



WALNUT PLANNING COMMISSION

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

May 21, 2025

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 May 21, 2025 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/84683816668?pwd=PNTpZ7aO8KGK90dCmF38j45baAsBD1.1>

Password: 725816

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: 846 8381 6668

Password: 725816

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 Sam

FLAG SALUTE: Commissioner Perez

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

ORAL COMMUNICATIONS:

None scheduled.

APPROVAL OF MINUTES:

1. [March 19, 2025 \(Continued\)](#) (Regular Minutes).
2. [April 16, 2025](#) (Regular Minutes).

PUBLIC HEARINGS:

3. [General Plan \(GP\) Conformity Determination:](#) – Proposed Capital Improvement Program (CIP) for Fiscal Years (FY) 2025 – 26 through 2029.

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 the Commissioners;
 5. Close Public Hearing; and,
 6. Adopt PC Resolution No. 25 – 04: Finding the CIP budget for FY(s) 2025 – 26 through 2029 – 30, consistent with the goals of the City of Walnut’s GP.
4. [Zoning Code Amendment \(ZCA\) No. 2025 - 01](#) – A request to amend and replace in its entirety, Title 6 (Planning and Zoning), Chapter 6.08 (Zoning Provisions in General), Section 6.08.210 (Accessory Housing) of the Walnut Municipal Code (WMC) relating to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

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 the Commissioners;
5. Close Public Hearing; and,
6. Adopt PC Resolution No. 25 – 05: recommending that the City Council approve ZCA No. 2025 – 01, as presented.

5. **Residential Project at 20003 Valley Boulevard.**

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

1. Open the Public Hearing;
2. Hear the Staff Report
3. Solicit testimony from the Applicant and any other members of the Public regarding the Project;
4. Discuss amongst the Commissioners;
5. Close the Public Hearing; and
6. Recommend to the Walnut City Council approval of the following:
 - a. PC Resolution No. 25 – 03 – recommending the approval of VTTM 84374 and SPC/AR 2024 – 032, subject to the attached Conditions of Approval (COA) in Exhibit A.
 - b. PC Resolution No. 25 – 04 – recommending the approval of (in substantial form, Exhibit B) the DA for the Project on 20003 Valley Boulevard within the WVSP Area (APN: 8722 – 015 – 054 and 8722 – 015 – 055).

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

6. **Site Plan Case & Architectural Review (SPC/AR) 2024 – 133** – A request to construct a new single – family home with a three (3) – car garage on 918 Medallion Way (Lot 4) (APN: 8709 – 005 – 040)

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

1. Hear the Staff Report;
2. Receive testimony from the Applicant and any other members of the Public regarding the Project;
3. Discuss amongst the Commissioners; and,
4. Approve SPC/AR 2024 – 133, subject to Conditions of Approval (COA).

DISCUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

None Scheduled.

ADJOURNMENT:

The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, June 18th, 2025, 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).