

**CITY OF SAN GABRIEL  
HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION**

**REGULAR MEETING**

**WEDNESDAY, DECEMBER 14, 2022 – 6:30 P.M.**

**City Hall Council Chamber  
425 South Mission Drive,  
San Gabriel, California 91776**

Senya Lubisich  
Chair

Beatriz Mojarro  
Vice-Chair

Kyle DeVriendt  
Commissioner

Eric Urena  
Commissioner

Eric Weeks  
Commissioner



Aldo Cervantes  
Community Development  
Director

Samantha Tewart  
Planning Manager

Martin Koczanowicz  
Deputy City Attorney

To provide members of the public access to the meeting and an opportunity to comment on items on and off the Agenda, the following opportunities have been established:

**Public Comments**

Please email all public comments to [HPCRC-PublicComment@sgch.org](mailto:HPCRC-PublicComment@sgch.org) and include the following in the subject line of your email: the section (Public Comment, Consent Calendar, Public Hearing, New Business) and Item Number you are commenting on. The Clerk will read public comments into the record for up to three-minute limit. Words that would disrupt the meeting, including profanity, obscenity, and discriminatory language, will not be read. All public comments shall be emailed by 5:00 p.m. on the meeting day.

*Example: PUBLIC COMMENT: New Business Item A*

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# HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION (HPCRC)

## REGULAR MEETING

### AGENDA – DECEMBER 14, 2022

- **CALL TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **ROLL CALL – COMMISSION**

#### 1. **PUBLIC COMMENT**

This is the time set aside for members of the public to address the HPCRC on items of interest that are not on the agenda, but are within the subject matter jurisdiction of the HPCRC. Pursuant to the Brown Act, the HPCRC cannot answer any questions or take any action until such time as the matter may appear as an item on a future agenda.

#### 2. **APPROVAL OF MINUTES**

A. Minutes from the May 11, 2022 HPCRC meeting.

B. Minutes from the September 14, 2022 HPCRC meeting.

#### 3. **HISTORIC RESOURCES SURVEY UPDATE**

The consultant, Architectural Resources Group (ARG), will provide an update on the Historic Resources Survey Project.

##### Recommended Action:

Staff recommends that the Historic Preservation and Cultural Resource Commission **PROVIDE COMMENTS**.

#### 4. **PRESENTATION: LA LAGUNA DE SAN GABRIEL**

This item is to provide a presentation on the La Laguna de San Gabriel.

#### 5. **CASE STUDY: THE COVINA BOWL**

City Architectural Historian to provide a visual tour of the Covina Bowl (1956), the first, and one of the most lavish, Googie style bowling centers ever created, now re-stored and rehabilitated as part of a new housing development.

**6. CERTIFIED LOCAL GOVERNMENT (CLG) APPLICATION UPDATE AND PROPOSED ZONE TEXT AMENDMENT FOR CLEANUP ITEMS TO THE HISTORIC PRESERVATION AND CULTURAL RESOURCE ORDINANCE**

The City's Architectural Historian will provide an update regarding the Certified Local Government (CLG) application and proposed Zone Text Amendment for cleanup items to the Historic Preservation and Cultural Resource Ordinance.

**7. STAFF ITEMS**

Staff may address the Commission on matters of general information and/or concern.

**8. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Each Commissioner may address the HPCRC on matters of general information and/or concern. This is also the time for Commissioners to report on conferences and/or meetings they have attended.

**9. ADJOURN HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION MEETING**

TO THE NEXT MEETING OF THE HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION ON MARCH 15, 2023 AT CITY HALL, 425 SOUTH MISSION DRIVE, 2ND FLOOR, COUNCIL CHAMBERS.



**MINUTES OF THE MAY 11, 2022  
SPECIAL MEETING OF THE SAN GABRIEL  
HISTORIC PRESERVATION AND CULTURAL RESOURCE**

**CALL TO ORDER**

Chair Lubisich called the special meeting of the San Gabriel Design Historic Preservation and Cultural Resource Commission (HPCR) to order at 6:31 P.M. on Wednesday, May 11, 2022, with Commission members and staff present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Weeks.

**ROLL CALL**

**Commission Members Present:**

Chair Senya Lubisich, Vice-Chair Beatriz Mojarro, Eric Urena, Kyle DeVriendt, Eric Weeks

**Commission Members Absent:**

None.

**Staff Members Present:**

Planning Manager Samantha Tewasart and Historic Preservation and Cultural Resource Commission Secretary Erika Ortiz.

**1. PUBLIC COMMENT- None**

**2. APPROVAL OF MINUTES-**

Minutes from the February 16, 2022 HPCRC meeting.

Commissioner Urena moved to approve the minutes from the February 16, 2022, HPCRC meeting. Commissioner Weeks seconded the motion. Motion passed by a vote of 5 ayes, and 0 noes.

**3. MILLS ACT**

This item was presented by Planning Manager, Samantha Tewasart.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 7:05 PM.

