



# WALNUT PLANNING COMMISSION

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

September 5, 2018  
7:00 P.M.

**CALL TO ORDER:** Chairperson Perez

**FLAG SALUTE:** Vice Chairperson Dy

**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. [August 1, 2018](#) (Regular Minutes)

## **PUBLIC HEARINGS:**

2. [Continuance: 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. Open the Public Hearing; and
2. Hear the Staff Report; and
3. Hear public comments and Commission discussion; and
4. Close the Public Hearing; and
5. Read PC Resolution No. 18-12 by title only and waive further reading; and
6. 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.

3. [Continuance – Tentative Parcel Map \(TPM\) No. 77167](#) – A request to subdivide a 1.1 acre residential Lot into two (2) Lots located at 455 Camino de Gloria within the R1-15,000; Single Family Residential and Rural Overlay Zoning District (APN: 8722-020-002 & 8722-020-001).

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Open the Public Hearing to hear from the Applicant and any other member of the public regarding the project;
3. Close Public Comment and discuss amongst Commissioners; and
4. Continue the item to allow the Applicant sufficient time to continue working with public agencies on the proposed subdivision and to direct Staff to re-notice the Public Hearing for a future Planning Commission date.

#### **OLD BUSINESS:**

4. [Continued – Site Plan Case/Architectural Review \(SPC/AR\) 2018-078 \(Wang\)](#) – A request to construct two (2) over-height 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 attached Conditions of Approval (COA).

#### **NEW BUSINESS**

5. [Site Plan Case/Architectural Review \(SPC/AR\) 2018-044 \(He\)](#) – A request to construct a 5,994 square-foot, two (2) story residence at 711 Gartel Drive (APN: 8709-018-019).

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 2018-044, subject to the attached Conditions of Approval (COA).

**DISCUSSION/TRANSACTION:**

None scheduled.

**REPORTS AND COMMENTS:**

Assistant City Manager – Development Services  
Assistant City Attorney  
Planning Commissioners

**ADJOURNMENT:**

**The next Planning Commission meeting is set for Wednesday, October 3, 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)