

September 18, 2019

THE WALNUT CITY PLANNING COMMISSION

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

FLAG SALUTE: Commissioner Perez

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

ALSO PRESENT: City Planner Carlson; Assistant City Attorney Mann; Senior Planner Vasquez; Associate Planner Yang; Assistant Planner Munoz; Community Development Technician Katigbak.

ORAL COMMUNICATIONS:

C/Dy opened Oral Communications for Public Comment(s).

Resident, Vijay Vakil introduced himself and briefly discussed concerns regarding the Brookside Equestrian project.

C/Dy mentioned that the item is on the tonight's PC Agenda.

C/Dy closed Oral Communications for Public Comment(s).

APPROVAL OF MINUTES:

1. August 7, 2019 (Regular Meeting Minutes).

PC/Perez motioned to approve the minutes of August 7, 2019. VC/Koo seconded. Motion passed 5-0.

PUBLIC HEARING(S):

2. Continuance – Brookside Equestrian Center (Brookside): A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road.

SP/Vasquez presented the Staff Report.

PC/Fernandez inquired about the status and discussions held regarding the preservation and dedication of the existing structure(s) located on the property.

SP/Vasquez mentioned that Staff and the Applicant have been working closely together and that there is no definitive plan set.

PC/Fernandez questioned what recommendations Staff provided to the Applicant in regards to the dedication of the existing equestrian stable, and how the City plans to utilize this structure.

SP/Vasquez stated that there have not been any detailed discussions on whether or not the stable located on lot four (4) would be dedicated to the City.

The PC and Staff further discussed the horse stable(s).

C/Dy opened the item for Public Comment(s).

Resident, Vijay Vakil mentioned that the Walnut Municipal Code (WMC); Residential Planned Development (R.P.D.) Zoning District regulations allows for a maximum of fifteen (15) homes. Mr. Vakil questioned why the PC had decided to deviate from the WMC and allow the construction of twenty-eight (28) homes.

CP/Carlson mentioned that originally Staff did not support the project. Roughly three (3) to four (4) months ago, the PC believed that the Conditional Use Permit (CUP) mechanism was appropriate in order to request the twenty-eight (28) lots. CP/Carlson stated that, consequently, the Applicant had submitted an application for a Development Agreement (DA).

ACA/Mann added that it may not be fair to call the project a deviation, more so, an alternative that is provided in the City's Zoning Code to allows the construction of single-family homes and proper utilization of unused lot area into open space that would be dedicated to the City as per the applicant's proposal.

CP/Carlson reiterated that the item for discussion currently is for a continuance.

Mr. Vikal, Staff, and the PC further discussed the number of homes and what the Zoning Code permits.

PC/Fernandez asked if the applicant was permitted fifteen (15) or twenty-four (24) lots by right.

SP/Vasquez stated that if the project proposed the minimum lot sizes, identified by the Zone, there would be fifteen (15) homes.

PC/Perez mentioned that the Applicant initially proposed twenty-eight (28) homes and that the City recommended twenty-four (24).

Staff and the PC further discussed alternative project proposals and housing density.

ACA/Mann mentioned that typically subdivisions along Lemon Creek would also incorporate parts of the creek into each individual lot boundary.

PC/Fernandez asked for clarification on whether or not the trails within the site would be open to the public.

CP/Carlson stated that the dedication of the trails and open space is currently being worked through the Development Agreement (DA).

Resident, William Harrison, discussed concerns regarding the amount of units to be developed and how it exceeds the maximum amount of lots to be permitted as stated per the Zoning code. Mr. Harrison described that he, as a resident of Creekside (Walnut), did not receive any notifications regarding the proposal of the development.

SP/Vasquez specified that if the PC decides to continue the item it would be formally reviewed and noticed for the first meeting of November 2019.

Mr. Harrison and Staff further discussed the method(s) in which the Applicant conducted public outreach.

C/Dy closed the item for Public Comment(s).

PC/Wu requested Staff to remind the PC and the audience that there was a Draft Environmental Impact Report (DEIR) and community workshops held by the Applicant that were fully advertised to the public.

SP/Vasquez mentioned that Staff had sent out notices to all interested parties listed on an address list, which is updated frequently. SP/Vasquez also mentioned that the environmental documents discussed are available to the public on the City's website and confirmed that the Applicant's most recent community workshop was held before the June 2019 PC meeting at the Senior Center.

PC/Perez reminded residents that the project is in the early proposal stages and that the proposed twenty-eight (28) lots have not been approved.

Applicant's Representative, Morgan Gallagher, mentioned that there will be another community meeting before the November 2019 PC meeting.

ACA/Mann urged that the PC not analyze the project tonight because not all the testimony has been received.

MOTION ON ITEM 2

C/Dy motioned to continue the Brookside Equestrian Center Project (Brookside) to the regularly scheduled PC meeting for November 6, 2019. PC/Wu seconded.

