

September 5, 2018

THE WALNUT CITY PLANNING COMMISSION

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

FLAG SALUTE: Commissioner: Dy

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

ALSO PRESENT: Assistant City Manager – Development Services 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/Perez opened Oral Communications for Public Comment.

Mansfield Collins, resident, shared his concern with the settlement agreement between Mount San Antonio College (Mt. SAC) and the City of Walnut in regards to the activity on the West Parcel and spoke on the landslide risks along Regal Canyon Drive. Mr. Collins further stated that the Commission has been excluded from the process and notes the importance of their involvement.

CE/Gilbertson noted that the City's third party reviewer for the geotechnical reports completed one (1) round of review and an additional analysis was completed by Mt. SAC's geotechnical consultants. CE/Gilbertson further noted that the City is awaiting a response from Mt. SAC's consultants for further review.

PC/Fernandez inquired about the PC entitlements and approvals on the West Parcel project.

ACM/Weiner explained that the settlement agreement indicates that the item goes directly to City Council for review.

The Commission and Staff further discussed the settlement agreement and the plan-check comments.

ACM/Weiner clarified that the City is reviewing the project and noted the hard work that has been made by the City Engineer.

VC/Dy asked if the plans are available for the public to view.

ACM/Weiner noted that the plans are available to the public at City Hall.

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

APPROVAL OF MINUTES:

1. August 1, 2018 (Regular Meeting Minutes).

C/Perez moved to approve the minutes of August 1, 2018. VC/Dy seconded. Motion passed 5-0.

PUBLIC HEARING:

2. Zoning Code Amendment (ZCA) No. 2018-01, Zone Change (ZC) No. 2018-02, and Negative Declaration (ND) No. 2018-01 – To establish the School and Public Institution Zoning Ordinance and Zone(s) for consistency with the adopted Walnut General Plan (WGP).

SP/Vasquez presented the Staff Report.

C/Perez opened the Public Hearing for Public Comment.

Mansfield Collins, resident, shared his concern with Mt. SAC requesting a “by-right” classification with their activities/projects and mentioned his opposition with the process of permitting a parking structure and the potential traffic effects to the City. Mr. Collins requested a traffic study be conducted for potential impacts from Mt. SAC. Mr. Collins lastly referenced the City of Claremont and suggested that Walnut be the Lead Agency on all major projects within the City.

Hassan Sassi, resident, recommended that parking facilities should not be permitted and moved under the requirement of a Conditional Use Permit (CUP) and to also change the setback requirement from three hundred (300’) feet to four hundred (400’) feet. Mr. Sassi referenced the Mt. SAC Master Plan in terms of parking structures and setbacks and further explained future parking structures and tennis courts within the Mt. SAC Campus. Mr. Sassi lastly specified the growth of the student population and the impact to the traffic that will occur.

ACM/Weiner clarified that any proposed parking structures within the P/I Zone require a Site Plan and Architectural Review (SPC/AR) Application that is reviewed by the PC. However, the Commission could change the application to a CUP if desired. ACM/Weiner further noted that the institution located in Claremont is private and requires compliance from the City and not the State, unlike Mt. SAC.

ACA/Mann specified that a Lead Agency is a Public Agency that has the primary responsibility for approving a project. ACA/Mann referenced the Claremont Colleges which is not a Public Agency, and cannot be the Lead Agency, therefore the City of Claremont has the responsibility. ACA/Mann stated that Mt. SAC is a Public Agency that can serve as the Lead Agency for its projects. ACA/Mann lastly indicated that the P/I Zone change is not only for Mt. SAC but for all other specified P/I locations in the City.

VC/Dy asked if the language can include a list of facilities that need to receive PC approval.

ACM/Weiner read from the proposed Code that states all developments within the School and Public Institution Zone shall be submitted for a SPC/AR by the Planning Commission and noted that additional language can be added. ACM/Weiner further discussed setbacks for interior lot lines.

C/Perez reiterated that all developments within the P/I Zone come before the PC.

Mr. Collins asked if a SPC/AR is the same process or equivalent to a CUP approval and asked the difference between the two (2).

ACM/Weiner noted that when item comes before the PC, Conditions of Approval (COA) are included that have to be adhered to before, during and after construction. ACM/Weiner further specified that developments which have more of a community impact, usually will require a CUP.

The Commission, Staff and Public further discussed SPC/ARs in comparison to CUPs and Lead Agency versus Public Agency.

Mr. Collins further suggested that the Planning Commission and Staff attend the committee meetings for Mt. SAC.

Mr. Sassi asked for ACM/Weiner to repeat the language written in the P/I Code.

ACM/Weiner read the Code Section and reiterated that approval or denial should not be emphasized in the Code, however Staff can add further language.

VC/Dy noted that following the City of Claremont's twenty-five (25') foot setback would be ideal for Walnut instead of a ten (10') foot setback.

C/Perez mentioned that possible projects with the Walnut Valley School District (WVSD) would be affected by a three hundred (300') foot setback and asked if a Variance would be needed at that point.

ACM/Weiner stated that if a proposed structure does not comply with the provisions of the Code then a Variance would need to be applied for; however, an approval for a Variance has its own findings.

The Commission, Staff, and Public further discussed the required setback listed in the settlement agreement with Mt. SAC.

