

July 19, 2017

THE WALNUT CITY PLANNING COMMISSION

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

**FLAG SALUTE:** Commissioner: Wu

**ROLL CALL:** Commissioners: Wu, Fernandez, Koo, Dy, Perez

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

**ORAL COMMUNICATIONS:**

**PC/Wu opened Oral Communications for Public Comment.**

**PC/Fernandez moved to close Oral Communications. PC/Koo seconded. Without objection motion passed 5-0.**

**PLANNING COMMISSION REORGANIZATION**

**1. Planning Commission Reorganization**

**RECOMMENDATION:**

Staff recommended that the Planning Commission elect a Chairperson and Vice-Chairperson to serve through June 2018.

**Planning Commission Reorganization:**

PC/Wu opened nominations for Chairperson.

**PC/Koo nominated PC/Fernandez for Chairperson. PC/Wu moved to close nominations. Without objection motion passed 5-0.**

**PC/Wu opened nominations for Vice-Chairperson. PC/Koo nominated PC/Wu for Vice-Chairperson. Without objection motion passed 5-0.**

**APPROVAL OF MINUTES:**

**2. June 7, 2017 (Regular Minutes)**

**C/Fernandez abstained due to his absence at the June 7, 2017 PC Meeting.**

**VC/Wu moved to approve the minutes of June 7, 2017. PC/Dy seconded. Motion passed 4-0.**

**PUBLIC HEARING:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**3. Site Plan Case/ Architectural Review (SPC/AR) 2017-030 (Sui) – A request to construct a 1,127 square-foot single-story addition and a 52 square-foot patio cover to an existing 1,496 square-foot two-story residence located at 19045 Bridgeport Court (APN: 8732-046-040.)**

CDT/Munoz presented the staff report.

C/Fernandez opened the Public Hearing for Public Comment.

**PC/Koo motioned to close Public Comment. VC/Wu seconded. Without objection motion passed 5-0.**

**MOTION ON ITEM 3**

**PC/Dy motioned to approve SPC/AR 2017-030 subject to the Conditions of Approval (COA). C/Fernandez seconded.**

**ROLL CALL:**

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

**Motion to approve passed 5-0.**

**4. Site Plan Case/Architectural Review (SPC/AR) 2017-023 (Peng) – A request to construct a 2,383 square-foot two (2) story addition, a 332 square-foot tandem garage space, and a 442 square-foot “California” room at an existing 1,835 residence located at 1115 Sunset Bluff Road (APN: 8709-086-005).**

CDT/Munoz presented the staff report.

VC/Wu asked if the proposal is twice the size of the homes in the surrounding area.

CDT/Munoz stated that the proposed project is indeed twice the size of the average homes within the surrounding area.

VC/Wu asked how many residences were calculated and included in the number presented by Staff.

CDT/Munoz indicated that all the homes off Sunset Bluff Road were surveyed which was approximately twenty-five (25) residences.

PC/Koo asked if the concern of the size of the home was communicated to the home owner.

CDT/Munoz noted that the concern for the proposed size of the home was communicated to both the owner and the applicant.

VC/Wu asked if the applicant made any attempts to reduce the size of the home.

CDT/Munoz stated the first submittal made by the applicant and homeowner was over 4,600 square-feet in living area.

C/Fernandez asked if the size of the proposed home is the main concern for staff.

CDT/Munoz stated that the size and architecture of the home are the two (2) main concerns of the project.

C/Fernandez asked if any revisions were made by the applicant and home owner.

CDT/Munoz mentioned that on the final submittal, the living area was reduced by roughly 300 square-feet in living area and some single-story elements were made; however, staff wanted to see more changes.

PC/Koo inquired if the applicant was proposing to grade into the slope in order to increase the flat pad area.

CDT/Munoz stated that the slope area west of the home had indications of being graded. However, due to staff's recommendation, no further information was requested.

PC/Dy asked if the residents opposing the subject property are present.

C/Fernandez opened the Public Hearing for Public Comment.

Diana Abraham, resident, stated that her home is directly east of the subject property and expressed her opposition of the proposed project in terms of size and design.

Todd Abraham, resident, stated his opposition to the project.

Irene Putro, resident, stated her opposition of the project in terms of mass and design as well as the long-term use for the residence.

Brian Lisiono, resident, stated his concern for the proposed size of the residence.

Diljeet Singh, resident, stated his concern for the proposed project and how it is incongruent with the neighborhood.

Bo, resident, stated his concern for the size and design of the proposed project.

**PC/Koo motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 5-0.**

PC/Dy commented on the proposed project not meeting the City's off-street parking requirement.

CDT/Munoz confirmed that there are six (6) proposed bedrooms which includes the loft area and that the family room located upstairs was not counted towards parking requirements.

CDD/Weiner stated that there is a four (4) car garage being proposed but if the Commission feels that other rooms should be counted as bedrooms then changes can be made.

PC/Dy inquired about a view ordinance and asked if the residents would like to address it on a separate agenda item. PC/Dy further stated that the problem for the project is the protection of views. PC/Dy commented on the architecture of the proposed home not fitting in with the character of the surrounding homes.

PC/Perez stated that the proposed plans would be nonconforming to the subject area.

PC/Koo noted that he agrees with Staff's recommendation and stated his concern for the west slope area being cut into.

VC/Wu shared his concerns for the proposed project in terms of design and size.

C/Fernandez inquired about the 800 square-foot difference between the building footprint and the floor area.

CDD/Weiner stated that the building footprint includes non-livable areas such as garages and patios.

C/Fernandez commented on the project being out-of-character with the surrounding residences and the non-compatible roof lines and design of the home.

**MOTION ON ITEM 4**

**PC/Koo motioned to deny SPC/AR 2017-023. PC/Dy seconded.**

**ROLL CALL:**

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

**Motion to deny passed 5-0.**

**CDD/Weiner advised the Applicant that a fifteen (15) day appeal period is available to anyone wishing to appeal the Commission's decision to the City Council.**

**DISCUSSION/TRANSACTION:**

**5. Continuance – Citywide Design Guidelines**

AP/Vasquez presented the staff report.

C/Fernandez inquired about the General Plan Update (GPU) and its process.

CDD/Weiner mentioned it would be best for the design guidelines to be discussed during the consistency Zoning portion of the GPU process, but staff can take either direction. CDD/Weiner explained that Study Session items

with the City Council are on hold during the summer months. However, when they resume requested items will be presented. CDD/Weiner further stated that the GPU is anticipated to be completed by the end of 2017.

C/Fernandez stated that waiting one (1) year for new design guidelines to be adopted is reasonable but noted that he doesn't want this to be overlooked.

PC/Dy indicated that design guidelines throughout the City should be different, subject to a specific area throughout the City.

The Commission and Staff further discuss design guidelines, commercial centers, and landscaping throughout the City.

**REPORTS AND COMMENTS:**

- CDD/Weiner welcomed PC/Perez.

**ADJOURNMENT:**

**This meeting adjourned at 8:08 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, August 2<sup>nd</sup>, 2017, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)**

Passed and Approved on this 2<sup>nd</sup> day of August 2017.

  
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Chairperson, Mark Fernandez

  
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Tom Weiner, Community Development Director