

December 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 7:03 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; City Engineer – Dave Gilbertson; Associate Planner Chun – Chien Yang; Associate Planner – Gabriel Katigbak; 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. November 15, 2023 (Regular Meeting Minutes).

MOTION ON ITEM 1

VC/Sam motioned to approve the Minutes of the regularly scheduled PC Meeting of November 15th, 2023. PC/Perez seconded.

ROLL CALL:

AYES: Dy, Sam, Fernandez, Perez

NOES: None

ABSTAIN: Wang

ABSENT: None

Motion passed, 4 – 1.

PUBLIC HEARINGS:

2. **Continuance: 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 the item for Public Comment(s).

A resident raised concerns about the project.

Owner/Wang confirmed that they will preserve as many of the trees as possible since it is the appeal of the rural neighborhood.

Resident/Grover inquired about the spacing on the street and emphasized their concern for disrupting the character of the rural overlay areas.

CE/Gilbertson clarified the width of the street in total.

PC/Perez requested clarification on how the trees on the property will be moved or replaced.

AP/Yang indicated how the trees would be replaced.

CDD/Vasquez discussed the protocol for moving and replacing trees and his understanding of the residents' concerns of removing them. Vasquez also went into detail of replacement trees and their rate of success or failure depending on size.

Commissioners discussed their respect for the rural overlay but also their concern for traffic and safety if no widening of the streets would be done.

Commissioners and Staff discuss what ratio could be used to replace the older trees with newer trees, maintaining the trail in that area, and the Traffic & Control Plan for the widening of the street.

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

MOTION ON ITEM 2

VC/Sam motioned to approve Tentative Parcel Map (TPM) 83846 with Conditions of Approval (COA) to include the widening of the street, a 3:1 ratio of all protected trees, to connect the existing trails, and that the Planning Commission reviews and approves the architectural design of the landscape project, 2023. PC/Fernandez seconded.

ROLL CALL:

AYES: Dy, Sam, Wang, Fernandez, Perez

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed, 5 – 0.

3. Five (5) Lot Subdivision on Camino De Teodoro

1. ***Tentative Tract Map (TTM) 83611:*** A subdivision of approximately 83,984 square – feet (1.92-acres) of land into five (5), single – family residential lots located along Camino De Teodoro (APNs: 8722-019-025, -028, -029, -033).

2. ***Site Plan Case/Architectural Review (SPC/AR) 2022 – 043:*** A proposal to construct five (5) new, single – family residential units ranging in size from 4,449 square – feet to 4,490 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 (APNs: 8722-019-025, -028, -029, -033).

AP/Katigbak presented the Staff Report.

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

The applicant thanked the Commission and Staff for considering this project.

C/Dy inquired on if this was considered a three-story home due to the garage being below the first floor.

CDD/Vasquez clarified that the layout is due to the home's location on the hill.

Commissioners and Staff discussed a Maintenance Agreement and what the property owner(s) will be responsible for maintaining.

VC/Sam expressed some concern about their being proper drainage since all five (5) properties flow into a single storm drain.

CE/Gilbertson clarified there is a drainage plan within the provided engineering plans.

PC/Fernandez and C/Dy inquired if a second finish material could be added to the design to emphasize the Spanish style of the homes.

Staff agreed with the Commissioners and stated that they will defer to the applicant.

The applicant stated that they are open to adding another material to add to the Spanish design.

VC/Sam asked if the perimeter fencing could be changed from vinyl to rod iron.

Landscape Architect/Dave explained he would have privacy concerns if the fencing was changed to rod iron.

VC/Sam stated if the vinyl fence is not white, then it is feasible.

