



# WALNUT PLANNING COMMISSION

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

July 18, 2018  
7:00 P.M.

**CALL TO ORDER:** Chairperson Fernandez

**FLAG SALUTE:** Commissioner Perez

**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.

## **REORGANIZATION:**

1. **Planning Commission Reorganization** - It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2019.

### Reorganization

- A. Assistant City Attorney assumes gavel.
- B. Assistant City Attorney to accept nominations for Chairperson.
- C. Assistant City Attorney presents gavel to new Chairperson.
- D. Chairperson to accept nominations for Vice-Chairperson.
- E. Chairperson, Vice-Chairperson, and Commissioners assume new seating arrangement on dais.
- F. Planning Commission comments.

## **APPROVAL OF MINUTES:**

2. **June 6, 2018** (Regular Minutes)

**PUBLIC HEARINGS:**

3. **Conditional Use Permit (CUP) 2018-002 (Liao)** – A request to establish and operate an art studio (Vibrant Art Studio), which will operate from an existing office space located at 20277 Valley Boulevard, Suite B.

**Recommendation:** 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. 18-11, approving CUP 2018-002, subject to the attached Conditions of Approval (COA).
4. **Vesting Tentative Tract Map (VTTM) 78266 - Site Plan Case/Architectural Review (SPC/AR) 2017-013 - Development Agreement (DA)** – A request to construct a Mixed-Use Development on the property located at 19901 Valley Boulevard, within the West Valley Specific Plan (WVSP).

**Recommendation:** 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 the following actions and resolutions:
  - a. Approve PC Resolution No. 18-09, approving VTTM 78266, subject to the attached Conditions of Approval (COA);
  - b. Approve SPC/AR 2017-013, subject to the attached COA; and
  - c. Approve PC Resolution No. 18-10, recommending City Council approve the proposed DA.

**OLD BUSINESS:**

None scheduled.

**NEW BUSINESS:**

5. **Site Plan Case/Architectural Review (SPC/AR) 2018-046 (Lee)** - A request to construct a 2,004 square-foot, two (2) story addition, and a 664 square-foot, two (2) car garage with an additional driveway approach at an existing residence located at 1501 Walnut Vista Way within the R.P.D. – 61,700; Residential Planned Development Zoning District.

Recommendation: 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 Comment and discuss amongst Commissioners; and
  4. Approve SPC/AR 2018-046, subject to the attached Conditions of Approval (COA).
6. [Site Plan Case/Architectural Review \(SPC/AR\) 2018-078 \(Wang\)](#) – A request to construct two (2), six (6') foot tall pilasters within the front yard setback area at an existing residence located at 19512 Walnut Peak Drive within the R.P.D. – 61,700; Residential Planned Development Zoning District.

Recommendation: 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 Comment and discuss amongst Commissioners; and
4. Approve SPC/AR 2018-078, subject to the Conditions of Approval (COA), including reducing the height of the pilasters to no more than three (3') feet in height.

**DISCUSSION/TRANSACTION:**

None scheduled.

**REPORTS AND COMMENTS:**

Director of Community Development  
Assistant City Attorney  
Planning Commissioners

**ADJOURNMENT:**

**The next Planning Commission meeting is set for Wednesday, August 1, 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)