



WALNUT PLANNING COMMISSION

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

September 21, 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.

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/89973813382?pwd=cWo5UkxyMmZqZ0FSSStqQXJGRU0yZz09>

Password: 034567

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: 899 7381 3382

Password: 034567

3) You can email public comments to the Community Development Technician (Salma Rashad) at srashad@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 September 21, 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: Chairperson 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. [August 3, 2022](#) (Regular Minutes).

PUBLIC HEARINGS:

2. **CONTINUANCE: DEVELOPMENT AGREEMENT (DA)** – A request to recommend to City Council approval for a DA on Buckskin Drive and Paddock Court (APN: 8709-076-068 to 077).

SITE PLAN AND ARCHITECTURAL REVIEW (SPC/AR) 2021 – 053 – A request to recommend to 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(s): 8709 – 076 – 068 to 077).

Recommendation: It is recommended that the Planning Commission (PC):

- a. Open the Public Hearing;
- b. Hear the Staff Report;
- c. Solicit public input on this item;
- d. Discuss amongst the Commissioners;
- e. Close the Public Hearing; and
- f. Approve PC Resolution No. 22-05, recommending to the City Council the
- g. following:
 - a. Approval of the Development Agreement (DA) for the project on Buckskin Drive and Paddock Court (APN(s): 8709 – 076 – 068 to 077) as provided (in substantial form) within Exhibit A; and
 - b. Approval of Site Plan and Architectural Review (SPC/AR) 2021 – 053 subject to the Conditions of Approval (COA) as shown in Exhibit B.

3. [Conditional Use Permit \(CUP\) 2022-003](#) – A request to operate a child related business (“MA-Trainer Studio”) at an existing commercial building located at 376 Lemon Creek Drive, Suite H (APN: 8722-038-009).

Recommendation: It is recommended that the Planning Commission (PC):

- 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. Discuss amongst Commissioners;
- e. Close the Public Hearing; and
- f. Adopt PC Resolution No. 22-08 approving CUP 2022-003, subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

4. [Site Plan and Architectural Review SPC/AR 2022 – 061](#) – A request to construct a one (1) story addition to an existing two (2) story home located at 19233 Lindsay Circle (APN: 8735-053-017).

Recommendation: It is recommended that the Planning Commission (PC):

- a. Open the Public Hearing;
- b. Hear the Staff Report;
- c. Hear from the Applicant and any other member of the Public regarding the Project;
- d. Close Public Hearing and discuss amongst Commissioners; and
- e. Approve SPC/AR 2022-061, subject to the attached Conditions of Approval (COA).

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, October 5th, 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 (Staff Reports included).