

July 19<sup>th</sup> 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 7:04 p.m.

**FLAG SALUTE:** Commissioner: Fernandez

**ROLL CALL:** Commissioners: Perez, Dy, Fernandez, Sam, and Wang

**ALSO PRESENT:** Community Development Director Chris Vasquez; Assistant City Attorney David Mann; Planning and Code Enforcement Manager Joelle Guerra; Associate Planner Gabriel Katigbak; Associate Planner Chun – Chien Yang

**ORAL COMMUNICATIONS:**

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

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

**REORGANIZATION:**

- 1. Planning Commission Reorganization** – It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2024.

ACA/Mann opened the nomination for Chairperson of the Planning Commission.

PC/Fernandez nominated VC/Dy for Chairperson. PC/Sam seconded the nomination for VC/Dy. ACA/Mann moved to close nominations. Without objection motion passed 5 – 0.

C/Dy opened nominations for Vice-Chairperson. PC/Perez nominated PC/Sam for Vice-Chairperson. PC/Wang nominated PC/Perez for Vice-Chairperson. PC/Perez politely declined PC/Wang's nomination. PC/Wang rescinded his nomination. C/Dy moved to close nominations. Without objection motion passed 5 – 0.

**APPROVAL OF MINUTES:**

- 2. June 21<sup>st</sup>, 2023** (Regular Meeting Minutes).

**MOTION ON ITEM 2**

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of June 21, 2023. PC/Fernandez seconded.

**ROLL CALL:**

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

**Motion passed, 4 – 0.**

**PUBLIC HEARINGS:**

**3. Zoning Code Amendment to the R – 4 Medium High (MH) and R – 5 High (H) Zone(s).**

PCEM/Guerra presented the Staff Report.

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

PC/Fernandez questioned if there are any legal grounds to not adopt a State mandated requirement in regards to housing.

ACA/Mann provided clarity that Walnut typically complies with all State regulations.

C/Dy asked what the risk would be to not approve the State mandated regulation.

ACA/Mann explained the consequences of not complying and that the City would proceed to receive more oversight and scrutiny from the State.

C/Dy asked if the City would lose any type of State funding if Walnut was to not comply.

CDD/Vasquez confirmed that multiple State funded programs in the City would be potentially put at risk as well as the loss of local control for Zoning.

PC/Wang asked for clarity on the Amendment and how affordable Housing in the city works.

PCEM/Guerra and ACA/Mann elaborated on the Amendment and went into further detail on the parameters of affordable Housing in the city and what the requirements are in the City.

C/Dy asked what the density bonuses are for a housing development providing affordable units.

ACA/Mann explained it depends are how many units are affordable and gave some examples of other incentives that are offered by the City and State.

C/Dy expressed concern for how the City will be negatively affected by the lack of parking for future developments if parking is reduced.

ACA/Mann, CDD/Vasquez, and PCEM/Guerra further discussed and explained the current overnight parking limitations within the City.

PC/Perez agreed with the statements from Staff and re-emphasized the original intent of the Amendment.

C/Dy proposed that the City make standards for R-4 and R-5 zones and not allow the units to have street frontage, and therefore residents cannot apply for street parking permits.

PCEM/Guerra, PC/Perez, and ACA Mann explained that projects requesting a density bonus would have to go in front of commission to get approved in the future.

Paul Sue, a resident, gave a suggestion for calculating parking for future developments in R-4 and R-5 zones.

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

**MOTION ON ITEM 3**

**PC/Perez motioned to approve Zoning Code Amendment to the R – 4 Medium High (MH) and R – 5 High (H) Zone(s). PC/Wang seconded.**

**ROLL CALL:**

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

**Motion passed, 5 – 0.**

- 4. Conditional Use Permit (CUP) 2023-004** – A request to operate and establish a child related business (dance studio/modeling school) located at 1211 N. Grand Avenue within the C-3; Heavy Commercial Zoning District.

AP/Yang presented the Staff Report.

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

Applicant/Wendy Tao stated her presence and emphasized their project will follow all City guidelines.

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

PC/Perez commented that he is inclined to approve this project and he is happy to see a different type of business expand in the City.

PC/Sam inquired about the proposed bar in the studio.

Applicant/Wendy explained this will just be a snack bar/counter area for parents of the students to sit while class is being conducted.

PC/Wang made some suggestions in regards to the layout of the studio.

**MOTION ON ITEM 4**

**PC/Sam motioned to approve Conditional Use Permit (CUP) 2023-004. C/Dy seconded under the condition to change the label of “Bar” to “Counter”.**

**ROLL CALL:**

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

**Motion passed, 5 – 0.**

**OLD BUSINESS:**

None Scheduled.

**NEW BUSINESS:**

None Scheduled.

**DICUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

CDD/Vasquez congratulated all Commissioners on their reappointments.

CDD/Vasquez announced the upcoming “Concerts in the Park” as well as “National Night Out”.

CDD/Vasquez stated that The Habit will be replacing Jack in the Box on Grand Avenue and Amar Road.

PC/Perez questioned if the Planning Commission will proceed with meetings on the first Wednesday of every month.

PCEM/Guerra stated it will be up to the discretion of the Planning Commission if they would like to officially move the monthly meeting to the third Wednesday of the month.

**ADJOURNMENT:**

**This Meeting adjourned at 8:26 p.m. The next Planning Commission Meeting is scheduled on Wednesday, August 16<sup>th</sup>, 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 16<sup>th</sup> of August 2023.**

  
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Community Development Director, Chris Vasquez

  
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Chairperson, Heinrich Dy