

June 6, 2018

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 7:02 p.m.

FLAG SALUTE: Commissioner: Koo

ROLL CALL: Commissioners: Fernandez, Wu, Koo

ABSENT: Commissioners: Dy, Perez

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

ORAL COMMUNICATIONS:

C/Fernandez opened Oral Communications for Public Comment.

C/Fernandez moved to close Oral Communications. VC/Wu seconded. Without objection motion passed 3-0.

APPROVAL OF MINUTES:

1. April 23, 2018 (Special Meeting Minutes).

C/Fernandez moved to approve the minutes of April 23, 2018. PC/Koo seconded. Motion passed 3-0.

2. May 2, 2018 (Regular Minutes).

C/Fernandez moved to approve the minutes of May 2, 2018. PC/Koo seconded. Motion passed 3-0.

PUBLIC HEARING:

None

OLD BUSINESS:

None

NEW BUSINESS:

3. Site Plan Case/Architectural Review (SPC/AR) 2017-093 (Ku) – A request to merge the existing three (3) vacant parcels and construct a new 40,508 square-foot building located at 20659 Valley Boulevard (APN: 8720-025-013, -014, and -050).

AP/Yang presented the Staff Report.

C/Fernandez asked for clarification on the number of parcels that have been acquired since the previous approval back in October 2016.

AP/Yang indicated that one additional parcel, located northwest of the site, has been acquired.

C/Fernandez opened the item for Public Comment.

Applicant/Sylvia Tran explained the design of the building and stated she is available for any questions.

C/Fernandez asked if any attempts were made to acquire the parcel southwest of the site.

Ms. Tran noted that multiple attempts were made to the property owner to acquire the southwest parcel but were unsuccessful.

VC/Wu asked for clarification on the location of the proposed security gates.

Ms. Tran explained that there are two (2) proposed security gates: one (1) located near Paseo Del Prado, and the other gate near Valley Boulevard, both of which secure the loading and operations area.

VC/Wu asked if any containers or trailers would be parking on site.

Ms. Tran stated that neither containers nor trailers would be parked on site.

C/Fernandez asked what business would be occupying the site.

Ms. Tran stated that the company Adesso would occupy the building, and would manufacture/design keyboards, gaming consoles and mice.

C/Fernandez asked the frequency for the eighteen-wheeler trucks coming onto the site.

Ms. Tran mentioned that trucks would come on-site roughly two-times a week.

C/Fernandez asked if the owner plans on sub-leasing a portion of the building.

Ms. Tran stated that as it currently stands, the owner would occupy the whole building.

C/Fernandez motioned to close Public Comment. VC/Wu seconded. Without objection motion passed 3-0.

PC/Koo asked if the lot merger has been approved.

CE/Gilbertson indicated that the lot merger is part of the Conditions of Approval (COA).

The Commission commended the three (3) vacant lots for being developed with a great design.

MOTIONS ON ITEM 3

C/Fernandez motioned to approve SPC/AR 2017-093, subject to the attached COA. PC/Koo seconded.

ROLL CALL:

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

Motion to approve passed 3-0.

4. Site Plan Case/Architectural Review (SPC/AR) 2018-057 (Yang) – A request to construct a 4,499 square-foot, two (2) story residence with a 731 square-foot, three (3) car garage on an existing lot located off a private driveway on Gartel Drive (20530 Gartel Drive).

AP/Guerra presented the Staff Report.

PC/Koo asked if the new COA that was read on record was discussed with the applicant.

AP/Guerra stated that the Applicant was informed of the new COA that was verbally agreed upon.

PC/Koo asked for clarification on the retaining wall being relatively low in height.

AP/Guerra identified a six (6') foot high gate off the driveway that would fall under the new COA, removal of all walls and/or fences, but that the wall of concern shared by the neighboring resident is one (1') to two (2') feet in height, west of the driveway.

CE/Gilbertson noted that the applicant can relocate the retaining wall on the west side of the private driveway or grade further on the vacant portion of the property to eliminate the wall entirely.

C/Fernandez asked if the applicant has the same representatives who proposed the new residence and guesthouse before.

AP/Guerra indicated that there was a previous proposal for an ADU that is not being proposed at this time.

C/Fernandez opened the item for Public Comment.

Applicant/Juintow Lin stated that the Condition reads that the driveway needs to be relocated to the west and explained that the site is difficult to develop due to its unique shape.

CDD/Weiner noted that the Condition reads that the wall needs to be relocated to the west, not the driveway. Ms. Lin read the Condition and explained the different constraints of the site if the driveway is relocated to the west.

CE/Gilbertson reiterated that the Condition pertains to the wall and not the driveway. CE/Gilbertson further indicated alternatives which would allow the opportunity to work with the neighboring property to grade at a 2:1 slope, or adjust the grade so the elevations meet the neighboring property and provide a retaining wall on the west side.

The Commission, Staff, and Applicant further discussed the retaining wall on the existing easement.

Applicant/Michael Fox asked for clarification on the southern wall and if that wall needs to be removed as part of the COA.

CDD/Weiner noted that all walls need to be presented on a separate wall and fence plan but that the southern retaining wall looks to have no issues.

C/Fernandez asked the City Engineer that this change can be done and a development can be made.

CE/Gilbertson stated that the removal or relocation of the wall can be done and the site can still be developed.

C/Fernandez mentioned that the cost may cause the opposition to relocate or remove the wall but that the wall cannot be located on the easement.

ACA/Mann explained that the neighboring property owner felt that the wall was restricting them from the use of the shared easement.

The Commission, Staff, and Applicant further discussed the most appropriate way to proceed with the project.

C/Fernandez asked the Applicant how he would like the Commission to vote on the project.

Mr. Fox noted that he would like to continue the project to allow the Project Engineer and City Engineer to work together to ensure the project works without the wall.

The Commission and Applicant further discussed the project in its entirety.

C/Fernandez motioned to close Public Comment. PC/Perez seconded. Without objection motion passed 3-0.

MOTION ON ITEM 4

VC/Wu motioned to continue SPC/AR 2018-057. C/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 3-0.

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

- CDD/Weiner reminded the Commission of the rescheduled PC Meeting that will be held on July 18th, 2018 at 7:00 p.m. due to the Fourth of July Holiday.
- C/Fernandez inquired about the new California Law that states all new Residential homes after 2020 must be fully solar.
- ACA/Mann stated that it is Assembly Bill (AB) 938, and further explained how the utility companies are concerned with all the electricity that is being pulled.
- The Commission and Staff continued discussed the timing of solar project, updating the Building Codes, and what the City can require in terms of new projects and solar.

ADJOURNMENT:

This meeting adjourned at 7:47 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday July 18th, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 18th day of July 2018.


Tom Weiner, Community Development Director


Chairperson