



# WALNUT PLANNING COMMISSION

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

September 2, 2020  
7:00 P.M.

## CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Los Angeles Health Officer Orders for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing. Additional information regarding COVID-19 is available on the City's website at [www.cityofwalnut.org](http://www.cityofwalnut.org).

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation is allowed in the following ways:

- 1) You may participate in the meeting by joining from a PC, Mac, iPad, iPhone or Android device:  
Please click on this URL to join:  
<https://us02web.zoom.us/j/87578734523?pwd=YlBmTnFZQzJXWnB3SzNQdWJjZlVBUT09>  
**Password:** 174178
- 2) To join by phone:  
Dial (for higher quality, dial a number based on your current location):  
US: +1-669-900-9128; +1-346-248-7799; +1-646-558-8656; +1-301-715-8592; or  
+1-312-626-6799  
**Webinar ID: 875 7873 4523**  
**Password: 174178**
- 3) You can email public comments to the Community Development Planning Technician at [gkatigbak@cityofwalnut.org](mailto:gkatigbak@cityofwalnut.org) before or during the meeting, prior to the close of Oral Communications or the close of public comment on a Discussion Item, to be read by the Community Development Technician during that portion of the meeting. Lengthy public comment may be summarized in the interest of time.

## TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on March 17, 2020 and, to the extent applicable, Government Code Section 54953(b), the June 3, 2020 Planning Commission Meeting may include teleconference participation by the Planning Commissioners and City staff. Consistent with Executive Order N-29-20, teleconference locations utilized by Planning Commissioners shall not be accessible to the public and are not subject to special posting requirements.

**CALL TO ORDER:** Chairperson Koo

**FLAG SALUTE:** Commissioner Fernandez

**ROLL CALL:** Commissioners: Dy, Fernandez, Koo, Perez, Wang

**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. [August 5, 2020](#) (Regular Minutes)

**PUBLIC HEARINGS:**

2. **Mitigated Negative Declaration (Addendum):** A request to recommend City Council approval of an addendum to the previously approved Mitigated Negative Declaration (MND) for the adjacent residential project at 780 and 808 Francesca Drive (APN's: 8732-026-170/169) Residential Project.

**Francesca Specific Plan (SP) [Amendment 1]:** A request to recommend City Council approval of an amendment to the existing Francesca Specific Plan (Specific Plan 2018-01).

**Vesting Tentative Tract Map (VTTM) 82852:** A request to recommend City Council approval for the subdivision of one (1) developed lot (approximately 0.79 acres) into thirteen (13) attached residential dwelling units (APN: 8735-026-015).

**Site Plan Case/Architectural Review (SPC/AR) 2019-079:** A request to recommend City Council approval of the demolition of the existing auto-repair center and to construct thirteen (13) attached dwelling units and additional site improvements at 788 Francesca Drive (APN: 8735-026-015).

**Development Agreement (DA):** A request to recommend City Council approval for a DA at 788 Francesca Drive (APN: 8735-026-015).

**Recommendation:** That the Planning Commission

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. Discuss amongst Commissioners;
5. Close the Public Hearing; and

6. Recommend to the Walnut City Council approval of the following Resolutions, subject to the attached Condition(s) of Approval (COA) within Exhibit A of PC Resolution No. 20-11:
  1. PC Resolution No. 20-09 – recommending the proposed Addendum to Mitigated Negative Declaration 2018-01 for the existing Francesca Specific and residential project; and
  2. PC Resolution No. 20-10 – recommending the proposed amendment (Amendment 1) to the existing Francesca Specific Plan (SP) 2018-01 and approval of Site Plan Case/Architectural Review (SPC/AR 2019-079), and
  3. PC Resolution No. 20-11 – recommending the approval of Vesting Tentative Tract Map (VTTM) 82852, subject to the attached Condition(s) of Approval (COA) in Exhibit A.
  4. PC Resolution No. 20-12 – recommending approving (in substantial form) the Development Agreement (DA) for the project at 788 Francesca Drive (APN: 8735-026-015).
3. **Tentative Tract Map (TTM) No. 74221 (Camelback):** A proposal to subdivide approximately 5.4 acres into fourteen (14) lots for residential development located at the northerly portion of Camelback Drive (APNs: 8712-012-013/014/015/016/017 & 018)).

Recommendation: That the Planning Commission

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. Discuss amongst the Commissioners;
5. Close the Public Hearing; and
6. DENY TTM No. 74221 based on non-compliance with the Walnut General Plan (WGP) and Walnut Municipal Code (WMC).

Alternate Commission Action: The PC may take any of the following alternate actions relative to the project:

- a. Find the project consistent with the WGP and WMC, as presented, and continue the matter “off calendar” with direction to staff to prepare a California Environmental Quality Act (CEQA) analysis and Condition(s) of Approval (COA) for the project and return to the PC for consideration.
- b. Continue the matter. However, staff requests that a continuance only be granted if consented too by the Applicant.

**OLD BUSINESS:**

4. **Continued from the August 5, 2020 - Site Plan Case/ Architectural Review (SPC/AR) 2019-085 and 2020-032:** A request to construct 290 residential units, up to 20,000 square-feet of commercial building(s), other related improvements and a request for a sign program for “The Terraces” development.

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Solicit input on this item;
3. Discuss amongst Commissioners; and
4. Approve SPC/AR 2019-085 and 2020-032, subject to the attached Condition(s) 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, October 7, 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](http://www.cityofwalnut.org) (staff reports included)