

March 1, 2017

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Chairperson Natividad called the meeting to order at 7:05 p.m.

**FLAG SALUTE:** Commissioner: Dy

**ROLL CALL:** Chairperson: Natividad  
Vice-Chairperson: Wu  
Commissioners: Koo, Dy

**EXCUSED:** Commissioner: Fernandez

**ALSO PRESENT:** Community Development Director Weiner; City Planner Carlson; City Engineer Gilbertson; Assistant City Attorney Mann; Associate Planner Yang; Associate Planner Vasquez; Associate Planner Guerra; Community Development Technician Munoz.

**ORAL COMMUNICATIONS:**

**C/Natividad opened Oral Communications for Public Comment.**

**C/Natividad moved to close Oral Communications. VC/Wu seconded. Without objection motion passed 4-0.**

**APPROVAL OF MINUTES:**

**1. February 1, 2017 (Regular Minutes)**

**C/Natividad abstained due to his absence at the February 1, 2017 PC Meeting.**

**VC/Wu moved to approve the minutes of February 1, 2017. PC/Dy seconded. Motion passed 3-0.**

**PUBLIC HEARING:**

**2. Tentative Parcel Map (TPM) 74098 and Site Plan Case/Architectural Review (SPC/AR) 2016-006 (Jia Siang Development, LLC.)** – A request to subdivide one (1), 31,589 square-foot parcel into two (2) residential lots (Lot 1 and 2) and construct two (2) two-story single-family residences with garages located at 451 Avenida Esplendor (APN: 87722-013-002).

AP/Yang presented the staff report.

PC/Koo asked that due to the presence of a retaining wall in the area, does Unit B meet the Walnut Municipal Code (WMC) requirement for the ten (10') foot unobstructed rear-yard emergency access.

AP/Yang stated that due to the existing grade, the retaining walls being proposed are necessary in order to create the ten (10') foot rear-yard area that is required by the WMC.

PC/Koo mentioned that within the proposed ten (10') foot rear-yard area, there is a four (4') foot grade difference.

CE/Gilbertson stated that a Condition of Approval (COA) can be placed for the combination retaining walls to be moved back an additional five (5') feet to meet the ten (10') foot WMC requirement.

PC/Dy asked if Unit B meets all off-street parking WMC requirement(s).

AP/Yang confirmed that Unit B has four (4) bedrooms and one (1) home theater, with a three (3) car enclosed garage space, thus meeting all WMC off-street parking requirement(s).

VC/Wu confirmed that a ten (10') foot wide street dedication will only be affecting parcel two (2).

CE/Gilbertson mentioned that when the cul-de-sac was originally done, the street dedication was never recorded on title. CE/Gilbertson further stated that the COA is placed to ensure the dedication is acquired.

The Commission and staff further discuss sidewalks in the proposed area of the subject site.

C/Natividad opened the Public Hearing for Public Comment.

Applicant/Jonathan Ma stated that he is available if the Commission has any questions.

PC/Koo stated his concerns for the homes appearing massive in size and asked the applicant if he is willing to scale down the height of the second-floor.

Mr. Ma mentioned that the concern for the homes looking massive was brought up by staff beforehand and to address it, the homes were pushed back at least an additional ten (10') feet. Mr. Ma further stated that they can work with staff to further reduce the massive appearance.

**C/Natividad motioned to close Public Comment. VC/Wu seconded. Without objection motion passed 4-0.**

The Commission and staff further discuss the proper procedure for motioning on the item, since the TPM and SPC/AR were brought to hearing concurrently.

**MOTION ON ITEM 2**

**PC/Dy motioned to continue TPM 74098 and SPC/AR 2016-006 to the next regularly scheduled PC Meeting. C/Natividad seconded.**

**ROLL CALL:**

**AYES: Natividad, Wu, Fernandez, Dy, Koo**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Fernandez**

**Motion to continue passed 4-0.**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**DISCUSSION/TRANSACTION:**

**3. Information Related to Boarding Homes and Second Units**

AP/Vasquez presented the staff report.

C/Natividad opened the discussion item for Public Comment.

**C/Natividad motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 4-0.**

PC/Koo mentioned that bedroom suites, specifically the number of proposed bathrooms, should be restricted by WMC requirements in regards to off-street parking requirements.

AP/Vasquez noted that no requirements were looked at for the number of bathrooms limited to a single family residence. He further notified the Commission that the Site Plan and Architectural Review (SPC/AR) process allows staff to review all floor plans closely to be cohesive with a single family use.

PC/Koo commented on making the number of bathrooms quantitative.

CDD/Weiner confirmed that if a ratio to the number of bathrooms to the off-street parking requirement is what the Commission wants to see. CDD/Weiner further explained that staff analyzes all floor plans for compatibility with the surrounding neighborhood; however, nothing is clearly stated in the WMC that limits the number of bedroom suites and full bathrooms. Lastly, CDD/Weiner explained that staff can look into a Code component which limits the number of bathrooms as well as providing a clear definition for a bedroom suite within a single-family dwelling unit.

PC/Dy inquired about the new state law that allows Accessory Dwelling Units (ADU) and applicants submitting for a new ADU to have more bathrooms because of the limitations of bedroom suites a residential home can have.

ACA/Mann explained that a lot of additional requirements come with the new ADU state law, for example separate residential access and a kitchen area.

The Commission and staff further discuss ADUs and bedroom suites.

CDD/Weiner noted that any other direction to staff from the Commission is appreciated and reminded the Commission that in the upcoming PC Meetings, information on design guidelines and view preservation standards will be presented.

PC/Koo stated that information on restricting the number of bathrooms by requiring more off-street parking is desired.

CDD/Weiner verified that the Commission would like information on tying the number of bedroom suites and/or bathrooms to the number of parking; similar to the Off-Street Parking Code that regulates the number of bedrooms in a residential home.

C/Natividad asked if there is a deadline for Cities to modify their Code(s) to address the new state law for ADUs.

CDD/Weiner stated January 1<sup>st</sup> of 2017 was when the new state standards came into effect and staff is in the process of formulating standards that the City can use locally, but that the City still complies with State guidelines.

The Commission and Staff further discuss the state standards and process for ADUs.

**REPORTS AND COMMENTS:**

- CDD/Weiner reminded the Commission of the 4<sup>th</sup> Joint CC/PC Meeting for the General Plan Update (GPU) on March 6<sup>th</sup>, 2017 at 7:00 p.m.

**ADJOURNMENT:**

**This meeting adjourned at 7:46 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, April 5, 2017, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)**

**Passed and Approved on this 5<sup>th</sup> day of April 2017.**

  
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**Chairperson, Benjamin Natividad**

  
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**Tom Weiner, Community Development Director**