



# WALNUT PLANNING COMMISSION

**CITY COUNCIL CHAMBERS**  
21201 La Puente Road, Walnut, CA 91789

**January 17, 2018**  
**7:00 P.M.**

**CALL TO ORDER:** Chairperson Fernandez

**FLAG SALUTE:** Commissioner Fernandez

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

## **ORAL COMMUNICATIONS:**

This is the time for any person wishing to address the Planning Commission on any item or issue not on the Commission Agenda. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communication, the Chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting.

## **APPROVAL OF MINUTES:**

1. [December 6, 2017](#) (Regular Minutes)

## **PUBLIC HEARINGS:**

2. [Conditional Use Permit \(CUP\) 2017-005 \(Taco Bell\) continued from the December 6, 2017 Planning Commission Meeting](#) – A request to allow for a 2,000 square-foot food establishment with drive-thru and related site improvements on an existing Lot located on the northwesterly corner of Valley Boulevard and Suzanne Road within the Specific Plan No. 3 Zoning District (APN: 8720-047-016).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Open the Public Hearing to receive testimony from the Applicant and any other member of the public regarding the project;
3. Close the Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 17-11, approving CUP 2017-005, subject to the attached Conditions of Approval (COA).

**OLD BUSINESS:**

3. **[Continuance: Site Plan Case and Architectural Review \(SPC/AR\) 2017-069 \(Kim\)](#)** – A request to construct a 2,088 square-foot two (2) story addition located at 21222 Stockton Pass Road (APN: 8710-030-003).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Hear from the Applicant and any other member of the public regarding the project;
3. Close public comments and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-069, subject to the attached Conditions of Approval (COA).

**NEW BUSINESS:**

4. **[Site Plan Case and Architectural Review \(SPC/AR\) 2017-100 \(Walnut Village\)](#)** – A request to perform site and building improvements consisting of ADA/pedestrian path of travel and exterior façade enhancements for an existing commercial center located at 134-154 Pierre Road within the Specific Plan No. 3 Zoning District (APN: 8720-016-016).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Hear from the Applicant and any other member of the public regarding the project;
3. Close public comments and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-100, subject to the attached Conditions of Approval (COA).

5. **[Site Plan Case and Architectural Review \(SPC/AR\) 2017-076 \(Li\)](#)** – A request to construct a 560 square-foot first floor addition, a 1,294 square-foot second floor addition and a 398 square-foot “loggia” to an existing single-story residence located at 20135 Ferndoc Street (APN: 8720-002-033).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Hear from the Applicant and any other member of the public regarding the project;
3. Close public comments and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-076, subject to the attached Conditions of Approval (COA).

**DISCUSSION/TRANSACTION:**

None scheduled.

**REPORTS AND COMMENTS:**

Director of Community Development  
Assistant City Attorney  
Planning Commissioners

**ADJOURNMENT:**

**The next regular Planning Commission meeting is set for Wednesday, February 7, 2018 at 7:00 p.m. in the City Council Chambers (Walnut City Hall, 21201 La Puente Road, Walnut, CA 91789).**

**AMERICANS WITH DISABILITIES ACT:** It is the intention of the City of Walnut to comply with the Americans Disabilities Act (ADA) in all respects. If as an attendee or a participant at this meeting and you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at (909) 595-7543 at least forty-eight (48) hours prior to the meeting to inform us of your particular need(s) and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

**AGENDA POSTING:** The agenda for this meeting is posted in the following listed sites at least seventy-two (72) hours prior to the date of the meeting:

1. Walnut City Hall, 21201 La Puente Road, Walnut CA
2. United States Post Office, 280 S. Lemon Avenue, Walnut, CA
3. Public Library (Walnut Branch), 21155 La Puente Road, Walnut, CA
4. Walnut Senior Center, 21215 La Puente Road, Walnut, CA
5. Internet [www.cityofwalnut.org](http://www.cityofwalnut.org) (staff reports included)