

September 20, 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 7:01 p.m.

FLAG SALUTE: Commissioner: Perez

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).

A resident requested that the PC consider permitting assignment of separate addresses for ADUs and discussed difficulties in attaining fire insurance for the ADU.

The PC and Staff discussed concerns with the issuance of individual addresses.

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

APPROVAL OF MINUTES:

1. August 16th, 2023 (Regular Meeting Minutes).

MOTION ON ITEM 1

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of August 16th, 2023. PC/Wang seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

PUBLIC HEARINGS:

2. **Marcon Subdivision – Request for Continuance**

1. **Tentative Tract Map (TTM) 8277** – A subdivision of approximately 2.119 acres of land into five (5), single – family, residential lots at an existing vacant site located on Marcon

Drive (APN: 8709 – 016 – 004).

2. **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 five (5) lot subdivision (APN:9709 – 016 – 004).

PCEM/Guerra presented the Staff Report.

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

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

MOTION ON ITEM 2

VC/Sam motioned to continue Marcon Subdivision to the next scheduled PC meeting. PC/Perez seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

3. **Conditional Use Permit (CUP) 2023 – 005 (WCTA)** – A request to establish and operate a child – related business (taekwondo studio) at an existing commercial leasehold space located at 318 N. Lemon Avenue (APN: 8721-001-032).

AP/Katigbak presented the Staff Report.

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

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

MOTION ON ITEM 3

PC/Fernandez motioned to approve Conditional Use Permit (CUP) 2023 – 005 (WCTA). C/Dy seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

4. **Site Plan Case and Architectural Review (SPC/AR) 2023 – 047 (Zhou)** – A proposal to demolish all unpermitted work, and construct new over – height fences and walls on the Property located at 489 Castlehill Drive, Walnut, CA 91789, within R1 – 15,000; Single – Family Residential and Rural Overlay Zoning District(s) (APN:8722-013-005)

AP/Katigbak presented the Staff Report.

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

PC/Perez inquired if the wall was previously unfinished construction.

AP/Katigbak clarified the wall was completed, but does not meet Code requirements.

VC/Sam voiced concerns with regards to the footing encroaching past the property line.

CDD/Vasquez provided clarification on the measurements of the walls footings.

C/Dy and VC/Sam inquired about the wall depth and the proposed materials and finishes for the proposed wall(s).

CDD/Vasquez and ACA/Mann indicated that the City will incorporate additional Conditions of Approval (COAs) to include that the footings indicate a maximum depth to be determined and approved by the City Engineer.

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

MOTION ON ITEM 4

PC/Perez motioned to approve Site Plan Case and Architectural Review (SPC/AR) 2023 – 047 (Zhou) with the COAs to include that the newly proposed and existing retaining walls, free-standing walls and pilasters have a smooth finish stucco with colors and materials to match the home and to indicate a maximum footing depth as determined appropriate by the City Engineer. PC/Wang seconded.

ROLL CALL:

AYES: Dy, Sam, Wang, Fernandez, Perez

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed, 5 – 0.

DICUSSION/TRANSACTION(S):

5. **City of Walnut Town Center Discussion**

CDD/Vasquez presented the Staff Report.

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

PC/Fernandez supported the location of the potential City of Walnut Town Center along Lemon Avenue and Valley Boulevard.

The PC and City Staff discussed the following in regards to the proposed IDS Warehouse project;

- The current Zone and potential rezoning of nearby sites.
- The permitted uses for the location of the business.
- The current status of the Project and the timeline moving forward.

The PC bolstered support in incorporating a downtown community with the City and discussed the benefits it would bring to residents.

CDD/Vasquez explained the next steps if this proposal were to continue.

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

REPORTS AND COMMENTS:

CDD/Vasquez notified the PC that HCD certified and approved the City's Housing Element.

CDD/Vasquez notified the PC that City Manager Tom Weiner releases briefings after each City Council Meeting to keep the public informed of upcoming events, activities, Projects, etc.

ADJOURNMENT:

This Meeting adjourned at 8:57 p.m. The next Planning Commission Meeting is scheduled on Wednesday, October 18th 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 18th of October 2023.



Chairperson, Heinrich Dy



Community Development Director, Chris Vasquez