

May 17th 2023

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: Commissioners: Perez, Dy, Fernandez, and Sam

ALSO PRESENT: Community Development Director Chris Vasquez; Assistant City Attorney David Mann; Planning and Code Enforcement Manager Joelle Guerra; Associate Planner Gabriel Katigbak; Community Development Technician Salma Rashad.

ORAL COMMUNICATIONS:

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

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

APPROVAL OF MINUTES:

1. March 15th, 2023 (Regular Meeting Minutes).

MOTION ON ITEM 1

C/Fernandez motioned to approve the Minutes of the regularly scheduled PC Meeting of March 15, 2023. VC/Dy seconded.

ROLL CALL:

AYES: Perez, Dy, Fernandez, 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) 2023 – 24 through 2027 - 28.

PCEM/Guerra presented the Staff Report.

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 adopt PC Resolution No. 23 – 03, Finding the CIP, for FY(s) 2023 - 24 through 2027 - 28, consistent with the goals of the City of Walnut's GP. PC/Sam seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

3. **Tentative Parcel Map (TPM) 83657 and Site Plan Case/Architectural Review(s) (SPC/ARs) 2023 – 012 & 2023 – 013 (Alorro & Cabrera):** A request to subdivide an existing 36,878 square-foot (0.84-acre) parcel into two (2) single-family residential lots (Parcel 1 and Parcel 2) and construct a new single-family residential home on each Lot (APN: 8709 – 015 – 059).

AP/Katigbak presented the Staff Report.

VC/Dy questioned if both parcels had two (2) stories due to a discrepancy in the plans.

AP/Katigbak stated that the plans would be fixed to show the appropriate number of stories for each parcel.

VC/Dy requested for clarification on whether the Project's the trail extension will be at grade with the street or stepped down.

CE/Gilbertson confirmed the extension will be grade with the street.

C/Perez inquired about the size of the bridge in comparison to the neighboring Property.

AP/Katigbak provided clarity that it will be uniform with the rest of the neighborhood.

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

The Applicant commented that both owners have been residents of Walnut for many years and they are eager to start their Projects.

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

C/Perez commented in favor of the subdivision, additionally pointing out that the location and topography of the Lot may have some challenges, but overall is a straight forward Project.

All commissioners were in agreeance with C/Perez and had no further comments on the Project.

MOTION ON ITEM 3

C/Perez motioned to adopt PC Resolution No. 23 – 02, approving TPM 83657 and SPC/AR(s) 2023-012 and 2023 – 013, subject to the attached Conditions of Approval (COA). VC/Dy seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

4. **Conditional Use Permit (CUP) 2023-003:** A request to expand and operate the existing child related business (dance studio) located at 355 S. Lemon Avenue, Unit #J within the M – 1; Light Manufacturing Zoning District.

AP/Yang presented the Staff Report.

C/Perez wanted clarity on if the dance studio was expanding or moving to a different unit.

AP/Yang clarified they are expanding to have two (2) units.

C/Perez and VC/Dy expressed they are inclined to approve the Project and are pleased that the business is doing well enough to expand to another unit.

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

The Applicant explained the growth of the dance studio over the past five (5) years and expressed appreciation that the Commissioners are in favor of the Project.

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

MOTION ON ITEM 2

VC/Dy motioned to adopt PC Resolution No. 23-04 approving CUP 2023-003, subject to the attached Conditions of Approval (COA). C/Perez seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

5. **Eight (8) – Residential Unit on Valley Boulevard:**

1. ***Tentative Tract Map (TTM) 84043:*** A subdivision of 0.314-acre of land/air-space into residential units and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).

2. **Site Plan and Architectural Review (SPC/AR) 2022-116:** A proposal to construct eight (8), three (3) – story residential dwelling units, and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).
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 residential project consisting of eight (8), three (3) – story dwelling units and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).

AP/Yang presented the Staff Report.

PC/Sam and AP/Yang explained further discussed the number of bedrooms proposed.

VC/Dy and C/Perez expressed concerns regarding the unsightliness of the roof for the homes located directly behind the proposed Project.

CDD/Vasquez commented that this home must meet the new energy code requirements for solar, which is the reason for the current design of the roof. Moreover, when the Project progresses to the Building Division, it will be ensured that the townhomes meet the requirements of the sight lines.

CE/Gilbertson remarked that one (1) of the neighboring properties will have some sight of the second (2nd) floor, but not the first (1st) floor.

PC/Sam expressed concerns regarding the size of the garage entry for Unit 3 and inquired if it will be functional to allow for two (2) vehicles to enter and exit.

CE/Gilbertson clarified that the garage meets Building Code requirements and it may be a bit tight, but should be functional for vehicles.

AP/Yang noted that Staff will work with the Applicant in the case the garage dimensions must be altered.

CDD/Vasquez provided additional clarification on the garage dimensions.

C/Perez commended the Project as an extremely efficient use of the space, especially considering the size of the Lot.

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

Applicant/Xiao introduced herself and provided further explanation on the size and design of the garage and expressed her openness for suggestions.

PC/Fernandez expressed concerns for one (1) of the retaining walls on the Property and sought to ensure that it will not be an issue for the abutting properties if there are residential developments in the future.

Applicant/Xiao and CE/Gilbertson explained the layout of the retaining wall in further detail.

VC/Dy shared concerns that the scoopers and down spouts are lacking in design and small for the size of the townhomes. VC/Dy questioned if the proposed down spouts were sufficient for adequate drainage and will not lead to maintenance issues in the future.

Applicant/Xiao confirmed to working with the engineer(s) during Building and Safety Plan Check to ensure the down spouts are adequate in size and design.

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

MOTION ON ITEM 2

VC/Dy motioned to adopt PC Resolution No. 23 -- 05 recommending approval of TTM 84043 and SPC/AR 2022-116, subject to the attached Conditions of Approval (COA) in Exhibit A; and to adopt PC Resolution No. 23 – 06 recommending the approval of (in substantial form, Exhibit B) the DA for the Project on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032). PC/Fernandez seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

C/Perez announced that he will be unable to make it to the June Planning Commission meeting.

CDD/Vasquez reminded the Commissioners to submit their applications for reappointment for the Planning Commission.

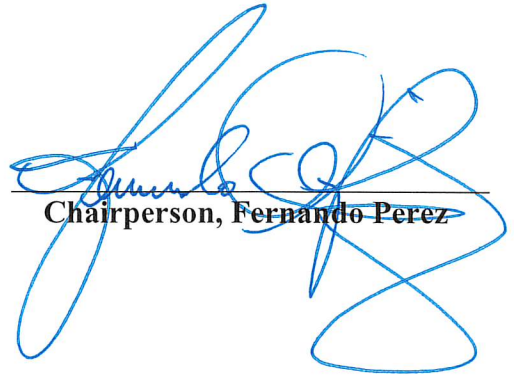
ADJOURNMENT:

This Meeting adjourned at 8:00 p.m. The next Planning Commission Meeting is scheduled on Wednesday, June 21st, 2023, at 7:00 p.m. 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 of June 2023.



Community Development Director, Chris Vasquez



Chairperson, Fernando Perez