

July 15, 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 7:07 p.m.

**FLAG SALUTE:** Commissioner Koo

**ROLL CALL:** Commissioner(s): Dy, Koo, Fernandez, Perez, Wang

**ALSO PRESENT:** Assistant City Manager – Development Services Weiner; City Planner Carlson; Assistant City Attorney Mann; City Engineer Gilbertson; Senior Planner Chris Vasquez; Senior Management Analyst Guerra; Associate Planner Yang; Assistant Planner Munoz.

**CORONAVIRUS DISEASE (COVID-19) ADVISORY:**

VC/Koo presented information regarding the California State Department of Health Services' guidance and the County of Los Angeles Health Officer Order for the Control of COVID-19. Additionally, he informed the audience of the procedures when submitting public comments.

**ORAL COMMUNICATIONS:**

VC/Koo opened Oral Communications for Public Comment(s).

VC/Koo closed Oral Communications for Public Comment(s).

**PLANNING COMMISSION REORGANIZATION:**

**1. Planning Commission Reorganization**

**RECOMMENDATION:**

Staff recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2021.

**Planning Commission Reorganization:**

ACA/Mann opened the nominations for Chairperson of the PC.

C/Dy nominated VC/Koo for Chairperson. ACA/Mann moved to close nominations. Without objection motion passed 5-0.

C/Koo opened nomination for Vice-Chairperson. PC/Perez nominated PC/Fernandez for Vice-Chairperson. Without objection motion passed 5-0.

**APPROVAL OF MINUTES:**

**2. June 3, 2020 (Regular Meeting Minutes).**

**MOTION ON ITEM 2**

PC/Dy moved to approve the minutes of the regularly scheduled PC meeting of June 3, 2020. VC/Fernandez seconded.

**ROLL CALL:**

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

**Motion passed 5-0.**

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

**3. Time Extension Request – Tentative Tract Map (TTM) 53924.**

PC/Dy abstained from hearing the item due to his residence being in close proximity to the subject site.

SP/Vasquez presented the Staff Report.

The Commission and Staff discussed the time-extension and if a longer extension should be granted, given the current circumstances of COVID-19.

CE/Gilbertson made note that the Final Tract Map is close to being finalized, however the Applicant is allowed one (1) more time extension if needed.

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

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

The Commission, Staff, Applicant/Han Harijanto & the project's engineer discussed the time extension request to be extended to eighteen (18) months.

PC/Perez indicated that since the Applicant and his team are confident in finalizing the Map quickly, the twelve (12) month time extension should be reasonable.

**MOTION ON ITEM 3**

**PC/Perez motioned to approve the twelve (12) month time-extension for TTM No. 53924, subject to the previously approved COA's contained in the PC Resolution No. 17-06. C/Koo seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**NEW BUSINESS:**

4. **Site Plan Case/Architectural Review (SPC/AR) 2020-013:** A request to construct a new home at 20485 Fuerte Drive.

AP/Munoz presented the Staff Report.

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

The Commission and Staff discussed the landscaping on the property, specifically the landscaping that abuts Fuerte Drive and made note that a COA should be placed to improve that area with soft landscaping to restrict any hardscape or retaining walls during development.

PC/Dy questioned the existing driveway with the new proposed driveway and mentioned a Maintenance Agreement between both property owners. PC/Dy also shared concerns with the piece of landscaping that abuts Fuerte Drive.

Applicant/Rick Yeh noted that the landscaping that abuts Fuerte Drive would be improved.

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

The Commission and Staff discussed the earthwork proposed and if any correspondence were received. Staff confirmed that no objection(s) were received.

**MOTION ON ITEM 4**

**PC/Dy moved to approve SPC/AR 2020-013, subject to the attached COA's with the additional Condition(s) of no hardscape or retaining walls on the strip of property within the right-of-way on Fuerte Drive abutting the property line (including the slope easement), and that a Maintenance Agreement be recorded for the shared driveway. VC/Fernandez seconded.**

**ROLL CALL:**

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

**Motion passed 5-0.**

5. **Site Plan Case/Architectural Review (SPC/AR) 2020-014:** A request to amend a previously approved Condition(s) of Approval (COA) and approve an over-height gate and fence located at 1730 Crystal Peak Circle.

AP/Yang presented the Staff Report.

VC/Fernandez asked for verification on what was approved as part of the original project.

AP/Yang noted that the project had a Condition to relocate the over-height gate and fence out of the front-yard setback.

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

Applicant/Randy Sun spoke on the existing gate on the property, located within a cul-de sac, and that the gate would not obstruct any traffic. Mr. Sun further mentioned security breaches at the location.

The Commission, Staff, and Applicant further discussed relocating the fence in order to meet the WMC requirements, distance of the gate from the front property line (confirmed at approximately, seventeen (17') feet), and the original requirement of relocating the gate.

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

VC/Fernandez noted that the WMC was written to restrict over-height fences within the front-yard setback for aesthetics. VC/Fernandez further noted that the neighboring properties do not having an over-height fence within the front-yard setback.

The Commission further discussed the wall/fence to be relocated outside of the front-yard setback.

**VC/Fernandez motioned to deny the applicant's request.**

ACA/Mann requested clarification and stated that a motion made should be based on the two-part recommendation listed on the Staff Report.

ACA/Mann and ACM/Weiner further confirmed that the Commission should motion based on the order outlined within the recommendation list of the Staff Report, which referenced Condition #8 from the previous SPC/AR approval in order to clearly present the Commission's determination in the event that there was an appeal.

**MOTION ON ITEM 5**

**VC/Fernandez revised his previous motion and motioned to deny the eliminating COA #8 from SPC/AR 2018-117, and also denying SPC/AR 2020-014, for an over-height gate and fence located within the front-yard setback. PC/Dy seconded.**

**ROLL CALL:**

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

**Motion passed 5-0.**

**DICUSSION/TRANSACTION:**

None

**REPORTS AND COMMENTS:**

- ACM/Weiner welcomed Commissioner Wang.
- ACM/Weiner thanked the Commission for their continued patience with the previous and future meetings.
- ACM/Weiner noted the 49-Acre project will be forthcoming.
- VC/Fernandez asked for clarification on the construction being done off Country Hollow Drive.
- CE/Gilbertson noted that the Gas Company and numerous other utility companies are upgrading their utilities and also noted the resurfacing that is required if they have to dig onto the public right-of-way.
- The Commission thanked Commissioner Dy for his time as Chairperson and Commission Wu for his previous service and welcomed Commissioner Wang.

**ADJOURNMENT:**

**This meeting adjourned at 8:25 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday August 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 August, 2020.**



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



**Chairperson, Tony Koo**