

November 1, 2017

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Chairperson Fernandez called the meeting to order at 7:00 p.m.

FLAG SALUTE: Commissioner: Wu

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

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

ORAL COMMUNICATIONS:

C/Fernandez opened Oral Communications for Public Comment.

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

APPROVAL OF MINUTES:

1. October 4, 2017 (Regular Minutes)

C/Fernandez abstained due to his absence at the October 4, 2017 PC Meeting.

VC/Wu moved to approve the minutes of October 4, 2017. PC/Koo seconded. Motion passed 4-0.

PUBLIC HEARING:

2. Municipal Code Amendment No. 2017-01 – A request to amend Title VI, Chapter 25, Article I, Section 25-26.4 (Accessory Housing) of the Walnut Municipal Code (WMC).

AP/Vasquez presented the Staff Report.

PC/Perez asked if there is a time constraint in which the Code Amendment has to be completed.

AP/Vasquez responded that any municipality that has not adopted an Ordinance is subject to the State Requirements for Accessory Dwelling Units (ADUs).

PC/Koo asked if staff can summarize the new Assembly Bill (AB) 494.

AP/Vasquez explained that AB 494 is more of a clean-up bill in terms of language, definitions, clarification on parking provisions, and setbacks for garage conversions.

C/Fernandez opened the Public Hearing for Public Comment.

C/Fernandez motioned to close Public Comment. PC/Perez seconded. Without objection motion passed 5-0.

PC/Koo asked when the Code Amendment will come back to the Commission.

AP/Vasquez noted that Staff is requesting that the Commission to continue the subject item “off calendar” so Staff can address all changes. AP/Vasquez notified the Commission that staff would bring the item back as soon as possible.

MOTION ON ITEM 2

C/Fernandez motioned to continue Municipal Code Amendment No. 2017-01 off calendar. PC/Dy seconded.

ROLL CALL:

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

Motion to continue passed 5-0.

3. Tentative Parcel Map (TPM) No. 74569 – A request to subdivide a 57,369 square-foot lot into three (3) lots located at 573 Camino de Gloria

AP/Vasquez presented the Staff Report.

PC/Dy mentioned that the existing driveway on the subject lot appears small in size and asked if reconstructing the driveway is part of the Subdivision Map.

AP/Vasquez confirmed that the Map does illustrate that the proposed shared driveway will be expanded for Fire Department approval which is shown on the proposed plan.

PC/Dy asked if the driveway improvements will be completed before the Final Map is recorded and if not, can Staff require that to be done before the recording of the Map.

CE/Gilbertson responded that Staff can require the driveway improvements be done prior to the recording of the Final Map. CE/Gilbertson further mentioned that all the utilities proposed and existing will either have to be installed at the same time as the construction of the driveway or relocated.

PC/Dy mentioned that the improvements to the driveway are his main concern.

C/Fernandez inquired about the condition of the existing driveway and if that will be improved.

AP/Vasquez answered that the existing driveway will need to be repaired and reconstructed to meet the Fire Department requirements.

CDD/Weiner mentioned that infrastructure can be an option to be developed first. CDD/Weiner made note that once the construction of the new homes starts, the driveway may be damaged by construction traffic.

PC/Dy asked if there is a similar subdivision within the City that has a maintenance plan and/or agreement.

CE/Gilbertson indicated that lots with a common driveway can have a maintenance agreement.

C/Fernandez inquired about the sewer lateral that is indicated on the plans to remain at its existing location.

CE/Gilbertson stated that there is a Condition of Approval (COA) for the sewer lateral to be relocated within the common driveway.

C/Fernandez asked if a COA can be placed on the existing home to require that the electrical lines be relocated underground.

CDD/Weiner stated that the new homes will have underground utilities but COA cannot be placed on the existing home.

CE/Gilbertson mentioned that the electrical easement needed by Edison on older homes will still require an above ground easement.

PC/Dy asked if the neighboring properties had voiced any concerns.

AP/Vasquez responded that Staff did not receive any correspondence from any of the abutting properties.

C/Fernandez mentioned that he wants to see the existing home be brought up to current Code in terms of utilities.

C/Fernandez opened the Public Hearing for Public Comment.

Applicant/Dennis Hunter stated he is available for any questions and indicated that the Subdivider can post a bond for the improvements.

PC/Dy stated that he would like the driveway to be completed prior to the recording of the Final Map rather than posting a bond.

Mr. Hunter stated that his concern for the driveway being constructed prior to the Final Map being recorded is because of the grading of the proposed lots and the construction equipment that will be used, which may subsequently result in damage to the driveway.

PC/Dy asked if curbs are included.

CE/Gilbertson indicated that no curbs are being presented unless required for drainage.

PC/Perez specified his support for the Subdivision but shared the same concern with the need for a maintenance agreement.

Mr. Hunter mentioned that the proposed lots will be family owned and occupied.

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

PC/Koo asked if the Subdivider posted a bond for the driveway, when will the driveway be constructed and completed.

CE/Gilbertson indicated that Subdivision agreements are valid for twenty-four (24) months and an extension can be requested which would then get approved by the City Council.

