

August 1, 2018

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Chairperson Perez called the meeting to order at 7:01 p.m.

FLAG SALUTE: Commissioner: Wu

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

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

ORAL COMMUNICATIONS:

C/Perez opened Oral Communications for Public Comment.

C/Perez moved to close Oral Communications. PC/Fernandez seconded. Without objection motion passed 5-0.

APPROVAL OF MINUTES:

1. July 18, 2018 (Special Meeting Minutes).

C/Perez moved to approve the minutes of July 18, 2018. VC/Dy seconded. Motion passed 5-0.

PUBLIC HEARING:

2. Zoning Code Amendment (ZCA) No. 2018-01, Zone Change (ZC) No. 2018-02, and Negative Declaration (ND) No. 2018-01 – To establish the School and Public Institution Zoning Ordinance and Zone(s) for consistency with the adopted Walnut General Plan (WGP).

SP/Vasquez presented the Staff Report.

PC/Wu asked if the previously proposed parking structure made by Mt. SAC would fall into the permitted use category for the proposed Zone change.

SP/Vasquez confirmed that it would have been a permitted use given that it still met the development standards outlined in the Code section.

VC/Dy inquired if a parking structure were to be proposed, would the Commission review the project for approval.

SP/Vasquez confirmed that a proposal for a parking structure will come before the Commission.

VC/Dy asked if sidewalks can be included within the development standards.

SP/Vasquez specified that any developments brought forward for review will be looked at carefully, which also includes incorporating sidewalks and trails. SP/Vasquez further noted that Americans with Disabilities Act (ADA) may also require sidewalks as well.

The Commission and Staff further discussed adding language to the Zoning Code regarding sidewalks.

C/Perez confirmed that the Zone Change is to establish consistency with the recently adopted General Plan.

PC/Koo asked if stadiums or other sports facilities should be included under permitted uses.

SP/Vasquez stated that stadiums and other sports facilities can be included under permitted uses with a Conditional Use Permit (CUP).

PC/Koo questioned if a setback requirement be included for developments that abut a residential property.

The Commission and Staff further discussed a setback requirement for developments abutting residential properties.

ACM/Weiner asked if specific developments or structures can be clarified due to land use rights for Public Schools.

The Commission and Staff discussed the definition of classroom.

PC/Koo clarified that all structures that are not defined as a classroom should list a setback requirement when abutting a residential property. PC/Koo also asked for the definition of an interior lot line.

SP/Vasquez specified that the setback will apply to the interior lot lines in that Zone. SP/Vasquez noted that language can be added concerning setbacks for any abutting Zones to residential properties.

ACM/Weiner indicated that an interior lot line does not abut any public right-of-ways.

VC/Dy agreed with a larger setback when the Zone abuts residential properties.

ACM/Weiner reiterated that grammar schools as well as high schools have almost all buildings classified as classroom facilities. ACM/Weiner further noted that Mt. SAC has a strip of land that abuts the right-of-way; providing at least twenty (20') feet distance between the residential properties and the College.

The Commission discussed the height requirement(s) for new development.

C/Perez opened the item for Public Comment.

Layla Abou-Taleb, resident, asked for clarification on the Mt. Sac settlement agreement which states that parking structures require a minimum four-hundred (400') foot setback. Ms. Abou-Taleb further asked why parking structures and public transit centers are permitted by-right.

ACM/Weiner clarified that the settlement agreement trumps the City Ordinance. ACM/Weiner clarified that the Public Institution Ordinance is not strictly for Mt. SAC but to all Public/Institution Zoned properties within the City.

The Commission and Staff further discussed the Mt. SAC settlement agreement.

ACM/Weiner explained that all developments require a Site Plan/Architectural Review which are reviewed by the Planning Commission. ACM/Weiner further specified that although parking structures, public transit centers, etc. are permitted by-right, they are all still presented to the Planning Commission for review.

Staff further explained the process of new developments within the Public Institution Zone.

Ms. Abou-Taleb recommended that the setback should be comparable to three-hundred (300') feet, rather than ten (10') feet, and expressed her concern with changing the Zone in general. Ms. Abou-Taleb further stated that as a Walnut Unified School District Board Member, she has experience when handling changes or new structures at schools.

C/Perez motioned to close Public Comment. VC/Dy seconded. Without objection motion passed 5-0.

C/Perez asked if there is a precedence on the interior setback requirements when abutting a Residential Zone.

ACM/Weiner noted that the concern with setbacks may differ from one-story buildings versus two-story buildings.

The Commission and Staff discussed the various setbacks for different building heights.

PC/Fernandez asked for clarification on Education Facilities being governed by the California State Architect and noted that some of the existing grade schools in Walnut will not meet a three-hundred (300') foot setback.

