

June 2, 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 7:02 p.m.

**FLAG SALUTE:** Commissioner Fernandez

**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; City Engineer Dave Gilbertson; Senior Planner Chris Vasquez; Senior Management Analyst Joelle Guerra; Associate Planner Chun-Chien Yang; 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. May 5, 2021 (Regular Meeting Minutes).

**MOTION ON ITEM 1**

PC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of May 5, 2021. VC/Fernandez seconded.

**ROLL CALL:**

**AYES:** Koo, Fernandez, Dy, Perez, Wang

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion passed 5-0.**

**PUBLIC HEARINGS:**

**2. General Plan (GP) Conformity Determination: Proposed Capital Improvement Program (CIP) for Fiscal Years (FY) 2021 – 22 through 2025 – 26.**

SMA/Guerra presented the Staff Report.

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

C/Koo inquired about the rehabilitation at Lemon Creek.

CE/Gilbertson mentioned erosion issues located on the north bank of Lemon Creek and further explained that the City is in the process of collaborating with Federal and State agencies in order to develop a plan to stabilize the stream bank from possible erosion (a two (2) year project).

C/Koo inquired on the status of the aquatic center.

SMA/Guerra confirmed that the aquatic center was removed from the CIP budget.

The PC and Staff briefly discussed City Facility improvements.

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

**MOTION ON ITEM 2**

**VC/Fernandez motioned to adopt PC Resolution No. 21-06: Finding the CIP, for FY(s) 2021-22 through 2025-26, consistent with the goals of the City of Walnut's GP. PC/Dy seconded.**

**ROLL CALL:**

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

**Motion passed 5-0.**

**3. CONTINUANCE: Conditional Use Permit (CUP) 2021-003 (Tai Ji Men Qigong Academy) - A request to operate a meditation center/child-related business located at 20793 Valley Boulevard, #C (APN: 8720-026-033).**

CDT/Katigbak presented the Staff Report, which outlined the Applicant's request for continuance of the Project to a date "off-calendar".

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

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

PC/Dy inquired if there are any regulations on joint meditation centers/child-related businesses and if the business would consist of a child-care center.

CDT/Katigbak elaborated on the proposed business operations.  
PC/Dy and CDT/Katigbak further discussed the Applicant's request for continuance.

C/Koo and CDT/Katigbak discussed the topic of the business expanding its services.

PC/Wang asked how much more time the Applicant may need to move forward with the review process.

CDT/Katigbak noted no definite timeline for the Project currently.

**MOTION ON ITEM 3**

**PC/Perez motioned to continue CUP 2021-003. PC/Wang seconded.**

**ROLL CALL:**

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

**Motion passed 5-0.**

**4. CONTINUANCE: West Valley Loft Mixed-Use Project** – Development Agreement (DA) 2021-001, Vesting Tentative Tract Map (VTTM) 82985, and Site Plan and Architectural Review (SPC/AR) 2020-011.

AP/Yang presented the Staff Report.

VC/Fernandez questioned if a Condition of Approval (COA) must be incorporated in order to permit outdoor seating/dining within the public Right-of-Way (ROW).

AP/Yang verified that all outdoor seating/dining is not within the public ROW and is within the Property lines.

ACM/Weiner discussed the outdoor seating/dining within the West Valley Specific Plan (WVSP).

C/Koo and AP/Yang further discussed the Project's administrative adjustments to the City's parking requirements.

ACM/Weiner noted that the revised commercial component results in inadequate parking on the subject Site. Moreover, Staff's original recommendation would not require the need for any parking adjustment(s).

ACM/Weiner presented the WVSP Nodes and provided examples of vacant mixed-use developments in the neighboring cities of Glendora and Covina.

The PC and Staff further discussed potential amendments to the WVSP.

C/Koo questioned if the subject Site's property line(s) include a portion of Lemon Creek.

CE/Gilbertson confirmed that the streambank is part of the Property.

The PC and Staff further discussed on-site landscape improvements to the streambank.

CE/Gilbertson verified that no modifications/improvements to the streambank would be required.

PC/Perez shared concerns regarding increasing the amount of the Project's commercial space and mentioned that modifications to the WVSP could result in negative impacts to the Zone and Project.

VC/Fernandez questioned the street parking along Valley Boulevard.

ACM/Weiner and CE/Gilbertson confirmed that there is no street parking on Valley Boulevard.

PC/Wang inquired about the outdoor seating/dining areas located on the second-story.

ACM/Weiner discussed that the designated outdoor seating/dining areas would be semi-private and intended for Residents.

PC/Wang and ACM/Weiner discussed the proposed string lighting and details of any Business's "hours of operation(s)" and conditions.

PC/Wang shared concerns regarding materials and debris placed on the proposed balconies. Moreover, questioned if the Covenants, Conditions, and Restrictions (CC&R) within the Homeowner's Association (HOA) would properly address said issue.

ACA/Mann explained that the aforementioned concern is typically not located within the CC&Rs and that a City Ordinance would be more acceptable.

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

C/Koo questioned on-site parking designations for both the commercial and residential components.

Applicant/Feng Xiao referred to the Site Plan and inquired whether the parking stalls adjacent to the front entry driveway are dedicated and easily accessible for the commercial component.

The PC and Applicant further discussed on-site parking and designation/assignment of parking spaces for the residential units, and Project landscape improvements.

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

The PC commended the Applicant on the final design, for working with City Staff, and addressing the PC's concerns.

C/Koo and PC/Perez noted adding a COA designating five (5) parking spaces for the retail component.

**MOTION ON ITEM 4**

**PC/Perez motioned to approve the following, with the listed added COA(s):**

- **PC Resolution No. 21-03, recommending that the City Council approve VTTM 82985 and SPC/AR 2020-011, subject to the attached Conditions of Approval (COA);**
- **PC Resolution No. 21-04, recommending City Council approve the DA 2021-001 for the Project at 20225 Valley Boulevard (APN: 8722-010-049 and 050).**
- **Added a COA that five (5) parking spaces be dedicated to the commercial component of the Project;**
- **Added a COA that additional railing be installed along the east portion of the Lot;**
- **Added a COA that a review be conducted to analyze whether it is viable to establish a permanent landscaping feature to replace the temporary landscape pots located at the front of the commercial units.**

**VC/Fernandez seconded.**

**ROLL CALL:**

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

**Motion passed 5-0.**

**OLD BUSINESS:**

None Scheduled.

**NEW BUSINESS:**

None Scheduled.

**DISCUSSION/TRANSACTION:**

None Scheduled.

**REPORTS AND COMMENTS:**

- **ACM/Weiner congratulated the PC on successfully reviewing the West Valley Loft Mixed-Use Project.**
- **ACM/Weiner updated the PC regarding in-person PC Meetings.**

**ADJOURNMENT:**

The Meeting adjourned at 8:22 p.m. The next regularly scheduled Planning Commission Meeting is set for Wednesday, July 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 7<sup>th</sup> day of July, 2021.

  
Chairperson

  
Tom Weiner, Assistant City Manager – Development Services