

February 2, 2022

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, Sam, Wang

**ABSENT:** Commissioner: Dy

**ALSO PRESENT:** City Planner Justin Carlson; Assistant City Attorney David Mann; City Engineer Dave Gilbertson; Senior Planner Chris Vasquez; Senior Management Analyst Joelle Guerra; 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).

C/Fernandez introduced the new City Manager, Tom Weiner, to the Commission.

CM/Weiner thanked the Commission for their hard work and noted that it was a pleasure to serve them.

The Commission congratulated CM/Weiner.

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

**APPROVAL OF MINUTES:**

1. December 15, 2021 (Regular Meeting Minutes).

**MOTION ON ITEM 1**

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of December 15, 2021. PC/Sam seconded.

**ROLL CALL:**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Dy

**Motion passed 4-0.**

**PUBLIC HEARINGS:**

None Scheduled.

**OLD BUSINESS:**

- 2. Continued: Site Plan Case/ Architectural Review (SPC/AR) 2021-106:** A request to install a ground mounted solar panel array on the rear slope of an existing property located at 721 Arabian Lane within the R.P.D. – 28,500 – 1/.3 DU; Residential Planned Development Zoning District (APN: 8709-063-001)

SMA/Guerra presented the Staff Report.

VC/Perez inquired about the Applicant's concerns regarding the incorporation of landscaping. He further stated that at the last PC Meeting, the Application was open to incorporating vegetation screening.

SMA/Guerra stated that the concerns were with the Landscape Consultant's recommendation to place plant material along the two (2) sides and at the base of the solar system.

PC/Wang asked the type of vegetation that will be installed.

SMA/Guerra stated that the Consultant's review was preliminary and that a more official, detailed Landscape Plan (if required by the Commission) can illustrate the type of landscape materials to be used.

The Commission and Staff further discussed the specific type(s) of landscaping to be installed.

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

Applicant/Brad Johnson noted that the Owner is willing to plant shrubs and other landscaping materials, which may not be native but should suffice for screening purposes. Mr. Johnson further mentioned the concerns with fees associated with hiring a licensed Landscape Architect.

VC/Perez discussed the proposed ground-mounted solar system, and that future, similar solar projects may come forth that will require such landscape screening.

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

C/Fernandez asked if a licensed Landscape Architect is necessary given the proposed scope of work.

CDD/Vasquez stated that Staff can work with the third-party Landscape Consultant on the required plans.

The Commission and Staff further discussed future solar projects.

**MOTION ON ITEM 2**

**VC/Perez motioned to approve SPC/AR 2021-106, with the recommendation from the Third-Party Landscaping Consultant that the two (2) sides and the base of the solar system be screened with native**

landscaping; and that plans stamped by a Licensed Architect is not required for submittal. PC/Sam seconded.

**ROLL CALL:**

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

**Motion passed 4-0.**

**NEW BUSINESS:**

- 3. Continuance – Site Plan Case/Architectural Review SPC/AR 2021-079:** A request to construct a new 4,120 square-foot, two (2) story home with a three (3) car garage located at 20408 San Gabriel Valley Drive (APN: 8712-002-012).

CDT/Katigbak presented the Staff Report.

The Commission and Staff discussed the reasoning behind the request for a Continuance.

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

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

**MOTION ON ITEM 3**

**C/Fernandez motioned to continue SPC/AR 2021-079 to the regularly scheduled PC Meeting on Wednesday, March 2, 2022. PC/Wang seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**DICUSSION/TRANSACTION:**

None Scheduled.

**REPORTS AND COMMENTS:**

- C/Fernandez asked who will be the new Community Development Director.
- CDD/Vasquez confirmed he will be filling that role.

- The Commission congratulated Chris Vasquez on his new role as the Community Development Director.
- The Commission and Staff discussed the property at Lemon Avenue and Valley Boulevard and possible future plans.
- VC/Perez inquired about the vacant lot pm the corner of La Puente Road and Grand Avenue (next to Panda Express).
- CDD/Vasquez noted that the Project is moving forward with forty-two (42) townhomes and approximately 20,000 square-feet of commercial opportunities and that Staff is beginning the environmental review process.
- CDD/Vasquez mentioned that the Housing Element Update is tentatively scheduled to go before the City Council in late February.

**ADJOURNMENT:**

**This Meeting adjourned at 7:36 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, March 2, 2022, 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 2<sup>nd</sup> day of March, 2022.**

  
Chairperson, Mark Fernandez

  
Chris Vasquez, Community Development Director