



WALNUT PLANNING COMMISSION

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

October 3, 2018
7:00 P.M.

CALL TO ORDER: Chairperson Perez

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. [September 5, 2018](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [Conditional Use Permit \(CUP\) 2018-004 \(You\)](#) – A request to establish and operate a child related business as an indoor playground facility (Little Elephants Kids Place) within an existing 6,480 square foot commercial unit at the Walnut Hills Plaza Center located at 18718 Amar Road.

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 Resolution No. 18-14, approving CUP 2018-004, subject to the attached Conditions of Approval (COA).

3. [Conditional Use Permit \(CUP\) 2018-003](#) – A request to establish and operate a professional massage therapy business located at 18800 Amar Road, Suite #C-13.

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 the Public Hearing and discuss amongst Commissioners; and
 4. Adopt Resolution No. 18-15, approving CUP 2018-003, subject to the attached Conditions of Approval.
4. [Tentative Parcel Map \(TPM\) 82198 \(Pacheco\)](#) – A request to subdivide a 39,756 square-foot parcel into two (2) single-family Lots (Lot 1 and 2) located at 20485 Fuerte Drive within the R1-15,000; Single Family Residential and Rural Overlay Zoning Districts (APN 8709-012-028).

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. 18-13, approving TPM 82198, subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

None scheduled.

NEW BUSINESS

5. [Site Plan Case/Architectural Review \(SPC/AR\) 2018-107 \(Zhou\)](#) – A request to approve the original application of SPC/AR 2015-035 to construct two new two (2) – story single family homes with attached garages on 19915 and 19919 Camino De Rosa (APN: 8722-014-040 and 041).

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 2018-107, subject to the attached Conditions of Approval (COA).

6. [Site Plan Case/Architectural Review \(SPC/AR\) 2017-084](#) – A request to construct a 1,694 square-foot, second floor addition located at 19650 Chalina Drive (APN: 8734-011-009).

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 comments and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-084, 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, November 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 (staff reports included)