

February 7, 2018

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Chairperson Fernandez called the meeting to order at 7:00 p.m.

**FLAG SALUTE:** Commissioner: Perez

**ROLL CALL:** Commissioners: Fernandez, Wu, Dy, Perez

**ABSENT:** Commissioner: Koo

**ALSO PRESENT:** Community Development Director Weiner; City Planner Carlson; Assistant City Attorney Mann; City Engineer Gilbertson; Senior Planner Vasquez; Associate Planner Guerra; Community Development Technician Munoz; Community Development Intern Ramos.

**ORAL COMMUNICATIONS:**

**C/Fernandez opened Oral Communications for Public Comment.**

Hassan Sassi, resident, shared his concerns in regards to the Mount San Antonio College (Mt. Sac) West Parcel. Mr. Sassi submitted a ±100 page report to the Planning Commission (PC) in relation to the proposed solar project. Mr. Sassi further commented on the environmental process and requirements for CEQA.

**C/Fernandez moved to close Oral Communications. PC/Perez seconded. Without objection motion passed 4-0.**

**APPROVAL OF MINUTES:**

**1. January 17, 2018 (Regular Minutes).**

**VC/Wu moved to approve the minutes of January 17, 2018. C/Fernandez seconded. Motion passed 4-0.**

**PUBLIC HEARING:**

**2. Tentative Parcel Map (TPM) 73650 and Site Plan Case/ Architectural Review (SPC/AR) 2015-110 (Joy Ventures, LLC) – Continued from the February 1, 2017 Planning Commission Meeting: A request to subdivide three (3) lots totaling 74,316 square-feet into four (4) single-family lots (Parcel 1, Parcel 2, Parcel 3 and Parcel 4) and to construct four (4) new single-family residential homes on each lot, located at 360 Camino De Teodoro.**

AP/Guerra presented the staff report, requesting a Continuance to the next regularly scheduled PC Meeting.

C/Fernandez opened the Public Hearing for Public Comment.

**C/Fernandez motioned to close Public Hearing. VC/Wu seconded. Without objection motion passed 4-0.**

**MOTION ON ITEM 2**

**C/Fernandez motioned to continue TPM 73650 and SPC/AR 2015-110 to the next regularly scheduled PC Meeting. PC/Perez seconded.**

**ROLL CALL:**

**AYES: Fernandez, Wu, Dy, Perez**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Koo**

**Motion to continue passed 4-0.**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**3. Site Plan Case/Architectural Review (SPC/AR) 2017-095 (Cui) – A request to construct a 1,574 square-foot, two (2) story addition and a 415 square-foot extension to the existing garage at the residence located at 271 Aborla Lane (APN: 8720-014-048).**

AP/Guerra presented the Staff Report.

C/Fernandez opened the item for Public Comment.

**C/Fernandez motioned to close Public Comment. PC/Perez seconded. Without objection motion passed 4-0.**

PC/Perez asked if the existing perimeter wood-fencing would remain.

AP/Guerra mentioned that on the presented proposal, no new walls or fences are indicated.

VC/Wu inquired about the letter that was written in opposition to the project.

AP/Guerra mentioned that after the writing of the report, Staff did receive a letter, however there was no return address, name, and/or contact information provided.

C/Fernandez stated that the footprint is not changing extensively and the architecture is consistent with the existing residence.

**MOTION ON ITEM 3**

**C/Fernandez motioned to approve SPC/AR 2017-095, subject to the attached COA. VC/Wu seconded.**

**ROLL CALL:**

**AYES: Fernandez, Wu, Dy, Perez**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Koo**

**Motion to approve passed 4-0.**

**4. Site Plan Case and Architectural Review (SPC/AR) 2016-087 (Tjoeng) – A request to construct two (2) single-family residences located on Delaney Drive (APN: 8709-009-016 and 8709-009-018).**

SP/Vasquez presented the Staff Report.

PC/Dy asked if there were issues with the subject site in connecting to the public sewage line.

CE/Gilbertson noted that the developer installed public sewage infrastructure on all lots that were part of the Tract Map subdivision.

C/Fernandez asked if the subdivision had any revisions.

SP/Vasquez stated that the subdivision got approved in 2011 and was recorded in 2012.

PC/Dy asked if all ten (10) lots are owned by the same owner.

SP/Vasquez detailed that once the original developer received entitlements for the subdivision, the ten (10) lots were then sold to another developer to install the required grading and infrastructure. SP/Vasquez indicated that several lots have since been sold to various owners, and the applicant presenting the subject project is a new owner. SP/Vasquez further indicated that the pads have been rough graded.

PC/Dy inquired about Delaney Drive being a private driveway.

SP/Vasquez indicated that Delaney Drive is recorded on the Tract Map as a private driveway.

