

March 15th 2023

THE WALNUT CITY PLANNING COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Perez called the Meeting to order at 7:00 p.m.

FLAG SALUTE: Commissioner: Fernandez

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

ALSO PRESENT: Community Development Director Chris Vasquez; Assistant City Attorney David Mann; Planning and Code Enforcement Manager Joelle Guerra; Assistant Planner Gabriel Katigbak; Community Development Technician Salma Rashad.

ORAL COMMUNICATIONS:

C/Perez opened Oral Communications for Public Comment(s).

C/Perez closed Oral Communications for Public Comment(s).

APPROVAL OF MINUTES:

1. February 15, 2023 (Regular Meeting Minutes).

MOTION ON ITEM 1

PC/Sam motioned to approve the Minutes of the regularly scheduled PC Meeting of February 15, 2023. VC/Dy seconded.

ROLL CALL:

AYES: Perez, Dy, Fernandez, Sam

NOES: None

ABSTAIN: None

ABSENT: None

Motion passed, 4 – 0.

PUBLIC HEARINGS:

2. **Conditional Use Permit (CUP) 2023 – 032:** A request to provide therapy services to children at an existing commercial center located at 18800 Amar Road (Unit A7) (APN: 8735-026-053).

PCEM/Guerra presented the Staff Report.

C/Perez opened the item for Public Comment(s).

Business Owner/Huang introduced themselves and expanded on the proposed business model.

The PC and Applicant further discussed the business operations, required certifications/licenses, and the business' contribution to the community of Walnut.

C/Perez closed the item for Public Comment(s).

MOTION ON ITEM 2

VC/Dy motioned to adopt PC Resolution No. 23 – 01, approving CUP 2023 – 032, subject to the attached Conditions of Approval. PC/Fernandez seconded.

ROLL CALL:

AYES: Perez, Dy, Fernandez, Sam
NOES: None
ABSTAIN: None
ABSENT: None

Motion passed, 4 – 0.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

3. HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) FOR 2022

AP/Katigbak presented the Staff Report.

C/Perez opened the item for Public Comment(s).

VC/Dy and Staff further discussed the new requirements pursuant to recent legislation (i.e., Assembly Bill(s) 787, 2094 and Senate Bill(s) 9 and 290) and its effects on future development(s) in the City.

C/Perez indicated the amount of development applications received and approved. Further mentioning that the City is on pace to comply with the Housing Element projections.

VC/Dy and CDD/Vasquez briefly discussed the concerns and potential strategies revolving around the shortage of usable land and future development in the City.

C/Perez questioned if we have any Native American tribes in our area that we need to collaborate with before moving forward with housing and commercial developments.

CDD/Vasquez explained that the City consults with the Kizh Nation quite frequently on larger scale projects to ensure new development is not on a Site that was previously a corridor, trade route, gravesite, etc.

MOTION ON ITEM 3

C/Perez motioned to receive and file the Annual Progress Report (APR) for the General Plan and Housing Element for calendar year 2022. As well as authorize Staff to submit the Annual Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) as presented.

ROLL CALL:

AYES: Perez, Dy, Fernandez, and Sam
NOES: None
ABSTAIN: None
ABSENT: None

Motion passed, 4 – 0.

REPORTS AND COMMENTS:

CDD/Vasquez reminded the PC of the upcoming event, Taste of Walnut, hosted by the Walnut Valley Education Foundation on Saturday March 25, 2023 at Suzanne Park.

C/Perez inquired about the cost of entry to the Taste of Walnut.

CDD/Vasquez clarified that the ticket covers entry into the event and the sample-sized food and beverages handed out at each vendor booth.

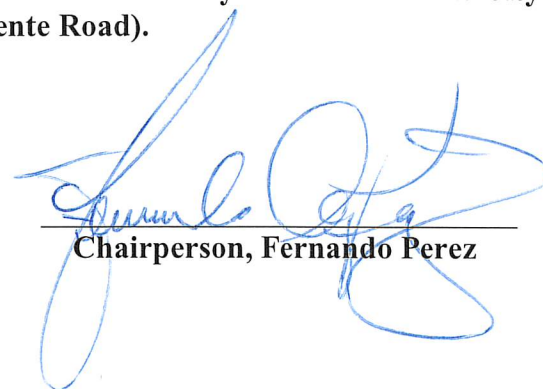
ADJOURNMENT:

This Meeting adjourned at 7:32 p.m. The next Planning Commission Meeting is scheduled on Wednesday, May 17th, 2023, at 7:00 p.m. The Agenda will be posted on the City’s website and at City related public facilities, including Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 17th day of May 2023.



Community Development Director, Chris Vasquez



Chairperson, Fernando Perez