

August 4, 2021

THE WALNUT CITY PLANNING COMMISSION

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

FLAG SALUTE: Commissioner Perez

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

ALSO PRESENT: 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/Fernandez 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/Fernandez informed all attendees of the necessary procedures to be taken when submitting comments.

ORAL COMMUNICATIONS:

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

CC/Fernandez closed Oral Communications for Public Comment(s).

APPROVAL OF MINUTES:

1. July 7, 2021 (Regular Meeting Minutes).

MOTION ON ITEM 2

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of July 7, 2021. PC/Wang seconded.

ROLL CALL:

AYES: Fernandez, Perez, Sam, Wang

NOES: None

ABSTAIN: Dy

ABSENT: None

Motion passed 4-0.

PUBLIC HEARINGS:

2. **Conditional Use Permit (CUP) 2021-004:** A request to establish and operate a child-related business (7 Strings Music) at an existing commercial building located at 398 Lemon Creek Drive (Unit I) (APN: 8722-038-025).

AP/Munoz presented the Staff Report.

VC/Perez asked if the business currently operates within Walnut.

AP/Munoz mentioned that the business may be outside of Walnut but the Applicant can confirm.

PC/Dy asked why the Application requires a CUP for this specific space.

AP/Munoz indicated that any child-related business that operates within Walnut, must apply for a CUP.

PC/Dy asked what ages the proposed business will serve.

AP/Munoz confirmed that the proposed age group is six (6) to thirteen (13) years old.

PC/Wang inquired about the view windows in all of the classrooms/office spaces.

AP/Munoz confirmed that at least one (1) office space/classroom does not have a view window but indicated that a window must be shown on the plan during the Building Plan Check process, to be installed and verified by Staff.

PC/Sam asked about the volume of people using the space during business hours.

AP/Munoz stated that the Business proposes to have no more than fifteen (15) students with no more than four (4) employees at any given time.

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

Applicant/David Chen introduced his business and indicated that he is available for any questions.

The Commission and Applicant discussed the following:

- The various types of music lessons that will be taught.
- The sound-proof foam material to be placed within the private rooms while using electrical instruments.
- A view window or glass door to be placed in Classroom One (1).
- Managing the music lessons and after school tutoring separately.
- The access door between the lobby area and open classroom to be removed.

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

PC/Dy made a motion with no second given.

The Commission and Applicant discussed the removal of the door between the lobby area and open classroom.

MOTION ON ITEM 2

PC/Dy motioned to adopt PC Resolution No. 21-07, approving CUP 2021-004, subject to the attached COA's with the additional Conditions:

- (1) that the door to Classroom One (1) be made with a see-thru clear glass with no blinds.**
- (2) the door located between the lobby and open classroom area be removed.**

VC/Perez 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.

DICUSSION/TRANSACTION:

None Scheduled.

REPORTS AND COMMENTS:

- VC/Perez asked if the September PC Meeting will be held via teleconference.
- CP/Carlson indicated that at the moment, the City Meetings are being held via teleconference but if that changes, the City Clerk's Office will notify the Commission.

ADJOURNMENT:

This Meeting adjourned at 7:32 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday September 1, 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 1st day of September, 2021.


Chairperson, Mark Fernandez



Tom Weiner, Assistant City Manager – Development Services