



WALNUT PLANNING COMMISSION

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

December 5, 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. [November 7, 2018](#) (Regular Minutes)

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

2. [Continued from the August 1, 2018 PC Meeting: Site Plan and Architectural Review SPC/AR 2017-020:](#) A request to demolish an existing 1,835 square-foot, single story home and construct a new two (2) story, 4,356 square-foot, two (2) –story single-family home at 20877 Apache Way (APN: 8709-090-086).

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Open Public Comment to receive testimony from the Applicant and any other member of the public regarding the project; and
3. Close Public Comments and discuss amongst Commissioners; and
4. Approve Site Plan and Architectural Review SPC/AR 2017-020, subject to the attached Conditions of Approval (COA).

3. **[Continued from the November 1, 2018 PC Meeting: Site Plan and Architectural Review \(SPC/AR\) 2018-123:](#)** A request to construct an over-height fence for sport court, at the rear of an existing residence at 21063 Fort Bowie Drive (APN: 8710-022-023).

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Open Public Comment to receive testimony from the Applicant and any other member of the public regarding the project; and
3. Close Public Comment and discuss amongst Commissioners; and
4. Approve Site Plan and Architectural Review SPC/AR 2018-123, subject to the attached Conditions of Approval (COA).

NEW BUSINESS

4. **[Continuance: Site Plan and Architectural Review \(SPC/AR\) 2018-077:](#)** A request to develop a residential project at an existing vacant property located on Valley Boulevard (APN: 8722-015-032).

Recommendation: That the Planning Commission

1. Continue the item off-calendar to allow the applicant time to further refine the plans.
5. **[Site Plan and Architectural Review \(SPC/AR\) 2018-114:](#)** A request to construct a 240 square-foot first floor addition and a new 1,240 square-foot, second floor addition to an existing 1,417 square-foot single story home at 139 S. Dommer Avenue (APN: 8720-002-020).

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Open Public Comment to receive testimony from the Applicant and any other member of the public regarding the project; and
3. Close Public Comment and discuss amongst Commissioners; and
4. Approve Site Plan and Architectural Review SPC/AR 2018-114, subject to the attached Conditions of Approval (COA).

DISCUSSION/TRANSACTION:

6. **[Review - Conditional Use Permit \(CUP\) 2009-003:](#)** The required five (5) year review for an existing wireless telecommunication facility at located at 21889 Buckskin 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; and
3. Close Public Comment and discuss amongst Commissioners; and
4. Receive and File the review of CUP 2009-003.

REPORTS AND COMMENTS:

Assistant City Manager – Development Services
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next Planning Commission meeting is tentatively scheduled for Wednesday, January 16, 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)