

September 6, 2017

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, Dy, Koo, Perez

ALSO PRESENT: Community Development Director Weiner; City Planner Carlson; Assistant City Attorney Mann; Associate Planner Chun-Chien Yang; Associate Planning Guerra; Community Development Technician Munoz.

ORAL COMMUNICATIONS:

C/Fernandez opened Oral Communications for Public Comment.

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

APPROVAL OF MINUTES:

1. August 2, 2017 (Regular Minutes)

VC/Wu moved to approve the minutes of August 2, 2017. PC/Dy seconded. Motion passed 5-0.

PUBLIC HEARING:

None

OLD BUSINESS:

2. Conditional Use Permit (CUP) 2017-002 (International Art Education Center) – A sixty (60) day review of the child related business located at 355 S. Lemon Avenue (Walnut Tech Business Center).

CDT/Munoz presented the staff report.

C/Fernandez asked if any residents inquired about the subject business.

CDT/Munoz stated that no residents have contacted staff regarding the business.

C/Fernandez opened the item for Public Comment.

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

MOTION ON ITEM 2

C/Fernandez motioned to receive and file the sixty (60) day review for CUP 2017-002. PC/Dy seconded.

ROLL CALL:

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

Motion to receive and file passed 5-0.

3. Time Extension – A request for a twelve (12) month time extension for Site Plan Case and Architectural Review (SPC/AR) 2015-018 located at 719 Bridle Trail Road.

AP/Yang presented the staff report.

C/Fernandez asked the reason for the time extension request.

AP/Yang mentioned that the applicant is present to answer any questions. However, the demolishing of the existing home was completed in July of 2017.

PC/Dy asked if this is the first time extension request made by the applicant and asked if there are any changes to the architecture of the previously approved home.

AP/Yang confirmed that this is the first time extension request made by the applicant and that there are no changes to the previously approved home. AP/Yang further explained that the structural drawings will need to be resubmitted to the Building Department to meet new Building Codes.

C/Fernandez opened the item for Public Comment.

Applicant/Rick Yeh stated that he is unaware as to why the Building Permits have not been pulled but stated that once the structural drawings are approved by the Building Department, construction will begin shortly thereafter.

C/Fernandez motioned to close Public Comment. PC/Koo seconded. Without objection motion passed 5-0.

MOTION ON ITEM 3

PC/Dy motioned to approve the requested twelve (12) month time extension for SPC/AR 2015-018 subject to the attached Conditions of Approval (COA). PC/Dy seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

4. Review: Conditional Use Permit (CUP) 2007-001 (Sprint) – The required five (5) year review for an existing wireless telecommunication facility at Mt. San Antonio College (Mt. SAC) located at 1100 N. Grand Avenue.

AP/Guerra presented the staff report.

VC/Wu asked if the renewal is a time extension and/or an allowance for any modifications.

AP/Guerra stated that the approval is for the continued operation for the telecommunication facility at the existing site and which was approved by the Planning Commission in 2007.

C/Fernandez asked if all three (3) antenna sectors are operated by Sprint or if they are operated by multiple carriers.

AP/Guerra noted that the request for the five (5) year review was made by Sprint.

PC/Perez inquired about the cell equipment and asked if any of the equipment will be changed.

AP/Guerra indicated that the approval is only for the five (5) year extension.

PC/Dy asked if the applicant were to request an increase in height of the equipment, if it would need approval from the Planning Commission (PC).

AP/Guerra clarified that depending on what the applicant is proposing and pending different Code requirements, it may trigger PC review.

PC/Dy asked if the approval is only for the Sprint antennas.

CDD/Weiner stated that approval is only for Sprint's facility and equipment and Sprint can clarify if any other users are located on their facility.

C/Fernandez asked which building the equipment is located on.

AP/Guerra indicated that the equipment is located on the Arts Center building which is located at the north-end of Mt. Sac's campus, off Mountaineer Road.

C/Fernandez shared his concern with the facility being visible from the public right-of-way.

C/Fernandez opened the item for Public Comment.

Applicant/Brianna Noler stated that the proposal is for a five (5) year extension.

PC/Dy asked why microwave antennas are being used as opposed to a connected line.

Applicant/Brianna Noler mentioned that in general, microwave antennas help provide backhaul support for the network and that all three (3) sectors that are attached to the building are owned by Sprint. Ms. Noler further confirmed that the building where the equipment is located, is on the northeast corner of the campus that faces Mountaineer Road.

PC/Perez asked if SAC Wireless is the contractor for the maintenance of the site.

Ms. Noler specified that SAC Wireless is the consultant agency for any leasing or permitting.

C/Fernandez motioned to close Public Comment. PC/Koo seconded. Without objection motion passed 5-0.

VC/Wu asked if the request is the second renewal made by the applicant and if there is a limited number of renewals that can be made.

AP/Guerra stated that it was previously renewed in 2012 and there is no limited amount of renewals that can be made, but that every five (5) years a review is required.

PC/Dy specified that he would like the site to be more aesthetically pleasing.

C/Fernandez mentioned that he agrees with the site being more aesthetically pleasing.

ACA/Mann noted that the Commission can dictate aesthetics when granting a CUP, but once the CUP is granted additional Conditions cannot be granted upon them.

The Commission and staff further discuss the aesthetics of the telecommunication facility.

MOTION ON ITEM 4

C/Fernandez motioned to approve a five (5) year extension of CUP 2007-001, subject to the attached COA. VC/Wu seconded.

ROLL CALL:

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

Motion to approve passed 5-0.

NEW BUSINESS:

None

DISCUSSION/TRANSACTION:

None

REPORTS AND COMMENTS:

None

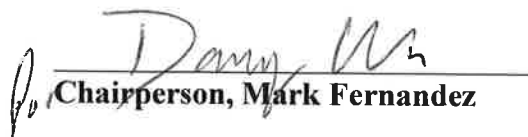
ADJOURNMENT:

This meeting adjourned at 7:29 p.m. The next Planning Commission Meeting is set for a Regular Meeting on Wednesday, October 4th, 2017, at 7:00 p.m. (Walnut City Hall, 21201 La Puente Road, Walnut)

Passed and Approved on this 4th day of October 2017.



Tom Weiner, Community Development Director



Chairperson, Mark Fernandez