

September 1, 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 7:02 p.m.

**FLAG SALUTE:** Commissioner Wang

**ROLL CALL:** Commissioner(s): Fernandez, Perez, Dy, Sam, 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; Management Analyst Alyssa Ramos; 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. August 4, 2021 (Regular Meeting Minutes).

**MOTION ON ITEM 2**

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of August 4, 2021. PC/Wang seconded.

**ROLL CALL:**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Motion passed 5-0.

**PUBLIC HEARINGS:**

None Scheduled.

**OLD BUSINESS:**

None Scheduled.

**NEW BUSINESS:**

**2. Site Plan Case/Architectural Review (SPC/AR) 2021-065:** A request to construct a new two (2) story addition with an attached two (2) car garage located at 566 Camino De Teodoro (APN: 8722-019-036).

AP/Munoz presented the Staff Report.

PC/Dy asked for clarification on the scope of work with the Project in terms of demolition.

AP/Munoz indicated that a portion of the home will be converted for the new attached two (2) car garage as well as the south wall of the Residence to remain.

PC/Wang asked if the fence located in the front-yard will be removed and/or replaced.

AP/Munoz indicated that the fence is to be removed and no proposal for a new fence is given at this time.

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

VC/Perez inquired about the number of bathrooms within the proposed Residence.

The Applicant and Staff discussed the bathrooms and indicated that there are five (5) bathrooms in total.

The Commission and Applicant discussed the following:

- Window(s) in bedroom four (4).
- Extending the stone fascia on the front elevation, going vertical on the porch.
- A form of variation on the front (street) elevation.
- Driveway material.

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

C/Fernandez commended the Applicant on the architecture of the Residence and further noted the porch with the columns being unproportioned in relation to the style of architecture.

PC/Sam mentioned that the front of the residence looks plain, possibly due to the gable.

PC/Dy reiterated the size of the front porch columns being too small in size.

VC/Perez echoed the concern with the size of the columns but noted the overall design of the Residence.

PC/Wang mentioned to widen the size of the columns and to darken the decorative stone to the front.

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

The Commission and Applicant further discussed the following:

- Size of the columns for the covered porch expanding up to one (1) foot and eighteen (18) inches.
- Change of color for the stacked stone at the front elevation.

- Outside Light fixture placement.
- Inward swinging front-door versus an outward swinging front-door.
- Width of the stairs leading to the covered porch area.

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

C/Fernandez shared his support for expanding the columns to eighteen (18") inches and a darker color for the decorative material on the front elevation.

PC/Dy echoed the comments made by C/Fernandez as well as an inward swinging door.

PC/Sam and PC/Wang shared their support for the Project and the Applicants' willingness to work with the Commission.

**MOTION ON ITEM 2**

**PC/Dy motioned to approve SPC/AR 2021-065, subject to the attached COA's with the additional Conditions:**

- (1) Increase the size of the two (2) front columns to at least eighteen (18") inches.**
- (2) Change the front-door to be inward swinging.**
- (3) The stacked stone (front elevation) is to be darkened as well as the color of the columns and vertical entrance.**

**VC/Perez seconded.**

**ROLL CALL:**

**AYES: Fernandez, Dy, Perez, Sam, 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:**

- C/Fernandez inquired about the start date for the grading at the 49 Acre site.
- ACM/Weiner noted the lack of availability and cost for Grading Contractors. Moreover, ACM/Weiner made mention that with the Development Agreement (DA), the Applicant applied for a six (6) month extension with an anticipated start date in the month of October.
- C/Fernandez asked about the sidewalk along the 49 Acre site heading southbound.
- ACM/Weiner provided clarification that there will be sidewalks going southbound, but no sidewalks going northbound (towards Pomona).
- VC/Perez inquired about Brookside.
- ACM/Weiner mentioned that there has been no new Application submitted for Brookside.
  - The Commission and Staff further discussed ideas for the Brookside Development.
- C/Fernandez asked about the Housing Element Update.
- ACM/Weiner stated that the draft document is being worked on, and is anticipated to be discussed with the Commission in the month of November.
- PC/Dy inquired about Single-Family Zoning no longer being permitted in the State of California.
- ACM/Weiner explained Senate Bill (SB) 9, noting the opposition by many California Cities.
  - The Commission and Staff further discussed SB 9.
- VC/Perez inquired about the Project on the vacant Lot next to Panda Express off Grand Avenue.
- ACM/Weiner stated that forty (40) townhomes with a substantial commercial component will comprise the well-designed Project, and will potentially begin the California Environmental Quality Act (CEQA) process.

**ADJOURNMENT:**

**This Meeting adjourned at 8:07 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, October 6, 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 6<sup>th</sup> day of October, 2021.**

  
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**Chairperson, Mark Fernandez**



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**Tom Weiner, Assistant City Manager – Development Services**