

March 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 7:09 p.m.

FLAG SALUTE: Commissioner Fernandez

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

ALSO PRESENT: Community Development Director Chris Vasquez; Planning/Code Enforcement Manager Justin Carlson; Assistant City Attorney David Mann; Senior Planner Joelle Guerra; Community Development Technician Gabriel Katigbak.

CORONAVIRUS DISEASE (COVID-19) ADVISORY:

SP/Guerra 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, SP/Guerra 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. February 2, 2022 (Regular Meeting Minutes).

MOTION ON ITEM 1

C/Fernandez moved to approve the Minutes of the regularly scheduled PC Meeting of February 2, 2022. VC/Perez seconded.

ROLL CALL:

AYES: Fernandez, Perez, Sam, Wang

NOES: None

ABSTAIN: Dy

ABSENT: None

Motion passed 4-0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

2. **Continued: Site Plan Case/ Architectural Review (SPC/AR) 2021-079:** A request to remodel an existing residence into a 4,120 square-foot, two (2) story home with a three (3) car garage located at 2048 San Gabriel Valley Drive (APN: 8712-002-012)

AP/Katigbak presented the Staff Report.

VC/Perez reiterated the concerns shared by the neighboring residents, consisting of construction noise and dust, and views.

The Commission and Staff further discussed the view concern(s) and other related City regulations, if any.

PC/Dy inquired about the proposed roof deck.

AP/Katigbak noted that the roof deck is currently being proposed with no solid cover.

The Commission and Staff discussed if the roof deck would classify the Project as three (3) stories.

CDD/Vasquez mentioned that the third story roof deck is not allowed per the Walnut Municipal Code (WMC) and that a Condition of Approval (COA) has been placed for the removal of the roof deck element.

The Commission and Staff further discussed the utilization of the roof deck.

PC/Sam inquired about wall(s) and whether the Project is classified as an addition or a teardown/rebuild.

CDD/Vasquez explained that the Project is more of a teardown/rebuild rather than an addition to the existing home.

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

Designer/David Lee explained the roof deck is a flat roof area that is necessary in order to place mechanical equipment on. Mr. Lee further noted the view from the roof deck and that it may be utilized for small gatherings.

The Commission and Applicant discussed the different roofing material to be used to prevent leaking and limit access to the roof.

The Commission, Applicant, and Staff further discussed the following:

- The double doors that lead to the roof deck.
- The WMC prohibiting a third-story.
- The overall access to the roof if maintenance is required.
- Increasing the roof slope to 5%.
- Alternative designs for the roof access. (i.e. roof ladder with a latch)

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

C/Fernandez praised the design of the Residence, but the third-story element with the roof deck is not allowed per the WMC.

The Commission discussed continuing the Item to allow the Project a final review by the Commission, subsequent to modifications by the Applicant.

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

Mr. Lee stated that he will research different design options for the roof but also referenced a loft space with an element of the roof being higher in order to emphasize the modern design.

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

MOTION ON ITEM 2

C/Fernandez motioned to continue SPC/AR 2021-079 to a future PC Meeting. PC/Dy seconded.

ROLL CALL:

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

Motion passed 5-0.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

- 3. Continued – Site Plan Case/Architectural Review SPC/AR 2021-056:** A request to construct a new two (2) story multi-purpose building with a total building area of 20,630 square-feet at 18901 Amar Road (APN: 8735-003-039).

SP/Guerra presented the Staff Report.

VC/Perez confirmed there are no project plans to reference at this time.

SP/Guerra noted the status of the Project and the process for California Environmental Quality Act (CEQA), but that a full Project with plans will come before the Commission soon.

The Commission and Staff discussed the previous proposal.

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

Applicant/Pastor Him briefly discussed the previous proposal versus the current proposal and the current needs of the Church.

The Commission and Staff discussed if CEQA would be needed for the Project, which concluded with the Assistant City Attorney confirming further review/analysis of the Project.

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

MOTION ON ITEM 3

C/Fernandez motioned to continue SPC/AR 2021-056 to a future PC Meeting date in order to allow the Applicant time to redesign the roof access and eliminate the third-story condition. PC/Wang seconded.

ROLL CALL:

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

Motion passed 5-0.

REPORTS AND COMMENTS:

- VC/Perez inquired about in-person PC Meetings.
- CDD/Vasquez noted that he would keep the PC apprised of the status.

ADJOURNMENT:

This Meeting adjourned at 8:24 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, April 6, 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 6th day of April, 2022.



Chairperson, Mark Fernandez



Community Development Director, Chris Vasquez