

March 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 7:04 p.m.

FLAG SALUTE: Commissioner: Perez

ROLL CALL: Commissioners: Fernandez, Dy, Perez
(Koo absent during roll call but arrived shortly after)

ABSENT: Commissioner: Wu

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.

PC/Perez moved to close Oral Communications. PC/Dy seconded. Without objection motion passed 3-0.

APPROVAL OF MINUTES:

1. February 7, 2018 (Regular Minutes).

C/Fernandez moved to approve the minutes of February 7, 2018. PC/Perez seconded. Motion passed 3-0.

PUBLIC HEARING:

2. Tentative Parcel Map (TPM) 73650 and Site Plan Case/ Architectural Review (SPC/AR) 2015-110 (Joy Ventures, LLC) – A request to subdivide three (3) lots totaling 74,316 square-feet into four (4) single-family lots to construct four (4) new single-family residential homes, located at 360 Camino De Teodoro.

AP/Guerra presented the Staff Report.

C/Fernandez opened the Public Hearing for Public Comment.

C/Fernandez motioned to close Public Hearing. PC/Dy seconded. Without objection motion passed 3-0.

PC/Dy commended the Applicant for reducing the amount of earthwork and redesigning the homes to work with the existing topography of the lots.

PC/Perez acknowledged the Applicant for keeping the community involved by holding a meeting to receive feedback and comments related to the project.

C/Fernandez echoed the comments made by the other Commissioners.

MOTION ON ITEM 2

C/Fernandez motioned to adopt PC Resolution No. 18-01 approving TPM 73650 and SPC/AR 2015-110, subject to the attached Conditions of Approval (COA). PC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 3-0.

OLD BUSINESS:

None

NEW BUSINESS:

3. Amendment No. 1 - Site Plan Case/Architectural Review (SPC/AR) 2017-030 (Sui) – A request to modify previously approved project in order to construct a 480 square-foot second-floor covered deck located at 19045 Bridgeport Court (APN: 8735-046-040).

CDT/Munoz presented the Staff Report.

PC/Dy inquired about the resident who had concerns with privacy and asked if any modifications were done to help with those concerns.

CDT/Munoz stated that the covered deck was reduced in square footage.

PC/Dy asked the location of the concerned resident in relation to the subject property.

CDT/Munoz stated that the resident is located west of the subject lot.

PC/Dy asked how deep the gable roof is on the east elevation.

CDD/Weiner mentioned about one (1') foot.

PC/Dy asked how far the neighbor's property is from the proposed covered deck.

CDT/Munoz referenced an aerial picture of the subject location

C/Fernandez opened the item for Public Comment.

PC/Perez commented that the revision did not protrude further than the previously approved addition, but rather, lay on-top of the addition.

C/Fernandez asked for confirmation on the location of the concerned neighbor and stated that the covered deck is approximately nineteen (19') feet from the property line.

CDT/Munoz confirmed that the concerned neighbor is located to the east of the subject property.

PC/Dy stated that the decorative gable helps with the massing of the covered deck and mentioned that a window would be no less concerning.

C/Fernandez allowed time for PC/Koo to review item 3.

PC/Koo asked how wide the east gable is on top of the addition and if the covered deck would look over that gable.

CDT/Munoz approximated twenty-five (25') feet and confirmed that the covered deck will look over the east gable.

PC/Dy asked if the Applicant is willing to raise the east gable.

Applicant/Jesse Camberos stated that the gable was designed to allow privacy for both the neighbor and the subject property owner. Mr. Camberos stated that the setback is large enough to ensure privacy for both parties.

The Commission and Applicant further discuss a redesign of the gable and the installation of a wall instead of the wrought-iron railing.

Applicant/Meirong Sui commented on the fact that there are current trees on the property and this will help with any privacy concerns.

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

PC/Dy stated that the proposed project seems fine and appreciates that the applicant is willing to make changes.

C/Fernandez echoed PC/Dy's comment and reassured the setback is large enough to help with any privacy concerns.

MOTION ON ITEM 3

PC/Perez motioned to approve Amendment No. 1 to SPC/AR 2017-030, subject to the attached COA. C/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 4-0.

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- CDD/Weiner made note that on Monday, April 30th, 2018, the Draft General Plan and Draft West Valley Specific Plan will be brought to the Planning Commission during a Special Meeting.
- CDD/Weiner stated that the City Clerk will be reaching out to the Commission for the upcoming cycle in June.
- C/Fernandez informed of the first NexGen Meeting that was held on Tuesday, March 6th, and encouraged young adults to attend future meetings.

ADJOURNMENT:

This meeting adjourned at 7:45 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, April 4th, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 4th day of April 2018.


Chairperson, Mark Fernandez


Tom Weiner, Community Development Director