

**SAN GABRIEL DESIGN REVIEW COMMISSION  
MINUTES OF THE DESIGN REVIEW COMMISSION MEETING  
AUGUST 23, 2021**

- **CALL TO ORDER**

Chairman Cheng called the Design Review Commission meeting to order at 6:30 p.m. on August 23, 2021.

- **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Vice-Chair Romo.

- **ROLL CALL – DESIGN REVIEW COMMISSION**

Present: Chairman Cheng, Vice-Chair Romo, Commissioner Nadolney, Commissioner Sae-Low, Commissioner Tu.

Staff in attendance: Planning Manager Tewasart, Senior Planner Chang, Associate Planner Alvarado, City Architect Nestor, and Design Review Commission Secretary Ortiz.

1. **PUBLIC COMMENT**

None.

2. **CONSENT CALENDAR**

- A. **Minutes from the July 26, 2021 Design Review Commission meeting**

Vice-Chair Romo made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Nadolney. Motion passed by a vote of 5 ayes, 0 noes.

3. **PUBLIC HEARING**

- A. **317 PEARL STREET  
PLANNING CASE NO. SPR18-091 (SITE PLAN REVIEW)  
APPLICANT: HUY TRIEU**

**PROJECT SUMMARY:** This is an application for a Site Plan Review (SPR) to propose a new two-story single-family residence at 317 Pearl Street. The subject site is zoned R-1 (Single-Family Residence) and has a General Plan Land Use Designation of Low Density Residential. This project is exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures). On July 26, 2021, the Design Review Commission reviewed this item and continued it to a future meeting.

**STAFF RECOMMENDATION: ADOPT A RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF SAN GABRIEL, CALIFORNIA, APPROVING PLANNING CASE NUMBER SPR18-091 FOR A SITE PLAN REVIEW AT 317 PEARL STREET, SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.**

This item was presented by Associate Planner Alvarado.

Vice-Chair Romo commented on the laundry room, which is located outside.

Huy Trieu, applicant, answered questions from the Commissioners. He also clarified the purpose of the room in the back of the house is to be used for overnight guests.

Commissioner Sae-Low questioned the color of the front door and asked if it can be mahogany color or a natural color.

Commissioner Nadolney questioned the purpose of the large room in the back of the house and expressed concerns with the responses from the applicant. She stated the project should be presented to the Planning Commission to be zoned correctly.

Vice-Chair Romo expressed concerns with the massing of the building.

Chairman Cheng opened the public hearing.

There being no speaker, Chairman Cheng closed the public hearing.

Chairman Cheng suggested adding a condition of approval that states if there are any complaints in the future that may suggest that the property is not being used as a single-family residence, the case would be referred to Code Enforcement or to the Planning Commission for the change in use.

Commissioner Nadolney stated there is a tarp in the back shown on Google Maps and asked what it was being used for.

Huy Trieu stated that on occasion items were placed in the back and the tarp was used to help against damage from the weather. He also stated the house did not have enough space.

Chairman Cheng asked what the current use of the house is and who lives there.

Huy Trieu stated monks live there and they work next door.

Commissioner Tu stated the conditions do not clearly define the use of the building.

Commissioner Sae-Low asked if they can pursue a conditional use permit prior to approving the design.

Commissioner Nadolney concurred with Commissioner Sae-Low's comment regarding the conditional use permit.

Vice-Chair Romo stated she would like to see a conditional use permit before the building is built.

City Architect Nestor expressed concerns with the structure of the building.

Commissioner Tu stated there is a benefit for the applicant to have a conditional use permit so they can fully utilize the site.

Vice-Chair Romo asked how the buffering would occur between the residents and the church.

Commissioner Sae-Low made a motion to continue Planning Case Number SPR18-091 for a Site Plan Review at 317 Pearl Street to a date uncertain. The motion was seconded by Commissioner Tu. Motion passed by a vote of 5 ayes, 0 noes.

#### **4. STAFF ITEM (PROJECT PREVIEW)**

##### **A. 500 E. VALLEY BOULEVARD PLANNING CASE NO. MSP21-004 (PUBLIC ART PLAN) APPLICANT: IRINA PANASYUK**

**PROJECT SUMMARY:** This item is intended to provide information to the Design Review Commission (DRC) about a proposed public art plan for the new commercial development located at 500 E. Valley Boulevard. The purpose of this item is to request the Commission to provide comments pertaining to the proposed public art plan.

**STAFF RECOMMENDATION: PROVIDE COMMENTS** on the proposed project.

This item was presented by Associate Planner Alvarado.

Vice-Chair Romo asked if there was a potential opening date.

David Gutierrez, applicant, stated there is one tenant that has signed a lease agreement. He stated they are waiting for off-street components to be completed as far as an opening date.

Commissioner Nadolney asked what the budget is for the art.

Irina Panasyuk, applicant, stated they are looking at a budget of about \$14,000.

Irina Panasuyk presented the Commission with a PowerPoint.

Commissioner Tu questioned the height of wall? She also asked what is adjacent to the wall from the neighbor to the back.

Chairman Cheng asked what wall the art was going on and how tall the wall is. He also asked how the pergola relates to the proposed public art.

Commissioner Sae-Low had questions regarding the public space. He also stated the backdrop is challenging and more work needs to be done to make the artwork pop out more.

Commissioner Nadolney asked about the distance between the wall and pergola and how the lighting would work for the public art. She also inquired about the possibility of building a new wall.

Vice-Chair Romo asked if cars are intended to park in front of the proposed wall and that the pictures are not clear on the location of the public art.

Vice-Chair Romo stated she liked the concept of the relief tile work and she thought it was interesting. She also stated the pergola cost should not utilize the public art dedicated funds. She also suggested a boundary or a border especially because it is on a portion of the wall. She commented on the wall height and stated maybe it does not need to be expanded on.

Associate Planner Alvarado reviewed and read the policies for the public art requirement in the Valley Boulevard Specific Plan.

David Gutierrez asked for clarification regarding onsite public art within the Valley Boulevard Specific Plan.

Chairman Cheng stated he liked the concept but the focal point is not clearly identified. He asked that they should work with someone to separate the wall to make the art wall stand out.

City Architect Nestor stated that the wall should to be taller as it will help block out visual noise of the building next door. He also asked about the surface of where the tiles are being placed.

## **5. COMMENTS FROM THE PLANNING MANAGER**

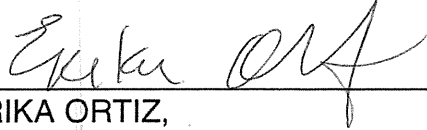
Planning Manager Tewasart provided the Commission with an update regarding virtual meetings.

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

Vice-Chair Romo commented on the Commission meeting from last month, in particular the project that involved the elimination of the existing front porch. She

**7. ADJOURN DESIGN REVIEW COMMISSION MEETING**

Chairman Cheng adjourned the meeting at 9:11p.m.



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ERIKA ORTIZ,  
DESIGN REVIEW COMMISSION SECRETARY



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RAYMOND CHENG,  
DESIGN REVIEW COMMISSION CHAIR