



WALNUT PLANNING COMMISSION

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

December 6, 2017
7:00 P.M.

CALL TO ORDER: Chairperson Fernandez

FLAG SALUTE: Commissioner Dy

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

PUBLIC HEARINGS:

2. [Conditional Use Permit \(CUP\) 2017-003 \(Atapattu\)](#) – A request to establish and operate a day care for children known as “Creekside Montessori Day Care”, which will be conducted from an existing commercial building at 18790 Amar Road.

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 the Public Hearing and discuss amongst Commissioners; and
 4. Adopt PC Resolution No. 17-09, approving CUP 2017-003, subject to the attached Conditions of Approval (COA).
3. [Conditional Use Permit \(CUP\) 2017-004 \(Migliaccio\)](#) – A request to establish and operate a Jiu Jitsu martial arts studio/child related business (Sampa Brazilian Jiu Jitsu) in an existing leasehold space located at 355 S. Lemon Avenue, Suite L.

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 the Public Hearing and discuss amongst Commissioners; and
 4. Adopt PC Resolution No. 17-10, approving CUP 2017-004, subject to the attached Conditions of Approval (COA).
4. **Conditional Use Permit (CUP) 2017-005 (Taco Bell)** – A request to construct a 2,000 square-foot food establishment with drive-thru and related site improvements on an existing lot located on the northwesterly corner of Valley Boulevard and Suzanne Road within the Specific Plan No. 3 Zoning District (APN: 8720-047-016).

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 the Public Hearing and discuss amongst Commissioners; and
 4. Adopt PC Resolution No. 17-11, approving CUP 2017-005, subject to the attached Conditions of Approval (COA).
5. **Time Extension Request** – A second request for a time extension for Tentative Parcel Map (TPM) 60604 located at 20867 Fuerte Drive.

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 the Public Hearing and discuss amongst Commissioners; and
4. Approve a twelve (12) month time extension for TPM 60604, subject to the previously approved Conditions of Approval (COA) contained in PC Resolution No. 14-20 provided as Attachment 1.

OLD BUSINESS:

6. **CONTINUED Site Plan Case/Architectural Review (SPC/AR) 2016-108 (Xu)** – A request to construct four (4) new single-family residences with attached four (4) car garages and related site improvements located on Gartel Drive (APNs 8709-010-032, 035, 036, 037)

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 2016-108, subject to the attached Conditions of Approval (COA).

NEW BUSINESS:

7. [Site Plan Case/Architectural Review \(SPC/AR\) 2017-034 \(Chen\)](#) – A request to demolish an existing 2,635 square-foot home and construct a new two (2) story, 4,730 square-foot single-family home at 832 N. White Horse Circle (APN: 8709-074-008).

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 2017-034, subject to the attached Conditions of Approval.

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, January 17, 2018 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:

Walnut Planning Commission

December 6, 2017

Page 4 of 4

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)