



WALNUT PLANNING COMMISSION

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

March 6, 2019
7:00 P.M.

CALL TO ORDER: Chairperson Perez

FLAG SALUTE: Commissioner Wu

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. [February 6, 2019](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [Development Agreement \(DA\) for the Francesca Specific Plan residential project at 780 and 808 Francesca Drive \(APN: 8735-026-169/170\).](#)

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
 2. Open the Public Hearing to receive testimony from the Applicant and any other member of the public regarding the project; and
 3. Close the Public Comments and discuss amongst Commissioners; and
 4. Adopt PC Resolution No. 19-03, recommending approval (in substantial form) of the DA to the Walnut City Council for the project at 780 and 808 Francesca Drive.
3. [Amendment 1 – Conditional Use Permit \(CUP\) 72-86 \(Chevron Extra Mile\):](#) A request to amend the Conditions of Approval (COA) for CUP 72-86 in order to permit the sale of beer and wine for off-site consumption at 1203 N. Grand Avenue.

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
 2. Open the Public Hearing to receive testimony from the Applicant and any other member of the public regarding the project; and
 3. Close the Public Comments and discuss amongst Commissioners; and
 4. Adopt PC Resolution No. 19-04, approving Amendment 1 to CUP 72-86, subject to the attached Conditions of Approval (COA).
4. **Time Extension:** A request for a time extension for Tentative Parcel Map (TPM) 74098 and Site Plan and Architectural Review (SPC/AR) 2016-006 located at 451 Avenida Esplendor.

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Open the Public Hearing to receive testimony from the Applicant and any other member of the public regarding the project; and
3. Close the Public Comments and discuss amongst Commissioners; and
4. Approve a twelve (12) month time extension for TPM No. 74098 and SPC/AR 2016-006, subject to the previously approved Conditions of Approval (COA) contained in the PC Resolution No. 2017-03 provided as Attachment 1.

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

5. **Site Plan and Architectural Review (SPC/AR) 2017-067 (Saunders):** A request to construct a 1,690 square-foot two-story addition and other improvements to an existing structure located at 20239 E Walnut Canyon Road (APN: 8709-006-040).

Recommendation: That the Planning Commission

1. Hear the Staff Report; and
2. Hear from the Applicant and any other member of the public regarding the project; and
3. Close Public Comments and discuss amongst Commissioners; and
4. Approve SPC/AR 2017-067 subject to the attached Conditions of Approval (COA).

DISCUSSION/TRANSACTION:

None Scheduled.

REPORTS AND COMMENTS:

Assistant City Manager – Development Services
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next Planning Commission meeting (Special Meeting) is scheduled for Wednesday, April 17, 2019 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 (staff reports included)