



# WALNUT PLANNING COMMISSION

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

May 20, 2026

## **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](http://www.cityofwalnut.org).

The May 20, 2026 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/82005019280?pwd=89lavAGFuahPHUMqMUxmIqybNb6943.1>

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: 820 0501 9280**

**Password: 268805**

3) You can email public comments to the Community Development Technician (Faith Twiford) at [ftwiford@walnutca.gov](mailto:ftwiford@walnutca.gov); comments received prior to 4:00 PM the day of the meeting will be distributed to the Planning Commission 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 Fernandez

**FLAG SALUTE:** Commissioner Sam

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

**ORAL COMMUNICATIONS:**

None scheduled.

**APPROVAL OF MINUTES:**

1. [April 15, 2026](#) (Regular Minutes).

**PUBLIC HEARINGS:**

2. **General Plan (GP) Conformity Determination:** Proposed Capital Improvement Program (CIP) for Fiscal Years (FY) 2026 – 27 through 2030 – 31.

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

1. Open Public Hearing;
  2. Hear the Staff Report;
  3. Solicit input on this item;
  4. Discuss amongst Commissioners;
  5. Close the Public Hearing; and,
  6. Adopt PC Resolution No. 26 – 05: Finding the CIP budget from FY(s) 2026 – 27 through 2030 – 31, consistent with the goals of the City of Walnut’s GP.
3. **Walnut Business Park Project:** A proposal to subdivide an existing industrial property into four (4) lots and develop four (4) total multi – use, tilt – up buildings totaling 414,778 square – feet within the M1; Light Manufacturing Zoning District (APNS: 8720 – 024 – 058; 8720 – 034 – 001 to – 005; – 016 to – 020; – 024 to – 026; & – 030 to – 035).

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

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit Public input on this item;
4. Discuss amongst the Planning Commissioners;
5. Close the Public Hearing; and,
6. Adopt the following:
  - PC Resolution No. 26 – 03, recommending to the City Council certification of the Final Supplemental Environmental Impact Report (Final SEIR) based on the Findings of Fact (FOF), and incorporating the Mitigation

Monitoring and Reporting Program (MMRP) into the Project's Condition(s) of Approval (COA); and

- PC Resolution No. 26 – 04, recommending to the City Council approval of Tentative Parcel Map (TPM) No. 85260, Conditional Use Permit (CUP) 2025 – 003, and Site Plan/Architectural Review (SPC/AR) 2023 – 008, subject to the COA(s); and
- PC Resolution No. 26 – 05, recommending to the City Council approval of the Development Agreement.

**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, June 17<sup>th</sup>, 2026, 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](http://www.cityofwalnut.org) (Staff Reports included).