

November 3, 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 7:09 p.m.

FLAG SALUTE: Commissioner Sam

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

ABSENT: Commissioner: Wang

ALSO PRESENT: 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.

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).

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

APPROVAL OF MINUTES:

1. October 6, 2021 (Regular Meeting Minutes).

MOTION ON ITEM 2

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of October 6, 2021. PC/Dy seconded.

ROLL CALL:

AYES: Fernandez, Perez, Dy, Sam

NOES: None

ABSTAIN: None

ABSENT: Wang

Motion passed 4-0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

2. Site Plan Case/Architectural Review (SPC/AR) 2021-094: A request to construct a two (2) story addition to an existing two (2) story home located at 19968 Sunset Vista Road (APN: 8712-038-012).

AP/Yang presented the Staff Report.

PC/Dy inquired about the R-3 Zoning indication on the plans.

AP/Yang confirmed that the R-3 Zoning indication is referring to the Building Code Section used for plan checking and that the subject Property is within the Residential Planned Development (RPD) Zone.

VC/Perez referred to the plans and asked if an Accessory Dwelling Unit (ADU) is being proposed.

AP/Yang stated that the Project consists of only an addition with no ADU.

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

Applicant/Max Lam explained the proposed Project and noted that the pool and spa is shown as a conceptual drawing.

PC/Dy asked if the roof towards the rear will have a cricket.

Applicant/Max Lam confirmed that a cricket will be placed between the two (2) gables.

The Commission and Applicant discussed the roof design.

C/Fernandez mentioned the placement of two (2) posts within the first-story floor plan.

Applicant/Max Lam noted that the posts are there for structural support but will potentially have the posts removed once a Structural Engineer reviews the plans.

The Commission and Applicant further discussed the following:

- The posts/beam that are shown within the first-story floor-plan.
- Spaces being created on the second-story floor plan.
- Location of the proposed elevator.
- Retaining wall placement adjacent to the proposed swimming pool.
- Swimming pool and spa location.
- Bi-folding door located at the rear of the residence.
- Gate requirements for swimming pools.

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

VC/Perez made mention for the plans to be corrected in terms of information being provided.

MOTION ON ITEM 2

C/Fernandez motioned to approve SPC/AR 2021-094, subject to the attached COA's with an additional Condition(s) that states:

- 1) The interior doorway going from room one (1) to two (2) shall be removed.**
- 2) The t-shaped column on the southwest corner of the living room shall be changed to a column.**
- 3) The swimming pool/spa shall have a separate review and approval process through Building & Safety Department. This is different from the current design review process.**
- 4) The information on the plans shall be revised ("cleaned-up") and consistent.**
- 5) Clarify the Zoning as indicated on the plans.**
- 6) Identify if the cricket on the roof plan is actually a cricket.**

PC/Dy seconded.

ROLL CALL:

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

Motion passed 4-0.

DICUSSION/TRANSACTION:

None Scheduled.

REPORTS AND COMMENTS:

- VC/Perez inquired about the following PC Meeting in December and if that Meeting will be rescheduled.
- CP/Carlson noted that information regarding the December Meeting schedule will be provided within the next week.
- C/Fernandez asked when the 49 Acres Project will begin grading.
- CP/Carlson indicated that the ground breaking ceremony was just held the week prior and that grading should be starting within the next few months.
- PC/Dy asked if there is any movement for the vacant Lot adjacent to McDonalds.
- CP/Carlson mentioned that he is not aware of any movement for the Lot in question.

ADJOURNMENT:

This Meeting adjourned at 8:02 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, December 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 15th day of December, 2021.



Chairperson, Mark Fernandez



Tom Weiner, Assistant City Manager – Development Services