C/Fernandez asked if the two (2) subject lots are the first to come before the PC out of the ten (10) lots.

SP/Vasquez mentioned that previously, three (3) new Single-family residences have come before the PC for approval. He also indicated that those three (3) are currently in the Building & Safety Department plan check process.

C/Fernandez opened the item for Public Comment.

Applicant/Louis Laurence stated that he (as well as the project architects), are available for questions.

**C/Fernandez motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 4-0.**

PC/Perez commented on the reduced square-footage and the proposed architecture of the homes.

C/Fernandez stated that the architecture is well designed with enhanced materials and indicated that he has no issues with the size.

PC/Dy echoed the comments on the design and architecture and inquired about the fencing that is proposed, specifically the front-yard fencing.

Rosemary Teoxon, landscape architect, stated that the front-yard fencing is setback thirty (30') feet from the front property line, and is optional.

PC/Dy shared his concerns with the proposed fencing that touches the front property line.

CE/Gilbertson specified that the front fencing is setback approximately 125' away from Delaney Drive.

The Commission, Staff, and Applicant further discuss the proposed fencing.

C/Fernandez asked for the square-footage of the previously approved three (3) homes approved with the Tract Map.

SP/Vasquez noted that the square-footage of the approved homes ranged from 7,000 - 7,300 square-feet respectively.

VC/Wu asked if there are any existing trails in proximity of the subject area and if there is any opportunity for connectivity.

SP/Vasquez indicated that there are no existing trails from Gartel Drive, but there is an open space area with a natural trail that provides some connectivity directly north of the subject lots.

C/Fernandez asked when the proposed ten (10') foot equestrian trail will get improved.

CE/Gilbertson stated that seventy-five (75%) percent of the trail is completed, however some changes are needed for connectivity. Furthermore, before any of the homes within the subdivision, (including the two (2) subject lots) receive Building finals, the trail will need to be completed.

**MOTION ON ITEM 4**

**PC/Perez motioned to approve SPC/AR 2016-087, subject to the attached COA. VC/Wu seconded.**

**ROLL CALL:**

**AYES: Fernandez, Wu, Dy, Perez**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Koo**

**Motion to approve passed 4-0.**

**5. Site Plan Case and Architectural Review (SPC/AR) 2018-001 (Wilcher) – A request to construct a 1,983 square-foot, two (2) story addition to an existing residence at 515 Bourdet Avenue (APN: 8722-010-012).**

AP/Guerra presented the Staff Report.

PC/Dy asked the purpose of the full bathroom as proposed within the garage.

AP/Guerra stated that a COA was included to remove the bathroom; however the Applicant would like to address the COA.

C/Fernandez opened the item for Public Comment.

Applicant/Bill Leung thanked Staff and stated that the full bathroom and the rest of the house is designed for handicap accessibility.

C/Fernandez asked if the bathroom in the garage is proposed because of the existing slope inside the home.

Peggy Wilcher, owner, stated that the bathroom in the garage is needed for her son's equipment. Ms. Wilcher further noted that it would be convenient for the bathroom to remain in the garage, due to her son's disabilities.

The Commission, Applicant, and Owner, further discussed the bathroom in the garage.

PC/Dy asked if the balcony can be setback more to extend the roof line of the garage.

The Commission, Applicant, and Owner discuss the roof line of the garage.

C/Fernandez confirmed that the Applicant and owner are willing to remove the sink and toilet from the bathroom located in the garage.

**PC/Perez motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 4-0.**

The Commission thanked the owner for working with Staff on the additional changes.

**MOTION ON ITEM 5**

**PC/Dy motioned to approve SPC/AR 2018-001, subject to the attached COA with the additional Conditions that the bathroom located in the garage have the sink and toilet removed and the second-floor balcony be setback to extend the roof line of the garage. VC/Wu seconded.**

**ROLL CALL:**

**AYES: Fernandez, Wu, Dy, Perez**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Koo**

**Motion to approve passed 4-0.**

**DISCUSSION/TRANSACTION:**

None

**REPORTS AND COMMENTS:**

- CDD/Weiner noted that on Monday, February 12<sup>th</sup>, 2018, at the Senior Center, there will be a EIR related Scoping Meeting to discuss the environmental aspects of the 49 acre project off of Valley Boulevard.
- The Commission and Staff discussed the west parcel at Mt. Sac, in terms of grading, hauling, approval, and litigation.

**ADJOURNMENT:**

**This meeting adjourned at 8:16 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, March 7<sup>th</sup>, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)**

**Passed and Approved on this 7<sup>th</sup> day of March 2018.**

  
Chairperson, Mark Fernandez

  
Tom Weiner, Community Development Director