ACA/Mann explained that the California State Architect receives approval in terms of Building Code and that classroom facilities are exempt from local land use regulations according to the State Code.

The Commission and Staff further discussed the existing schools in Walnut.

The Commission asked if Staff can look into increasing the setback distance for parking structures, transportation centers, etc. that have interior lot lines abutting a Residential Zone.

ACM/Weiner stated that Staff can bring the item back with language from the City Attorney in regards to building heights, options for larger setback requirements, and various setbacks for single-story buildings versus two-story buildings.

PC/Fernandez asked if language can be added to specify the approval process.

ACM/Weiner stated that the current language that is within the proposed Code can be cleaned up to indicate permitted uses and remove the term "by-right."

The Commission and Staff further discussed language that can be added to specify the approval process.

ACM/Weiner noted that the item will be presented at the PC Meeting on Wednesday, September 5th.

MOTION ON ITEM 2

C/Perez motioned to continue ZCA No. 2018-01, ZC 2018-02, and ND 2018-01, to allow Staff to establish a recommended setback for lot lines that abut residential properties, language to clarify height restrictions, and language to specify the approval process for new developments to the September 5th PC Meeting. VC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

OLD BUSINESS:

3. Continued from the June 6, 2018 PC Meeting: Site Plan Case/Architectural Review (SPC/AR) 2018-057 (Yang) – A request to construct a 4,499 square-foot, two (2) story residence with a 731 square-foot, three (3) car garage on an existing lot located off a private driveway on Gartel Drive (20530 Gartel Drive).

AP/Guerra presented the Staff Report.

VC/Dy asked for clarification on the parking requirements per square-foot and asked if the proposed home should have a four (4) car garage due to the number of bedrooms and the size of the home.

AP/Guerra specified that the kitchen area is excluded from the square-footage of the size of residence and further explained that the loft area is not counted as a bedroom.

PC/Koo asked if any changes were made to the home since reviewing the project at the June 6th, 2018 PC Meeting.

AP/Guerra stated that the residence was not changed, only the garden wall that was previously proposed along the driveway easement was removed. AP/Guerra noted that there is a six (6') foot high gate being proposed across the easement.

C/Perez mentioned how the garden wall is no longer encroaching into the easement and asked the concern for the six (6') foot high gate being proposed.

AP/Guerra commented on the position of the six (6') foot high gate being proposed across the easement.

PC/Koo inquired about staff's recommendation that the removal of the gate was due to its encroachment of the easement.

AP/Guerra confirmed that was correct.

C/Perez opened the item for Public Comment.

Applicant/Michael Fox stated that the Deed and Title Report specifies the easement details and noted that the proposed gate over the easement is not a structure but a motorized gate and that the placement of the gate is not obstructing any egress and ingress to any of the other properties who share the same easement.

VC/Dy asked if the gate is necessary.

Mr. Fox stated that it is a nice amenity and allows privacy.

The Commission, Staff, and Applicant discussed the relocation of the proposed gate.

C/Perez asked for clarification on the previous proposal that was brought to the Commission back in June.

AP/Guerra clarified that there was a gate on the previously proposed plan that was further up the easement but the continuance directed Staff and the Applicant to revise the plans to clear all obstruction on the easement.

Laurie Bleick, resident, expressed her concern for the proposed project.

C/Perez motioned to close Public Comment. VC/Dy seconded. Without objection motion passed 5-0.

VC/Dy expressed his concern with protecting right-of-ways, specifically easements, and noted that the proposed gate over the easement needs to be removed.

C/Perez reiterated that Condition #8 specifies that the gate to be removed.

The Commission and Staff further discussed public right-of-ways.

Ms. Bleick expressed her concern for the value of the properties.

VC/Dy noted that a Condition of Approval should be placed to not allow further obstruction within the easement.

Mr. Fox reiterated that the language within the Grant Deed specifies egress/ingress for the easement and surrounding properties.

The Commission and Staff further discussed the project in terms of the proposed gate over the easement.

MOTION ON ITEM 3

PC/Koo motioned to approve SPC/AR 2018-057, subject to the attached COA. C/Perez seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

NEW BUSINESS:

4. Site Plan Case/Architectural Review (SPC/AR) 2018-064 (Lee) – A request to construct a 1,512 square-foot single-story addition and a 176 square-foot patio at an existing residence located at 19050 Summit Ridge Drive (APN: 8735-044-013).

CDT/Munoz presented the Staff Report.

PC/Fernandez asked if the Applicant will keep the wood slabs, or stucco the front of the residence.

CDT/Munoz mentioned that the proposal is to stucco the front to match the rest of the residence.

