

September 18th, 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: Fernandez

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; Affordable Housing Intern Kyle Panarelli.

ORAL COMMUNICATIONS:

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

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

APPROVAL OF MINUTES:

1. August 21st, 2024 (Regular Meeting Minutes).

MOTION ON ITEM 1

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

ROLL CALL:

AYES: Sam, Perez, and Wang

NOES: None

ABSTAIN: Fernandez, Dy

ABSENT: None

Motion passed, 3 – 0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

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

SP/Yang presented the Staff Report.

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

The PC stated that the lack of a landscaping plan makes it difficult to approve the Project.

Staff discussed that the Applicant was requested to provide a landscape plan.

The PC discussed that a continuance may be more beneficial to the Applicant to provide all necessary materials for review and to be in attendance for the meeting.

The PC and Staff discussed the need for vegetation that can screen the proposed ground mounted solar panels. The PC requested that the project provide landscaping consistent with a similarly approved ground mounted solar panel project on Arabian Lane.

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

MOTION ON ITEM 2

PC/Dy motioned to continue Site Plan Case & Architectural Review (SPC/AR) 2024-130 with the attached COA indicating that a landscaping plan to be required. PC/Perez seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

NEW BUSINESS:

- 3. Site Plan Case & Agricultural Review (SPC/AR) 2024-026 – A request to construct a new single - family home with a three (3) car garage on Lot 1 at Medallion Way (APN: 8709-005-037)**

SP/Yang presented the Staff Report.

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

Applicant, Micheal Sun stated the progress of this Project and clarified the design materials.

PC/Perez requested clarification of whether the concerns from the surrounding residents regarding the v-gutter and wall height were taken care of.

SP/Yang mentioned that the nearby residents have communicated with the Developer, and they have reached an agreement.

The PC stated that the design of the proposed Project is visually appealing.

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) 2024-026 subject to attached COA. PC/Dy seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

- 4. Site Plan Case & Architectural Review (SPC/AR) 2024-045 – A request to construct a new single - family home with a three (3) car garage on Lot 2 at Medallion Way (APN: 8709-005-038)**

SP/Yang presented the Staff Report.

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

Applicant, Michael provided clarification of the design and answered questions related to finish materials, color, and texture to be applied to the home.

The PC discussed their favor for the design of the proposed Project.

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

MOTION ON ITEM 4

VC/Fernandez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2024-045 subject to attached COA. PC/Dy seconded.

ROLL CALL:

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

Motion passed, 5 – 0.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

The PC and Staff discussed the upcoming Local Business Expo being held on the 3rd of October 1:00 pm at the Walnut Senior Center.

CDD/Vasquez announced the Mostly Ghostly Festival being held on October 26th at Suzanne Park.

PC and Staff discussed the status of the Alamo Project, the business owner's relocation, and assistance being provided by the property owner.

PC and Staff discussed updates on the tenants at the Terraces site.

PC and Staff discussed the progress of the project on Grand Avenue north of Valley Boulevard (behind Panda Express)..

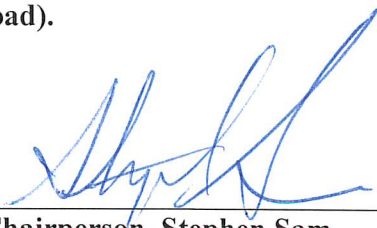
ADJOURNMENT:

This Meeting adjourned at 7:58 p.m. The next Planning Commission Meeting is scheduled on Wednesday, October 16th, 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 16th of October 2024.



Community Development Director, Chris Vasquez



Chairperson, Stephen Sam