

May 2, 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: Chairperson: Fernandez

ROLL CALL: Commissioners: Fernandez, Dy, Koo, Perez

ABSENT: Commissioner: Wu

ALSO PRESENT: Community Development Director Weiner; Assistant City Attorney McClendon; City Planner Carlson; City Engineer Gilbertson; Senior Management Analyst Womble; Associate Planner Guerra; Community Development Technician Munoz.

ORAL COMMUNICATIONS:

C/Fernandez opened Oral Communications for Public Comment.

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

APPROVAL OF MINUTES:

1. April 4, 2018 (Regular Minutes).

C/Fernandez moved to approve the minutes of April 4, 2018. PC/Dy seconded. Motion passed 4-0.

PUBLIC HEARING:

2. General Plan Conformity Determination for the Proposed Capital Improvement Program (CIP) for Fiscal Years 2018-2019 through 2022-2023.

SMA/Womble presented the Staff Report.

PC/Dy asked how CIP projects are budgeted and referred to the northwest corner of Gartel Drive by the Walnut Teen Center, where a sidewalk segment constantly cracks and breaks.

CE/Gilbertson stated that it can be added to an upcoming CIP as a scope of that project.

PC/Koo inquired about the funding for the aquatics center.

SMA/Womble noted that the Community Services Department is heading the aquatics center project which is still in the planning phases.

The Commission and Staff further discussed the aquatics center.

PC/Dy inquired about the trail project.

CE/Gilbertson explained the trail project and how maintenance will be reduced because of the new material that will be used for the trails.

C/Fernandez asked how items are included in the CIP budget.

SMA/Womble specified that need and funding source as well as availability are used to determine items on the CIP budget.

CE/Gilbertson explained that Engineering Staff conduct pavement management studies every year to assess roadways and determine required maintenance.

C/Fernandez asked if solar panels for Government buildings have been reviewed.

CE/Gilbertson indicated that the Community Services Department would carry out that project for determination.

CDD/Weiner specified that items within the CIP budget are determined by City Council and that the Commission's duty is to ensure that the CIP conforms to the General Plan.

The Commission and Staff further discussed Solar Panels on Government buildings.

PC/Dy mentioned about the "exit only" apron for the Walnut Teen/Gymnasium Center off of La Puente Road and asked why a curb was not installed despite vehicles continuing to enter off of La Puente Road.

CE/Gilbertson specified that the opening is an exit only driveway to discourage cars from stacking along La Puente Road.

The Commission and Staff further discussed the exit only driveway to the Walnut Teen Center off of La Puente Road.

PC/Perez reiterated the transition to solar panels for Government buildings.

C/Fernandez opened the Public Hearing for Public Comment.

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

MOTIONS ON ITEM 2

PC/Dy motioned to adopt PC Resolution No. 18-08, finding the CIP for Fiscal Years 2018-2019 through 2022-2023 is consistent with the goals of the City of Walnut's General Plan. PC/Koo seconded.

ROLL CALL:

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

Motion to approve passed 4-0.

3. Conditional Use Permit (CUP) 2018-001 (Koh) – A request to establish and operate a physical therapy clinic (Walnut Physical Therapy and Performance) located 20817 Valley Boulevard within the M-1; Light Manufacturing Zoning District (APN: 8720-026-028, and -029).

AP/Guerra presented the Staff Report.

PC/Perez asked if the clients who will be utilizing the business have suffered injuries to receive rehab therapy.

AP/Guerra noted that the business will be offering rehab services to adults as well as students with sport injuries.

PC/Dy inquired about the subject site being Zoned Industrial/Manufacturing.

AP/Guerra explained that the Zoning is Light Manufacturing, however, there are existing commercial uses in the existing tenant spaces facing Valley with surplus parking.

CDD/Weiner indicated that the CUP is before the PC for approval due to the subject business offering their services to minors.

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/Koo clarified a name listed in the Staff Report.

MOTION ON ITEM 3

C/Fernandez motioned to adopt PC Resolution No. 18-07, approving CUP 2018-001, subject to the attached Conditions of Approval (COA). PC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 4-0.

OLD BUSINESS:

None

NEW BUSINESS:

4. Site Plan Case and Architectural Review (SPC/AR) 2018-039 (Ha) – A request to install three (3') foot six (6") inch high decorative open work wrought fencing atop an existing thirty (30") inch garden wall within the required front yard setback located at 1403 Pierre Road within the R-1-20,000; Single Family Residential and Rural Overlay Zoning District (APN: 8709-101-007).

PC/Koo abstained from discussion and voting of the item due to the proximity of his residence to the subject site.

CP/Carlson presented the Staff Report.

C/Fernandez asked if the owner has an approval for the existing over-height fence.

CDD/Weiner indicated that the existing gate is outside of the required front-yard setback.

PC/Dy asked if the gate, when opened, will encroach into the public right-of-way.

CP/Carlson noted that there is a three (3') foot separation between the gate and the public right-of-way.

C/Fernandez opened the item for Public Comment.

Applicant/Kim-Phung Ha specified the need for the proposed over-height gate for security reasons. Ms. Ha further mentioned that the existing gate will remain and the proposed gate will open into the property.

The Commission and Staff further discussed the existing gate in comparison to the proposed gate and the proposed gate opening into the public right-of-way.

C/Fernandez asked if columns or pillars will be installed.

Ms. Ha indicated that every seven (7) to eight (8) feet will have a post to strengthen the length of the iron fence.

PC/Dy asked if the driveway gate will be relocated to the front.

Ms. Ha stated that the driveway gate will remain.

The Commission and Applicant further addressed the circumstances of needing the proposed fence.

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

PC/Dy indicated his concern that if a sidewalk be installed in the future, the gate will encroach.

CE/Gilbertson reiterated that sidewalks would not be possible to install in that area due to the width of the roadways.

MOTION ON ITEM 4

C/Fernandez motioned to approve SPC/AR 2018-039, subject to the attached COA. PC/Perez seconded.

ROLL CALL:

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

Motion to approve passed 3-0.

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- CDD/Weiner noted that the General Plan and West Valley Specific Plan will be going before the City Council Meeting on May 9th, 2018.
- CDD/Weiner indicated that the Mayor's Prayer Breakfast will be held May 3rd, 2018 at the Senior Center.
- C/Fernandez encouraged the Commission to attend the City Council Meeting to voice their opinions on the General Plan and West Valley Specific Plan.
- PC/Dy asked how many commercial centers are Zoned Light Manufacturing.
- CDD/Weiner specified that centers along Valley Boulevard and Lemon Avenue are Zoned Light Manufacturing and that some portions of centers allow for commercial uses.
- The Commission and Staff discussed re-Zoning possibilities for the Light Manufacturing and potential impacts of the existing industrial uses.
- C/Fernandez inquired about the loss of the 2020 Olympic Trials at Mt. San Antonio College.

ADJOURNMENT:

This meeting adjourned at 7:45 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday June 6th, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 6th day of June 2018.


Chairperson, Mark Fernandez


Tom Weiner, Community Development Director