



# WALNUT PLANNING COMMISSION

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

February 1, 2017  
7:00 P.M.

**CALL TO ORDER:** Chairperson Natividad

**FLAG SALUTE:** Vice Chairperson Wu

**ROLL CALL:** Commissioners: Dy, Fernandez, Koo, Natividad, 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. [January 18, 2017](#) (Regular Minutes)

## **PUBLIC HEARING:**

2. [Conditional Use Permit CUP 2016-006 \(Shi\)](#) – A request to establish and operate an education learning facility (Aspiring International College) which will be conducted within an existing 2,141 square-foot leasehold space located at 20633 Amar Road, Suite #1 (APN: 8712-033-017).

**Recommendation:** It is recommended 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 Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 17-02, approving Conditional Use Permit (CUP) 2016-006, subject to the attached Conditions of Approval (COA).

3. **Tentative Parcel Map (TPM) 73650 and Site Plan Case/Architectural Review (SPC/AR) 2015-110 (Joy Venture, LLC)** – A request to subdivide three (3) lots totaling 74,316 square-feet into four (4) single-family lots (Parcel 1, Parcel 2, Parcel 3, and Parcel 4) and to construct four (4) new single-family residential homes on each lot, located at 360 Camino De Teodoro (APN: 8722-021-035, 8722-021-040, 8722-021-041).

**Recommendation:** It is recommended 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 Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 17-01, approving TPM 73650 and SPC/AR 2015-110, subject to the attached Conditions of Approval (COA).

**OLD BUSINESS:**

None scheduled.

**NEW BUSINESS:**

None scheduled.

**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, March 1, 2017 at 7:00 p.m. in the City Council Chambers (Walnut City Hall, 21201 La Puente Road, and Walnut).**

**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)