



WALNUT PLANNING COMMISSION

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

November 7, 2018
7:00 P.M.

CALL TO ORDER: Chairperson Perez

FLAG SALUTE: Chairperson 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. [October 3, 2018](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [A request to modify Conditions of Approval \(COA\) for the Cornerstone Development by Shea Homes, generally located on Valley Boulevard between Suzanne Road and Pierre Road within the Specific Plan No. 3 Zoning District.](#)

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Open the Public Hearing to solicit input on the proposed project;
3. Close the Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 18-16, approving a modification to the COA for the Cornerstone Development.

OLD BUSINESS:

3. [Site Plan Case/Architectural Review \(SPC/AR\) 2016-029 & 2016-030 \(Xu\)](#): Time extension request for two (2) new single-family homes located at 431 and 435 Camino De Gloria (APN's: 8722-021-068 and -061).

Recommendation: 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 Comments and discuss amongst Commissioners; and
4. Approve a one (1) year time extension for SPC/AR 2016-029 & 2016-030, subject to the attached Conditions of Approval (COA).

NEW BUSINESS

4. **Site Plan Case/Architectural Review (SPC/AR) 2018-100 (Chow):** A request to construct a 1,766 square-foot two-story addition, a forty-three (43) square-foot deck, and 179 square-foot porch at an existing residence located at 20128 Diehl Street (APN: 8720-002-010).

Recommendation: 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 2018-100, subject to the attached Conditions of Approval (COA).
5. **Continuance – Site Plan Case/Architectural Review (SPC/AR) 2018-123:** A request to construct an over-height fence for sport court, at the rear of an existing residence at 21063 Fort Bowie Drive (APN: 9710-022-023).

Recommendation: 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. Continue the item to allow the Applicant time to work on the plans.

DISCUSSION/TRANSACTION:

None scheduled.

REPORTS AND COMMENTS:

Assistant City Manager – Development Services
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next Planning Commission meeting is set for Wednesday, December 5, 2018 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)