

January 18, 2017

THE WALNUT CITY PLANNING COMMISSION

A Regular Meeting of the Walnut City Planning Commission was held on the above-referenced date. Vice-Chairperson Wu called the meeting to order at 7:05 p.m.

FLAG SALUTE: Commissioner: Fernandez

ROLL CALL: Vice-Chairperson: Wu
Commissioners: Fernandez, Koo, Dy

Absent: Chairperson Natividad

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

ORAL COMMUNICATIONS:

VC/Wu opened Oral Communications for public comments.

PC/Fernandez moved to close Oral Communications. PC/Dy seconded. Without objection motion passed 4-0.

APPROVAL OF MINUTES:

1. December 7, 2016 (Regular Minutes)

PC/Koo asked for clarification from the previous Planning Commission meeting (December 2016) in regards to action being taken to amend the Walnut Municipal Code (WMC) for boarding homes and/or multi-family rentals.

ACA/Mann stated that no action was taken and that more of a discussion took place amongst the Commissioners.

CDD/Weiner stated that staff can bring preliminary information regarding boarding homes and/or multi-family rentals back to the Commission in order to generate ideas for possible WMC change(s). Once the Commission has finalized prospective WMC modifications, then this information can be provided to the City Council during a study session to decide if that is something the Council would like to move forward with.

PC/Fernandez moved to approve the minutes of December 7, 2016. Motion passed 4-0.

PUBLIC HEARING:

2. Continuance – Tentative Parcel Map (TPM) 73650 and Site Plan Case/Architectural Review (SPC/AR) 2015-110 (Joy Ventures, LLC.) – A request to subdivide a 74,316 square-foot lot into four (4) parcels located at 360 Camino De Teodoro (APN: 8722-021-035, 8722-021-040, 8722-021-041).

AP/Guerra presented the staff report.

VC/Wu opened the Public Hearing for Public Comment.

Applicant/Tony Zeng introduced his project to the Commission and stated that he has reached out to the surrounding neighbors and has received verbal support for the development.

VC/Wu motioned to close Public Comment. PC/Koo seconded. Without objection motion passed 4-0.

MOTION ON ITEM 2

PC/Dy motioned to continue TPM 73650 and SPC/AR 2015-110. PC/Fernandez seconded.

ROLL CALL:

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

Motion to continue passed 4-0.

OLD BUSINESS:

None

NEW BUSINESS:

3. Site Plan Case/Architectural Review (SPC/AR) 2016-100 – A request to construct a 1,476 square-foot addition to an existing residence located at 21090 Sandpiper Street (APN: 8720-039-016).

AP/Guerra presented the staff report.

PC/Dy asked if bedroom number six (6) is mislabeled.

AP/Guerra clarified that there is a total number of five (5) bedrooms with two (2) existing bedrooms being combined as one (1) large bedroom.

VC/Wu opened the item for Public Comment.

Sabrina Foreman, resident, stated her concern for the project in that the home possibly becoming a multi-family rental. Ms. Foreman further stated that there are larger homes within the City of Walnut that the applicant can move to; instead of changing the appearance of the subject property.

Applicant/Samantha Shim stated that the subject property will maintain a single-family residence and that a larger home is needed. Mrs. Shim mentioned that other homes within the City were looked at; however the price was an issue.

PC/Fernandez asked what the purpose was for bedroom number five (5) to have two (2) closets.

Architect/Yong Ju Kwon stated that one (1) closet is existing and the walk-in closet is being proposed.

PC/Fernandez asked if there is a sliding door being proposed off of bedroom five (5).

AP/Guerra clarified that there is a sliding window off of bedroom five (5).

VC/Wu motioned to close Public Comment. PC/Dy seconded. Without objection motion passed 4-0.

PC/Fernandez mentioned that a majority of the addition is to the rear of the home and that the concern with a second-dwelling unit is looked at closely by the City.

PC/Dy stated that he has no issues with the proposed addition architecturally.

PC/Koo stated he has no issues with the proposed project and that the home is on a cul-de-sac with most of the addition being done to the rear. PC/Koo further stated that the WMC prohibits boarding homes within the City.

VC/Wu commented on the proposed addition being well designed and that the Commission looks strongly at additions being conducive to a second-dwelling unit.

MOTION ON ITEM 3

PC/Dy motioned to approve SPC/AR 2016-100 subject to the attached Conditions of Approval (COA). PC/Fernandez seconded.

ROLL CALL:

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

Motion to approve passed 4-0.

REPORTS AND COMMENTS:

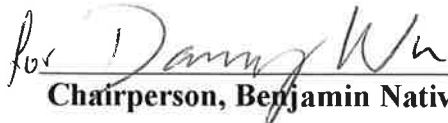
- CDD/Weiner reminded the Commission of the General Plan Update Community Workshop being held on January 23rd, 2017.
- CDD/Weiner made the Commission aware of the Mayor's Prayer breakfast to be held on March 10th, 2017.
- PC/Fernandez commented on further design guidelines for the City to adopt.
- CDD/Weiner stated that staff can bring back to the Commission what the WMC currently states on design guidelines with residential properties. It is at this point that the Commission can request that the WMC be amended and a City Council Study Session can be scheduled.

- CDD/Weiner mentioned that City wide design guidelines should be done when the General Plan Update is complete and that it would be best to add it to the Zoning Code (consistency Zoning) update that comes after the General Plan Update.
- PC/Fernandez noted that the Commission is looking for more qualitative and quantitative design guidelines.
- PC/Dy discussed design guidelines in being too restrictive and instead proposed the possible creation of exorbitant taxes for multi-rental properties.
- ACA/Mann inquired that restricting the Code further to address the concerns for second-dwelling units may not be the solution but instead, better enforcement to address the laws that the City of Walnut currently has codified.
- PC/Dy inquired about allowing boarding homes within the City of Walnut, however charging a business license fee.
- ACA/Mann mentioned that a fee at that level is not suitable.
- CDD/Weiner stated that the residents of the community are the eyes and ears of boarding homes within the City.
- PC/Dy asked about restricting the issuance of over-night parking permits.
- PC/Fernandez commented on creating residential design guidelines for front façades.
- CDD/Weiner reminded the Commission of the review process for new submittals.
- PC/Koo mentioned about amending the Code for quantitative requirements.
- VC/Wu commented on more restrictive design guidelines for commercial properties instead of residential properties.
- PC/Dy mentioned about looking at new projects on a case-by-case basis.
- CDD/Weiner stated that staff will bring back basic information on what the WMC currently includes and what surrounding cities have by the next two (2) PC meetings.
- The Commission and staff discuss the City of Irvine and their design guidelines.

ADJOURNMENT:

This meeting adjourned at 7:52 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, February 1, 2017, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 1st day of February 2017.


Chairperson, Benjamin Natividad



Tom Weiner, Community Development Director