



Lemon Heights

May 13, 2026

City of Walnut, Community Development Department
21201 La Puente Road
Walnut, CA 91789

RE: Lemon Heights | Project Description

Dear Community Development Department,

Thank you for the opportunity to bring Lemon Heights (“community”), a new residential community to the City of Walnut. C21 Business, LLC is honored to present our proposed 47 residential dwelling units in a picturesque community to the City of Walnut (“City”).

The community is located at the southeast corner of Lemon Avenue and Amar Road. The community site is 4.68 gross acres and consists of one legal lot (APN 8709-068-016). The community site is irregular in shape with flat to sloping topography and is vacant. The community has been designed to create an inviting neighborhood that supports comfort and safety, and provides for-sale housing for future citizens of the City to enjoy and grow.

The community’s fire safety is a major contributing factor to the design of the project including incorporating the latest Wildland-Urban Interface (WUI) standards. The community’s internal circulation includes multiple Fire Department approved turn-around locations, new fire hydrants, and private homeowner association maintained streets and fire lanes with direct access to Lemon Avenue. The community is proposing a u-turn going north bound on Lemon Avenue at the Lemon Avenue and Amar Road intersection. The u-turn will allow the existing neighborhoods and Lemon Heights to access southbound Lemon Avenue.

The community will feature drought-tolerant and native landscaping, and a variety of amenities designed to enhance the beauty and functionality of the community. In addition to private yards for each resident, the community incorporates three amenity areas that include turf/open space, rubber surface play area with kid friendly features, shade structures, dog park, drinking fountains, picnic tables, and seating areas.

The detached and attached condominium homes have been designed to create an inviting community that focuses on the comfort and safe lifestyles of the homeowners. This 47-home community is comprised of four three-story plan types. These homes will feature garages that are EV-capable, solar roofs, and many other energy-efficient features.



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The entitlements proposed for this community are a Specific Plan, General Plan Amendment, Change of Zone, Final Map Amendment for Final Tract Map No. 41048, Tentative Tract Map, and the adoption of CEQA findings (i.e., Mitigated Negative Declaration). This community is proposing 10.04 dwelling units to an acre, which does not conform with the uses allowed in the current land use designation Very Low Density. The community doesn't comply with the development standards under the existing RPD zoning. The community Specific Plan will create new development standards for the community to provide 47 new housing units to the City.

The Community also will help the City catch up on its progress towards meeting its Regional Housing Needs Allocation ("RHNA"). For the 6th Cycle Regional Housing Needs Assessment (2021–2029), the Southern California Association of Governments allocated Walnut a total of 1,293 units, yet the City's own 2025 Annual Progress Report shows that only 312 units have been permitted to date — roughly 24% of its 8-year obligation, more than halfway through the planning period — leaving an unmet need of 981 units. The Lemon Heights development project will help close the gap between the City's planned and permitted housing production, and adds much needed housing supply for City of Walnut.

C21 Business, LLC has a strong reputation for enhancing communities, partnering with local jurisdictions and agencies, and creating lasting value for new and existing residents. We strive to craft thoughtful and environmentally friendly communities that not only benefit the residents but also improve the surrounding areas. On behalf of C21 Business LLC, we are honored to have this opportunity to bring much-needed housing to the City of Walnut.

Sincerely,

Catherine Cao
Owner
C21 Business LLC