

August 3, 2022

THE WALNUT CITY PLANNING COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Perez called the Meeting to order at 7:00 p.m.

FLAG SALUTE: Commissioner: Fernandez

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

ALSO PRESENT: Community Development Director Chris Vasquez; Deputy City Attorney David Mann; City Engineer Dave Gilbertson; Planning and Code Enforcement Manager Joelle Guerra; Associate Planner Chun-Chien Yang; Assistant Planner Gabriel Katigbak; Assistant Planner Corinne Muñoz; Management Analyst Alyssa Ramos; Community Development Intern Victor Mireles

CORONAVIRUS DISEASE (COVID-19) ADVISORY:

C/Perez 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/Perez informed all attendees of the procedures when submitting comments.

ORAL COMMUNICATIONS:

C/Perez opened Oral Communications for Public Comment(s).

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

APPROVAL OF MINUTES:

1. July 20, 2022 (Regular Meeting Minutes).

MOTION ON ITEM 2

PC/Fernandez moved to approve the Minutes of the regularly scheduled PC Meeting of July 20, 2022. PC/Wang seconded.

ROLL CALL:

AYES: Perez, Fernandez, Sam, Wang

NOES: None

ABSTAIN: None

ABSENT: Dy

Motion passed 4-0.

PUBLIC HEARINGS:

2. **Continuance: Development Agreement (DA)** – A request to recommend City Council approval for a DA on Buckskin Drive and Paddock Court (APN: 8709-076-068 to -077).

AP/Yang presented the Staff Report.

C/Perez requested clarification on the reason for postponing the Agenda item.

AP/Yang clarified that the Development Agreement (DA) is near completion.

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

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

MOTION ON ITEM 2

PC/Fernandez motioned to continue the Project (DA and SPC/AR 2021-053) to the next regularly scheduled PC meeting. C/Perez seconded.

ROLL CALL:

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

Motion passed 4-0.

Vice Chairperson Dy joined the meeting.

3. Development Agreement (DA) – A request for approval of a DA pursuant to Walnut Municipal Code (WMC) Chapter 6.112 (Development Agreement) and California Government Code Sections 65864 et seq. in connection with the development of a Mixed-Use project off Valley Boulevard consisting of commercial space(s), residential unit(s), and other related on-site improvements (APN(s): 8722-015 – 015 and – 016).

Tentative Tract Map (TTM) 82967 – A subdivision of approximately 0.34 acres of land/air-space into commercial and residential unit(s) and other related on-site improvements at an existing vacant site of Valley Boulevard, within the West Valley Specific Plan (WVSP) area (APN(s): 8722-015-015 and -016).

Site Plan Case and Architectural Review (SPC/AR) 2022-025 – A proposal to construct a Mixed – Use project consisting of residential unit(s), commercial space(s) and other related on-site improvements at an existing, vacant site of Valley Boulevard (APN(s): 8722-015-015 and -016).

PCEM/Guerra presented the Staff Report.

VC/Dy inquired about parking and Lot space for this Project.

PCEM/Guerra clarified that there is one (1) parking space provided for each bedroom proposed.

VC/Dy inquired about the use of the commercial components.

PCEM/Guerra expressed the City's desired business type to occupy the commercial components of the Project.

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

Applicant/Atef Khalil explained the calculations that made justify the amount of parking spaces per unit. Mr. Khalil added that 1.75 spaces per unit would be a more beneficial method of allocating the parking spaces rather than one (1) space per bedroom.

C/Perez clarified that the Commissioners' main concern was the potential of insufficient parking for the commercial component(s).

VC/Dy agrees with C/Perez.

CDI/Mireles summarized Resident/Andrew Rodriguez's e-mail to AP/Munoz in support of the Project.

PC/Fernandez noted that the Agenda Item is similar to other Mixed-Use Projects in the City. PC/Fernandez commented that finding tenants to occupy smaller commercial spaces would be easy due to demand.

VC/Dy agrees with PC/Fernandez on parking spaces.

Planning Commissioners and City Staff discussed the following:

- a. Parking for the Commercial use(s) to be permitted from the hours of 8:00 AM to 5:00 PM.
- b. Recommendation for two (2) spaces per residential unit and one (1) space for commercial as well as one (1) ADA space:
 - a. During commercial hours, two (2) spots per business was recommended.
 - b. Since most families that are anticipated to move in would be smaller families of two (2) adults and one (1) child, one (1) parking spot may be sufficient.
- c. The amenity areas proposed as a drop off/hammerhead area in order to allow for safer turnaround.
- d. Commissioners discussed if there were too many amenities present that are taking away from parking spaces.
 - a. VC/Dy suggested making amenities in front building instead of a picnic area on the side
- e. The PC recommended that the Applicant work with Staff to finalize the finish material of the building.

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

MOTION ON ITEM 3

VC/Dy motioned to continue the item and for the Applicant to work with Staff on finalizing the details pertaining to the vehicle turnaround, relocation of amenity areas, replacement of the proposed wood siding, and possible reduction in size of the proposed building. PC/Sam seconded.

ROLL CALL:

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

Motion carries 3-2.

OLD BUSINESS:

4. **Continued: Site Plan Case/Architectural Review (SPC/AR) 2016-056 (City Blessing Church of Walnut)** - 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).

PCEM/Guerra presented the Staff Report.

Applicant/Pastor Him thanked Commissioners for their time and offered to answer any questions about the Project.

PC/Fernandez requested that finish materials be even in all directions.

Applicant Representative/Bryan Rooster offered to work with Planners on finish materials surrounding the building.

VC/Dy clarified the lack of elevation on two (2) sides of the building.

MOTION ON ITEM 4

C/Perez motioned to approve SPC/AR 2016-056 subject to the attached COAs, highlighting and emphasizing the color schemes and areas visible to the public to be adequately treated with exterior enhancements. VC/Dy seconded.

ROLL CALL:

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

Motion passes 5-0.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

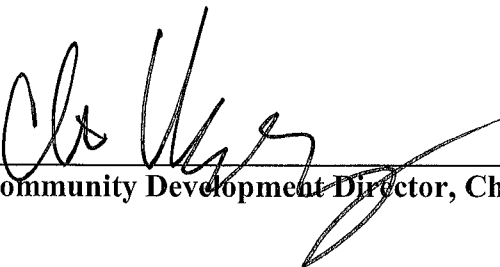
- CDD/Vasquez noted that the following Commission meeting would be on the week of a Holiday and requested to reschedule the regular Commission Meeting to Wednesday, September 21, 2022.

- VC/Dy requested for an update regarding the Project located at the southeast corner of Grand Avenue and La Puente Road.
- CDD/Vasquez explained that the Project is undergoing environmental studies and will be presented before to Commission once completed.

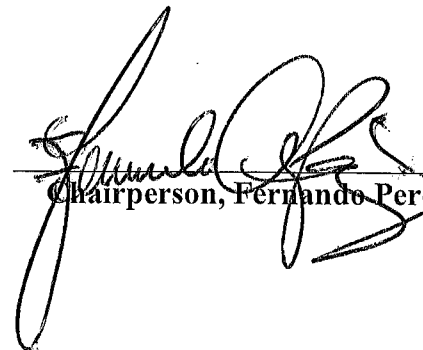
ADJOURNMENT:

This Meeting adjourned at 8:53 p.m. The next Planning Commission Meeting is scheduled for on Wednesday, September 21, 2022, at 7:00 p.m., via in-person and remotely. 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 21st day of September 2022.



Community Development Director, Chris Vasquez



Chairperson, Fernando Perez