

June 1, 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 7:00 p.m.

FLAG SALUTE: Vice Chairperson Perez

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

ABSENT: Commissioner: Dy

ALSO PRESENT: Community Development Director Chris Vasquez; Deputy City Attorney David Mann; Senior Management Analyst Joelle Guerra; Management Analyst Alyssa Ramos; Assistant Planner Corinne Muñoz; Assistant Planner Gabriel Katigbak; Community Development Intern Victor Mireles; Planning Intern Michael Lackmann

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. May 18, 2022 (Regular Meeting Minutes).

MOTION ON ITEM 1

VC/Perez moved to approve the Minutes of the regularly scheduled PC Meeting of May 18, 2022. PC/Sam seconded.

ROLL CALL:

AYES: Fernandez, Perez, Sam

NOES: None

ABSTAIN: None

ABSENT: Dy

Motion passed 3-0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

2. **Amendment 1 to Site Plan Case/Architectural Review (SPC/AR) 2015-111:** A proposal to amend a previously approved Project in order to construct a detached 504 square-foot, two (2) car garage and an over-height fence within the front-yard setback located at 833 Silver Valley Trail (APN: 8709-051-053).

AP/Muñoz presented the Staff Report.

C/Fernandez inquired about the location of the retaining wall on the property.

AP/Muñoz confirmed that the location of the retaining wall is within the front-yard area.

VC/Perez asked about an unpermitted Accessory Dwelling Unit (ADU) on the site.

Staff clarified the status of the Accessory Dwelling Unit (ADU), with relation to the proposed Project.

The Staff and Commission further discussed the proposed retaining wall.

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

Applicant/Willy Lu explained the purpose of the Project.

C/Fernandez asked if landscaping and/or vegetation can be added in front of the retaining wall to soften the appearance.

Mr. Lu confirmed that landscaping and/or vegetation can be added.

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

MOTION ON ITEM 3

VC/Perez motioned to approve Amendment 1 to SPC/AR 2015-111, subject to the Conditions of Approval (COA) with the added Condition that vegetation be added in front of the six (6') foot high retaining wall to soften the appearance. C/Fernandez seconded

ROLL CALL:

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

Motion passed 3-0.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

- CDD/Vasquez discussed rescheduling the next PC meeting to the third Wednesday of July due to the holiday weekend.
- C/Fernandez and CDD/Vasquez discussed the status of looking into online submittals for the Planning Department.
- VC/Perez inquired about the status of the Property at the corner of Grand Avenue and La Puente Road.
- CDD/Vasquez discussed a project proposal for forty-two (42) townhomes and a commercial component, currently in the Environmental Review Process.
- VC/Perez asked about the purchase of a light industrial property on the corner of Valley Boulevard and Lemon Avenue and what were the new owner's plans for the property.
- CDD/Vasquez stated that no plans have been formally submitted for the property, however the property owners have asked the Community what they would like to see developed on that site.
- C/Fernandez asked if there has been an attempt to tie traffic lights together in the area of La Puente Road and Grand Avenue, citing issues caused by the lights not being tied together. C/Fernandez further added another location on the corner of Grand Avenue and La Puente Road and a possible Condition for future Projects in that area to address the traffic lights.
- CDD/Vasquez confirmed that such a Condition can be considered for upcoming Projects. CDD/Vasquez further noted planned road improvements in that area that may include tying traffic lights.

ADJOURNMENT:

This Meeting adjourned at 7:32 p.m. The next Planning Commission Meeting is set for a regular Meeting on Wednesday, July 20, 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 20th day of July, 2022.



Community Development Director, Chris Vasquez



Chairperson