

November 6, 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:** Chairperson Dy

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

**ABSENT:** Commissioner: Fernandez

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

**ORAL COMMUNICATIONS:**

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

Resident, Scott Newman expressed concerns regarding an equestrian trail closure due to the project located on Bourdet Avenue.

C/Dy inquired about the status of the Bourdet Avenue project.

ACM/Weiner stated that the trail is currently open, however the developer still needed to repair the trail to the updated City standards; moreover, the subject property has been posted as a public nuisance.

**C/Dy closed Oral Communications.**

**APPROVAL OF MINUTES:**

**1. October 2, 2019 (Regular Meeting Minutes).**

**PC/Perez motioned to approve the minutes of October 2, 2019. VC/Koo seconded. Motion passed 4-0.**

**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 Meadow Pass Road.

SP/Vasquez presented the Staff Report.

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

Applicant's Representative/Tim Paone requested that the PC continue the project to a date certain. Mr. Paone stated that, currently, all requested documents and plans have been revised and submitted for Staff review.

Resident/Charles Isaac expressed concerns regarding the proposed lot sizes and requested that the PC adhere to the 28,500 square-foot lot size requirement outlined within the City's Zoning Code and not approve any deviations. Mr. Isaac mentioned the final Environmental Impact Report (EIR) is in progress and inquired about the recommendation from the Department of Fish and Wildlife in order to protect the existing habitat/creek. Mr.

Isaac voiced concerns that the proposed open space area and creek will be exclusive to the new homeowners – moreover, he requested that the development incorporate additional entrances (i.e. on San Vicente and Meadow Pass Road) in order to allow more accessibility for the community.

Resident/Vijay Vakil stated that over three-hundred and fifty (350) residents have signed a petition for the Brookside development to adhere to the existing Zoning regulations. Mr. Vakil further discussed the Conditional Use Permit (CUP) entitlement, for which the Applicant is applying and requested that the PC reject the proposed deviation.

Resident/Emily and Isaac Dabalos expressed concerns that the development brings no benefit to the community and that the developer should not be able to deviate from the existing Zoning regulations.

Resident/William Harrison requested that the PC not grant special privileges to developers and follow what is stated in the Walnut Municipal Code (WMC) in regards to lot size requirements.

Resident/Marilyn Kawate expressed concerns and opposed the development.

Resident/Phyllis Kruckenberg briefly discussed how the development will negatively impact vehicular traffic on Meadow Pass Road.

Resident/Heidi Gallegos briefly discussed the City's Regional Housing Needs Assessment (RHNA) numbers, and expressed support of the development, discussing several points regarding site preservation, open space, vegetation and traffic. Ms. Gallegos requested to see more housing density by implementing smaller homes.

Resident/Deidre Vail further discussed the historical significance and vegetation of the Brookside site.

Ms. Krickenberg asked if there is a Public Hearing date for the Brookside development and inquired about additional community notification.

C/Dy stated that nothing has been established.

ACM/Weiner mentioned that the City is required to notify residents within up to three-hundred (300') feet around the project site; for this project specifically, noticing was increased to a five-hundred (500')-foot radius.

Mr. Harrison stated that the five-hundred (500')-foot radius accounted for the Von's shopping center and St. Lorenzo Catholic Church and barely reached out to any existing residential zones. Mr. Harrison requested that the City send out mailers to residents.

ACM/Weiner stated that sending out mailers would be a significant cost the City..

PC/Wu stated that beyond the standard noticing, due to the Environmental Impact Report (EIR), the project details were released in June 2019, which was available in newspapers and the City website.

ACM/Weiner confirmed that there were two (2) community meetings that were held regarding the project.

The PC and Staff further discussed the process of mailers and public outreach.

Mr. Vakil suggested going beyond the five-hundred (500')-foot radius when sending out mailers.

Resident/Joanne Miller agreed with all the comments made during the meeting and suggested to keep the Carriage House.

Mr. Isaac and the PC further discussed implementing larger signs on the project site.

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

PC/Perez briefly discussed the community's concerns and stated that the item is up for continuance to a future PC meeting.

C/Dy expressed concerns regarding the proposed private road. However, he stated, in regards to traffic, that additional ingress/egress into San Vicente would create complications with vehicular traffic.

PC/Perez asked the Applicant if there is a specific date in which the item may be ready to be presented to the PC.

Mr. Paone suggested that the project would be ready for the January 2020 PC meeting.

California Environmental Quality Act (CEQA) Consultant, Collette Morse stated that the project is in the final stages of the revising items within the EIR document. Ms. Morse confirmed that the EIR document shall be ready for the January 2020 PC meeting.

The PC and Staff further discussed and confirmed that the Brookside Equestrian Center project will be scheduled for the January 2020 PC meeting.

VC/Koo commented that by allowing the developer to have smaller lot sizes, it will not affect the amount open space available to the community.

PC/Wu requested Staff to clarify the CUP process that the Applicant is pursuing for the project. PC/Wu stated that during the June 2019 PC meeting, Staff and the PC established that the CUP is a valid entitlement mechanism under the WMC.

ACM/Weiner stated that the CUP process is a valid mechanism for this project.

