

April 23, 2018

THE WALNUT CITY PLANNING COMMISSION SPECIAL MEETING

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Chairperson Fernandez called the meeting to order at 7:03 p.m.

FLAG SALUTE: Commissioner: Dy

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

ALSO PRESENT: Community Development Director Weiner; Assistant City Attorney Mann; Senior Management Analyst Womble; Senior Planner Vasquez; Associate Planner Guerra; Community Development Technician Munoz; Community Development Intern Ramos.

ORAL COMMUNICATIONS:

C/Fernandez opened Oral Communications for Public Comment.

Hassan Sassi, resident, spoke in regards to the Mt. Sac West Parcel and submitted a report to the Planning Commission (PC) for review.

James Yeh, resident, stated his concern for parking by the students in the residential Timberline area, specifically off of Granite Wells Drive and Stockton Pass Road.

Carlos Reynoso, resident, shared his concerns for coyotes.

CDD/Weiner reassured the residents that the concerns stated will be looked into.

Laurie Frances, resident, asked the time frame for the closure of the equestrian trail off of the corner of Avenida Esplendor and Bourdet Avenue.

CDD/Weiner indicated that the equestrian trail will reopen in about 30-40 days.

James Yeh, resident, submitted a petition with 500 signatures and stated that he would like the City to adopt a View Ordinance seeing that most of the City is hillside residential.

CDD/Weiner noted that Staff is waiting on direction from the City Council to proceed with the View Ordinance.

Pearlie Sy, resident, stated her support for a View Ordinance.

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

PUBLIC HEARING:

2. General Plan Update – General Plan Amendment (GPA) 2018-01, Zoning Map Amendment (ZMA) 2018-01, West Valley Specific Plan (WVSP), and Draft Environmental Impact Report (DEIR) 2018-01.

CDD/Weiner noted the comment cards that should be used for anyone wishing to make a Public Comment in order to ensure an orderly and timely meeting.

C/Fernandez thanked the consultants, MIG, and Staff for their hard work on the General Plan Update (GPU)

CDD/Weiner presented the Staff Report.

PC/Dy inquired about the square footage of the commercial portion and the possible redevelopment of the Mt. Sac shopping center.

CDD/Weiner stated that the potential mixed-use proponent for that center and the square footage of any commercial and/or residential will be identified in a future Specific Plan (SP), if the Commission chooses to proceed with Alternative 3 provided in the EIR.

C/Fernandez inquired about the reasoning behind identifying the Mt. Sac shopping center as an alternative within the EIR rather than being included in the GPU.

AP/Guerra stated that the direction was given at a previous Joint PC/CC Meeting to identify the Mt. Sac shopping center as an alternative.

The Commission and Staff further discussed the Mt. Sac shopping center as an alternative.

C/Fernandez asked why the newly proposed trails are not extended to the proposed WVSP or the proposed Walnut Hills Mixed-Use Shopping Center.

Laura Stetson, MIG Consultant, stated that there is an existing trail that runs near the WVSP Area and the proposed trails are to connect the existing trail to nearby proposed regional trails. Ms. Stetson further mentioned that there is a right-of-way that can be the connection to the Walnut Hills Mixed-Use Shopping Center.

The Commission and Staff further discussed connectivity.

C/Fernandez inquired about the land use of the existing Manufacturing/Industrial Zone off of Valley Boulevard and Lemon Avenue and asked if it was considered for re-Zoning.

CDD/Weiner indicated that potential re-Zoning was focused on the West Valley Area.

C/Fernandez noted that about 90% of the existing land use designations are remaining unchanged.

The Commission and Staff further discussed the minimal changes to land use designations.

PC/Dy asked if connectivity can be made for trails and sidewalks and inquired about a potential View Preservation Ordinance.

Ms. Stetson mentioned that the proposed Trail Plan focuses on ways to fill gaps of existing trails.

CDD/Weiner reiterated that in terms of the View Preservation Ordinance, Staff has a process that when the obstruction of views is raised by a resident, both parties are worked with to act accordingly. CDD/Weiner noted that there is language in the GPU regarding scenic vistas and hillside development. CDD/Weiner lastly stated that a View Preservation Ordinance should be closely reviewed and considered as a Zoning Code issue and should be presented to the City Council for direction.

C/Fernandez asked if the Street Classifications shall list more specific guidelines; for example, 25 gallon trees.

Ms. Stetson recommended having requirements that are broader rather than specific.

PC/Perez commented on the purpose of the GPU, and how the Plan will develop over a span of 20 years, and will not have immediate effects on the City.

