

August 21st, 2024

THE WALNUT CITY PLANNING
COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Sam called the Meeting to order at 7:00 p.m.

FLAG SALUTE: Commissioner: Perez

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

ALSO PRESENT: Community Development Director Chris Vasquez; Planning and Code Enforcement Manager Joelle Guerra; Assistant City Attorney David Mann; City Engineer David Gilbertson; Senior Planner Chun-Chien Yang; Associate Planner Gabriel Katigbak; Community Development Office Clerk Faith Twiford.

ORAL COMMUNICATIONS:

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

Resident Maggie expressed concerns about overgrown weeds and trash present at the property located at 432 Camino De Gloria.

CDD/Vasquez assured the resident and Commission that the address was noted, and the issue will be addressed.

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

APPROVAL OF MINUTES:

1. **July 17th, 2024** (Regular Meeting Minutes).

MOTION ON ITEM 2

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of July 17th, 2024. PC/Wang seconded.

ROLL CALL:

AYES: Sam, Perez, and Wang

NOES: None

ABSTAIN: None

ABSENT: Fernandez, Dy

Motion passed, 3 – 0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

2. **Site Plan Case & Agricultural Review (SPC/AR) 2024-020 (Wan/Shen)** – A proposal to construct a 316 square – foot, detached patio cover, conduct minor grading, construct new retaining walls, and install new landscaping throughout the Property located at 431 Camino De Gloria, Walnut CA 91789 within the R1 – 15,000; One-Family Residential and Rural Overlay Zoning District(s) (APN: 8722-021-068)

AP/Katigbak presented the Staff Report.

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

Applicant, Jeffery Liu outlined additional details of the Project.

PC/Perez asked for clarification on the removal of the soil as well as any agreements pertaining to the drainage on the Property.

AP/Katigbak stated that all the soil is to be removed. The owner and neighbor had reached an agreement about the drainage, and everybody is satisfied.

C/Sam and PC/Perez stated that the project is a nice improvement to the land and will enhance the use of the Property.

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

MOTION ON ITEM 2

PC/Perez motioned to approve **Site Plan Case & Architectural Review (SPC/AR) 2024-020 (Wan/Shen)**.
PC/Wang seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

3. **Site Plan Case & Architectural Review (SPC/AR) 2024-056** – A request to construct addition(s) totaling 1,502 square – feet, to the existing one – story, single – family residential home located at 455 Camino De Gloria within R1 – 15,000; One-Family Residential and Rural Overlay Zoning Districts (APN: 8722 – 020 – 002 & 001)

SP/Yang presented the Staff Report.

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

The PC stated that the enhancements to the Property are consistent with the surrounding properties, and they are supportive of the additions to the existing structure.

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

MOTION ON ITEM 3

PC/Perez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2024-056. C/Sam seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

- 4. Site Plan Case & Architectural Review (SPC/AR) 2023-123** – A request to construct a new single – family home with a three-car garage on Lot 5 at Medallion Way (APN: 8709 – 005 – 041).

SP/Yang presented the Staff Report.

CE/Gilbertson stated two (2) conditions of approval to be added to the Project: a precise grading plan and LID improvements.

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

Resident, Peggy Tsou expressed concerns about water running off due to construction.

CDD/Vasquez and CE/Dave Gilbertson gave clarification on the proposed Project and the plan to address the drainage issues.

PC/Perez requested clarification whether a Precise Grading Plan was needed for each Lot.

CE/Dave Gilbertson clarified that a Precise Grading Plan is needed for each Lot.

Resident, Takashi Yoshimoto expressed concerns regarding dirt build up against the rear retaining wall and requested landscaping plans.

CDD/Vasquez indicated that the new developer addressed the previous developer's issues and that a conceptual landscaping plan is included in the proposed project plans.

ACA/Mann questioned if there is a head developer for the project site.

CE/Gilbertson stated that there is a master developer.

Developer, Sam Lee assured that all v-gutters have been cleaned and redone.

Resident, Louise Lo requested clarification on whether the houses will be one (1) – story or two (2) – story, whether the homes have views, the rear setbacks, and parking space. She also expressed concerns about overdevelopment.

CDD/Vasquez clarified that some of the proposed houses will be two (2) – stories, but most will be one (1) – story. He also stated that the proposed houses meet rear setback requirements and parking space requirements. He clarified that the development meets all code requirements.

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

MOTION ON ITEM 4

PC/Perez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2023-123 with attached Conditions of Approval (COA), including the conditions provided by CE/David Gilbertson. PC/Wang seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

- 5. Site Plan Case & Architectural Review (SPC/AR) 2023-125 – A request to construct a new single – family home with a four-car garage on Lot 11 at Oak Burl Circle (APN: 8709 – 005 – 047).**

SP/Yang presented the Staff Report.

CE/Gilbertson stated two (2) COAs to be added to the Project, a Precise Grading Plan and LID improvements.

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

CDD/Vasquez clarified the location of the proposed project.

PC/Perez indicated support for the design of the homes.

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

MOTION ON ITEM 5

PC/Perez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2023-125 with attached Conditions of Approval (COA), including the conditions provided by CE/David Gilbertson. PC/Wang seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

The PC and Staff discussed the Alamo Project going to City Council on the 28th of August.

The PC and Staff discussed the upcoming Local Business Expo being held on the 3rd of October at the Walnut Senior Center.

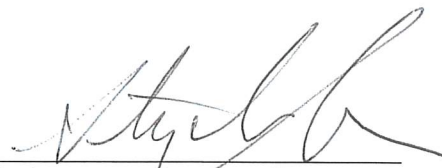
ADJOURNMENT:

This Meeting adjourned at 8:17 p.m. The next Planning Commission Meeting is scheduled on Wednesday, September 18th, 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 18th of September 2024.



Community Development Director, Chris Vasquez



Chairperson, Stephen Sam