



WALNUT PLANNING COMMISSION

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

July 17, 2019
7:00 P.M.

CALL TO ORDER: Chairperson Perez

FLAG SALUTE: Commissioner Koo

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.

REORGANIZATION:

1. [Planning Commission Reorganization](#) - It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2020.

Reorganization

- A. Assistant City Attorney assumes gavel.
- B. Assistant City Attorney to accept nominations for Chairperson.
- C. Assistant City Attorney presents gavel to new Chairperson.
- D. Chairperson to accept nominations for Vice-Chairperson.
- E. Chairperson, Vice-Chairperson, and Commissioners assume new seating arrangement on dais.
- F. Planning Commission comments.

APPROVAL OF MINUTES:

2. [June 5, 2019](#) (Regular Minutes)

PUBLIC HEARINGS:

3. **Conditional Use Permit (CUP) 2019-001 (Union 76):** A request to establish and operate a drive-thru car wash service as well as expand the existing service station and retail area at the existing gas and auto service station (Union 76) located at 18702 Amar Road (APN: 8735-026-026).

Recommendation: That the Planning Commission

1. Open the Public Hearing;
 2. Hear the Staff Report;
 3. Solicit input on this item; and
 4. Close the Public Hearing; and
 5. Deny CUP 2019-001 related to the Union 76 gas at 18702 Amar Road.
4. **First Amendment to the adopted 2013-2021 Housing Element of the Walnut General Plan.**

Recommendation: That the Planning Commission

1. Open the Public Hearing;
 2. Hear the Staff Report;
 3. Solicit input on this item;
 4. Close the Public Hearing; and
 5. Adopt PC Resolution No. 19-07 recommending to the Walnut City Council approval of the first Amendment to the 2013-2021 Housing Element of the Walnut General Plan.
5. **The Terraces at Walnut Development (49 Acres):** A proposal to subdivide a 49-acre property for the purpose of developing residential units, a commercial center, pocket parks, and open space (APN: 8709-023-006/007/008).

Recommendation: That the Planning Commission

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit input on this item;
4. Close the Public Hearing; and
5. Recommend to the Walnut City Council (CC):
 - i. Certification of the Final Environmental Impact Report (FEIR), which includes the Draft Environmental Impact Report (DEIR);
 - ii. Approval of:
 - General Plan Amendment (GPA) 2016-02;
 - Zone Change (ZC) 2016-02;
 - “The Terraces at Walnut” Specific Plan (SP), subject to the Conditions of Approval (COA);
 - Tentative Tract Map (TTM) 78210; subject to the COA;
 - Development Agreement (DA) 2019-01; and

- Site Plan Case/Architectural Review (SPC/AR) 2018-097, 2018-109, 2019-060, 2019-061 (Grading).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DISCUSSION/TRANSACTION:

None Scheduled.

REPORTS AND COMMENTS:

Assistant City Manager – Development Services
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next Planning Commission meeting (Regular Meeting) is scheduled for Wednesday, August 7, 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)