The Commission, Staff, and applicant further discuss the improvements to the driveway in terms of posting a bond or have it be reconstructed before the Final Map is recorded.

Mr. Hunter expressed that a COA can be placed for the Subdivider to provide a cash security for the completion of the private driveway and if a subsequent purchaser comes in to buy one (1) or both of the lots and applies for a building permit, and the driveway is not completed, the City can call on the COA and provide the cash for the completion of the driveway.

ACA/Mann indicated that a cash security would be a strong mechanism for the City to make sure the driveway is reconstructed and completed.

MOTION ON ITEM 3

PC/Perez motioned to adopt PC Resolution No. 17-08, approving TPM No. 74569, subject to the attached Conditions of Approval (COA) with the additional COA that the Subdivider provides a Line of Credit (LOC), a driveway maintenance agreement, and a Subdivision agreement. PC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

OLD BUSINESS:

None

NEW BUSINESS:

3. Site Plan Case/Architectural Review (SPC/AR) 2017-069 (Kim) – A request to construct a 2,287 square-foot two (2) story addition located at 21222 Stockton Pass Road.

AP/Guerra presented the Staff Report.

C/Fernandez asked if the addition to the subject property initially came in at 2,287 square-feet and what the total square-footage of the house is with the proposed addition.

AP/Guerra indicated that the square-footage increased from 1,978 and that the total square-footage of the house with the 2,287 square-foot proposed addition is 4,507 square-feet.

PC/Dy asked if the subject project was the item that was continued at a previous meeting (October) in which two (2) neighbors shared their opposition for the proposed project.

AP/Guerra confirmed that this is the same subject property and stated that the letters from the neighboring properties are included in the Staff Report.

C/Fernandez asked if the Owner and/or Applicant made any attempts to address the concerns from the neighbors.

AP/Guerra stated that the Owner and Applicant are available to share with the Commission if they were able to meet with the neighbors and address the concerns.

PC/Koo asked if the rumpus room located on the second-floor was counted towards the Walnut Municipal Code (WMC) Off-Street Parking requirement.

AP/Guerra indicated that the proposed rumpus room had no walls to enclose so it was not counted towards the Off-Street Parking requirement.

C/Fernandez opened the item for Public Comment.

Applicant/Yong-Ju Kwon explained that the building footprint is within the required front, side, and rear-yard setbacks and indicated that the owner met with the neighboring property west of the subject property in which they had no further concerns. However the eastern neighboring property was not available to discuss the proposed project.

PC/Dy inquired about the complaints that were identified at the October PC Meeting and stated that the residents were concerned with their views being blocked.

Mr. Kwon indicated that the proposed addition is to the south of the home which will not block any views.

The Commission and the Applicant discuss the floor-plan orientation.

Owner/Tae Wu Kim stated that the proposed project meets WMC and will not block any views from the neighbors.

PC/Perez stated that although the proposed project may meet all required setbacks, modifications, and/or a redesign may still be required.

The Commission, Applicant, and Owner further discuss the concerns from the neighboring properties.

Isaac Chun, resident, informed the Commission that he is the owner of the easterly neighboring property and that the Applicant did not contact him regarding this proposed project. Mr. Chun indicated that the proposed addition will affect their property value and also shared concerns for the safety of the rear-yard slope and the need for a slope study.

Mr. Kwon indicated that a soils report has been completed.

Mr. Chun asked if the soils report can be open for public review.

C/Fernandez motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 5-0.
The Commission and Staff discuss the rear-yard slope.

PC/Dy commented on the massing of the proposed addition and the effects it has on the neighboring properties.

PC/Koo asked what the average sizes of the homes are in the subject neighborhood.

AP/Guerra stated that the average sizes of the homes are 2,500 to 3,000 square-feet in living area.

PC/Koo shared his concerns with the massing of the proposed home and the “boxy” design.

C/Fernandez reassured the Public that during the Building Plan Check, a Soils Report will be required and reviewed. C/Fernandez further stated that the Commission has the discretion to require further modifications to the project even though it meets WMC requirements. C/Fernandez recommended the Applicant to reduce the square-footage on the proposed bedrooms that are located to the rear of the home that are blocking views of the neighbors. C/Fernandez also asked for windows to be proposed on the west and east elevations.

PC/Perez noted the massiveness of the proposed addition as well as the aesthetics.

C/Fernandez asked the Applicant and Owner if a revision to the plans would like to be made or if a vote by the Commission would be preferred.

The Commission, Staff, and Applicant further discuss the options given by the Chairperson.

MOTION ON ITEM 3

PC/Koo motioned to continue SPC/AR 2017-069 off calendar. PC/Perez seconded.

ROLL CALL:

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

Motion to continue passed 5-0.

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- C/Fernandez inquired about the front columns on the 24 hr. Fitness building.
- AP/Vasquez stated that the bottom columns have a wood-decorative feature at the base.

- C/Fernandez asked about the west access to the Shea Property, off Valley Boulevard.
- AP/Vasquez noted that the opening is for maintenance access.

ADJOURNMENT:

This meeting adjourned at 8:28 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, December 6th, 2017, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 6th day of December 2017.


Chairperson, Mark Fernandez



Tom Weiner, Community Development Director