



WALNUT PLANNING COMMISSION

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

April 7, 2021
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's Order(s) for the control of COVID-19 in restricting group events, gatherings, and maintaining social distancing. Additional information regarding COVID-19 is available on the City's website at www.cityofwalnut.org.

Consistent with California Governor's 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/85265604111?pwd=T3Z3d0hRM0xCWU9OM3N0TDZoUCtJZz09>

Password: 874193

2) To join by phone:

Dial (for higher quality, please 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: 852 6560 4111

Password: 874193

3) You can email public comments to the Community Development Planning Technician (Gabriel Katigbak) at gkatigbak@cityofwalnut.org before or during the Meeting, prior to the close of Oral Communications, or after 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 April 7, 2021 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 Dy

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(s), the Chairperson may impose reasonable limitations on public comments in order to assure an orderly and timely Meeting.

APPROVAL OF MINUTES:

1. [March 3, 2021](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [West Valley Loft Mixed-Use Project:](#)
Development Agreement (DA) 2021-001
Vesting Tentative Tract Map (VTTM) 82985
Site Plan Case/Architectural Review (SPC/AR) 2020-011

Recommendation: That the Planning Commission:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other members of the Public regarding the Project;
4. Close the Public Hearing; discuss amongst Commissioners; and
5. Recommend to the Walnut City Council approval of the following Resolutions:
 - a. PC Resolution No. 21-03 – recommending the approval of VTTM 82985 and SPC/AR 2020-011, subject to the attached Conditions of Approval (COA) in Exhibit A.
 - b. PC Resolution No. 21-04 – recommending the approval of (in substantial form) the DA (DA 2021-001) for the Project at 20225 Valley Boulevard (APN: 8722-010-049 and 050).
3. [Conditional Use Permit \(CUP\) 2021-002 \(Fore Fitness\)](#) – A request to establish a child-related business within an existing building located at 20748 Carrey Road (APN: 8720-026-021).

Recommendation: That the Planning Commission:

1. Open the Public Hearing;

2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other member of the public regarding the Project;
4. Close the Public Hearing and discuss amongst Commissioners; and
5. Adopt PC Resolution No. 21-02, approving CUP 2021-002, subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

4. **Continuance – Site Plan Case /Architectural Review (SPC/AR) 2020-030 (Zhang)** – A request to construct an 898 square-foot two (2) story addition, a 146 square-foot garage extension, and a 33 square-foot front-entry porch at 227 Maryville Drive (APN: 8720-028-013).

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 2020-030; subject to the attached Conditions of Approval (COA).

NEW BUSINESS:

5. **Site Plan Case/Architectural Review (SPC/AR) 2019-068 (Shum)** – A request to demolish an existing home and construct a new single-family residence located at 456 Camino De Gloria (APN: 8722-012-021).

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 2019-068, subject to the attached Conditions of Approval (COA).

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, May 5, 2021 at 7:00 P.M. via Zoom video conference and teleconference.

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 an accommodation is feasible. Please advise us at that time if you will need accommodations in order 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).