



WALNUT PLANNING COMMISSION

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

August 7, 2019
7:00 P.M.

CALL TO ORDER: Chairperson Dy

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. [July 17, 2019](#) (Regular Minutes)

PUBLIC HEARINGS:

2. [Conditional Use Permit \(CUP\) 2019-002 \(Shaolin Cultural & Kung Fu Center\)](#): A request to operate a child related martial arts center at 20427 Valley Boulevard (APN: 8720-024-016).

Recommendation: That the Planning Commission

1. Hear the Staff Report;
2. Open Public Hearing to receive testimony from the applicant and any other member of the public regarding the project;
3. Close the Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 19-12, approving CUP 2019-002, subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

3. **Sign Review (SR) 2019-031 (Mount San Antonio Center):** A proposal to amend the existing Master Sign Program (MSP) for the Mount San Antonio Center located at 1247-1269 Grand Avenue (APN: 8712-033-007).

Recommendation: 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 comments and discuss amongst the Commissioners; and,
 4. Approve SR 2019-031, subject to the attached Conditions of Approval (COA).
4. **Site Plan Case/Architectural Review (SPC/AR) 2018-085:** A proposal to develop six (6) existing residential lots with single-family homes and site improvements (APN: 8709-014-017, -018, -019, -020, -021, -022).

Recommendation: That the Planning Commission

1. Hear the Staff Report;
 2. Open Public Comment and hear from the Applicant and any other member of the public regarding this project;
 3. Close Public Comment and discuss amongst Commissioners; and
 4. Approve SPC/AR 2018-085 subject to the attached Conditions of Approval (COA).
5. **Site Plan Case/Architectural Review (SPC/AR) 2019-013 (Pang):** A request to demolish an existing home and construct a single-family dwelling unit at 20856 Gartel Drive (APN: 8709-013-006).

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 2019-013 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 (Regular Meeting) is scheduled for Wednesday, September 4, 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)