

April 6, 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 7:05 p.m.

**FLAG SALUTE:** Commissioner Dy

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

**ALSO PRESENT:** Community Development Director Chris Vasquez; Planning and Code Enforcement Manager Justin Carlson; Assistant City Attorney David Mann; City Engineer David Gilbertson; Senior Planner Joelle Guerra; Associate Planner Chun-Chien Yang; Assistant Planner Corinne Muñoz; Assistant Planner 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.

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. March 2, 2022 (Regular Meeting Minutes).

**MOTION ON ITEM 1**

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

**ROLL CALL:**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Motion passed 4-0.

**PUBLIC HEARINGS:**

2. **Conditional Use Permit (CUP) 2022-001:** A request to establish and operate a child related business ("Dance with Me" dance center) at an existing commercial building located at 20265 Valley Boulevard (Unit #D) (APN: 8722-028-025).

AP/Muñoz presented the Staff Report.

VC/Perez commented on the absence of an office space in the studio and the installation of new rubber mats.

PC/Dy inquired about why the Project is coming before the Commission.

AP/Muñoz clarified that the Item requires Planning Commission review as it is a child related business.

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

Applicant/Delia Hanlon inquired about adding occasional yoga classes, in addition to the dance classes, that are being offered.

The Commission and Applicant discussed the possible inclusion of yoga classes, but separate classes for minors and adults need to be provided.

Applicant/Delia Hanlon inquired about the status of her business license and the approximate date she may open her business.

PC/Dy expressed excitement for this business to comeback after the effects of COVID-19 and is happy to see the space being utilized again.

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

**MOTION ON ITEM 2**

**PC/Dy motioned to approve CUP 2022-001. C/Perez seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**3. Zone Variance (ZV) 2006-004 (Amendment to COA): A request to modify Condition of Approval (COA) #11 for the property located at 20135 E. Walnut Canyon Road (APN: 8709-006-039).**

AP/Yang presented the Staff Report.

PC/Dy expressed concerns that the approval of the modification would allow the resident to store recreational vehicles within the front yard setbacks.

VC/Perez inquired about the language of the modification to include “personal and recreational” vehicles and not commercial vehicles.

AP/Yang clarified the process of creating the new parking space and that it would require minor construction modifications. Further clarification was given that the details of the plan would be reviewed during the Plan Check process.

The Commission and Staff further discussed the following:

- The location of the curb cut to provide access for the RV's into the proposed storage area(s).
- The need for an engineering plan (if approved).
- Installing vegetation along the six (6') foot high walls for screening purposes.
- To specify whether the gate should be a swing gate or a sliding gate.

CDD/Vasquez explained what the limitations of recreational vehicles are in the Walnut Municipal Code (WMC).

CE/Gilbertson explained that the swing gate must swing inwards (into the property) or consist of two (2) sliding gates, or a combination of the two (2).

PC/Dy further expressed concerns about the logistics of the plan and the feasibility of the Project.

Applicants/Carol and Tom Lee clarified the following:

- Details on the possible installation of a rolling/sliding gate.
- Gray area on the plans indicate location of the retaining wall in order to allow parking.

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

- Clearance between existing walls and the public right of way.
- Placement of six (6') foot walls for screening.

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

VC/Perez inquired about approving the Plan even if the resident wants to switch where the vehicles are placed.

PC/Dy inquired if there are any other properties in the City that have a similar situation. He also questioned how the Variance would be worded to be inclusive of all proposed modifications.

C/Fernandez expressed support of the Plan, but voiced concerns regarding the length of the fence. Moreover, he suggested to make the gate decorative in nature.

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

- The storage of Class C vehicles.
- Switching the placement of the two (2) vehicles.
- Adding vines to enhance the six (6') foot wall(s) aesthetic.
- Concern with the thirty-two (32') foot long rolling gate.
- Proposal for a two (2') to three (3') foot setback of any walls/gates from the public right-of-way to allow for new landscaping.

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

**MOTION ON ITEM 3**

**VC/Perez motioned to approve the modification to the Conditions for ZV 2006-004, with the following added Conditions to be completed within six (6) months:**

- Approved with current conditions of Approval.
- Language limiting the use of the parking spaces for only personal vehicles.
- New six (6') foot walls to be covered with vines.
- Give the Applicant the option to have the two (2) proposed parking locations exchanged and work with Staff on those modifications.

**PC/Sam seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**OLD BUSINESS:**

None Scheduled.

**NEW BUSINESS:**

**4. Site Plan Case/Architectural Review (SPC/AR) 2021-046: A request to construct a one (1) story addition to an existing single-story home located on 20416 Seton Hill Drive (APN: 8712-004-006)**

AP/Yang presented the Staff Report.

VC/Perez clarified that the addition was located at the rear of the Property.

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

Applicant/Lee restated the purpose of the Project.

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

**MOTION ON ITEM 4**

**C/Fernandez motioned to approve SPC/AR 2021-046. PC/Dy seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**5. Site Plan Case/Architectural Review (SPC/AR) 2022-024:** A request to permit auto bodywork and one (1) paint booth to the existing auto repair shop (Aplus Auto Tech Inc.) located at 19717 Valley Boulevard (APN: 8722-018-029)

AP/Yang presented the Staff Report.

PC/Dy inquired about the initial stop-work order.

CDD/Vasquez clarified that the origins of the Case came from a complaint.

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

Resident/Wang voiced concerns about the auto body shop using hazardous materials and creating noise.

Resident/Lu Ming Liu voiced concerns about not being able to open her windows or take her kids to the neighboring park because of the shop's activity. Ms. Liu also inquired about the shop being checked on regularly.

CDD/Vasquez clarified that the paint booth came to fruition without City approval and it does not have the required permits in order to operate.

Applicant/Frank discussed the following:

- The shop has made changes toward complying with the City after they received the stop-work notice.
- If the CUP is approved, the business proposes to reduce its operational hours.
- Other auto body shops within the area operate similarly.
- Larger paint jobs would be sent to a second shop located in El Monte.

Applicant's Partner/Derek supported the Applicant's statement that the dust is not all entirely from their shop.

VC/Perez inquired why the Applicants did not apply to be a body shop at the time when they applied for a business license.

C/Fernandez explained to the Applicant the uses allowed within the Zone.

PC/Sam inquired about the difference between a repair shop and a body shop.

The Applicant and Resident(s) further discuss the existing and proposed Use.

Resident/Chou Wae (Neighbor 5) spoke on the proposed Use.

PC/Dy stated that if the proposed Use was approved, it would allow an intensification of the use of the shop, thereby violating the Zoning Code.

All Commissioners agreed with PC/Dy's sentiments about the proposal.

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

**MOTION ON ITEM 5**

**C/Fernandez motioned to deny SPC/AR 2022-024. PC/Dy seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**DICUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

- CDD/Vasquez updated the Commission about PC meetings being in-person, with a Zoom option likely to be available.

**ADJOURNMENT:**

**This Meeting adjourned at 9:47p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, May 18, 2022, at 7:00 p.m., via in-person. 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 18<sup>th</sup> day of May, 2022.**

  
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Chairperson, Mark Fernandez

  
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Community Development Director, Chris Vasquez