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

MOTION ON ITEM 3

PC/Perez motioned to recommend the Walnut City Council approve the following; Finding that TTM 83611 and SPC/AR 2022 – 043 are exempt as Class 32 pursuant to Section 15332 of CEQA.; PC Resolution No. 23 – 13 – recommending the approval of SPC/AR 2022 – 043 and TTM 83611, subject to the attached Conditions of Approval (COA) which add elements to improve the aesthetics of the home and the type of fence that will be used along the perimeter; PC Resolution No. 23 – 14 – recommending the approval of (in substantial form, Exhibit B) the Development Agreement (DA) for the Project on Camino De Teodoro within the R1 – 15,000; One – Family Residential and Rural Overlay Zoning District(s) (APNs: 8722-019-025, -028, -029, -033). 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 and Architectural Review (SPC/AR) 2023 – 037 – A request to demolish the existing 714 square – foot single story home and construct a new 4,512 square – foot, two-story home with an attached 1,005 square-foot, three (3) car garage located at 536 Camino de Gloria within the R1 – 15,000; Single Residential and Rural Overlay Zoning Districts (APN: 8722-013-026).**

AP/Yang presented the Staff Report.

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

Applicant’s Representative presented what revisions have been made to the architectural design and the materials of the home since the last PC meeting that the project was discussed at.

PC/Perez asked the Applicant if they are willing to continue the item to a future date.

The applicant agreed and is planning to work closely with Staff to get the project moving.

C/Dy explained that the Commission can continue an item so that the project can continue to be reviewed without another set of Planning Fees.

ACA/Mann stated the applicant has the right to appeal the decision that is made by the Planning Commission to the City Council.

C/Dy inquired about the height of the proposed home.

CDD/Vasquez stated that the home is 27 feet high which is under the height restriction.

Applicant’s Representative expressed that the applicant would not like to alter the size of the proposed home.

C/Dy expressed that there has been more concern regarding the material and outlook of the property rather than the size.

VC/Sam expressed his concern with the architectural design.

C/Dy stated the concerns that the Commission has with the design and their compliance with the Walnut Municipal Code.

C/Dy asked again if the Owner is open to a continuance given what the Commissioners have discussed about the design.

The Owner expressed that he would accept a continuance to make some architectural changes, if the current floor plan may remain the same.

PC/Fernandez asked for recommendations from Staff to ensure that the project will comply with the Walnut Municipal Code before approval.

CDD/Vasquez stated Staff would like to see a push and pull with the horizontal elevations and reiterated that there are no issues with the internal layout or square footage.

Commissioners and the Owner discussed what needs to be changed and agreed on a continuance of the project to a future PC date.

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

MOTION ON ITEM 4

PC/Fernandez motioned to continue Site Plan and Architectural Review (SPC/AR) 2023 – 037. VC/Sam seconded.

ROLL CALL:

AYES: Dy, Sam, Wang, Fernandez, Perez

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed, 5 – 0.

5. **Site Plan Case/Architectural Review (SPC/AR) 2022 – 105** – A request to construct a 4,116 square – foot, two (2) story, single – family residence (SFR) on an existing vacant Lot located along Camino De Gloria (APN: 8722 – 012 – 035).

AP/Yang presented the Staff Report.

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

C/Dy inquired about drainage on the property.

CE/Gilbertson clarified it is within the standard with engineering requirements.

Commissioners and Staff discussed the taller than average height of the garage.

Project Architect explained that the ceiling is high to prevent further carving into the hillside.

Commissioners stated it's a well-constructed home with a new concept that abides by the Municipal Code.

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

MOTION ON ITEM 4

C/Dy motioned to approve Site Plan Case/Architectural Review (SPC/AR) 2022 – 105, 2023. VC/Sam 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 informed the Planning Commission of the City's Birthday Bash on January 20th, 2024 from 2pm to 8 pm.

CDD/Vasquez mentioned The Habit is open and gave recognition to Staff and AP/Gabriel Katigbak for his work.

CDD/Vasquez announced the City's closure from December 22nd, 2023 to January 2nd, 2024.

CDD/Vasquez gave the Commission a background on the pilot program that the City will be implementing for new fencing and get the Community's feedback.

Staff and Commissioners discussed the pilot program further.

PC/Perez inquired about the City Council's discussion regarding a downtown area in Walnut.

CDD/Vasquez stated the Council was open to the idea and Staff will be looking into it further.

ADJOURNMENT:

This Meeting adjourned at 10:21 p.m. The next Planning Commission Meeting is scheduled on Wednesday, January 17th 2024, 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 17th of January 2024.



Vice Chairperson, Stephen Sam



Community Development Director, Chris Vasquez