



WALNUT PLANNING COMMISSION

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

May 3, 2017
7:00 P.M.

CALL TO ORDER: Chairperson Natividad

FLAG SALUTE: Commissioner Koo

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. [April 5, 2017](#) (Regular Minutes)

PUBLIC HEARING:

2. [Time Extension](#) – A request for a twelve (12) month time extension in order to complete land use entitlements for Tentative Parcel Map (TPM) 73055.

Recommendation: It is recommended 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 a twelve (12) month Time Extension for TPM 73055 that will expire on May 3, 2018.

3. **Conditional Use Permit (CUP) 2017-002** – A request to establish a child related business (dance studio) within a 1,776 square foot unit (Unit #H) at the Walnut Tech Business Center located at 355 S. Lemon Avenue.

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. 17-05, approving CUP 2017-002, subject to the attached Conditions of Approval (COA).
4. **Tentative Tract Map (TTM) No. 53924 (Harijanto)** – A request to subdivide two (2) existing lots comprising 5.14 acres of land into six (6) residential lots located on undeveloped land west of Silver Valley Road (APN: 8709-020-001 & 8709-019-010).
PART A – PART B

Recommendation: It is recommended that the Planning Commission

1. Hear the Staff Report;
2. Open the 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. 17-06, approving TTM No. 53924, and adopting the Mitigated Negative Declaration (MND), subject to the attached Conditions of Approval (COA).

OLD BUSINESS:

None scheduled.

NEW BUSINESS:

5. **Site Plan Case and Architectural Review (SPC/AR) 2017-029 (Yang)** – A request to construct a two-story, single-family home with a two (2) car garage and a single-story accessory structure on a vacant lot located on a private driveway off of Gartel Drive (between 20540 Gartel Drive and 20546 Gartel Drive) APN: 8709-012-053.

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. Deny the project, as submitted, and direct the applicant to re-design the proposal.

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, June 7, 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)