



# WALNUT PLANNING COMMISSION

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

**August 1, 2018**  
**7:00 P.M.**

**CALL TO ORDER:** Chairperson Perez

**FLAG SALUTE:** Commissioner Wu

**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. [July 18, 2018](#) (Regular Minutes)

## **PUBLIC HEARINGS:**

2. [Zoning Code Amendment \(ZCA\) No. 2018-01, Zone Change \(ZC\) No. 2018-02, and Negative Declaration \(ND\) No. 2018-01](#) – To establish the School and Public Institution Zoning Ordinance and Zone(s) for consistency with the adopted Walnut General Plan (WGP).

**Recommendation:** That the Planning Commission

1. Hear the Staff Report;
2. Open the Public Hearing to hear from any member of the public regarding this item;
3. Close the Public Hearing and discuss amongst Commissioners;
4. Read PC Resolution No. 18-12 by title only and waive further reading; and
5. Adopt PC Resolution No. 18-12 recommending that the City Council approve ZCA No. 2018-01, ZC No. 2018-02, and ND 2018-01, as presented.

**OLD BUSINESS:**

3. **[Continued from the June 6, 2018 PC Meeting: Site Plan Case/Architectural Review \(SPC/AR\) 2018-057 \(Yang\)](#)** – A request to construct a 4,499 square-foot, two (2) story residence with a 731 square-foot, three (3) car garage on an existing lot located off a private driveway on Gartel Drive (20530 Gartel Drive).

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Open Public Comment to receive testimony 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 2018-057, subject to the attached Conditions of Approval (COA).

**NEW BUSINESS**

4. **[Site Plan Case/Architectural Review \(SPC/AR\) 2018-064 \(Lee\)](#)** – A request to construct a 1,512 square-foot single story addition and a 176 square-foot patio at an existing residence located at 19050 Summit Ridge Drive (APN: 8735-044-013).

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 2018-064, subject to the attached Conditions of Approval (COA).

5. **[Site Plan Case/Architectural Review \(SPC/AR\) 2017-020](#)** – A request to demolish an existing 1,835 square-foot, single story home and construct a new (2) story, 4994 square-foot, two (2) story single-family home with a four (4) car garage located at 20877 Apache Way (APN: 8709-090-086).

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. Deny the project, as submitted, and direct the Applicant to reduce the size of the proposed home and modify the elevations.

**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, September 5, 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)