



WALNUT PLANNING COMMISSION

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

February 6, 2019
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. [January 16, 2019](#) (Regular Minutes)

PUBLIC HEARINGS:

2. **Mitigated Negative Declaration (MND) 2018-01**

Tentative Tract Map (TTM) 88205 and 88206: A request to subdivide two (2) non-contiguous parcels of land totaling 3.23 acres into thirty-six (36) residential lots located at 780 and 808 Francesca Drive (APN: 8735-026-169 and 170).

Specific Plan 2018-01 (SP) and Site Plan and Architectural Review (SPC/AR) 2018-024 and 2018-025: To establish development standards and design guidelines for the construction of thirty-six (36) single-family dwelling units and related site improvements for the development of a 3.23-acre lot located at 780 and 808 Francesca Drive (APN: 8735-026-169 and 170).

[PART A](#) – [PART B](#) – [PART C](#)

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Open Public Hearing 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. Adopt the following Resolutions with accompanying recommendations:
 - a. Adopt PC Resolution No. 19-01 recommending City Council approval of Francesca Specific Plan 2018-01, Mitigated Negative Declaration (MND) 2018-01, and Site Plan and Architectural Review 2018-024 and 025, subject to the attached Conditions of Approval (COA) in Exhibit A; and
 - b. Adopt PC Resolution No. 19-02 recommending City Council approval of Tentative Tract Map 88205 and 88206, subject to the attached Conditions of Approval (COA) in Exhibit A.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

3. **Site Plan and Architectural Review (SPC/AR) 2018-101:** A request to construct a 1,607 square-foot two-story addition and other improvements to an existing residence located at 20269 Vejar Road (APN: 8720-005-026).

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Hear 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 SPC/AR 2018-101 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 scheduled for Wednesday, March 6, 2019 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)