

CITY OF SAN GABRIEL  
MINUTES OF THE HISTORIC PRESERVATION AND CULTURAL RESOURCE  
COMMISSION  
WEDNESDAY, SEPTEMBER 9, 2020

- **CALL TO ORDER**

The Historic Preservation and Cultural Resource Commission meeting was called to at 6:32 p.m. on September 9, 2020 in the Council Chamber at City Hall, 425 South Mission Drive, San Gabriel, California 91776.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Weeks.

- **ROLL CALL**

Present: Chair Lubisich, Commissioner Acosta, Commissioner DeVriendt, Commissioner Mojarro, and Commissioner Weeks.

Staff in attendance included Planning Manager Tewasart, Senior Planner Chang, Management Specialist Gallatin, and Executive Assistant Wong.

1. **PUBLIC COMMENT**

Chuck Myers, John Ramirez, and Marcia Aguirre. They would like for the Commission to undertake the creation of a conservation overlay zone.

2. **APPROVAL OF MINUTES**

Minutes from the June 17, 2020 HPCRC meeting

Chair Lubisich made a change on page 4, Item 8, to have it read “Chair Lubisich would like to find out the possibility of reaching out to the San Gabriel Historical Association and creating a liaison to the Commission.”

Commissioner Acosta made a motion to approve the minutes from the June 17, 2020 HPC meeting as amended. Commissioner DeVriendt seconded the motion. Motion passed with 5 ayes, 0 noes and 0 abstentions.

3. **WELCOME COMMISSIONER DEVRIENDT**

Planning Manager Tewasart and the Commission welcomed Commissioner DeVriendt.

**4. SELECTION OF VICE-CHAIR**

Commissioner Acosta nominated Commissioner Mojarro. Commissioner Mojarro accepted the nomination as Vice-Chair.

Motion passed with 5 ayes, 0 noes and 0 abstentions.

**5. HISTORIC CONTEXT STATEMENT REQUEST FOR PROPOSAL (RFP) UPDATE**

This item was presented by Management Specialist Gallatin.

Management Specialist Gallatin stated all the proposals were scored and narrowed down to top 3 firms. The top 3 firms were GPA Consulting, Architectural Resources Group (ARG), and ASM Affiliates. The top score was awarded to Architectural Resources Group of Pasadena. A staff report and a draft professional services agreement has been prepared for the City Council for consideration.

Commissioner Acosta asked if they are able to see the RFPs ahead of the City Council meeting.

Management Specialist Gallatin stated yes, they have requested each firm give a digital copy of their proposals and 3 hard copies.

Chair Lubisich asked what were the adjustments for trying to engage the community given our current circumstances.

Management Specialist Gallatin stated virtually all the firms and their proposals talked about doing outreach to the community through virtual platforms. He also suggested that the Commission notify Planning Manager Tewart or Senior Planner Chang about groups or stakeholders who should be a part of this process.

**6. SAN GABRIEL GREAT STREETS PROJECT UPDATE**

On June 17, 2020, the Commission reviewed and approved Planning Case Number: HIST20-001, a request to evaluate the report on archaeological and Native American resources discovered in a public alley during construction of the San Gabriel Great Streets Project. This item is to provide a project update.

This item was presented by Management Specialist Gallatin.

Management Specialist Gallatin stated SWCA Environmental Consultants made a determination that the features and artifacts should be considered significant. Mitigations were presented to the Commission for project and staff obtained proposals from SWCA for implementing the 4 conditions to fulfill mitigation

measures numbers 1, 2, and 4. The City currently does not have the funding available to implement all the mitigation measures. SWCA will be working with City's Public Works Department to come up with a plan for temporary protective measures.

Commissioner Acosta questioned if there was future funding or earmarking funds to be able to address this in the future.

Management Specialist Gallatin stated the City in future budgets should think about allocating or setting aside funding for this sort of thing because there is a likelihood of encountering prehistoric or historic features.

Commissioner DeVriendt questioned if the archeologist weighed in on the average depth that the items would be at.

Management Specialist Gallatin stated based on the reports they were going down a minimum of 18 inches at that level they were encountering building foundations.

Chair Lubisich questioned if there was any discussion with SWCA about phasing the project a bit more than what was proposed.

Management Specialist Gallatin stated he was not aware that there was and that Public Works took the lead on negotiations with SWCA.

**7. PRESENTATION FROM PACIFIC SQUARE (700-800 S. SAN GABRIEL BOULEVARD)**

The Pacific Square project is a mixed-use development with 243 residential units and approximately 80,000 square feet of commercial space. The project is still in the entitlement review process. The project applicant would like to provide an informational presentation to the Commission.

This item was presented by Senior Planner Chang.

Project applicant, Ken Lee and Rick Abe, made a presentation to the Commission.

Commissioner Acosta questioned the retail mixed and how the market shift has affected what was initially attended after COVID. She also wanted to confirm that they were planning for a pedestrian treatment facing San Gabriel Blvd.

Mr. Lee stated he was in negotiations with LA Fitness and Aldi markets when the pandemic hit, discussions have slowed down. He also stated the front doors for the shops and restaurants are on San Gabriel Blvd.

Commissioner Mojarro stated she is glad to hear they are considering the open space on the San Gabriel Blvd side. She also suggested placing a plaque that states the history of the parcel of land.

Commissioner Weeks questioned if they have made any accommodations for traffic flow on Gladys Avenue. He also questioned if the traffic study has been initiated.

Mr. Lee stated the traffic is an important part of the review process and a traffic impact analysis is being prepared.

Senya Lubisich thanked the applicant for presenting to the Commission. She stated there are creative ways to share the history of the family.

## **8. STAFF ITEMS**

The Commission welcomed Planning Manager Tewart.

Planning Manager Tewart gave updates to the Commission.

1. The Mission Playhouse façade painting project, the artist continues to work on the design which will be brought back to the Commission for review when available and the City is looking for available funding opportunities for the project.
2. The Mission Church fire, the church is working with the insurance company and engineering firm to assess the damages and necessary repairs for the building. They are looking to submit plans to the City within 2 months.
3. Certified Local Government (CLG) application which has been submitted to the state office late last year, due to the staffing challenges the application is still in their review as of August 28<sup>th</sup>.

Chair Lubisich questioned the scaffolding that is up now.

Planning Manager Tewart stated that staff will follow up with Building and Safety Division to provide an update to the Commission.

Chair Lubisich questioned the name of the engineering firm working with the Mission Church.

Management Specialist Gallatin stated they are working with structural engineer Melvin Green who has been involved with restoration activities for three decades.

Senior Planner Chang responded to the public comment regarding the conservation overlay zone. He stated staff can provide a report of both historic district as well as conservation overlay zone at the next meeting.

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

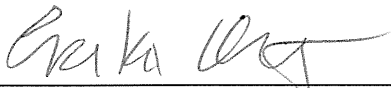
Chair Lubisich brought up the question from the last meeting as far as having a liaison on the Commission from the Historical Association and asked if it can be brought back to the next meeting.

Chair Lubisich also stated she attended a conference at UC Riverside called "Toppling Mission Monuments and Mythologies". She questioned if a subcommittee can be formed and begin a dialogue for a land acknowledgment statement.

Vice-Chair Mojarro stated she would love to be a part of the subcommittee with Chair Lubisich.

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

To the regular meeting on December 9<sup>th</sup>, 2020 at City Hall, 425 South Mission Drive, 2nd Floor, Council Chambers.



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ERIKA ORTIZ, SECRETARY  
HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION



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SENYA LUBISICH, CHAIR  
HISTORIC PRESERVATION AND CULTURAL RESOURCE COMMISSION