C/Fernandez explained that the re-Zones are there to create opportunities for the City and residents.

C/Fernandez opened the Public Hearing for Public Comment.

PC/Dy asked if the WVSP will allow for parking along Valley Boulevard and if so, what requirements are in place.

CDD/Weiner stated that the existing drive aisles are narrower; however, the mixed-use portion off of Valley Boulevard will have opportunities to work with the parking guidelines.

The Commission and Staff further discussed parking guidelines for the WVSP.

Ed Heilman, resident, spoke in opposition of the GPU.

James Yeh, resident, stated his opposition for Alternative three (3) identified within the EIR and the re-designation of the Mt. Sac shopping center due to existing heavy traffic congestion. Mr. Yeh voiced further concern that the Schabarum Trail has three (3) gates blocking access to the Trail from the Timberline Area, and asked if the City plans on opening or removing those gates.

Gary Chow, resident, shared his support for the GPU and the new opportunities for mixed-use projects.

Max Seeget, resident, mentioned that the reclassification of the Mt. Sac shopping center will increase traffic congestion in that area and asked for a Traffic study; however he expressed his support if opportunities for walkability were created.

Carol Coy, resident, mentioned she wants Walnut to maintain its rural character, preserve the Walnut and Oak Woodlands, and limit vegetation damage during bird season. Ms. Coy further thanked City Staff and the Consultant team for keeping the community updated and involved and noted that the GPU continues to support Walnut's need, growth and preservation.

Hassan Sassi, resident, indicated his support for the GPU but that the Mt. Sac shopping center does not have the footprint for mixed-use, and the Mt. Sac Master Plan does not reflect the City's GPU.

Linda Freedman, resident, shared her support of the GPU and understands change is difficult; however, change is a necessary factor for the City's sustainability and revenue.

James Sudarsono, resident, stated his support for the GPU, specifically the mixed-use opportunities being created while still maintaining the quality and character of Walnut. Mr. Sudarsono further mentioned that change will not occur over night.

Jeffrey Tran, resident, shared his support for the GPU and the diverse housing opportunities it creates.

Jaimie Lin, resident, stated her support for the GPU and the mixed-use opportunities but requested that the lot coverage ratio be increased, the height of the building(s) be increased for commercial centers and the parking ratio(s) to be more reasonable.

Eric Crumley, resident, showed his support for the mixed-use development in the GPU and the housing opportunities it creates.

Hae Wong Le, business owner, shared some concerns for the GPU and stated that having multiple owners in the West Valley Area may be difficult. Mr. Le offered an alternative suggestion for the West Valley Area by stating that the front portion lot(s) be used for commercial and housing located at the rear.

Johnny Chua, resident, stated his support for the GPU and thanked Staff for their hard work. Mr. Chua noted that increasing the building height(s) on Valley Boulevard can help buffer the sound to the housing located behind those Commercial/Industrial Zones. Mr. Chua lastly commented on the job opportunities that can be created with the mixed-use opportunities.

Robert Modir indicated that if the densities for the proposed mixed-use areas are increased, the housing will be smaller in size which will make the housing more affordable.

Mansfield Collins, resident, noted his support for the GPU and the future of the City in relation to the GPU.

Honorit Natividad, resident, stated that the City needs to be proactive and accommodate to the younger generation of Walnut, and welcomed mixed-use projects.

Shawn Swalaner, resident, thanked the Staff for keeping the community involved and mentioned that the mixed-use opportunities will open the table for the City to set a dynamic framework.

Pat Whalen, resident, stated her concern for the school traffic off of Pierre Road, the development on the corner of Camino de Gloria and Valley Boulevard, the potholes on Camino de Gloria, businesses being ran out of garages, and trash cans in her neighborhood.

C/Fernandez motioned to close Public Hearing. VC/Wu seconded. Without objection motion passed 5-0.

PC/Perez mentioned that the mixed-use opportunities will lay the foundation for the millennials of the City and revitalize that area of the City.

PC/Dy explained that caution must be exercised for the mixed-use developments due to transit and orientation. PC/Dy also stated that the trails still appear to be disconnected and that he would like a View Ordinance placed in the GPU.

PC/Koo asked if the WVSP should list a minimum setback for properties in WVMU-3 that are next to the alley.

AP/Guerra mentioned that there is no setback requirement for properties near the alley but Staff can still implement design guidelines in terms of development.

PC/Koo asked if the 10% of the lot width should be identified as a minimum or maximum.

