

August 16<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 Dy called the Meeting to order at 7:04 p.m.

**FLAG SALUTE:** Commissioner: Dy

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

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

**ORAL COMMUNICATIONS:**

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

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

**APPROVAL OF MINUTES:**

1. July 19<sup>th</sup>, 2023 (Regular Meeting Minutes).

**MOTION ON ITEM 2**

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of July 19, 2023. PC/Fernandez seconded.

**ROLL CALL:**

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

Motion passed, 5 – 0.

**PUBLIC HEARINGS:**

2. **Tentative Parcel Map (TPM) 83846** – A request to subdivide two (2) lots totaling 1.92 acres into four (4) residential lots located at 20326 Fuerte Drive within the R1 – 15,000; Single Family Residential and Rural Overlay Zoning Districts (APN: 8709-015-062 and 8709-015-063).

AP/Yang presented the Staff Report.

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

Resident/Grover voiced concerns that the Project is going to disrupt and destroy the existing natural landscape of that area that will change the character of the rural overlay.

Applicant/Lee mentioned that the rural overlay shall remain as it stands and offered to not widen the road.

PC/Perez questioned if it is a City requirement to widen the road and remove trees around the Property edge.

CE/Gilbertson commented that the widening of the road would be to improve traffic and safety in the area.

Applicant's Engineer/Gary Andreasen indicated that the development(s) adjacent to Property have widened roads and that this Project would preserve as much vegetation/trees as possible.

Resident/Paris reemphasized that any road widening is going to ruin the rural overlay and there are no safety reasons to change the road.

VC/Sam asked how much would they need to widen the road for the Project.

CE/Gilbertson clarified the numbers and how much the road would need to be expanded in certain areas.

C/Dy agrees that the roads are very narrow for the amount of traffic that traverses Fuerte Drive, with consideration of school drop – off.

CE/Gilbertson brought up that there is a sewer main line on the Property and a COA has been added that the Project will need to connect to the sewer line.

PC/Fernandez inquired about the visual impact of the curbs.

CE/Gilbertson stated that the surrounding development(s) have concrete rolled curbs and storm drainage matching the surrounding Property.

PC/Fernandez asked AP/Yang about which trees will be removed and how they will be replaced.

AP/Yang explained that the fine details have not been solidified, however, three (3) Walnut trees are proposed to be removed. Moreover, they may be replaced, relocated, or new trees may be added to the Site.

CDD/Vasquez stated that the goal is to preserve the trees in place if possible. However, if it has to be fully removed, it is required to plant three (3) new trees in replacement of the original tree. CDD/Vasquez further emphasized that concerned residents will be notified when updates are submitted for review.

PC/Wang asked CE/Gilbertson asked if the Site has ever been flooded in the past because the Property is lower than the surrounding parcels.

CE/Gilbertson mentioned it is listed on the original property as a flood hazard. However, no information on a history of major flooding has been documented.

The Public and the Commissioners continued to discuss the road widening condition for the project.

PC/Perez inquired if the Applicant can provide further details on the proposed tree removal and road widening for better clarification.

PC/Wang asked if the preservation of trees is the developer's decision or if it's a legal obligation.

ACA/Mann and CDD/Vasquez clarified that Oak and Walnut are the only two (2) protected trees in the City.

CDD/Vasquez mentioned that the PC could approve the Project with direction to the Applicant and Staff to come back with a more complete package, including a tree preservation plan.

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

**MOTION ON ITEM 2**

**C/Dy motioned to continue Tentative Parcel Map (TPM) 83846 off calendar and to come back with a tree inventory and mitigation plan. PC/Perez seconded.**

**ROLL CALL:**

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

**NOES: None**

**ABSTAIN: None**

**ABSENT: None**

**Motion passed, 5 – 0.**

**PUBLIC HEARINGS:**

None Scheduled.

**NEW BUSINESS:**

- 3. Designate the regularly scheduled Planning Commission meetings to the third Wednesday of every month.**

PCEM/Guerra presented the Staff Report.

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

PC/Fernandez wanted to ensure the schedule for meetings stays flexible during the holiday season.

C/Dy wanted to make sure the modification works with Staff's schedule.

CDD/Vasquez clarified that the new schedule would make it easier for Staff to complete reports and agendas.

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

**MOTION ON ITEM 3**

**PC/Perez motioned to adopt PC Resolution 23-10 recommending to the City Council of Walnut to approved the designation of the regularly scheduled Planning Commission meetings to the third Wednesday of every month. PC/Wang seconded.**

**ROLL CALL:**

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

**NOES: None**

ABSTAIN: None  
ABSENT: None

Motion passed, 5 – 0.

**DICUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

CDD/Vasquez notified the PC that the proposed grading project (20235 Fuerte Drive) that was denied by the PC in June 2023, was appealed to the City Council (CC). The CC motioned to continue the Project and requested that the Applicant work with the City and neighboring properties prior to reconsideration.

PC/Fernandez discussed a conceptual “Town Center Specific Plan” at the next Planning Commission Meeting.

CDD/Vasquez, PC/Perez, PC/Sam and C/Dy said they would be willing to discuss the topic at the next meeting.

PC/Perez inquired about a shopping center along Paseo Del Prado and Lemon Avenue.

CDD/Vasquez stated that the Project is undergoing the environmental preparation and will be formally reviewed by the Planning Commission in the future.

**ADJOURNMENT:**

**This Meeting adjourned at 8:09 p.m. The next Planning Commission Meeting is scheduled on Wednesday, September 20<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 20<sup>th</sup> of September 2023.



Chairperson, Heinrich Dy



Community Development Director, Chris Vasquez