The Commissioners provided comments on the overall application process and the fees attached to applying for the Mills Act.

**4. BELL AWARDS AND MARTIN E. WEIL AWARDS**

This item was presented by Planning Manager Samantha Tewasart.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 7:18 PM.

The Commissioners provided remarks on how they look forward to having the Bell and Martin E. Weil Awards again.

**5. STAFF ITEMS**

Chair Lubisich asked for an update on the Certified Local Government (CLG) and proposed zone text amendment.

**6. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Vice-Chair Mojarro commented on the work done for the Land Acknowledgement Statement.

Chair Lubisich mentioned events hosted by the California Historical Society.

**7. ADJOURN HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION MEETING**

To the next meeting of the Historic Preservation and Cultural Resource Commission on June 8, 2022, at City Hall, 425 S. Mission Dr., 2<sup>nd</sup> floor, council chambers.

Chair Lubisich adjourned the meeting at 8:18 P.M.

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ERIKA ORTIZ, Historic Preservation and Cultural Resource Commission Secretary

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SENYA LUBISICH, Historic Preservation and Cultural Resource Commission Chair



**MINUTES OF THE SEPTEMBER 14, 2022  
REGULAR MEETING OF THE SAN GABRIEL  
HISTORIC PRESERVATION AND CULTURAL RESOURCE**

**CALL TO ORDER**

Chair Lubisich called the regular meeting of the San Gabriel Design Historic Preservation and Cultural Resource Commission to order at 6:30 P.M. on Wednesday, September 14, 2022, with Commission members and staff present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner DeVriendt

**ROLL CALL**

**Commission Members Present:** Chair Senya Lubisich, Vice-Chair Beatriz Mojarro, Eric Urena, Kyle DeVriendt

**Commission Members Absent:** Eric Weeks

**Staff Members Present:** Planning Manager Samantha Tewasart and Associate Planner Anthony Alvarado

1. **PUBLIC COMMENT-** None
2. **APPROVAL OF MINUTES-** None
3. **REVIEW OF LAND ACKNOWLEDGEMENT STATEMENT**

This item was presented by Community Services Manager, Matthew Morales-Stevens.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing.

A motion was made by Commissioner DeVriendt, seconded by Commissioner Urena, to approve Consent Calendar Item 3 for a more condensed version of the proposed Land Acknowledgement Statement.



*Motion approved Consent Calendar Item 3 as presented, by a vote of 4-0 as follows:*

AYES: LUBISICH, MOJARRO, URENA, DEVRIENDT

NOES: NONE

ABSTAIN: NONE

ABSENT: WEEKS

**4. Street Name Change Guidelines**

This item was presented by Community Development Director Aldo Cervantes.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 7:08 PM.

The Commissioners provided comments on the draft guidelines to be forwarded to the City Council, Planning and HEAR Commission.

**5. HISTORIC RESOURCES SURVEY UPDATE**

This item was presented by Project Manager Andrew Goodrich of the Architectural Resources Group (ARG).

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 7:33 PM.

The Commissioners provided comments on the progress provided by ARG.

**6. 607 WEST ROSES ROAD PRESENTATION**

This item was presented by Associate Planner Anthony Alvarado. His presentation was followed by Phil Jameson, Board Member of the San Gabriel Cemetery.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 7:59 PM.

The Commissioners provided comments on the proposed project on 607 W. Roses Rd. presentation.

**7. CERTIFIED LOCAL GOVERNMENT (CLG) APPLICATION UPDATE AND PROPOSED ZONE TEXT AMENDMENT FOR CLEANUP ITEMS TO THE HISTORIC PRESERVATION AND CULTURAL RESOURCE ORDINANCE**

Ms. Jennifer Mermilliod, City Architectural Historian consultant provided an update regarding the Certified Local Government (CLG) application and proposed Zone Text Amendment for cleanup items to the Historic Preservation and Cultural Resource Ordinance.

Chair Lubisich opened the public hearing.

There being no speaker, Chair Lubisich closed the public hearing at 8:09 PM.

**8. STAFF ITEMS**

Ms. Jennifer Mermillion, City Architectural Historian consultant provided an update regarding the Mission Playhouse painting project.

**9. COMMISSIONER COMMENTS AND CONFERENCE/MEETING REPORTS**

Chair Lubisich recognized the City of San Gabriel's award from the LA Conservancy for its work on the Historical Context statement. Chair Lubisich also inquired on the city property between Pear St. and Mission Rd.

**10. ADJOURN HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION MEETING**

To the next meeting of the Historic Preservation and Cultural Resource Commission on December 14, 2022, at City Hall, 425 S. Mission Dr., 2<sup>nd</sup> floor, council chambers.

Chair Lubisich adjourned the meeting at 8:18 P.M.

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ANTHONY ALVARADO, Associate Planner

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SENYA LUBISICH, Historic Preservation and Cultural Resource Commission Chair