

March 20, 2024

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 7:00 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; Planning and Code Enforcement Specialist Juliana Morales; Community Development Technician Ramon Luquin

ORAL COMMUNICATIONS:

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

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

APPROVAL OF MINUTES:

1. **February 21, 2024** (Regular Meeting Minutes).

MOTION ON ITEM 1

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of February 21st, 2024. PC/Fernandez seconded.

ROLL CALL:

AYES: Sam, Fernandez, Perez

NOES: None

ABSTAIN: Dy

ABSENT: Wang

Motion passed, 3-0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

2. **CONTINUANCE: Site Plan Case and Architectural Review (SPC/AR) 2023 – 006** – A request to construct a 2,110 square – foot, two (2) story addition and extension to the first floor 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).

PCES/Morales presented the Staff Report.

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

VC/Sam questioned and confirmed that the all setback codes are met for this project.

PCES/Morales and CDD/Vasquez provided clarity on ADU and addition setbacks.

C/Dy inquired about any Code Enforcement cases for this property.

PCES/Morales clarified one complaint was received with regards to a possible Airbnb or multi-tenant rental, however the property was inspected and there was no indication of multi-tenant rentals or an Airbnb.

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

MOTION ON ITEM 2

PC/Fernandez motioned to approve SPC/AR 2023 – 006, subject to the attached Conditions of Approval (COA). PC/Perez seconded.

ROLL CALL:

AYES: Dy, Sam, Fernandez, Perez

NOES: None

ABSTAIN: None

ABSENT: Wang

Motion passed, 4 – 0.

NEW BUSINESS:

- 3. Site Plan and Architectural Review (SPC/AR) 2023 – 130 – A request to install a ground mounted solar panel array on the slope of an existing property located at 685 Pinecrest Lane within the R.P.D. – 14,800; Residential Planned Development Zoning District (APN: 8735-027-024).**

AP/Yang presented the Staff Report.

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

The owner of the property compared project to another property in Walnut that has the same ground mounted solar panels being proposed in this plan.

Commissioners and Staff provided clarification of the property the owner was referring to and more details on the circumstance(s) of that project.

PC/Fernandez asked why the panels are being proposed on the hillside and not the roof.

Staff clarified the owner's justification for proposing the hillside.

Commissioners shared their concerns about the project and suggested continuing the item to give the owner time to provide a comprehensive landscape plan.

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

MOTION ON ITEM 3

PC/Perez motioned to continue SPC/AR 2023 – 130, to allow the owner time to provide a landscape plan. C/Dy seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

DISCUSSION/TRANSACTION(S):

4. HOUSING ELEMENT – 2023 ANNUAL PROGRESS REPORT (APR)

CDD/Vasquez presented the Staff Report.

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

C/Dy asked if any of the developments that exceed the quota for the year roll over to the next year.

CDD/Vasquez clarified that any projects past the quota are a bonus and do not roll over.

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

MOTION ON ITEM 4

PC/Perez motioned to Authorize Staff to submit the APR to the Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD). C/Dy seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

REPORTS AND COMMENTS:

CDD/Vasquez reminded the Commission of the 2nd Annual Taste of Walnut on Saturday, March 23rd.

CDD/Vasquez announced an ADU project being built on Pinto Way is using a 3D printing machine and invited the Commission to schedule a time to come out and view the process.

PC/Perez asked for an update on the Brookside Project.

CDD/Vasquez stated the project is in the Environmental Assessment phase.

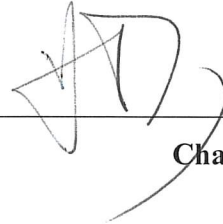
ADJOURNMENT:

This Meeting adjourned at 7:59 p.m. The next Planning Commission Meeting is scheduled on Wednesday, April 17, 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 April, 2024.



Community Development Director, Chris Vasquez



Chairperson, Heinrich Dy