

March 4, 2020

THE WALNUT CITY PLANNING COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Vice Chairperson Koo called the meeting to order at 7:04 p.m.

**FLAG SALUTE:** Commissioner Koo

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

**ABSENT:** None

**ALSO PRESENT:** Assistant City Manager – Development Services Weiner; Assistant City Attorney Mann; City Engineer Gilbertson; Senior Planner Vasquez; Senior Management Analyst Guerra; Assistant Planner Munoz; Code Enforcement Specialist Ramos; Community Development Technician Katigbak.

**ORAL COMMUNICATIONS:**

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

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

**APPROVAL OF MINUTES:**

1. February 5, 2020 (Regular Meeting Minutes).

**MOTION ON ITEM 1**

PC/Perez moved to approve the minutes of the regularly scheduled Planning Commission (PC) meet of February 5, 2020. VC/Koo seconded. C/Dy recused himself due to his absence at the February 5, 2020 PC Meeting.

**ROLL CALL:**

**AYES:** Koo, Fernandez, Perez, Wu

**NOES:** None

**ABSTAIN:** Dy

**ABSENT:** None

Motion passed 4-0.

**OLD BUSINESS(S):**

2. **Continuance (from the February 5, 2020 PC Meeting) – Site Plan/Architectural Review (SPC/AR) 2018-068 (Sun):** A request to construct a 1,952 square-foot two-story addition to the existing residence at 1408 Shade Tree Place.

AP/Munoz presented the Staff Report.

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

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

Applicant/Daniel Zaragoza and the PC confirmed that all concerns raised against the project from the previous PC Meeting have been addressed.

**MOTION ON ITEM 2**

**C/Dy motioned to approve SPC/AR 2018-068. PC/Perez seconded.**

**ROLL CALL:**

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

**NOES: None**

**ABSTAIN: None**

**ABSENT: None**

**Motion passed 5-0.**

**PUBLIC HEARING(S):**

**3. Request for Time-Extension: Tentative Parcel Map (TPM) 73650 and Site Plan/Architectural Review (SPC/AR) 2015-110 (Zeng):** A request for a one (1) year time extension on a previously approved development project, located at 360 Camino De Teodoro.

SMA/Guerra presented the Staff Report.

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

The PC and Applicant/Charlie Lice discussed the reasoning for the time extension request and the next steps for the project as it progresses.

PC/Perez and Staff discussed if there were any outstanding violations and/or abatements issued against the property.

C/Dy inquired if there were any residents who inquired about the project and if any trails or public rights-of-way are to be affected.

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

**MOTION ON ITEM 3**

**PC/Perez moved to approve the proposed Time Extension request for TPM 73650 and SPC/AR 2015-110. VC/Koo seconded.**

**ROLL CALL:**

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

**NOES: None**

**ABSTAIN: None**

**ABSENT: None**

**Motion passed 5-0.**

4. **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.

Applicant/Scott Ashlock presented additional background of the planning and design process for the project. Mr. Ashlock addressed how the project embodies Staff and resident(s) input and further went into detail with the proposed plan regarding open space, trail(s), and lot sizes.

The PC and Applicant mentioned costs of the site improvements and dedication of the trails and open space. Structural Engineer/Jeff Asher briefly discussed the assessment of the existing barn and stable structures and stated that the two (2) structures are noncompliant with the current California Building Code. The structures may require a seismic retrofit, which would ultimately require the complete demolition of the two (2) structures.

The PC and Mr. Asher further discussed details regarding construction of new footings, framing, and shear walls.

The PC and Mr. Ashlock addressed design alternatives utilizing the Zoning designation of 28,500 square-feet per lot.

The PC inquired about the dedicated open space/parks and requested Mr. Ashlock to further explain which portions of the lot would be maintained by Lighting and Open Space Maintenance District (LOSMD) and the Homeowners Association (HOA).

The PC, Applicant, and Staff discussed ownership of the existing sewer and storm drain easements, proposed trail/creek maintenance and improvements, and the proposed tree preservation and restoration plan within the project.

Morris Planning Group/Colette Morris mentioned that the two (2) structures located on the project site are not historically significant under any of the State and Federal criteria identified by the California Environmental Quality Act (CEQA).

Staff and the Applicant briefly addressed that the County of Los Angeles Fire Department and Caltrans reviewed the project's traffic circulation and identified no issues and/or concerns.

The PC and Staff discussed details of the proposed demolition and reconstruction of the two (2) structures, its architectural design, and future use.

