

October 16th, 2024,

THE WALNUT CITY PLANNING
COMMISSION

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

FLAG SALUTE: Commissioner: Dy

ROLL CALL: Commissioners: Sam, Fernandez, Dy, Perez, and Wang

ALSO PRESENT: Community Development Director Chris Vasquez; Planning and Code Enforcement Manager Joelle Guerra; Assistant City Attorney David Mann; City Engineer David Gilbertson; Senior Planner Chun-Chien Yang; Associate Planner Gabriel Katigbak; Community Development Office Clerk Faith Twiford; Affordable Housing Intern Kyle Panarelli.

ORAL COMMUNICATIONS:

C/Sam opened Oral Communications for Public Comment(s).

Resident, Maggie expressed concerns about 432 Camino De Gloria regarding the trash and landscape surrounding the house.

CDD/Vasquez assured the resident that a Code Enforcement case is active at the Subject Site.

C/Sam closed Oral Communications for Public Comment(s).

APPROVAL OF MINUTES:

1. **September 18th, 2024** (Regular Meeting Minutes).

MOTION ON ITEM 1

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of September 18th, 2024. PC/Fernandez seconded.

ROLL CALL:

AYES: Sam, Fernandez, Dy, Perez
NOES: None
ABSTAIN: None
ABSENT: Wang

Motion passed, 4 – 0.

PUBLIC HEARINGS:

2. **General Plan Amendment (GPA) 2024 – 01 and Zoning Code Amendment (ZCA) 2024 – 01 related to Warehousing and Logistic Center Uses**

PCEM/Guerra presented the Staff Report.

C/Sam opened Oral Communications for Public Comment(s).

C/Dy expressed concerns regarding the classifications of office spaces.

PCEM/Guerra indicated that the language of the GPA adds clarity to certain uses, specifically logistic uses and office warehouse spaces.

CDD/Vasquez further clarified that the GPA assists in defining logistic warehouses without impacting existing small businesses.

C/Dy expressed further concerns regarding the 100,000 square – foot threshold and the possible ambiguity of the amendment.

PCEM/Guerra clarified that the section of the amendment related to the 100,000 square – foot threshold requires that a Conditional Use Permit (CUP) be obtained for warehouses that exceed that size.

The Commission, Staff and City Attorney further discuss the designation of the 100,000 square – foot threshold.

C/Sam closed Oral Communications for Public Comment(s).

MOTION ON ITEM 2

PC/Perez motioned to approve General Plan Amendment (GPA) 2024 -01 and Zoning Amendment (ZCA) 2024 – 01 related to Warehousing and Logistic Center Uses subject to attached COA. PC/Dy seconded.

ROLL CALL:

AYES: Sam, Fernandez, Dy, Perez
NOES: None
ABSTAIN: None
ABSENT: Wang

Motion passed, 4 – 0.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

3. **Site Plan Case & Agricultural Review (SPC/AR) 2024-083** – A request to modify an existing wireless telecommunication facility at 123 Parker Canyon Road (APN: 8712-031-901).

PCEM/Guerra presented the Staff Report.

C/Sam opened Oral Communications for Public Comment(s).

The PC and Staff discussed the aesthetic of the cell tower.

C/Sam closed Oral Communications for Public Comment(s).

MOTION ON ITEM 3

PC/Perez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2024 – 083 subject to attached COA. PC/Fernandez seconded.

ROLL CALL:

AYES: Sam, Fernandez, Dy, Perez
NOES: None
ABSTAIN: None
ABSENT: Wang

Motion passed, 4 – 0.

- 4. Site Plan Case & Architectural Review (SPC/AR) 2024-051** – A request to demolish an existing two (2) – story, single – family home and construct a new single – story, 4,428 square – foot home at 867 Hillcrest Street, Walnut, CA 91789 situated within the R1 – 20,000; One - Family Residential and Rural Overlay Zoning District(s) (APN: 8709-004-050).

AP/Katigbak presented the Staff Report.

C/Sam opened Oral Communications for Public Comment(s).

Applicant, John Sheng provided clarification on the architectural design.

The PC discussed the need for stone veneer instead of stucco on the front elevation, along with adding vertical articulation to the stone wall.

Applicant/Sheng expressed his willingness to modify the design per the PC's recommendations.

C/Sam closed Oral Communications for Public Comment(s).

MOTION ON ITEM 4

VC/Fernandez motioned to approve Site Plan Case & Architectural Review (SPC/AR) 2024-045 subject to attached COA's of adding stone veneer to the left front elevation as well as vertical articulation of six (6") inches to a foot regarding the fifth bedroom. PC/Dy seconded.

ROLL CALL:

AYES: Sam, Fernandez, Dy, Perez

NOES: None
ABSTAIN: None
ABSENT: Wang

Motion passed, 4 – 0.

DICUSSION/TRANSACTION(S):

None Scheduled.

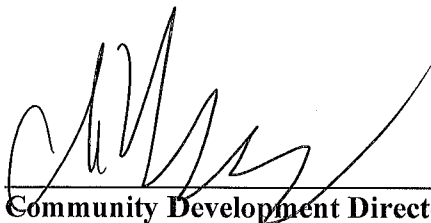
REPORTS AND COMMENTS:

CDD/Vasquez announced the Health and Wellness Fair held on October 22nd at Walnut Senior Center, Mostly Ghostly Festival being held on October 26th at Suzanne Park, and the Salute to the Veterans held on November 6th at the Walnut Senior Cener.

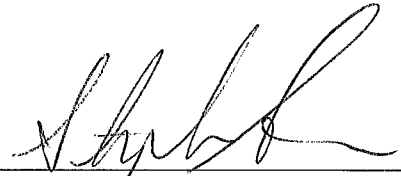
ADJOURNMENT:

This Meeting adjourned at 8:01 p.m. The next Planning Commission Meeting is scheduled on Wednesday, November 20th, 2024, at 7:00 p.m. The Agenda will be posted on the City's website and at City-related public facilities, including Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 20th of November 2024.



Community Development Director, Chris Vasquez



Chairperson, Stephen Sam