



WALNUT PLANNING COMMISSION

CITY COUNCIL CHAMBERS
21201 La Puente Road, Walnut, CA 91789
7:00 P.M.

July 17, 2024

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials, and City staff, the City requests all members of the Public to follow the California Department of Health Services' guidance and the County of Los Angeles Health Officer's Recommendations for the control of COVID-19. Additional information regarding COVID-19 is available on the City's website at www.cityofwalnut.org.

The July 17, 2024 Walnut Planning Commission meeting will be conducted in-person. The option to attend remotely, through teleconference (Zoom), is available to the Public.

Remote Public participation will be available in the following ways:

1) You may participate in the Meeting by joining from a PC, Mac, iPad, iPhone, or Android device:
Please click on this URL to join:

<https://us06web.zoom.us/j/84073238563?pwd=u5gyDzoXBJ9zWKnxAyArImCY87FbK.1>

Password: 925644

2) To join by phone:

Dial (for higher quality, please dial a number based on your current location):

US: +1 669 444 9171 US +1 253 205 0468 US +1 719 359 4580 US+1 360 209 5623 US+1 386 347 5053
US+1 507 473 4847 US+1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US+1 305 224 1968 US
+1 309 205 3325 US

Webinar ID: 840 7323 8563

Password: 925644

3) You can email public comments to the Community Development Office Clerk (Faith Twiford) at ftwiford@cityofwalnut.org before the Meeting, to be read by Staff during that portion of the Meeting. Lengthy public comment may be summarized in the interest of time.

CALL TO ORDER: Chairperson Dy

FLAG SALUTE: Commissioner Perez

ROLL CALL: Commissioners: Dy, Sam, Wang, Fernandez, and Perez

ORAL COMMUNICATIONS:

None scheduled.

REORGANIZATION:

1. [Planning Commission Reorganization 2024 – 2025](#) – It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice – Chairperson to serve through June 2025.

Reorganization

- a. Assistant City Attorney assumes gavel.
- b. Assistant City Attorney to accept nominations for Chairperson.
- c. Assistant City Attorney presents gavel to new Chairperson.
- d. Chairperson to accept nominations for Vice-Chairperson.
- e. Chairperson, Vice-Chairperson, and Commissioners assume new seating arrangement on dais.
- f. Planning Commission comments.

APPROVAL OF MINUTES:

2. [June 19,2024](#) (Regular Minutes).

PUBLIC HEARINGS:

3. [Request for Continuance](#)– General Plan Amendment 2024 – 01 and Zoning Code Amendment 2024 – 01 related to Warehousing and Logistic Center Uses.

Recommendation: It is recommended that the Planning Commission (PC):

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit input on this item;
4. Close the Public Hearing; and,
5. Continue the Item to the next regularly scheduled Planning Commission meeting on August 21, 2024.

4. **Alamo Villages Project Located at 750 Nogales Street**

1. **CEQA Exemption:** The seventy (70) residential units and related site improvements proposed for development at 750 Nogales Street qualify for a CEQA exemption pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.
2. **Alamo Villages Specific Plan (AVSP) and Zone Change 2024 – 02:** A specific plan to implement the General Plan designation and facilitate the development of the subject property and zone change to implement the AVSP for the site.
3. **Development Agreement (DA):** A request for approval of a DA pursuant to Walnut Municipal Code (WMC) Chapter 6.112 (Development Agreement) and California Government Code Sections 65864 et seq. in connection with the development of seventy (70) residential units and related site improvements (APN: 8735 – 026 – 052).
4. **Tentative Tract Map (TTM) 83913:** A subdivision of 3.87-acres into seventy (70) townhomes and related site improvements such as site access and utility infrastructure.
5. **Site Plan Case/Architectural Review (SPC/AR) 2024 – 063:** Design review of the Alamo Villages Project for the proposed seventy (70) residential units and related site improvements.

Recommendation: It is recommended that the Planning Commission (PC):

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other members of the Public regarding the Project;
4. Close the Public Hearing;
5. Discuss amongst Commissioners; and
6. Approve PC Resolution 24 – 04, recommending the City Council 1) determine the project is exempt from CEQA and 2) approve the project, Alamo Villages Specific Plan, Zone Change 2024 – 02, DA, TTM 83913 and SPC/AR 2024 – 063, subject to the Condition(s) of Approval (COA).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DISCUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

None Scheduled.

ADJOURNMENT:

The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, August 21st, 2024, at 7:00 P.M.

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 an accommodation is feasible. Please advise us at that time if you will need accommodations in order 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).