

February 5, 2020

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Vice Chairperson Koo called the meeting to order at 7:01 p.m.

FLAG SALUTE: Commissioner Koo

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

ABSENT: Commissioners: Dy

ALSO PRESENT: Assistant City Manager – Development Services Weiner; City Planner Carlson; Assistant City Attorney Mann; City Engineer Gilbertson; Senior Planner Vasquez; Senior Management Analyst Guerra; Assistant Planner Munoz; Community Development Technician Katigbak.

ORAL COMMUNICATIONS:

VC/Koo opened Oral Communications for Public Comment(s).

VC/Koo closed Oral Communications for Public Comment(s).

APPROVAL OF MINUTES:

1. January 15, 2020 (Regular Meeting Minutes).

PC/Perez moved to approve the minutes of the regularly scheduled January 15, 2020 PC minutes. VC/Koo seconded. Motion passed 4-0.

PUBLIC HEARING(S):

2. Continuance – Brookside Equestrian Center (Brookside): A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road.

SP/Vasquez presented the Staff Report.

The PC and Staff discussed proposed alterations to the site design/layout, preservation of the main stable, and other on-site improvements.

VC/Koo opened the item for Public Comment(s).

Project Designer/Scott Ashlock briefly discussed the proposal of a dedicated open space lot and the preservation of the main stable.

The PC, Staff, and Applicant further discussed open space dedication, private road(s) and maintenance, and site/trail improvements.

The following sixteen (16) Residents declared opposition to the project – Jenny Ha, Donna Daigle, Deidre Vail, William Harrison, Vijay Vakil, Andrea Horn, Mark Johnson, Marilyn Ho-Kawate, Karla Cardenas, Cecil Brado, Elizabeth Quint, Diane Turner, Florencia Cardenas, Kim Ha, Hi-Ching Chia, and Becky King. Resident stated concerns included but were not limited to:

- Emergency access;
- Traffic congestion;
- Public outreach and notification;
- Conservation and preservation of the existing carriage house and associated barn/stables;
- Preservation of existing trees/vegetation;
- Dedication of open space/parks to the community;
- Environmental impacts (i.e. possible destruction of existing natural habitats);
- Deviation from the Walnut Zoning Code.

Resident(s)/Anabelle Pacheco and Jesse Rodriguez were in favor of the proposed development and the applicant's right to develop.

The PC and Mr. Ashlock further discussed the proposed Lots that are to be affected by the project revision, the structure(s) that would be preserved/rebuilt, potential community benefits from the project, and details regarding the trail(s).

Mr. Ashlock addressed some of the resident's concerns about emergency access. He further added that visual simulations of the project site are available within the Draft Environmental Impact Report (DEIR).

The PC, ACM/Weiner, and resident(s) Vijay Vakil, Kim Ha, and William Harrison further discussed concerns regarding consistency with the Walnut Zoning guidelines, ingress/egress from the development onto La Puente Road, the size of proposed new structure(s), and the amount of trails (in miles) proposed.

PC/Perez motioned to close the item for Public Comment(s). PC/Fernandez seconded.

PC/Fernandez and ACM/Weiner further discussed preservation of the existing stable/structure(s) and property maintenance.

MOTION ON ITEM 2

PC/Perez motioned to continue Brookside Equestrian Center to the March 4, 2020 PC Meeting. PC/Wu seconded.

ROLL CALL:

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

Motion to continue passed 4-0.

OLD BUSINESS(S):

3. Continuance – Site Plan/Architectural Review (SPC/AR) 2018-068 (Sun): A request to construct a 1,945 square-foot two-story addition and a 408 square-foot two-(2) car garage space to the existing residence at 1408 Shade Tree Place.

AP/Munoz presented the Staff Report.

VC/Koo opened the item for Public Comment(s).

VC/Koo closed the item for Public Comment(s). PC/Fernandez seconded.

MOTION ON ITEM 3

PC/Perez motioned to continue SPC/AR 2018-068 to March 4, 2020 PC Meeting. PC/Wu seconded.

ROLL CALL:

AYES: Koo, Fernandez, Perez, Wu

NOES: None

ABSTAIN: None

ABSENT: Dy

Motion to continue passed 4-0.

NEW BUSINESS(S):

4. Site Plan/Architectural Review (SPC/AR) 2019-008 (Zhang): A request to construct a new two (2) story single-family residence at 404 Castlehill Drive.

CDT/Katigbak presented the Staff Report.

PC/Perez and Staff briefly discussed the relocation of the proposed retaining wall.

VC/Koo opened the item for Public Comment(s).

Applicant/Tony Mendoza confirmed that the project will comply with all of Staff's recommendations and applied Conditions of Approval (COA).

The PC and Mr. Mendoza further discussed details regarding the proposed retaining wall and freestanding fence.

ACM/Weiner explained precautionary measures that were taken to prevent possible closure of the existing equestrian trail(s) during the construction of the project.

VC/Koo closed the item for Public Comment(s). PC/Fernandez seconded.

MOTION ON ITEM 4

Implement PC/Perez motioned to approve SPC/AR 2019-008 with all of Staff's recommendations. PC/Fernandez seconded.

ROLL CALL:

AYES: Koo, Fernandez, Perez, Wu

NOES: None

ABSTAIN: None

ABSENT: Dy

Motion to continue passed 4-0.

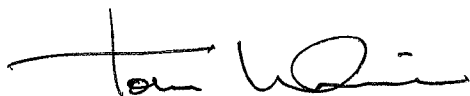
REPORTS AND COMMENTS:

- ACM/Weiner acknowledged the PC's continued patience with the Brookside Equestrian Center project.
- VC/Koo inquired about the PC acquiring a City email.
- ACM/Weiner further discussed probable concerns such as violating the Brown Act when projects are discussed outside a regularly scheduled Public Meeting/Hearing.

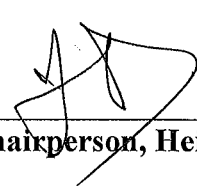
ADJOURNMENT:

This meeting adjourned at 9:01 p.m. The next Planning Commission Meeting is set for a regular meeting on Wednesday March 4, 2020, at 7:00 p.m. in the City Council Chambers at Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 4th day of March, 2020.



Tom Weiner, Assistant City Manager – Development Services



Chairperson, Heinrich Dy