Inc. for The State Restaurant, Applicant

Assistant Planner Austin Arnold presented the staff report and answered questions of the Historic Preservation Commission regarding the placement of the bi-fold doors and whether other restaurants in Old Town have the same type of outdoor bar top seating.

Public Input:

1. Billy Haig, applicant, spoke in favor of the project.
2. Jason Willoughby, Monrovia resident, had questions about the ownership of the property.

Following discussion, it was moved by Commissioner Zuk, seconded by Commissioner Ryan, to approve COFA2021-0002. The motion carried with a 7-0 vote.

**AR-3 Determination of Historic Significance; DPR2021-0004
230 West Evergreen Avenue, Matt Waken for Evergreen Investment Partners, LLC, Applicant**

Commissioner Hansen recused herself from the discussion due to a conflict of interest and left the meeting.

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Historic Preservation Commission.

Following discussion, it was moved by Commissioner Zuk, seconded by Commissioner Lee, to approve DPR2021-0004. The motion carried with a 6-0 vote.

Commissioner Hansen rejoined the meeting.

**AR-4 Determination of Historic Significance; DPR2021-0003
229 North Magnolia Avenue, Nick Merica, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Historic Preservation Commission.

Following discussion, it was moved by Commissioner Zuk, seconded by Commissioner Ramirez, to approve DPR2021-0003. The motion carried with a 7-0 vote.

**AR-5 Determination of Historic Significance; DPR2021-0005
442 Sierra Vista Avenue, Carolyn Collins, Applicant**

Assistant Planner Austin Arnold presented the staff report and answered questions of the Historic Preservation Commission.

Following discussion, it was moved by Commissioner Ramirez, seconded by Commissioner Ryan, to approve DPR2021-0005. The motion carried with a 7-0 vote.

COMMUNITY DEVELOPMENT DIRECTOR REPORT: Community Development Director Jimenez provided an update on the following:

- Commission Reorganization

Following discussion, it was moved by Commissioner Lee, seconded by Commissioner Zuk, to appoint Commissioner Ramirez as Vice-Chair and Commissioner Hansen as Chair. The motion carried with a 7-0 vote.

Community Development Director Craig Jimenez thanked Sergio Jimenez for his time serving as Commission Chair.

- COVID-19 Update

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS: None.

ADJOURNMENT: Chair Jimenez adjourned the meeting at 10:07 p.m.

APPROVED:

ATTEST:

Vicky Hansen, Chair
Monrovia Historic Preservation Commission

Craig Jimenez, AICP, Secretary
Monrovia Historic Preservation Commission