

October 18, 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 7:03 p.m.

FLAG SALUTE: Commissioner: Perez

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

ALSO PRESENT: Community Development Director Chris Vasquez; Assistant City Attorney David Mann; Planning and Code Enforcement Manager Joelle Guerra; 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. September 20, 2023 (Regular Meeting Minutes).

MOTION ON ITEM 1

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of September 20th, 2023. PC/Fernandez seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

PUBLIC HEARINGS:

2. Marcon Subdivision

1. *Tentative Tract Map (TTM) 82772:* 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. *Site Plan Case/Architectural Review (SPC/AR) 2019 – 082:* A proposal to construct five (5) new, single – family residential units ranging in size from 5,555 square – feet to 6,403 square – feet, respectively.

- 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 Section 65864 et seq. in connection with the development of a five (5) lot subdivision (APN: 8709 – 016 – 014).

PCEM/Guerra presented the Staff Report.

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

PC/Perez inquired if there has been any concerns from the community on this Project.

PCEM/Guerra clarified that no concerns were brought up from residents pertaining to this Project.

Applicant indicated their excitement for the Project to move forward.

C/Dy raised concerns regarding the grading work of the Project and how it will effect school pick up/drop off traffic at Suzanne Middle School.

Project Engineer/Winston addressed Commissioners' concerns.

CDD/Vasquez indicated that all Project must provide a traffic control plan prior to commencement.

Commissioners recommended a COA to incorporate a traffic control plan.

PC/Fernandez raised concerns about the wall being four (4') feet of retaining wall and two (2') feet of glass.

Applicant, Project Engineer, and City Staff discussed their willingness to change the wall to a six (6') feet split face block wall to incorporate a COA to address the Commission's concerns.

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

MOTION ON ITEM 2

C/Dy motioned to approve Marcon Subdivision subject to the Conditions of Approval (COA) to work with City Staff to raise the block wall height on the east side and that the traffic control plan be consistent with minimizing the impact on school related pedestrian and vehicle traffic . PC/Perez seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

- 3. Conditional Use Permit (CUP) 2023 – 006 – A request to modify the previously approved conditions of approval (CUP 2008 – 003) to expand and operate the existing child related business (Stanford Academy) located 20280, 20282, and 20284 E. Carrey Road.**

AP/Yang presented the Staff Report.

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

PC/Perez inquired of any tenant improvements.

AP/Yang explained the proposed improvements.

Commissioners stated their excitement that the business is thriving and expanding in the City.

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

MOTION ON ITEM 3

PC/Perez motioned to approve Conditional Use Permit (CUP) 2023 – 006. C/Dy seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

- 4. Conditional Use Permit (CUP) 2023 – 007 – A request to establish and operate a professional massage therapy business located at 20311 Valley Boulevard, Suite B.**

AP/Yang presented the Staff Report.

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

PC/Perez inquired if the business will undergo a background check process prior to opening to ensure the safety and legality of its operations.

City Staff clarified the State conducts a background check and that once a business is open, the City checks in to ensure no concerns are raised by the community.

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

MOTION ON ITEM 4

PC/Perez motioned to approve Conditional Use Permit (CUP) 2023 – 007 subject to the attached COA . PC/Fernandez seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

5. **Site Plan Case and Architectural Review (SPC/AR) 2023 – 006** – A request to construct a 2,015 square – foot, two (2) story addition to the existing home located at 19782 Saddlecrest Drive within the R.P.D. – 37,000; Residential Planned Development Zoning District (APN: 8709 – 070 – 003).

CES/Morales presented the Staff Report.

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

Commissioners stated their concerns about potential multi-tenant rentals considering this Property’s recent Code Enforcement history.

City Staff elaborated on Property’s Code Enforcement history and clarified that an Ordinance was adopted at the last City Council meeting to prohibit short-term rentals.

PC/Perez requested a COA that the Owner acknowledge this recently adopted Ordinance.

CDD/Vasquez stated they can adopt that COA and ensure the Owner(s) sign an Affidavit.

Resident/Karen expressed their concern about this Property having short-term rentals and the City’s Code Enforcement procedure for submitting complaints.

City Staff stated who the correct point of contacts are and clarified associated City fines for Code Enforcement violations of this nature.

Commissioners and City Staff discussed continuing this Item to the next meeting to provide the Applicant adequate time to make alterations to the current plans.

Resident/Molina expressed their concerns about the Property and is upset with the lack of recourse after continuously complaining to City Staff about the Property.

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

MOTION ON ITEM 4

PC/Perez motioned to continue Site Plan Case and Architectural Review (SPC/AR) 2023 – 006 to provide adequate time to the Applicant and Staff to make adjustments to the setbacks, the location of the washer and dryer, and improve the architectural articulation of the second (2nd) floor addition; as well as adopt the COA that the Applicant acknowledge the short-term rental ordinance. C/Dy seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

DICUSSION/TRANSACTION(S):

CDD/Vasquez notified the PC of the City Anniversary event on January 20th, 2024 from 2 pm – 8 pm.

CDD/Vasquez notified the PC of the Mostly Ghostly Event at Suzanne Park from 5:30 pm – 8:30 pm.

CDD/Vasquez mentioned at the last City Council Study Session they discussed the potential City of Walnut Town Center, as well as the old Dollar Tree being a potential location for a hotel in the City.

The PC and City Staff discussed new Laws from the State of California regarding Planning.

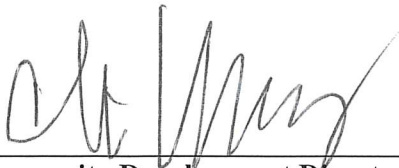
REPORTS AND COMMENTS:

None scheduled.

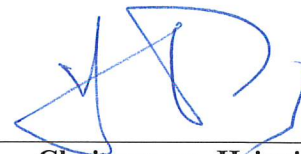
ADJOURNMENT:

This Meeting adjourned at 9:00 p.m. The next Planning Commission Meeting is scheduled on Wednesday, November 15th 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 15th of November 2023.



Community Development Director, Chris Vasquez



Chairperson, Heinrich Dy