



WALNUT PLANNING COMMISSION

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

September 20, 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 September 20, 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://us06web.zoom.us/j/86420986821?pwd=htPf6yqygUcsnvrfd4OFUq6RAm3FBM.1>

Password: 057256

2) To join by phone:

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

US: +1 669 444 9171 US +1 253 205 0468 US +1 719 359 4580 US+1 360 209 5623 US+1 386 347 5053
US+1 507 473 4847 US+1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US+1 305 224 1968 US
+1 309 205 3325 US

Webinar ID: 864 2098 6821

Password: 057256

3) You can email public comments to the Community Development Technician (Brittany Attaway) at battaway@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 Dy

FLAG SALUTE: Commissioner Perez

ROLL CALL: Commissioners: Dy, Sam, Wang, Fernandez, and Perez

ORAL COMMUNICATIONS:

None scheduled.

APPROVAL OF MINUTES:

1. [August 16th, 2023](#) (Regular Minutes).

PUBLIC HEARINGS:

2. [Marcon Subdivision – Request for Continuance](#)

1. **Tentative Tract Map (TTM) 8277** – A subdivision of approximately 2.119 acres of land into five (5), single – family, residential lots at an existing vacant site located on Marcon Drive (APN: 8709 – 016 – 004).
2. **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 deq. In connection with the development of a five (5) lot subdivision (APN:9709 – 016 – 004).

Recommendation:

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 and discuss amongst Commissioners; and
 5. Continue the item(s) to the next regularly scheduled PC meeting.
3. [Conditional Use Permit \(CUP\) 2023 – 005 \(WCTA\)](#) – A request to establish and operate a child – related business (taekwondo studio) at an existing commercial leasehold space located at 318 N. Lemon Avenue (APN: 8721-001-032).

Recommendation:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit testimony from the Applicant and any other members of the public regarding the project;
4. Close the Public Hearing and discuss amongst Commissioners; and
5. Adopt PC Resolution No. 23 – 07, approving CUP 2023 – 005, subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

4. [Site Plan Case and Architectural Review \(SPC/AR\) 2023 – 047 \(Zhou\)](#) – A proposal to demolish all unpermitted work, and construct new over – height fences and walls on the Property located at 489 Castlehill Drive, Walnut, CA 91789, within R1 – 15,000; Single – Family Residential and Rural Overlay Zoning District(s) (APN:8722-013-005)

Recommendation:

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 Comment and discuss amongst Commissioners; and
5. Approve the request to demolish all unpermitted work, and construct new over – height fences and wall(s)/fencing along the front, side, and rear property line(s), and legalize the existing, unpermitted mechanical gate abutting the driveway, subject to the attached Conditions of Approval (COA).

DISCUSSION/TRANSACTION(S):

5. [City of Walnut Town Center Discussion](#)

REPORTS AND COMMENTS:

None Scheduled.

ADJOURNMENT:

The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, October 18th, 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).