**MOTION ON ITEM 2**

**C/Dy motioned to continue the Brookside Equestrian Center to the January 15, 2020 PC meeting. PC/Perez seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**3. Continuance – Site Plan Case and Architecture Review (SPC/AR) 2018-077, Vesting Tentative Tract Map (VTM) No. 82818, and Development Agreement:** A request for a Five (5) Unit Residential Development in the West Valley Specific Plan (WVSP) Area.

SP/Vasquez presented the Staff Report.

Applicant/Robert Modir briefly discussed reduction of unit sizes to accommodate the minimum parking requirements and alterations to the architectural character of the building.

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

PC/Perez briefly discussed the project and its impact to the WVSP.

C/Dy requested Staff to clarify the project's parking requirements, allowed density and lot coverage percentage outlined within the WVSP.

SP/Vasquez further discussed details of the WVSP and mentioned that density allowables vary [twelve (12) to twenty-eight (28) units per acre]. SP/Vasquez stated that the project must comply with the minimum parking requirement of 1.75 parking spaces per unit.

The PC discussed the proposed project and the allowable density capacity, as prescribed in the WVSP.

The PC and Staff briefly discussed the requirements of the WVSP and how it applies to the subject site and sites similar along Valley Boulevard.

C/Dy opposed the density being proposed.

ACA/Mann asked Staff if the project is in compliance with the WVSP's requirements.

SP/Vasquez confirmed.

ACM/Weiner further discussed the purpose of the WVSP and the opportunities it presents for the community and property owners.

The PC and Staff further discussed the vacant lot located immediately to the West of the subject site and voiced concerns about it not being a combined lot with Mr. Modir's.

VC/Koo inquired about the location of the trash receptacles.

SP/Vasquez stated that the Applicant illustrates where the trash enclosures will be placed; moreover, that the developer will be working with Valley Vista to create a plan on where and whether the site will have individual receptacles or a community bin.

C/Dy inquired about accessible guest parking.

ACM/Weiner deferred to the Applicant.

Mr. Modir stated that the site will have ten (10) guest parking spaces; one (1) space each specifically dedicated for the seven-hundred (700) square-foot units and the two (2) larger units will have two (2) dedicated parking spaces for guests. Mr. Modir clarified that the project will not be proposing a new driveway approach and will be utilizing the existing driveway adjacent to the lot.

VC/Koo suggested the creation of a shared driveway and combining the two (2) vacant lots for better accessibility and circulation.

C/Dy suggested a continuous pathway between the subject lot and the neighboring lot.

Mr. Modir confirmed that the project will have direct access from the subject's lot to the neighboring lot, if developed.

PC/Perez mentioned that with the increased density it will allow new businesses to flourish.

### **MOTION ON ITEM 3**

**C/Dy motioned to continue SPC/AR 2018-077, VTTM No. 82818, and Development Agreement. VC/Koo seconded.**

### **ROLL CALL:**

**AYES: Dy, Koo, Perez, Wu**

**NOES: None**

**ABSTAIN: None**

**ABSENT: None**

**Motion passed 4-0.**

**4. Site Plan Case/Architectural Review (SPC/AR) 2019-078 (Tsai): A request to construct an addition to the existing residence at 653 Tuolumne Street.**

CDT/Katigbak presented the Staff Report.

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

Applicant, Alvin Shih addressed the neighboring property owner's concerns regarding the privacy by proposing additional Italian Cypress trees along the side property line for the purpose of screening.

C/Dy inquired about the size and location of the proposed Italian Cypress trees.

Mr. Shih stated that they will start at fifteen (15) gallons and will be located along the side yard.

CDT/Katigbak stated that a discussion was held with the neighboring property owner regarding privacy and screening and that they will come in to discuss with Staff appropriate alternatives and/or options to be placed within the Conditions of Approval (COA).

Mr. Shih further discussed the project's proposal.

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

PC/Perez stated that the proposed reconfiguration and design is consistent and compatible with the neighborhood.

C/Dy stated that the proposed fifteen (15) gallon Italian Cypress trees will take a few years to mature and may not address the neighbors' concerns right away. C/Dy further requested that the Applicant install larger sized trees.

**MOTION ON ITEM 4**

**C/Dy motioned to approve SPC/AR 2019-078 with the condition to increase the size of the proposed Italian Cypress to ensure sufficient screening to the adjacent property. PC/Perez seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**DISCUSSION/TRANSACTIONS:**

NONE SCHEDULED

**REPORTS AND COMMENTS:**

- The PC and Staff discussed the PC meeting schedule for January 2020.
- PC/Wu inquired about the status of Amendment to WMC 6.80 (Procedure Generally).
- ACM/Weiner stated that the Amendment was approved at the City Council (CC); 4-1.

**ADJOURNMENT:**

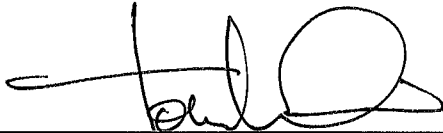
**This meeting was adjourned at 9:02 p.m. The next Planning Commission Meeting is set for a regular Wednesday, December 4, 2019, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road).**

**Passed and Approved on the 4<sup>th</sup> day of December, 2019.**



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Chairperson, Heinrich Dy



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Tom Weiner, Assistant City Manager – Development Services