



WALNUT PLANNING COMMISSION

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

December 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 December 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/84719741718?pwd=wwWqkyRZ9LSQuZnFG1aVoitY6CmESA.r2oGRVUJ4RWxVmt1>

Password: 903239

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: 847 1974 1718

Password: 903239

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 Sam

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

ORAL COMMUNICATIONS:

None scheduled.

APPROVAL OF MINUTES:

1. **November 15, 2023** (Regular Minutes).

PUBLIC HEARINGS:

2. **Continuance: Tentative Parcel Map (TPM) 83846** – A request to subdivide two (2) lots totaling 1.92-acres into four (4) residential lots located at 20326 Fuerte Drive within the R1 – 15,000; Single Family Residential and Rural Overlay Zoning Districts (APN: 8709 – 015 – 062 and 8709 – 015 – 063).

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 and discuss amongst Commissioners; and
 5. Adopt PC Resolution No. 23 – 09 approving TPM 83846, subject to the attached Conditions of Approval (COA).
3. **Five (5) Lot Subdivision on Camino De Teodoro**
 1. ***Tentative Tract Map (TTM) 83611:*** A subdivision of approximately 83,984 square – feet (1.92-acres) of land into five (5), single – family residential lots located along Camino De Teodoro (APNs: 8722-019-025, -028, -029, -033).
 2. ***Site Plan Case/Architectural Review (SPC/AR) 2022 – 043:*** A proposal to construct five (5) new, single – family residential units ranging in size from 4,449 square – feet to 4,490 square – feet, respectively.
 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 Section 65864 et seq. in connection with the development of a five (5) lot subdivision (APNs: 8722-019-025, -028, -029, -033).

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;
6. Recommend to the Walnut City Council approval of the following:
 - a. Finding that TTM 83611 and SPC/AR 2022 – 043 are exempt as Class 32 (“In – Fill Development Projects”) pursuant to Section 15332 of CEQA.
 - b. PC Resolution No. 23 – 13 – recommending the approval of SPC/AR 2022 – 043 and TTM 83611, subject to the attached Conditions of Approval (COA) in Exhibit A.
 - c. PC Resolution No. 23 – 14 – recommending the approval of (in substantial form, Exhibit B) the Development Agreement (DA) for the Project on Camino De Teodoro within the R1 – 15,000; One – Family Residential and Rural Overlay Zoning District(s) (APNs: 8722-019-025, -028, -029, -033).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

4. [**Site Plan and Architectural Review \(SPC/AR\) 2023 – 037**](#) – A request to demolish the existing 714 square – foot single story home and construct a new 4,512 square – foot, two-story home with an attached 1,005 square-foot, three (3) car garage located at 536 Camino de Gloria within the R1 – 15,000; Single Residential and Rural Overlay Zoning Districts (APN: 8722-013-026).

Recommendation: It is recommended that the Planning Commission:

1. Hear the Staff Report;
 2. Receive testimony from the Applicant and any other members of the Public regarding the project;
 3. Discuss amongst Commissioners; and
 4. Continue SPC/AR 2023 – 037 with no specific meeting date.
5. [**Site Plan Case/Architectural Review \(SPC/AR\) 2022 – 105**](#) – A request to construct a 4,116 square – foot, two (2) story, single – family residence (SFR) on an existing vacant Lot located along Camino De Gloria (APN: 8722 – 012 – 035).

Recommendation:

1. Hear the Staff Report;
2. Open Public Comment;
3. Receive testimony from the Applicant and any other member of the Public regarding the Project;
4. Approve SPC/AR 2022 – 105, subject to the attached Conditions of Approval (COA).

DISCUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

None Scheduled.

ADJOURNMENT:

The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, January 17, 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).