

October 7, 2020

THE WALNUT CITY PLANNING COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Koo called the meeting to order at 7:00 p.m.

FLAG SALUTE: Commissioner Perez

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

ALSO PRESENT: Assistant City Manager – Development Services Tom Weiner; City Planner Justin Carlson; Assistant City Attorney David Mann; Senior Planner Chris Vasquez; Senior Management Analyst Joelle Guerra; Assistant Planner Corinne Munoz; Community Development Technician Gabriel Katigbak.

CORONAVIRUS DISEASE (COVID-19) ADVISORY:

C/Koo presented information regarding the California State Department of Health Services' guidance and the County of Los Angeles Public Health Officer's order for the Control of COVID-19. Additionally, C/Koo informed all Attendees of the necessary procedures when submitting public comments.

ORAL COMMUNICATIONS:

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

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

APPROVAL OF MINUTES:

1. September 2, 2020 (Regular Meeting Minutes).

MOTION ON ITEM 2

VC/Fernandez moved to approve the minutes of the regularly scheduled PC meeting of September 2, 2020. PC/Dy seconded.

ROLL CALL:

AYES: Koo, Fernandez, Dy, Perez, Wang

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed 5-0.

PUBLIC HEARINGS:

2. **Zoning Code Amendment (ZCA) No. 2020-01:** A request to amend and replace Title 6 (Planning and Zoning), Chapter 6.08, Section 6.08.210 (Accessory Housing) of the Walnut Municipal Code (WMC) relating Accessory Dwelling Units (ADU).

AP/Munoz presented the Staff Report.

VC/Fernandez inquired about the requirements for lot coverage, setbacks, and the Administrative Review process.

AP/Munoz confirmed that ADUs less than 800 square-feet in size, are exempt from the calculation for lot coverage. It was also mentioned that the new/amended setback minimum requirement for rear and side-yards is four (4') feet. AP/Munoz further noted that ADUs are to be approved at the Administrative level, rather than going before the PC for review.

The Commission and Staff further discussed the square-footage amount that is counted towards the lot coverage calculation.

PC/Dy asked about the difference between setback(s) for the main residential unit versus the ADU, and if improvements were to be made to the main residential unit, which setback(s) would apply.

AP/Munoz stated that if an addition was proposed to the main residential unit, the regulations of the WMC, under the R-1 Zoning Code, would be applicable.

The Commission and Staff further discussed the setbacks for an ADU versus the main dwelling unit.

C/Koo inquired about garage conversions and if parking would then need to be replaced for the main home.

AP/Munoz confirmed that if a garage is converted to an ADU, the main house does not need to replace the lost off-street parking.

PC/Wang asked if sanitation includes a laundry room.

AP/Munoz noted that it does include laundry rooms.

PC/Dy inquired about off-street parking requirements and if a home with a permitted garage conversion for an ADU will need to provide parking spaces if a proposed addition, which may consist of new bedrooms, comes after the construction of the ADU.

ACM/Weiner and ACA/Mann confirmed that timing is key; and if a proposed addition comes after a garage conversion, then the off-street parking requirement listed in the WMC will need to be satisfied.

The Commission and Staff further discussed off-street parking, on-street parking, tracking rental units, and short-term rentals.

PC/Perez asked for confirmation if a residential property can have both an ADU and Junior Accessory Dwelling Unit (JADU).

AP/Munoz confirmed that a residential Lot is allowed to have one (1) detached ADU and one (1) internal JADU.

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

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

The Commission and Staff further discussed JADUs, the implementation of new State Mandated Laws within the proposed ADU Ordinance, and properties with Covenants, Conditions, and Restrictions (CC&R's).

PC/Perez mentioned if a decision on this Ordinance will preclude any Amendments to be made in the future.

ACA/Mann indicated that potential problems and/or clean-up of State required Legislations, may come in the future. However, an Amendment can be made if the Amendment is consistent with State requirements.

MOTION ON ITEM 2

PC/Perez motioned to adopt ZCA No. 2020-01. PC/Wang seconded.

ROLL CALL:

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

Motion passed 5-0.

OLD BUSINESS:

None

NEW BUSINESS:

None

DICUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- ACM/Weiner noted the cancellation of the annual Walnut Family Festival but hopes outdoor activities will resume soon.
- The Commission and Staff further discussed the Camelback subdivision being appealed to the City Council on October 14, 2020.
- The Commission and Staff inquired about the Brookside project possibly coming forth to City Council by the end of this year.

ADJOURNMENT:

The Meeting adjourned at 7:52 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, November 4, 2020, at 7:00 pm via teleconference. The Agenda will be posted on the City's website and at public facilities, including Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 4th day of November, 2020.



Chairperson, Tony Koo



Tom Weiner, Assistant City Manager – Development Services