



# WALNUT PLANNING COMMISSION

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

October 4, 2017  
7:00 P.M.

**CALL TO ORDER:** Chairperson Fernandez

**FLAG SALUTE:** Commissioner Perez

**ROLL CALL:** Commissioners: Dy, Fernandez, Koo, Perez, Wu

## **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, the Chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting.

## **APPROVAL OF MINUTES:**

1. [September 6, 2017](#) (Regular Minutes)

## **PUBLIC HEARING:**

None scheduled.

## **OLD BUSINESS:**

2. [Continuance: Site Plan Case/Architectural Review \(SPC/AR\) 2017-029 \(Yang\)](#) – A request to construct a 3,770 square-foot, two (2) story home with 718 square-feet of garage space on an existing lot located off a private driveway on Gartel Drive (APN: 8709-012-053).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report
2. Open Public Comment to receive testimony from the applicant and any other member of the public regarding the project;
3. Close Public Comment and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-029, subject to the Conditions of Approval (COA).

**NEW BUSINESS:**

3. **Site Plan Case/Architectural Review (SPC/AR) 2017-015 (Ji)** – A request to construct a new two (2) story, 4,043 square-foot single-family home located on Avenida Deleitante (APN: 8722-019-042).

**Recommendation:** It is recommended that the Planning Commission

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 SPC/AR 2017-015, subject to the attached Conditions of Approval (COA).
4. **Site Plan Case/Architectural Review (SPC/AR) 2017-069 (Kim)** – A request to construct a 1,928 square-foot two (2) story addition located at 21222 Stockton Pass Road (APN: 8710-030-003).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report; and
  2. Continue SPC/AR 2017-069 to the next regularly scheduled Planning Commission meeting, to allow Staff and Applicant to further review the proposed project.
5. **Site Plan Case/Architectural Review (SPC/AR) 2017-049 (Sun)** – A request to construct a 2,071 square-foot two (2) story addition and a 430 square-foot two (2) car garage expansion, located at 1408 Shade Tree Place (APN: 8735-072-017).

**Recommendation:** It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Open Public Comment to receive testimony from the applicant and any other member of the public regarding the project;
3. Close Public Comment and discuss amongst Commissioners; and
4. Deny SPC/AR 2017-049, as submitted, advising the Applicant to work with Staff in order to revise the project.

**DISCUSSION/TRANSACTION:**

None scheduled.

**REPORTS AND COMMENTS:**

Director of Community Development  
Assistant City Attorney  
Planning Commissioners

**ADJOURNMENT:**

**The next regular Planning Commission meeting is set for Wednesday, November 1, 2017 at 7:00 p.m. in the City Council Chambers (Walnut City Hall, 21201 La Puente Road, Walnut, CA 91789).**

**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 accommodation is feasible. Please advise us at that time if you will need accommodations 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](http://www.cityofwalnut.org) (staff reports included)