

March 3, 2021

THE WALNUT CITY PLANNING COMMISSION

A regular Meeting of the Walnut Planning Commission (PC) was held on the above-referenced date. Chairperson Koo called the Meeting to order at 7:01 p.m.

FLAG SALUTE: Commissioner Wang

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 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 to be taken when submitting 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. February 3, 2021 (Regular Meeting Minutes).

MOTION ON ITEM 1

VC/Fernandez moved to approve the Minutes of the regularly scheduled PC Meeting of February 3, 2021. PC/Wang 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) 2021-001 (Little Seed Child Development Center): A request to establish and operate a non-profit, child-care and learning center at 630 N. Rodeo Way (APN: 8709-057-029).

SMA/Guerra presented the Staff Report.

PC/Dy verified the size of the subject Parcel and if the neighboring five (5) acre site is a part of it.

SMA/Guerra confirmed that the five (5) acre parcel is abutting the subject Site but not a part of the Project. She noted that the parcel is 1.24 acres with a useable square-footage of $\pm 10,000$ and the building size is roughly $\pm 7,700$ square-feet.

PC/Dy asked if the subject Site has a slope easement.

SMA/Guerra stated that the Site does not have a slope easement.

VC/Fernandez asked if any other modifications are being proposed other than interior improvements.

SMA/Guerra mentioned that minor exterior modifications are being proposed such as painting. She further mentioned that Staff included Conditions of Approval (COA) for the landscaping, restriping of the parking lot, and updates to the trash enclosure, in which the Applicant agreed to.

PC/Dy asked why a new CUP is required since there was an existing child-related business there previously.

SMA/Guerra noted that the previous child-care center did not have a CUP due to the business existing before the CUP Code requirement for child-related businesses. SMA/Guerra further noted that the previous child-center had ceased operations for six (6) months to one (1) year, which would require a new business to apply for a CUP.

The Commission and Staff further discussed the previous child-center.

PC/Wang asked what the age range of the students will be.

SMA/Guerra mentioned that the main focus of the business is for children between the ages of three (3) and five (5), but may offer services such as after school programs to children of older ages.

PC/Dy asked if the Applicant is the new owner of the Property or is leasing the building.

SMA/Guerra referred the question to the Applicant.

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

Applicant/Jason Chen stated that he is leasing the building and is not the property Owner and further mentioned that he is currently running a day-care at home and is looking to expand his business.

The Applicant and Commission discussed the current day-care being operated by the Applicant.

C/Koo asked how the Applicant will balance the infants and toddlers that will be there for the duration of the day versus the after school program(s).

Mr. Chen said the main focus will be on full-time students.

PC/Dy asked how long the lease is for the Property.

Mr. Chen noted that a five (5) year lease was signed with a five (5) year option to renew.

PC/Perez mentioned the upgrades being done in order to bring the building up to the California Building Codes (CBC) and asked if there are any restrictions to open, due to the COVID pandemic.

ACM/Weiner noted that all State and County guidelines will need to be followed by the Applicant for the preschool, but hopefully regulations will be less restrictive by the time the preschool is operating (related to COVID).

C/Koo inquired about the interior modifications.

SMA/Guerra indicated that there are no substantial modifications proposed but the following minor modifications are to be completed:

- Updating of bathrooms.
- Upgrading to ADA compliant sinks.
- Updates to electrical outlets.

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

C/Koo and PC/Dy individually expressed no opposition to the proposed CUP.

VC/Fernandez and Staff discussed fence heights.

MOTION ON ITEM 2

PC/Perez motioned to approve CUP 2021-001, subject to the attached COA's. PC/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:

None

TRANSACTION:

3. Annual Report: The General Plan and the Housing Element for Calendar Year 2020

SMA/Guerra presented the Staff Report.

C/Koo confirmed that the Commission has not reviewed these documents in the past.

SMA/Guerra explained that the General Plan Update (GPU) was updated in May 2018 and Staff has been preparing the Report for substantial milestones achieved. The Report reflects the milestones for calendar year 2020.

C/Koo and Staff further discussed the Report.

C/Koo asked if the Report requires the Park and Recreation Commission to review and make a recommendation.

ACA/Mann confirmed that the Report(s) is only reviewed by the Planning Agency for the City, which is the Planning Commission.

MOTION ON ITEM 3

PC/Perez motioned to authorize Staff to submit the Annual Report to the Office of Planning Research (OPR) and the Department of Housing and Community Development (HCD), as presented. VC/Fernandez seconded.

ROLL CALL:

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

Motion passed 5-0.

REPORTS AND COMMENTS:

- C/Koo asked if the City has an Ordinance related to lighting (i.e. LED lighting) from a residential property.
- ACM/Weiner mentioned that on private property, it is case-to-case, but the City's Nuisance Code Section addresses noises, smells, and lights in which Staff works with property owners. ACM/Weiner noted that depending on the lighting and if there is a violation, then Staff can enforce the Nuisance Code Section.

ADJOURNMENT:

The Meeting adjourned at 7:42 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, April 7, 2021, at 7:00 p.m., via teleconference. The Agenda will be posted on the City's website and at City related public facilities, including Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 7th day of April, 2021.



Chairperson, Tony Koo



Tom Weiner, Assistant City Manager – Development Services