AP/Guerra stated the design guidelines were set to allow for flexibility, but that a minimum or maximum can be specified.

The Commission and Staff further discussed setbacks between property lines.

PC/Koo asked if the incentive for having commercial, as well as residential in the WVSP, is based off a sliding scale.

AP/Guerra indicated that it is more of a range that is provided.

CDD/Weiner noted that the key of the incentive is to provide flexibility for certain projects off of Valley Boulevard.

The Commission and Staff further discussed scenarios based off of the incentive range.

PC/Koo asked if a sliding scale should be used instead of a range to set a maximum.

CDD/Weiner noted that a sliding scale could be used to set a maximum but there should be some discretion off of Valley Boulevard.

AP/Guerra indicated that the range is identified for specific mixed-use areas to target certain developments in terms of commercial and residential.

The Commission and Staff continued to discuss a sliding scale.

C/Fernandez stated that it would be best to place broad design guidelines to allow for further refinement once new projects go before the PC.

CDD/Weiner asked if a third category can be included as a sliding scale for reference.

VC/Wu stated possible concerns with having a sliding scale but that a third category listing further requirements is reasonable.

PC/Koo asked for clarification on the definitions listed in the WVSP for residential uses, for example; multiple, single, and two-unit dwellings.

Ms. Stetson explained that a multiple unit dwelling can be a condominium or a townhouse and a two (2) unit dwelling can be a side-by-side duplex development.

PC/Koo asked why a multiple or two unit dwelling is not a permitted use in the WVMU-3 Area.

Ms. Stetson stated that those residential uses (as well as a live-work unit) are allowed and that the formatting error within the WVSP will be corrected.

PC/Dy commented on parking in the WVSP Area with inquiries regarding a parking district and what fees are associated with it.

CDD/Weiner mentioned that a district can be created when a large project with ample property is proposed. CDD/Weiner noted that the fees will be assessed appropriately with a development agreement.

The Commission and Staff further discussed a future parking district in the WVSP Area.

C/Fernandez thanked the public for sharing their thoughts on the GPU and explained that the GPU is a plan for the future that will open up new doors for the City. C/Fernandez further detailed the importance of having a relationship with Mt. Sac and support for the mixed-use alternative for the Mt. Sac shopping center.

PC/Perez inquired about the most appropriate and efficient way to adopt the PC Resolutions.

CDD/Weiner mentioned that there is no requirement to motion on the PC Resolutions separately, however if the PC approves them individually, the changes indicated by the PC can be incorporated.

PC/Dy mentioned that if mixed-use will be an option for the Mt. Sac shopping center, then a traffic study should be conducted to have that center be more transit oriented.

C/Fernandez explained that a SP entitlement will be required and will lay out all the specifics for that center.

CDD/Weiner noted that the alternative for mixed-use in the Mt. Sac shopping center was incorporated into the EIR which a traffic study was completed. CDD/Weiner indicated that the CEQA process will still need to be conducted when a proposal for mixed-use comes through to the Planning Department.

Ms. Stetson suggested that particular policy language can be included in the GP to address the Mt. Sac shopping center, similar to the other mixed-use sections.

MOTIONS ON ITEM 2

PC/Perez motioned to adopt PC Resolution No. 18-03 recommending approval of GPA 2018-01 to include the mixed-use alternative for the Mt. Sac shopping center. PC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

C/Fernandez motioned to adopt PC Resolution No. 18-04 recommending approval of ZMA 2018-01. PC/Perez seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

PC/Koo motioned to adopt PC Resolution No. 18-05 recommending approval of the WVSP with the following changes; to include multiple-unit dwelling, two-unit dwelling and live-work unit to be permitted uses; Table 5.2A to include a third stratification to indicate the amount of commercial space corresponding to the allowable maximum residential density; and Table 5.4 to clarify that the minimum setback requirement for interior property line for WVMU-3 is five (5') feet. C/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

C/Fernandez motioned to adopt PC Resolution No. 18-06 recommending approval of DEIR 2018-01. VC/Wu seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

CDD/Weiner indicated that the GPU will be before the City Council on Wednesday, May 9th, 2018 with the PC recommendations.

OLD BUSINESS:

None

NEW BUSINESS:

None

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- CDD/Weiner thanked the Community for their input during the GPU process as well the Consultant, Staff and the Commission.

ADJOURNMENT:

This meeting adjourned at 9:37 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, May 2nd, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 5th day of June 2018.



Chairperson, Mark Fernandez



Tom Weiner, Community Development Director