PC/Koo inquired about a P/I property abutting a Residential Zone and interior lot lines. PC/Koo further asked if Staff looked into a greater setback with interior lot lines.

ACM/Weiner noted that Staff provided other cities to reference for properties that abut a Residential Zone and mentioned that Staff's suggestion is ten (10') feet, but if the Commission wishes for a larger setback, a recommendation can be made.

The Commission and Staff further discussed setbacks that abut a Residential Zone and the definition of interior lot lines.

VC/Dy asked if there is a plan for a future transit facility along Grand Avenue near Mt. SAC.

ACM/Weiner commented on meetings at Mt. SAC that have been attended by Walnut's Planning Staff to discuss and share our comments and concerns with ongoing projects. ACM/Weiner referenced multiple projects such as the Master Plan, the West Parcel, parking structures, the hauling of dirt, and the transit center that is planned for their campus off of Temple Avenue.

C/Perez motioned to close the Public Hearing for Public Comment. Without objection motion passed 5-0.

MOTION ON ITEM 2

C/Perez motioned to read PC Resolution No. 18-12 by title only and waive further reading and Adopt PC Resolution No. 18-12 recommending that the City Council approve ZCA No. 2018-01, ZC No. 2018-02, and ND 2018-01 as presented with the additional changes for stronger language for the review process and to modify the setback requirements from residential properties to twenty-five (25'). VC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

3. Continuance – Tentative Parcel Map (TPM) No. 77167 – A request to subdivide a 1.1 acre residential Lot into two (2) Lots located at 455 Camino de Gloria within the R1 – 15,000; Single Family Residential and Rural Overlay Zoning District (APN: 8722-020-002 & 8722-020-001).

SP/Vasquez presented the Staff Report.

C/Perez opened the Public Hearing for Public Comment.

C/Perez motioned to close the Public Hearing for Public Comment. Without objection motion passed 5-0.

VC/Dy inquired about the Parcel Map.

SP/Vasquez noted that once the Map is cleared by the Fire Department and all other applicable agencies, it will be brought forward to the PC for review.

MOTION ON ITEM 3

C/Perez motioned to continue the item to allow the applicant sufficient time to continue working with public agencies on the proposed subdivision. VC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

OLD BUSINESS:

4. Continued - Site Plan Case/Architectural Review (SPC/AR) 2018-078 (Wang) – A request to construct two (2) over-height pilasters within the front yard setback area at an existing residence located at 19512 Walnut Peak Drive within the R.P.D. – 61,700; Residential Planned Development Zoning District.

AP/Guerra presented the Staff Report.

C/Perez opened the item for Public Comment.

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

VC/Dy asked the height of the walls around the pilasters.

AP/Guerra stated that the walls are proposed at three (3') feet.

PC/Wu noted that he has no concerns with the project.

MOTION ON ITEM 4

PC/Wu motioned to approve SPC/AR 2018-078, subject to the attached COA. PC/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 4-1.

VC/Dy reminded the owner/applicant that any shrubbery within the required front-yard setback will have to remain under thirty-six (36") inches.

AP/Guerra noted that there is a COA which provides that any walls, fences and/or shrubbery that are proposed over three (3') feet in height, after this approval, will have to come before the Commission for review.

NEW BUSINESS:

5. Site Plan Case/Architectural Review (SPC/AR) 2018-044 (He) – A request to construct a 5,994 square-foot, two (2) story residence at 711 Gartel Drive (APN: 8709-018-019).

AP/Yang presented the Staff Report.

C/Perez opened the item for Public Comment.

Applicant/Jonathan Ma stated that he has been working closely with Staff to minimize the disturbance to the existing hillside and landscaping and that the proposal contains half of the amount of retaining walls as originally planned.

Applicant/Jerry He mentioned that he is a resident and business owner in the City and has worked with Staff for months to meet the WMC requirements for the new proposed residence.

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

VC/Dy asked for clarification on the number of bedrooms being proposed in relation to the parking requirements.

AP/Yang stated that there are seven (7) bedrooms, which includes five (5) bedrooms, one (1) bonus room and one (1) office. AP/Yang further specified that the bedroom suite located on the first-floor, with the wet bar is counted as one (1) bedroom.

VC/Dy commented that the bedroom suite located on the first floor can be considered a Junior Accessory Dwelling Unit (JADU).

SP/Vasquez responded that a JADU includes a kitchenette/kitchen facility within a room in itself, which the mentioned bedroom suite does not include.

The Commission, Staff, and Applicant further discussed classifying the bedroom suite on the first-floor as a JADU.

MOTION ON ITEM 5

C/Perez motioned to approve SPC/AR 2018-044, subject to the attached COA. PC/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

DISCUSSION/TRANSACTION:

None

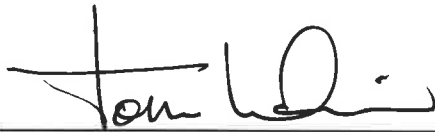
REPORTS AND COMMENTS:

None

ADJOURNMENT:

This meeting adjourned at 8:53 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday October 3rd, 2018, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 3rd day of October 2018.



Tom Weiner, Assistant City Manager – Development Services



Chairperson Fernando Perez