

May 18, 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 Sam

**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; Assistant Planner Corinne Muñoz; Community Development Intern Victor Mireles.

**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).

Resident/William Harrison expressed his concern for a Project which was presented and approved by the PC, Zone Variance (ZV) Amendment 2006-004.

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

**APPROVAL OF MINUTES:**

1. April 6, 2022 (Regular Meeting Minutes).

**MOTION ON ITEM 1**

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of April 6, 2022. PC/Sam seconded.

**ROLL CALL:**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion passed 4-0.**

**PUBLIC HEARINGS:**

2. **General Plan (GP) Conformity Determination:** Proposed Capital Improvement Program (CIP) for Fiscal Years (FY) 2022 – 23 through 2026 - 27.

SP/Guerra presented the Staff Report.

VC/Perez asked if the Projects outlined within the Staff Report, were Projects that the Commission reviewed five (5) years ago and if those Projects were halted because of COVID-19.

SP/Guerra noted that many of the Projects are ongoing and part of a five (5) year plan.

The Commission and Staff discussed the improvements to Creekside Park.

PC/Dy inquired about sidewalk improvements, specifically near La Puente Road, up Gartel Drive. PC/Dy noted a break in the sidewalk and asked if that portion can have a sidewalk in place.

CE/Gilbertson mentioned that he will discuss the request with the Community Services Department (CSD).

PC/Dy asked if the Trails near Slope Drive/Castlehill Drive had been restored.

Staff confirmed that the trails have been restored.

PC/Sam inquired about groundcover around certain sidewalk area(s) (throughout the City) that have gopher damage or brown patches that need to be repaired.

Staff indicated that they will relay the concern with the CSD and will have information and/or an update to provide at the following PC Meeting.

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

Resident/William Harrison echoed the concerns shared by PC/Sam and asked if that included the Creekside area and the Commercial area(s) along Nogales Street and Amar Road. Mr. Harrison further inquired about the CIP Projects and what area(s) are included, and shared that he hopes that the Creekside area is included.

SP/Guerra explained that the five (5) year Plan includes:

- Improvements to Parks.
- Improvements to Streets.
- Citywide HVAC system improvements.
- Improvements to storm water and flood rehabilitation area(s), trails, sidewalks, etc.

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

**MOTION ON ITEM 2**

**VC/Perez motioned to adopt PC Resolution No. 22-03: Finding the CIP, for FY(s) 2022 – 23 through 2026 – 27, consistent with the goals of the City of Walnut’s GP. PC/Dy seconded.**

**ROLL CALL:**

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

**ABSTAIN: None**  
**ABSENT: None**

**Motion passed 4-0.**

**OLD BUSINESS:**

- 3. 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 located at 20408 San Gabriel Valley Drive (APN: 8712-002-012).

SP/Guerra presented the Staff Report.

VC/Perez asked for confirmation that the Applicant made all the changes to the Plan to reflect the Commission's recommendation from the previous March 2<sup>nd</sup> PC Meeting.

SP/Guerra confirmed that the Applicant made all the changes recommended by the PC.

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

Applicant/David Le thanked the Commission.

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

PC/Dy shared his appreciation for the changes made by the Applicant.

**MOTION ON ITEM 3**

**VC/Perez motioned to approve SPC/AR 2021-079, subject to the Conditions of Approval (COA). PC/Dy seconded.**

**ROLL CALL:**

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

**Motion passed 4-0.**

**NEW BUSINESS:**

None Scheduled.

**DICUSSION/TRANSACTION(S):**

- 4. Annual Report:** The General Plan and the Housing Element for Calendar Year 2021.

AP/Munoz presented the Staff Report.

VC/Perez and Staff discussed Accessory Dwelling Units (ADUs) and the popularity to construct the units.

PC/Dy and Staff discussed Senate Bill (SB) 9.

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

Mr. Harrison expressed his concern for an existing property off of Golden Spur with possibly two (2) ADUs, one (1) being a tuff shed.

Staff stated that they will look into the Property in question.

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

**MOTION ON ITEM 4**

**C/Fernandez motioned to receive and file the Annual Report for the General Plan and Housing Element, for Calendar Year 2021.**

**REPORTS AND COMMENTS:**

- CDD/Vasquez thanked the Commission for joining the first, in-person PC Meeting and for their patience.
- C/Fernandez inquired on his request to Staff for future electronic submittals to the Community Development Department.
- CDD/Vasquez noted that Staff is currently researching other cities and is looking into the request.
- The Commission and Staff discussed the Magnolia Senior House for sale and the process to select a qualified buyer.
- VC/Perez welcomed the new Community Development Intern Victor Mireles.

**ADJOURNMENT:**

**This Meeting adjourned at 7:45 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, June 1, 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 1<sup>st</sup> day of June, 2022.**

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**Chairperson, Mark Fernandez**

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**Community Development Director, Chris Vasquez**