ROLL CALL:

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

Motion passed 5-0.

NEW BUSINESS:

3. Site Plan Case/Architectural Review (SPC/AR) 2019-027 (Zhou): A request to construct a two (2) story addition to an existing single-family residential home located at 19636 Stallion Circle.

AP/Yang presented the Staff Report.

C/Dy opened the item for Public Comment(s).

C/Dy closed the item for Public Comment(s).

The PC discussed that the proposed addition does not pose any major concerns, meets design standards, and is compatible with the surrounding neighborhood.

MOTION ON ITEM 3

C/Dy motioned to approve SPC/AR 2019-027. VC/Koo seconded.

ROLL CALL:

AYES: Dy, Koo, Fernandez, Perez, Wu

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed 5-0.

4. Site Plan Case/Architectural Review (SPC/AR) 2019-036 (Ko): A request to permit an over-height fence and vehicular gate within the front-yard setback of an existing home located at 510 Vista Rambla.

SP/Vasquez presented the Staff Report.

C/Dy asked if the front gate swings inward, outward, or if it is a sliding gate.

SP/Vasquez confirmed that the gate slides.

Staff and the PC further discussed if the fence poses any potential hazards to the public.

PC/Wu had mentioned that the origin of this project was due to a neighboring complaint to Code Enforcement (CE).

SP/Vasquez confirmed and stated that the reporting party inquired about the procedure to obtain an over-height fence.

C/Dy inquired if the reporting party's concerns have been alleviated.

SP/Vasquez stated that from Staff's knowledge the concerns regarding the over-height fence is no longer an issue.

VC/Wu inquired about other over-height fences in the surrounding neighborhood.

SP/Vasquez indicated that throughout Vista Rambla there are a combination of fencing styles that exceed three (3'-0") feet.

PC/Fernandez questioned if the surrounding homes have applied for Variances to permit their over-height fences.

SP/Vasquez disclosed that Staff did not verify if all of the homes with over-height fences along Vista Rambla had approvals. Moreover, confirming that there are a few homes that do have Planning Approvals for over-height fences.

PC/Perez questioned if there is a mechanism in place to discourage home owners from constructing over-height fences before obtaining approval from the PC.

SP/Vasquez indicated that CE will conduct an inspection, however, in the case that the owner is non-compliant, CE will issue out re-inspection fees of one-hundred and fifty dollars (\$150.00) until the violation is resolved and/or properly permitted.

PC/Perez inquired if the minimum three (3'-0") foot fence/wall requirement within the front setback is outdated.

SP/Vasquez mentioned that the three (3'-0") foot height requirement is relatively common for most cities in the surrounding area. The three (3'-0") foot height requirement serves for safety purposes to ensure visibility for oncoming vehicles/pedestrians.

C/Dy opened the item for Public Comment(s).

C/Dy closed the item for Public Comment(s).

VC/Koo discussed that the review process shall be on a case-by-case basis. In this instance, the over-height fence was built prior to approval and review. VC/Koo disapproved of the over-height fence and recommended that it be reduced to a three (3'-0") foot fence.

C/Dy asked Staff if the other over-height fences along Vista Rambla were granted approval under the Variance procedure or the PC approval process.

SP/Vasquez stated that any and all over-height fences are required to be reviewed through the PC approval process.

PC/Wu mentioned that proposals regarding over-height fences should be reviewed on a case-by-case basis, assessing whether the proposal is compatible and appropriate with the home and the surrounding neighborhood.

MOTION ON ITEM 4

PC/Perez motioned to approve SPC/AR 2019-036 subject to the attached COAs. PC/Wu seconded.

ROLL CALL:

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

DISCUSSION/TRANSACTIONS:

NONE SCHEDULED

REPORTS AND COMMENTS:

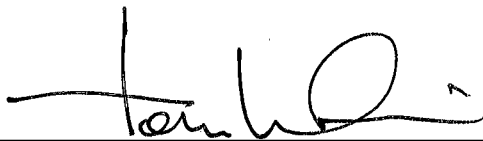
- CP/Carlson stated that October 12th, 2019 is the Walnut Family Festival, where the Community Development Department will be hosting a booth.
- PC/Fernandez inquired about the Coyote Management Plan that was adopted by the City Council (CC).

- CP/Carlson briefly discussed that there are specific levels that need to be met prior to the trapping of coyotes; a total of four (4) coyotes have been trapped.
- PC/Perez inquired about reports of a bobcat and/or of wild feline occurrences within the City.
- The PC and Staff briefly discussed the concern of mosquitos in the City.

ADJOURNMENT:

This meeting was adjourned at 8:09 p.m. The next Planning Commission Meeting is set for a regular Wednesday, October 2, 2019, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road)

Passed and Approved on the 2th day of October, 2019.



Tom Weiner, Assistant City Manager – Development Services



Chairperson, Heinrich Dy