

January 15, 2020

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 7:05 p.m.

**FLAG SALUTE:** Commissioner Fernandez

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

**ALSO PRESENT:** Assistant City Manager – Development Services Weiner; City Planner Carlson; 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).**

PC/Perez suggested that the PC Agenda be rearranged wherein New Business would be addressed prior to the Public Hearing in the interest of time.

**C/Perez moved to close Oral Communications. PC/Perez seconded. Motion passed 5-0.**

**APPROVAL OF MINUTES:**

**1. December 4, 2019 (Regular Meeting Minutes).**

**C/Perez moved to approve the minutes of December 4, 2019. PC/Wu seconded. Motion passed 5-0.**

**NEW BUSINESS:**

**4. Site Plan/Architectural Review (SPC/AR) 2018-068 (Sun):** A request to construct a 1,945 square-foot two-story addition and a 408 square-foot two (2) car garage space to the existing residence at 1408 Shade Tree Place (APN: 8735-072-017).

AP/Munoz presented the Staff Report.

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

The PC and Staff discussed the Staff Report and proposed plans.

PC/Perez requested additional information on the proposed plans.

Applicant/Daniel Zaragoza clarified plan details.

The PC and Applicant discussed the project in its entirety.

**C/Perez motioned to close the item for Public Comment(s).**

Based on the discussion, ACM/Weiner suggested the item be continued to the February 5, 2020 PC Meeting.

**MOTION ON ITEM 4**

**PC/Perez motioned to continue SPC/AR 2018-068 to February 5, 2020 PC Meeting. VC/Koo seconded.**

**ROLL CALL:**

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

**Motion to continue passed 5-0.**

**5. Site Plan/Architectural Review (SPC/AR) 2018-068 (Verizon):** A request to modify an existing wireless telecommunication facility at 21889 Buckskin Drive.

SMA/Guerra presented the Staff Report.

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

Verizon Representative/Stella Shih and PC discussed the Staff Report and proposed project plans.

The PC and Staff discussed details and entitlements regarding modifications to the existing wireless telecommunication facility.

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

The project details were further discussed amongst the PC.

**MOTION ON ITEM 5**

**PC/Perez motioned to approve SPC/AR 2019-102. VC/Koo seconded.**

**ROLL CALL:**

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

**Motion to approve passed 5-0.**

**PUBLIC HEAIRNGS**

**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 (APN: 8709-093-001, 002, & 003).

SP/Vasquez presented the Staff Report.

**C/Dy opened the item for Public Comment**

The PC and Staff discussed further details regarding updates/changes to the project plans, Draft Environmental Impact Report (DEIR), and availability of said documents to the public.

Resident(s)/Vistor(s), Deidre Vail, Andrea Horn, Abel Dominguez, William Harrison, Mark Johnson, Gerry Knox, Lauren Liu, Jenny Ha, Diana Faraon, Joseph Vail, Linda Wilford, Van Long, Ling, Elizabeth, Leena, Wayne Breitkreutz, Lorraine Martinez, Alex Santiago, Kim Ha, Marilyn Kawate, Gloria Jernigan, Janel Law, Laura Ramos, Diane Turner, Rebecca Esparza, Neri Garcia, Peter Francisco, Matthew Wade, Minh Dinh, Jesse Rodriguez, Audrey Wu, John Ramsey, Madison S. expressed their opposition of the project and shared concerns regarding conservation and dedication of historic structure(s), trails, open space, and trees. Additionally, residents also discussed concerns related to traffic and public safety due to proposed egress and ingress.

Applicant/Jack Su addressed resident's comments and concerns and further discussed details of the project proposal with the PC, dedication of structure(s)/trails/open space, tree preservation and installation, and site improvements.

Landscape Architect/Scott Ashlock presented and discussed the following with the PC: detailed information regarding the Environmental Impact Report (EIR), Development Agreement (DA), and the project proposal related to improvements and dedication of open space/trails. Concerns regarding closure, access, and maintenance of the proposed private road was also discussed.

Discussion took place regarding maintenance of the proposed twenty-eight (28) lots and dedication of the main stable to the City.

The PC and Staff further discussed the project proposal and its compliance with the City's development standards.

Applicant Representative, Tim Paone discussed the utilization of the Conditional Use Permit (CUP) process through the Zoning Ordinance for the project.

