



WALNUT PLANNING COMMISSION

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

March 4, 2020
7:00 P.M.

- CALL TO ORDER:** Chairperson Dy
- FLAG SALUTE:** Commissioner Koo
- 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. [February 5, 2020](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [Request for Time-Extension: Tentative Parcel Map \(TPM\) 73650 and Site Plan/Architectural Review \(SPC/AR\) 2015-110 \(Zeng\)](#): A request for a one (1) year time extension on a previously approved development project, located at 360 Camino De Teodoro.
 1. Open the Public Hearing;
 2. Hear the Staff Report;
 3. Solicit input on this item;
 4. Discuss amongst Commissioners;
 5. Close the Public Hearing; and
 6. Approve the One (1) Year Time Extension for TPM 73650 and SPC/AR 2015-110.

3. **Brookside Equestrian Center (Brookside)**: A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road.

Recommendation: That the Planning Commission

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit input on this item;
4. Planning Commission discussion;
5. Close the Public Hearing; and
6. Per the Planning Commission's June 5, 2019 direction related to the use of a CUP to reduce Lot sizes, recommend to the Walnut City Council (CC) the following actions:
 - a. Certification of the Final Environmental Impact Report (FEIR), which includes the Draft Environmental Report (DEIR).
 - b. Approval of Tentative Tract Map (TTM) 72798 with Conditional Use Permit (CUP) 2015-006, as presented
 - c. Approval of Development Agreement (DA) 2019-02.

Alternate Commission Action

The PC may also recommend the following action to the CC:

- a. Certification of the Final Environmental Impact Report (FEIR), which includes the Draft Environmental Impact Report (DEIR), and selecting as the Project; Alternative 1 of the DEIR with minimum Lot sizes of 28,500 square feet, with direction to the City staff to proceed with preparation of a TTM consistent with Alternative 1.

OLD BUSINESS:

4. **Continued from the February 5, 2020 PC Meeting – Site Plan/Architectural Review (SPC/AR) 2018-068 (Sun)**: A request to construct a 1,952 square-foot two-story addition to the existing residence at 1408 Shade Tree Place.

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 2018-068, subject to the Conditions of Approval (COA).

NEW BUSINESS:

None Scheduled.

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, April 1, 2020 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)