



WALNUT PLANNING COMMISSION

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

October 5, 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/89737045052?pwd=SFdJQTROb3BhZWlNVytnZ3JlZnEwdz09>

Password: 871903

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: 897 3704 5052

Password: 871903

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 Sam

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. [September 21, 2022](#) (Regular Minutes).

PUBLIC HEARINGS:

2. [Continued: Reddy Mixed-Use Project on Valley](#)

1. **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(s), and other related on-site improvements (APN(s): 8722-015-015 and -016).
2. **Tentative Tract Map (TTM) 82967:** A subdivision of approximately 0.34 acres if 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).
3. **Site Plan 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 (PC):

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. 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.
3. **Continued: 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):

1. Open the Public Hearing;
 2. Hear the Staff Report;
 3. Solicit testimony from the Applicant and any other member of the Public regarding the Project;
 4. Discuss amongst Commissioners;
 5. Close the Public Hearing; and
 6. Adopt PC Resolution No. 22-08 approving CUP 2022-003, subject to the attached Conditions of Approval (COA).
4. **The Terraces at Walnut**: A request to amend the adopted “The Terraces at Walnut SP”, Development Agreement (DA) and Tentative Tract Map (TTM) 78210 to allow for an Entry Gate (SPC/AR 2022 – 086) into the Small-Lot and Single-Family District(s), located at the northerly end of the Project site.

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

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;
5. Discuss amongst Commissioners; and
6. Take One (1) of the Following Actions:
 - a) Approve the following PC Resolutions:
 - i. PC Resolution No. 22 – 09 – recommending City Council approval of the Amendment to the DA, in substantial form (Exhibit A).
 - ii. PC Resolution No. 22 – 10 – recommending City Council approval of the Amendment to the “Terraces at Walnut” Specific Plan, the Amendment to TTM 78210, and SPC/AR 2022 – 086, subject to the attached Conditions of Approval (COA) in Exhibit B.
 - b) Deny the Application.

OLD BUSINESS:

5. Tentative Tract Map No. 53924 (Harijanto) Time Extension Request

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

1. Hear the staff report; and
2. Open Public Comment to receive testimony from the Applicant and any other member of the public regarding the project; and
3. Close Public Comment and discuss amongst the Commissioners; and
4. Approve a time extension for TTM No. 53924 extending the project approval to October 5, 2023, subject to the previously approved Conditions of Approval (COA) contained in PC Resolution No. 17 – 06 provided as Attachment 1.

NEW BUSINESS:

- 6. Amendment 1 to Site Plan and Architectural Review (SPC/AR) 2020 – 054:** A request to construct a 223 square-foot, second floor addition to an existing single-family home located at 812 Margaret Lane (APN: 8735-042-026).

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

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 Amendment 1 to SPC/AR 2020 – 054, subject to the attached Conditions of Approval (COA).
- 7. Site Plan and Architectural Review (SPC/AR) 2021 - 019:** A request to allow an over height fence and a vehicular gate installed in the front setback area, and to construct a one (1) story, 740 square-foot addition to an existing single story home located at 20554 Shadow Mountain Road (APN: 8712-007-001).

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

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 Amendment 1 to SPC/AR 2021 – 019, 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, November 2nd, 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).