C/Perez opened the item for Public Comment.

Applicant/Paul Sheene confirmed that the wood slabs will be removed to the front elevation.

C/Perez motioned to close Public Comment. PC/Koo seconded. Without objection motion passed 5-0.

PC/Fernandez stated he would like to add a Condition of Approval for a decorative material to be placed on the front elevation.

MOTION ON ITEM 4

VC/Dy motioned to approve SPC/AR 2018-064, subject to the attached COA with the additional Condition that a decorative finish shall be added to the front elevation. PC/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

5. Site Plan Case/Architectural Review (SPC/AR) 2017-020 – A request to demolish an existing 1,835 square-foot, single-story home and construct a new (2) story, 4,994 square-foot, two (2) story single-family home with a four (4) car garage located at 20877 Apache Way (APN: 8709-090-086).

AP/Yang presented the Staff Report.

C/Perez noted the amount of time that the Applicant and Owner have been working with Staff on the proposed project.

AP/Yang stated that there has been a number of revisions made.

PC/Fernandez asked the square footage of the first proposal made to the City.

AP/Yang confirmed that the home was first submitted as a 5,300 square-foot single-family home.

VC/Dy asked if Staff discussed the concerns with the Applicant in regards to the architectural style and massing.

AP/Yang referred to the status letter that was provided to the Applicant after each submittal and listed the concerns from Staff which included massing and size. AP/Yang further explained that after the fourth status letter, the Applicant chose to proceed with Planning Commission review.

C/Perez stated that the size of the residence was reduced from 5,300 square-feet to 4,994 square-feet but Staff still had concerns with size and massing.

AP/Yang noted that the compatibility with the neighborhood corresponds to the size, massing, and overall design of the residence.

PC/Wu asked if the proposed home double the average size of the surrounding residences.

AP/Yang confirmed that the home is larger than the average, however, the neighboring residence is roughly 4,300 square feet.

The Commission and Staff further discussed the surrounding properties in terms of size.

C/Perez opened the item for Public Comment.

Applicant/Shirley Zhang asked the definition of “Community” and noted that there are other properties on Walnut Canyon Road that are larger in size.

PC/Fernandez explained that it is more of a qualitative definition meaning the surrounding neighborhood and character of the area.

The Commission and Applicant further discussed the surrounding properties and a reasonable size for the proposed new single-family home.

Joyce Nakanu, resident, stated her opposition for the proposed project in terms of mass and size.

Merly Cabrera, resident, explained her property in terms of size related to the proposed new residence and shared her concerns with the size and massing of the proposed property.

The Commission further discussed the size of the neighboring residence.

Warren Low, resident, stated his opposition for the proposed project in relation to size and compatibility with the neighborhood.

Claude Ellis, resident, stated his opposition for the proposed project and shared his concern for the mass and size of the proposed home.

Manuel Botello, resident, stated his opposition for the proposed project in relation to size, mass, and compatibility with the neighborhood.

C/Perez motioned to close Public Comment. VC/Dy seconded. Without objection motion passed 5-0.

VC/Dy shared his concerns of the proposed home in terms of size, mass, and design.

PC/Wu mentioned that valid concerns had been made from the Commission, Staff, and Public and reiterated that the Applicant should continue to work with Staff to address the concerns that were shared.

PC/Fernandez echoed what the fellow Commissioners had noted and shared that the Applicant should continue to work with Staff.

PC/Koo stated that the front elevation and east elevation need to be recessed back and have single-story elements to reduce the mass of the proposed residence. PC/Koo also explained for the Applicant to continue to work with Staff on the project.

C/Perez noted that the Applicant should continue to work with Staff.

MOTION ON ITEM 5

VC/Dy motioned to continue SPC/AR 2017-020 off calendar to allow the Applicant to work with Staff. PC/Wu seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

DISCUSSION/TRANSACTION:

None

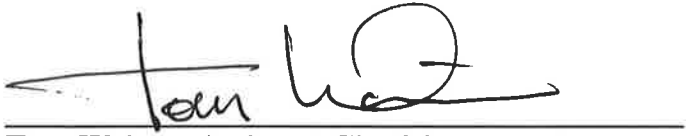
REPORTS AND COMMENTS:

- ACM/Weiner thanked the Commission for their continued work.

ADJOURNMENT:

This meeting adjourned at 9:28 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday September 5th, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 5th day of September 2018.

A handwritten signature in black ink, appearing to read "Tom Weiner", written over a horizontal line.

Tom Weiner, Assistant City Manager – Development Services

A large, stylized handwritten signature in black ink, written over a horizontal line.

Chairperson, Fernando Perez