



WALNUT PLANNING COMMISSION

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

October 2, 2019
7:00 P.M.

- CALL TO ORDER:** Chairperson Dy
- 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. [September 18, 2019](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [Development Agreement \(DA\) and Time Extension Request – San Jose Hills Road Project](#): A recommendation to the City Council to adopt a DA and approve a time extension request for a previously approved Tentative Tract Map (TTM) 72844 for the residential project at 20650 San Jose Hills Road.

Recommendation: That the Planning Commission

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit input on this item;
4. Close the Public Hearing;
5. Adopt PC Resolution 19-14, recommending to the City Council approval (in substantial form) the DA for the project at 20650 San Jose Hills Road;
6. Adopt PC Resolution 19-15, recommending to the City Council approval of a twelve (12) month time extension for TTM 72844, subject to the previously approved Conditions of Approval (COA).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

3. **Zoning Code Amendment (ZCA) 2019-01:** An amendment to the Walnut Municipal Code (WMC) Section 6.80 – Procedure Generally.

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Open Public Comment and hear from the Applicant and any other member of the public regarding this project;
3. Close public comments and discuss amongst Commissioners;
4. Adopt PC Resolution No. 19-13, recommending to the City Council approval of ZCA 2019-01, as presented.

DISCUSSION/TRANSACTION:

None Scheduled.

REPORTS AND COMMENTS:

Assistant City Manager – Development Services
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next Planning Commission meeting (Regular Meeting) is scheduled for Wednesday, November 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

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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)