



WALNUT PLANNING COMMISSION

CITY COUNCIL CHAMBERS
21201 La Puente Road, Walnut, CA 91789
7:00 P.M.

May 17, 2023

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 May 17, 2023 Walnut Planning Commission meeting will be conducted in-person. The option to attend remotely, through teleconference (Zoom), is available to the Public.

Remote Public participation will 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/88140782248?pwd=cGZZWNOdnhEOERtWjVMeDFYR25lQT09>

Password: 699756

2) To join by phone:

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

US: +1 669 900 9128 or +1 669 444 9171 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or
+1 253 205 0468 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1
646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309
205 3325 or +1 312 626 6799

Webinar ID: 881 4078 2248

Password: 699756

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 Community Development Technician during that portion of the Meeting. Lengthy public comment may be summarized in the interest of time.

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. [March 15, 2023](#) (Regular Minutes).

PUBLIC HEARINGS:

2. [General Plan \(GP\) Conformity Determination](#): Proposed Capital Improvement Program (CIP) for Fiscal Years (FY) 2023 – 24 through 2027 - 28.

Recommendation: It is recommended that the Planning Commission:

1. Hear the Staff Report;
 2. Open the Public Hearing to receive testimony from the Applicant and any other member of the Public regarding the Project;
 3. Close the Public Hearing and discuss amongst Commissioners; and,
 4. Adopt PC Resolution No. 22-03: Finding the CIP, for FY(s) 2023 - 24 through 2027 - 28, consistent with the goals of the City of Walnut's GP.
3. [Tentative Parcel Map \(TPM\) 83657 and Site Plan Case/Architectural Review\(s\) \(SPC/ARs\) 2023 – 012 & 2023 – 013 \(Alorro & Cabrera\)](#): A request to subdivide an existing 36,878 square-foot (0.84-acre) parcel into two (2) single-family residential lots (Parcel 1 and Parcel 2) and construct a new single-family residential home on each Lot (APN: 8709 – 015 – 059).

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

1. Hear the Staff Report;
2. Open the Public Hearing to receive testimony from the Applicant and any other member of the Public regarding the Project;
3. Close the Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 23 – 02, approving TPM 83657 and SPC/AR(s) 2023-012 and 2023 – 013, subject to the attached Conditions of Approval (COA).

4. **Conditional Use Permit (CUP) 2023-003**: A request to expand and operate the existing child related business (dance studio) located at 355 S. Lemon Avenue, Unit #J within the M – 1; Light Manufacturing Zoning District.

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. 23-04 approving CUP 2023-003, subject to the attached Conditions of Approval (COA).
5. **Eight (8) – Residential Unit on Valley Boulevard**:

1. ***Tentative Tract Map (TTM) 84043***: A subdivision of 0.314-acre of land/air-space into residential units and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).
2. ***Site Plan and Architectural Review (SPC/AR) 2022-116***: A proposal to construct eight (8), three (3) – story residential dwelling units, and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).
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 residential project consisting of eight (8), three (3) – story dwelling units and other related site improvements on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).

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. Recommend to the Walnut City Council approval of the following:
 - a. PC Resolution No. 23 – 05 – recommending the approval of TTM 84043 and SPC/AR 2022-116, subject to the attached Conditions of Approval (COA) in Exhibit A.

- b. PC Resolution No. 23 – 06 – recommending the approval of (in substantial form, Exhibit B) the DA for the Project on Valley Boulevard within the West Valley Specific Plan (WVSP) Area (APN: 8722-015-009 and 8722-015-032).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DISCUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

None Scheduled.

ADJOURNMENT:

The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, June 7, 2023 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).