

May 1, 2019

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Perez called the meeting to order at 6:59 p.m.

**FLAG SALUTE:** Commissioner Koo

**ROLL CALL:** Commissioners: Perez, Fernandez, Koo  
(Dy: absent at the time but arrived later to meeting)

**ABSENT:** Commissioner: Wu

**ALSO PRESENT:** Assistant City Manager – Development Services Weiner; City Planner Carlson; Assistant City Attorney Mann; Senior Planner Vasquez; Assistant Planner Munoz; Community Development Technician Katigbak.

**ORAL COMMUNICATIONS:**

C/Perez opened Oral Communications for Public Comments.

C/Perez closed Oral Communications for Public Comments.

**APPROVAL OF MINUTES:**

1. **April 3, 2019 (Regular Meeting Minutes).**

C/Perez motioned to approve the minutes of April 3, 2019. VC/Koo seconded. Motion passed 3-0.

**PUBLIC HEARING(S):**

NONE

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

NONE

**DISCUSSION/TRANSACTIONS:**

2. **Accessory Dwelling Unit (ADU) Ordinance Update**

SP/Vasquez presented the staff report.

PC/Fernandez asked Staff if there is a definition for “short-term” in the Walnut Municipal Code (WMC).

SP/Vasquez stated that there is not a specific definition. However, the WMC identifies boarding houses as residing for the period of thirty (30) days or less.

ACA/Mann suggested adding thirty (30) days or less to the WMC under boarding/rooming homes for clarification since there is no clear definition for "short-term".

PC/Fernandez added that it would assist when approaching Airbnb rentals.

C/Perez mentioned that the following recommendation would be beneficial since the City deals with Airbnb issues continuously.

ACM/Weiner stated that the language within the current WMC does address Airbnb and other short-term rentals, moreover that this portion can be stricter with the new frontier of ADU(s).

C/Perez commented that the State ADU Ordinance appears to prevent Cities from over regulating the ADU process. C/Perez further noted that no changes made to the ADU Ordinance during the year 2017-2018.

ACA/Mann asked Staff what has been occurring since the passing of the ADU ordinance regarding development applications and if there is anything that Staff would like to change.

SP/Vasquez stated that there are no desired changes to the ordinance and that since the passing of the ADU Ordinance the City has received twenty-nine (29) ADU applications; seven (7) of the applications have been completed and are in different phases of Plan Check and construction.

VC/Dy inquired if the five (5) said changes to the ADU Ordinance will be on the draft ordinance to be reviewed by the Walnut City Council.

SP/Vasquez clarified that the said changes are not included in the draft ordinance because the changes were only under consideration by the State for the legislature process.

VC/Dy asked for confirmation that the following changes will not be included into the draft ordinance.

SP/Vasquez stated that the following changes are an example of a few of the large components that would have made a big impact to municipalities that have already adopted ADU ordinances.

VC/Dy asked what the material differences are between the new draft ordinance and the last presented.

SP/Vasquez reiterated that there are no changes to the PC Resolution that was approved by the Commission in 2018.

C/Perez acknowledged that due to the nature of the item, there are no actions on the part of the PC except to listen and discuss.

ACM/Weiner mentioned that the purpose of this item was to discuss and update the PC on the direction and changes, if any, of the draft ADU Ordinance.

#### **REPORTS AND COMMENTS:**

- ACM/Weiner mentioned that there is a Mayor's Prayer breakfast on Thursday, May 2, 2019 at 7:30 a.m.

- ACM/Weiner stated that there is a City Budget Study Session on Wednesday, May 8, 2019 at 5:00 p.m. at the Senior Center.

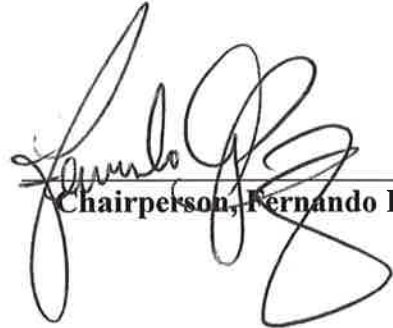
**ADJOURNMENT:**

**This meeting was adjourned at 7:12 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday, June 5, 2019, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road).**

**Passed and Approved on the 5<sup>th</sup> day of June, 2019.**



**Tom Weiner, Assistant City Manager – Development Services**



**Chairperson, Fernando Perez**

# **ATTACHMENT 1**

PC Resolution No. 19-06

**PC RESOLUTION NO. 19-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, CALIFORNIA, FINDING THE PROPOSED FISCAL YEARS 2019-2020 THROUGH 2023-2024 CAPITAL IMPROVEMENT PROGRAM (CIP) TO BE IN CONFORMANCE WITH THE WALNUT GENERAL PLAN.**

**WHEREAS**, on May 9, 2018 the Walnut City Council adopted a General Plan Update for the City of Walnut; and

**WHEREAS**, the City of Walnut CIP is a five (5) year program adjusted annually that outlines public improvements and estimated expenditures for said improvements. The current CIP has been updated for the fiscal years (FY) 2019-2020 through 2023-2024 period for City Council review and consideration; and

**WHEREAS**, California Government Code Section 65401 requires the Planning Commission to review and find that all proposed projects included in the CIP, are consistent with the adopted General Plan; and

**WHEREAS**, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine that the General Plan Conformity finding is not subject to CEQA, pursuant to CEQA Guidelines Section 15378, in that the GP conformance findings (as required by State law) is not a project as defined under CEQA; and

**WHEREAS**, on June 5, 2019, the Planning Commission held a Public Meeting on the subject, and considered evidence presented by City staff and other interested parties.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF WALNUT, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** The Planning Commission considered and determined that PC Resolution No. 19-06, as presented, is not subject to CEQA, pursuant to CEQA Guidelines Section 15378, in that the GP conformance findings (as required by State law) is not a project as defined under CEQA, prior to making its recommendation that the City Council approve the proposed CIP for FY 2019-2020 through 2023-2024.

**Section 2.** The Planning Commission hereby approves and adopts Resolution No. 19-06; adopts the consistency determinations and analysis as set forth in the June 5, 2019 CIP/General Plan Conformity Staff Report, which are incorporated herein by this reference; and further finds the proposed CIP FY 2019-2020 through 2023-2024 to be in conformance with the Walnut GP.

**Section 3.** The Secretary shall certify to the adoption of this Resolution and shall transmit copies to the Walnut City Clerk.

**PASSED, APPROVED AND ADOPTED** on this 5<sup>th</sup> day of June, 2019, by the members of the Planning Commission.

  
\_\_\_\_\_  
Fernando Perez, CHAIRPERSON

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF WALNUT                )

I, Tom Weiner, Secretary of the Walnut Planning Commission, do hereby certify that the foregoing PC Resolution No. 19-06 being:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WALNUT, COUNTY OF LOS ANGELES, CALIFORNIA, FINDING THE PROPOSED FISCAL YEARS 2019-2020 THROUGH 2023-2024 CAPITAL IMPROVEMENT PROGRAM (CIP) TO BE IN CONFORMANCE WITH THE WALNUT GENERAL PLAN.**

was duly adopted at a meeting of the Planning Commission on the 5<sup>th</sup> day of June, 2019, by the following vote, to wit:

AYES:            COMMISSIONER(S):  
NOES:            COMMISSIONER(S):  
ABSENT:         COMMISSIONER(S):  
ABSTAIN:        COMMISSIONER(S):

  
\_\_\_\_\_  
Tom Weiner, SECRETARY