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

**MOTION ON ITEM 5**

**VC/Koo moved to continue the item to the February 5, 2020 PC Meeting. PC/Perez seconded.**

**ROLL CALL:**

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

**Motion to approve passed 5-0.**

**3. MT. SAN ANTONIO COLLEGE (MTSAC) Development Projects:** A proposal to construct a four (4) level parking structure, a ten (10) bus bay transit center, and a pedestrian bridge on the southerly end of the college campus on Temple Avenue, west of Bonita Avenue (APN: 8709-023-905).

SP/Vasquez presented the Staff Report.

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

MTSAC Representative/Gary Gidcumb further discussed project details regarding the following: Temple Avenue street improvements, parking structure access, mitigation of traffic and congestion, and the proposed bus bay egress/ingress.

The PC and Mr. Gidcumb discussed the design and access to the proposed parking structure, pedestrian walkway corridor in relation to street visibility/safety, and street improvements related to the newly proposed intersection.

C/Dy and Staff further discussed concerns regarding the grade difference between the proposed parking garage and bus bay area and development standards related to height requirements.

Mr. Gidcumb further explained queue aisles within the parking structure and the purpose of the new street to prevent traffic spillover into the Public Right-of-Way (ROW).

VC/Koo voiced concerns regarding the accessibility into the Transit Center and also requested to have a right-turn lane for the prevention of traffic.

Foothill Transit Representative/Vincent Salcedo discussed that because of the Transit Center, on-street parking along Temple Avenue will be eliminated.

CE/Gilbertson expressed no concern regarding traffic and safety of the proposed street improvements in relation to the Transit Center.

The PC expressed concerns with the lack of a dedicated right-turn lane for buses turning into the Transit Center.

VC/Koo requested to have COA number four (4) reworded and reflected in the finalized COA's.

PC/Fernandez and Mr. Gidcumb further discussed opportunities to install rooftop solar on the proposed parking structure and construct additional buffer(s) to the bike lanes along Temple Avenue.

Discussion between the PC and Staff took place regarding the design options to satisfy multimodal transportation. Further, CE/Gilbertson had mentioned that within the COAs the Applicant is required to provide a sign, striping, and full street improvement plans.

The PC and the Applicant further discussed bicycle lane improvements, timeline and duration of construction, and funding sources.

Discussion between the PC, Staff, and the Applicant took place regarding the bicycle lanes and pedestrian walkway to be relocated behind the street trees. Additionally, any modifications to the ROW would require either easement and/or dedication to the City.

ACA/Mann further discussed modification to the clause within COA #4.

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

Resident/Hassan Sassi stated concerns that with the installation of rooftop solar the project would not meet development standards related to maximum height requirements.

Resident/Brian Necke commented and suggested that with the growth of the campus population that MT. SAC develop satellite campuses.

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

The PC further discussed details regarding the design of the integration of buffers between the street and bicycle/pedestrian pathways.

**MOTION ON ITEM 3**

**C/Dy motioned to approve APN: 8709-023-0905 with the Condition that MT. SAC will be responsible for maintenance of Temple Avenue sidewalk improvements; that COA #4 will be modified to consolidate the entire project; that the columns within the pedestrian bridge will be removed as to not interfere with future roadway expansions; further street improvements such as the installation of traffic lights shall be installed in order to improve visibility and safety, and to explore the feasibility to relocate and integrate bicycle lanes and pedestrian sidewalks behind street trees along Temple Avenue. PC/Perez seconded.**

**ROLL CALL:**

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

**Motion to approve passed 5-0.**

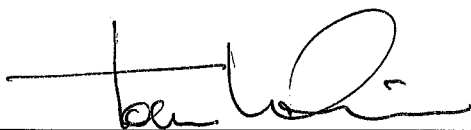
**REPORTS AND COMMENTS:**

None

**ADJOURNMENT:**

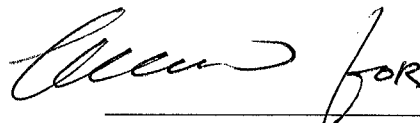
**This meeting was adjourned at 11:33 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday February 5, 2020, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road).**

**Passed and Approved on this 5<sup>th</sup> day of February, 2020.**



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



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**Chairperson, Heinrich Dy**