



**MINUTES OF THE SPECIAL MEETING OF THE  
MONROVIA HISTORIC PRESERVATION COMMISSION  
HELD WEDNESDAY, FEBRUARY 25, 2015, 7:00 P.M.**

**CONVENE:** Chair Marianne Lee convened the Special Meeting of the Monrovia Historic Preservation Commission of Wednesday, February 25, 2015, at 7:00 p.m. in the City Council Chambers. In attendance were Steve Sizemore, Community Development Director, Craig Jimenez, Planning Division Manager, Ili Lobaco, Associate Planner, and Teresa Santilena, Assistant Planner

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited

**ROLL CALL:** In attendance were Commissioners Baker, Bullis, Hendrix, Jimenez, Lee, and Zuk. Commissioner Shea was excused.

Craig Jimenez introduced new Assistant Planner Teresa Santilena

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:** None

**ADMINISTRATIVE REPORTS**

**AR-1 Special Review of Proposed Addition to a Single Family Home, 118 North Alta Vista Avenue, Michael DelaCruz, applicant**

Ili Lobaco gave the report. There were questions from the Commissioners about a brick planter in front of the house and the brick on the chimney. No one spoke in favor of the project.

Dan Ryan spoke with concerns. He felt that the historic character of the house would not be preserved and would not qualify as exempt under CEQA

Vicrim Chima spoke on behalf of the applicant. He stated that they worked with the sub-committee to address the potential concerns. He explained how the proposal meets the Secretary of the Interior's standards.

Alan Morse said that he appreciates everyone's efforts.

Lee Schamadan stated that he had some concerns about massing and would like to see the city require story poles.

Chair Lee closed the public testimony portion.

Commissioner Baker reported on behalf of the sub-committee. She stated that the brick planter does not seem to go with the house and that there is a very similar house down the street that has a front walkway like the one that is proposed. Commissioner Hendrix said that having the garage set far back allowed more of the original house to be maintained and that there was a lot of attention to detail such as the vintage looking garage door.

Commissioner Hendrix did have some concerns about the compliance with the Secretary of the Interior's Standards and whether the house could be considered a landmark after the addition. Commissioner Baker pointed out that the Commission had previously landmarked a house that had an addition and allowed another addition after landmarking it.

Craig Jimenez provided additional information about CEQA standards and interpretations. The Commission discussed the item further.

Commissioner Zuk moved to find that the request is categorically exempt from CEQA under Class 31, seconded by Commissioner Hendrix. The motion carried with the following vote:

AYES: Baker, Bullis, Hendrix, Jimenez, Lee, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Shea

**AR-2 Time Extension for Mills Act Contract Condition, HL-65/MA62; 145 West Hillcrest Boulevard, Marcos and Karen Castro, applicants**

Ili Lobaco gave the report. There was discussion about the house being on the market and that the house had been extensively restored before it was landmarked so there were not many conditions. The seismic retrofit is the last remaining condition.

The applicants were not in attendance and no one spoke in favor or with concerns.

The Commission discussed the item further. They noted that the owners have received very substantial savings in property taxes. Commissioner Bullis had questions regarding the cancellation process. The Commission noted that one extension had already been granted to meet this requirement.

Commissioner Baker moved to deny the time extension for completion of the seismic retrofit, seconded by Commissioner Zuk. The motion carried with the following vote:

AYES: Baker, Bullis, Hendrix, Jimenez, Lee, Zuk  
NOES: None  
ABSTAIN: None  
ABSENT: Shea

Chair Lee asked that the proceedings for revocation of the Mills Act Contract be on the next agenda.

**ADJOURNMENT:** 7:51 p.m.