



# WALNUT PLANNING COMMISSION

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

August 3, 2022  
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 Recommendations for the control of COVID-19. Additional information regarding COVID-19 is available on the City's website at [www.cityofwalnut.org](http://www.cityofwalnut.org).

The August 3, 2022 Walnut Planning Commission meeting will be conducted in-person.

Remote public participation will also be available 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/84064579144?pwd=L2JGWkIMN1VBUGhUMTVaUnJTNjFTZz09>

**Password: 032951**

2) To join by phone:

Dial (for higher quality, please dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656

**Webinar ID: 840 6457 9144**

**Password: 032951**

3) You can email public comments to the Assistant Planner (Gabriel Katigbak) at [gkatigbak@cityofwalnut.org](mailto: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 Assistant Planner 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 August 3, 2022 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:** Commissioner Perez

**FLAG SALUTE:** Commissioner Fernandez

**ROLL CALL:** Commissioners: Dy, Fernandez, Perez, Sam, and 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. [July 20, 2022](#) (Regular Minutes).

**PUBLIC HEARINGS:**

2. [Continuance: Development Agreement \(DA\)](#) – A request to recommend City Council approval for a DA on Buckskin Drive and Paddock Court (APN: 8709-076-068 to 077).

**Site Plan Case and Architectural Review (SPC/AR) 2021-053** – A request to recommend City Council approval of the construction of ten (10) new single-family homes with four (4)-car garage on Buckskin Drive and Paddock Court (APN: 8709-076-068 to 077).

Recommendation: It is recommended that the Planning Commission:

- a. Open the Public Hearing;
  - b. Hear the Staff Report;
  - c. Solicit public input on this item;
  - d. Discuss amongst Commissioners;
  - e. Close the Public Hearing; and
  - f. Continue the Project (DA and SPC/AR 2021-053) to the next regularly scheduled meeting.
3. [Development Agreement \(DA\)](#) – A request for approval of a DA pursuant to Walnut Municipal Code (WMC) Chapter 6.112 (Development Agreement) and California Government Code Sections 65864 et seq. in connection with the development of a mixed-use project off Valley Boulevard consisting of commercial space(s), residential unit(s), and other related on-site improvements (APN(s): 8722-015 – 015 and – 016).

**Tentative Tract Map (TTM) 82967 -** A subdivision of approximately 0.34 acres of land/air-space into commercial and residential unit(s) and other related on-site improvements at an existing vacant site off Valley Boulevard, within the West Valley Specific Plan (WVSP) area (APN(s): 8722-015 – 015 and – 016).

**Site Plan Case and Architectural Review (SPC/AR) 2022-025** - A proposal to construct a Mixed – Use project consisting of residential unit(s), commercial space(s) and other related on-site improvements at an existing, vacant site off Valley Boulevard (APN(s): 8722-015 – 015 and – 016).

**Recommendation:** It is recommended that the Planning Commission:

- a. Open the Public Hearing;
- b. Hear the Staff Report;
- c. Solicit testimony from the Applicant and any other member of the Public regarding the Project;
- d. Close the Public Hearing; discuss amongst Commissioners; and
- e. Recommend to the Walnut City Council approval of the following Resolutions:
  - a. PC Resolution No. 22 – 06 – recommending City Council approval of the DA in substantial form (Exhibit A), for the project located off Valley Boulevard (APN(s): 8722-015 – 015 and – 016).
  - b. PC Resolution No. 22 – 07 – recommending City Council approval of TTM 82967 and SPC/AR 2022 – 025, subject to the attached Conditions of Approval (COA) in Exhibit B.

**OLD BUSINESS:**

4. **[Continued: Site Plan Case/Architectural Review \(SPC/AR\) 2016-056 \(City Blessing Church of Walnut\)](#)** – A request to construct a new two (2) story multi-purpose building with a total building area of 20,630 square-feet at 18901 Amar Road (APN: 8735-003-039).

**Recommendation:** It is recommended that the Planning Commission:

- a. Hear the Staff Report;
- b. Hear from the Applicant;
- c. Discuss amongst Commissioners;
- d. Approve SPC/AR 2016-056, subject to the attached Conditions of Approval (COA).

**NEW BUSINESS:**

None Scheduled.

**DISCUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

Community Development Director  
Assistant City Attorney  
Planning Commissioners

**ADJOURNMENT:**

**The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, September 7, 2022 at 7:00 P.M.**

**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](http://www.cityofwalnut.org) (Staff Reports included).