

August 5, 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 7:03 p.m.

FLAG SALUTE: Commissioner Koo

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

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

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).

APPROVAL OF MINUTES:

1. July 15, 2020 (Regular Meeting Minutes)

MOTION ON ITEM 1

PC/Perez moved to approve the minutes of the regularly scheduled PC meeting of July 15, 2020. VC/Dy seconded.

ROLL CALL:

AYES: Koo, Fernandez, Dy, Perez, Wang

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed 5-0.

PUBLIC HEARINGS:

2. **Conditional Use Permit (CUP) 2020-001 (US Black Belt Center):** A request to establish and operate a martial arts studio/child related business (US Black Belt Center) in an existing leasehold space located at 18778 Amar Road (APN: 8732-026-006).

CDT/Katigbak presented the Staff Report.

PC/Perez inquired about the tenant improvements and requirements for interior windows.

CDT/Katigbak elaborated on the purpose of the tenant improvements and reasons why interior windows were not required.

PC/Wang voiced concerns regarding adult supervision due to the newly proposed partition wall and the two (2) doors located at each end.

PC/Dy echoed PC/Wang's concerns regarding the two (2) doors located along the new hallway.

ACM/Weiner reiterated that the purpose of the newly proposed partition wall is to incorporate additional mirrors for the classes and that the Applicant can provide additional information regarding the request.

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

Applicant, Jesse Rodriguez described the new business and confirmed the purpose of the proposed partition wall. Additionally, he stated that all minors are to be accompanied by parents at all times and that the removal of the two (2) doors at the end of the hallway can be done.

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

MOTION ON ITEM 2

PC/Perez motioned to approve CUP 2020-001 and PC Resolution No. 20-08 for US Black Belt Center with the Condition to remove the proposed two (2) doors located along the hallway. C/Dy seconded.

ROLL CALL:

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

Motion passed 5-0.

OLD BUSINESS:

None

NEW BUSINESS:

3. Site Plan Case/Architectural Review (SPC/AR) 2019-085 and 2020-032: A request to construct 290 residential units, up to 20,000 square-feet of commercial building(s), other related improvements and a request for a sign program for "The Terraces" development.

SMA/Guerra presented the Staff Report.

PC/Dy and Staff briefly discussed details relating to the project signage and heights of the single-family homes and townhomes. Staff referred back to the approved Specific Plan to confirm details regarding building heights and locations of the proposed developments.

C/Koo inquired about the grade differential between the proposed project and the adjacent existing neighborhood located in Snow Creek.

Applicant, John Moreland stated that the grade difference is about fifteen (15') feet.

ACA/Mann requested PC/Wang to abstain from the subject matter due to close proximity of residence. PC/Wang concurred and abstained from the review.

C/Koo questioned the floor plan for Single-Family Residential (SFR) "Small B," wherein a possible fifth (5th) bedroom option is presented, with only a two (2) car garage provided.

ACM/Weiner stated that development guidelines within The Terraces Specific Plan (SP) slightly differs from the Walnut Municipal Code (WMC) in terms of parking requirements, however, the PC may present modifications.

The PC and Staff briefly discussed details regarding the Terraces SP parking requirements.

PC/Dy voiced concerns with bedroom/specialty room count and parking requirements.

SMA/Guerra clarified that the proposed SFR designs comply with The Terraces SP.

ACM/Weiner explained the difference between bedrooms versus open loft area with respect to parking requirements.

Applicant/Moreland briefly touched on the grade differential between the project site and the adjacent neighborhood of Snow Creek. Additionally, he mentioned that the intention for SFR "Small B" is to maintain a small loft area rather than developing an addition bedroom.

The PC, Applicant, and Staff further discussed the architectural features and details of the single-family residences and townhomes, in addition to, details regarding provisions when requesting to increase the height of proposed pony walls for privacy.

VC/Fernandez inquired about the Tentative Tract Map (TTM); more specifically, east Valley Boulevard and whether or not a sidewalk will reside along the street side.

PC/Dy recalled that the discussion of a possible sidewalk was held during adoption of the TTM. It was discussed that if a public right-of-way were to be implemented it would be able to accommodate enough room for pedestrian foot traffic.

Staff mentioned that it was briefly discussed, but not added, as a Condition of Approval (COA) to add the sidewalk along Valley Boulevard. Moreover, modifying the TTM would affect the location of the proposed retaining walls and landscaping located along the street side of Valley Blvd.

Applicant/Moreland briefly discussed details regarding the grading, landscape, and connectivity to the Northern portion of east Valley Boulevard.

ACM/Weiner reminded the PC that easements are not part of the current Site Plan review.

Applicant Engineer/Mauricio provided details to the PC and Staff regarding the existing public right-of-way located along Valley Boulevard.

The PC and Engineer Marcicio further discussed probable future sidewalk developments.

Staff confirmed that side walk/right-of-way improvements are reviewed during the Map process; however, decorative elements to right-of-way areas may be included through the Site Plan review process.

PC/Dy and ACM/Weiner discussed if it would be appropriate to have the Applicant maintain the eight (8') foot public right-of-way along Valley Boulevard in order to be consistent with the existing grade for possible future sidewalk opportunities.

VC/Fernandez and the Applicant further discussed details on an enhanced pedestrian pathway from the commercial center to the townhomes.

The PC and Staff discussed deferring to the City Engineer for clarification and guidance regarding modification of the proposed retaining walls, grading, and public rights-of-way along east Valley Boulevard.

The PC and Staff further discussed details about the proposed sign program and process and procedures in moving forward with respect to installation of wall and monument signage.

In regards to modifications to the Final Map, Staff confirmed that the PC's recommendations to implement a future sidewalk must be properly reviewed and approved by the City Engineer prior to discussion.

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

Resident(s), Shelly and Matthew Rzonca expressed concerns regarding the following:

- Pedestrian access/walkability and public right-of way.
- Rodent control.
- Traffic circulation and parking along Valley Boulevard.
- Valley Boulevard street improvements.
- City Project notification to neighbors.

Michael Baker Senior Planner, Tracy Raszewski explained that construction vehicle routes have been predetermined and addressed that rodent control would be conducted two (2) weeks prior to grading.

The PC, Geotechnical Engineer, Bill Goodman, and Soil Retention Engineer, Darien addressed that any grading and retaining wall modifications would require further study.

C/Koo closed the item for public comment(s).

VC/Fernandez and the Applicant discussed softening the retaining walls along the commercial center and east Valley Boulevard with vines and other vegetation.

The PC, Staff, and Applicant addressed additional decorative treatments throughout the development such as (but not limited to) outdoor seating, patio covers, and trash enclosures.

MOTION ON ITEM 3

PC/Dy motioned to continue SPC/AR 2019-085 and 2020-032 - directing Staff to further study the implementation of future sidewalks along east Valley Boulevard by reducing the height of the retaining wall(s) in order to meet the existing grade and modify floor plan four (4) of "Small B" such that the option for a fifth (5th) bedroom is removed and is to remain as a loft area. C/Koo added that additional detailed architecture should be provided for the following:

- "Small B" plan 4A, 3-Plex within the townhome district.
- Provide additional color schemes for each of the townhome styles.

VC/Fernandez seconded.

ROLL CALL:

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

Motion passed 4-0.

DICUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

None

ADJOURNMENT:

This meeting adjourned at 9:37 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday August 5, 2020, at 7:00 p.m., via teleconference. The Agenda will include the link, web ID, and password in order to join the Meeting. The Agenda is posted at Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 5th day of August, 2020.



Chairperson, Tony Koo



Tom Weiner, Assistant City Manager – Development Services