Ms. Morris provided the PC with the history of the two (2) structures and mentioned that Dailey & Associates conducted the historic assessment in April of 2015.

The following twenty-eight (28) Residents declared opposition to the project – Donna Daigle, Deidre Vail, Marilyn Ho-Kawate, Vijay Vakil, Wayne Breikreutz, Andrea Horn, Isabelle Rosa, Madilyn Aloro, Donna, Lilly Razonca, Matthew Lim, Angel, Nichabelle Rubio, Ryan Chu, Trenton Vail, Greg Fritchie, William Harrison Christine Reese, Mark Johnson, Neri Garcia, Charles Issac, Harold Toy, Tyler Vail, Loraine Francis, Richard Saretsky, Robert Bejarano, Diane Turner, and Brian Yates. The concerns stated by the residents included the following, but not limited to:

- Preservation and conservation of the creek, trails, and trees;
- Conservation of the carriage house, barn, and stables;
- The proposed deviation from the Walnut Municipal Code (WMC) and Zoning guidelines;
- Traffic/circulation impacts and emergency access;
- Private road closure to the public and street maintenance;
- Economic and environmental impacts to the community (i.e. habitat destruction, increased carbon emissions, etc.);

Resident(s) Heidi Gallegos, Jim Dixon Jr., Loraine Francis, and Brian Yates commented in support of the development and discussed that the development complies by the WMC, is compatible in design with the surrounding neighborhood, and provided details regarding the existing housing shortage within the City.

ACM/Weiner mentioned that a discussion for a fifteen (15) to eighteen (18) home development is not appropriate for Staff to discuss.

Applicant/Tim Paion addressed details regarding the maintenance and dedication of the proposed private road, trails, and open space.

**C/Dy closed the item from Public Comment(s) and issued a ten (10) minute recess.**

VC/Koo requested Staff to explain which portions of open space(s) and trail(s) will be dedicated to the City and the approximate costs for on-going maintenance.

ACM/Weiner briefly discussed dedication of Lot K to the City and stated that City Staff recommended the proposed open space(s) to be maintained by the Home Owners Association (HOA). ACM/Weiner mentioned that trail maintenance would ultimately be funded through the General Fund.

The PC and ACM/Weiner further discussed the process of CC&R's, Covenants, and COAs.

The PC and Staff further discussed details regarding the proposed grading and setbacks from the existing creek.

C/Dy suggested that the Applicant comply with the minimum 28,500 square-foot lot size designation.

The PC discussed details regarding the project and reiterated that the PC's decision is a recommendation to the City Council.

PC/Fernandez reiterated that the Environmental Impact Report (EIR) does not deem the structures historical. He also stated that the developer's proposal is consistent with the surrounding neighborhood and is more lenient on the lot size.

VC/Koo commented in support of the project.

PC/Fernandez inquired if the Development Agreement (DA) assures that each individual home will follow all development guidelines and themes to remain consistent throughout the development.

ACA/Mann and ACM/Weiner discussed that the DA did not cover that aspect of the project and that it focused more on the subdivision of the twenty-eight (28) lots.

PC/Wu discussed the trail systems, open space, water features, and the developer's property rights and commented in support of the project.

ACM/Weiner clarified that the motion to recommend alternative one (1) would be to direct Staff and the Applicant to redesign and return to the PC with said recommendations.

**MOTION ON ITEM 4**

1. C/Dy motioned to certify the Final EIR and Draft EIR (DEIR), recommending alternative one (1) of the DEIR with minimum lot sizes of 28,500 square-feet as recommended by City Staff. **Motion failed to receive a second and therefore did not receive a vote of the Planning Commission.**
2. PC/Fernandez placed an alternative motion for certification of the Final EIR, including the DEIR, approval of Tentative Tract Map (TTM) 72798 with Conditional Use Permit (CUP) 2015-006 as presented, and approval of Development Agreement (DA) 2019-02 with addition comments that there will be the incorporation of an equestrian/heritage designed theme across all twenty-eight (28) lots. VC/Wu seconded.

**ROLL CALL:**

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

Motion to continue passed 4-0 with one (1) abstention.

**REPORTS AND COMMENTS:**

None

**ADJOURNMENT:**

This meeting adjourned at 11:38 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday June 3, 2020, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 3<sup>rd</sup> day of June, 2020.



Tom Weiner, Assistant City Manager – Development Services



Chairperson, Heinrich Dy