



WALNUT PLANNING COMMISSION

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

April 5, 2017
7:00 P.M.

CALL TO ORDER: Chairperson Natividad

FLAG SALUTE: Commissioner Fernandez

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. [March 1, 2017](#) (Regular Minutes)

PUBLIC HEARING:

2. [Continuance: Tentative Parcel Map \(TPM\) 74098 and Site Plan Case Architectural Review \(SPC/AR\) 2016-006 \(Jia Siang Development, LLC.\)](#) – A request to subdivide one (1) 31,589 square-foot parcel into two (2) residential lots (Lot 1 and 2) and construct two (2) two-story single family residences with garages located at 451 Avenida Esplendor (APN: 8722-013-002).

Recommendation: It is recommended 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 Public Hearing and discuss amongst Commissioners; and
4. Adopt PC Resolution No. 2017-03, approving TPM 74098 and SPC/AR 2016-006, subject to the attached Conditions of Approval (COA).

3. **Municipal Code Amendment 2016-02** - A request to amend Title VI, Chapter 25, Article I, Section 25-2 (Definitions), Article XXVI, Section 25-259(c), Section 25-261 (Permits), Section 25-262 (Signs Permitted in any Zone) and Section 25-263 (Subdivision signs) of the Walnut Municipal Code (WMC).

Recommendation: It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Hear from any member of the public regarding this item;
3. Close public comments and discuss amongst Commissioners;
4. Read PC Resolution No. 17-04 by title only and waive further reading; and
5. Adopt PC Resolution No. 17-01 recommending that the City Council approve Municipal Code Amendment 2016-02, and accompanying Negative Declaration (ND) 2017-01, and Initial Study (IS) 2017-01 as presented.

OLD BUSINESS:

None scheduled.

NEW BUSINESS:

4. **Site Plan Case and Architectural Review (SPC/AR) 2016-112 (The Church in Walnut)** – A request to construct a new 1,636 square-foot two-story addition, a 28 square-foot side-yard patio cover, and an 887 square-foot attached three (3) car garage to an existing residence located at 19810 Camino De Rosa (APN: 8722-016-019).

Recommendation: It is recommended 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 comment and discuss amongst Commissioners; and
 4. Approve SPC/AR 2016-112, subject to the attached Conditions of Approval (COA).
5. **Site Plan Case and Architectural Review (SPC/AR) 2016-058 (Ping)** – A request to construct a 2,473 square-foot two (2) story addition to an existing 1,957 square-foot one (1) story single-family dwelling located at 20359 Fuerte Drive (APN: 8709-010-016).

Recommendation: It is recommended 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 Commissioners; and
4. Approve SPC/AR 2016-058, subject to the attached Conditions of Approval (COA).

6. **Site Plan Case and Architectural Review (SPC/AR 2017-004) (Ulloa)** – A request to construct a new two (2) story 5,303 square-foot single family home at 701 Arabian Lane (APN: 8709-063-005).

Recommendation: It is recommended 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 Commissioners; and
4. Approve SPC/AR 2017-004, subject to the attached Conditions of Approval (COA).

DISCUSSION/TRANSACTION:

7. **Continuance: Information related to Boarding Houses and Second Units**

Recommendation: It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Open public comments;
3. Close public comments and discuss amongst Commissioners; and
4. Direct Staff as deemed appropriate.

8. **View Ordinance Discussion**

Recommendation: It is recommended that the Planning Commission receive and file the report.

REPORTS AND COMMENTS:

Director of Community Development
Assistant City Attorney
Planning Commissioners

ADJOURNMENT:

The next regular Planning Commission meeting is set for Wednesday, May 3, 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 (staff reports included)