

December 17<sup>th</sup>, 2025

THE WALNUT CITY PLANNING  
COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Vice – Chairperson Perez called the Meeting to order at 7:03 p.m.

**FLAG SALUTE:** Commissioner: Sam

**ROLL CALL:** Commissioners: Perez, Sam, and Wang (Chairperson Fernandez and Commissioner Dy were absent).

**ALSO PRESENT:** Director of Community Development Chris Vasquez; Deputy Director of Community Development Joelle Guerra; Assistant City Attorney David Mann; City Engineer David Gilbertson; Associate Planner Gabriel Katigbak; Senior Planner Chun-Chien Yang; Community Development Office Clerk Faith Twiford; Community Development Technician Kyle Panarelli.

**ORAL COMMUNICATIONS:**

**VC/Perez opened Oral Communications for Public Comment(s).**

None Scheduled.

**VC/Perez closed Oral Communications for Public Comment(s).**

**APPROVAL OF MINUTES:**

1. **November 19<sup>th</sup>, 2025** (Regular Meeting Minutes).

**MOTION ON ITEM 1**

**VC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of November 19<sup>th</sup>, 2025. PC/Sam seconded.**

**ROLL CALL:**

**AYES:** Perez, Sam, and Wang

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Fernandez, Dy

**Motion passed, 3 – 0.**

**NEW BUSINESS:**

2. **Site Plan Case & Architectural Review (SPC/AR) 2024 – 108** – A proposal to construct a 709 square-foot addition, attached to the existing, single – family residence (SFR) located at 414 Camino De Teodoro, Walnut, CA 91789 (APN: 8722-021-007).

CDT/Panarelli presented the Staff Report.

**VC/Perez opened Oral Communications for Public Comment(s).**

The PC and staff discussed details regarding the proposed project.

**VC/Perez closed Oral Communications for Public Comment(s).**

**MOTION ON ITEM 2**

**VC/Perez motioned to approve SPC/AR 2024 – 108, subject to attached Condition(s) of Approval (COA). PC/Sam seconded.**

**ROLL CALL:**

**AYES: Perez, Sam, and Wang**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Fernandez, Dy**

**Motion passed, 3 – 0.**

3. **Request for Continuance - Site Plan Case & Architectural Review (SPC/AR) 2025 – 125 (Mayhall)** – A request to authorize grading work involving the movement of approximately 408 cubic yards of soil and the construction of retaining walls to form a new building pad at 701 Cross Creek Circle, Walnut, CA 91789 (APN: 8735-044-008).

CDT/Panarelli presented the Staff Report.

**VC/Perez opened Oral Communications for Public Comment(s).**

PC and Staff discussed details regarding the grading of the project.

**VC/Perez closed Oral Communications for Public Comment(s).**

**MOTION ON ITEM 3**

**VC/Perez motioned to continue SPC/AR 2025 – 125 off calendar. PC/Sam seconded.**

**ROLL CALL:**

**AYES: Perez, Sam, and Wang**  
**NOES: None**  
**ABSTAIN: None**  
**ABSENT: Fernandez, Dy**

**Motion passed, 3 – 0.**

**OLD BUSINESS:**

None Scheduled.

**PUBLIC HEARINGS:**

None Scheduled.

**DICUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

PC and Staff discussed details regarding The Brookside Project to go to City Council on January 28<sup>th</sup>.

**ADJOURNMENT:**

This Meeting adjourned at 7:19 p.m. The next Planning Commission Meeting is scheduled on Wednesday, January 21<sup>st</sup>, 2026, at 7:00 p.m. The Agenda will be posted on the City's website and at City-related public facilities, including Walnut City Hall (21201 La Puente Road).

Passed and Approved on this 21<sup>st</sup> of January 2026.



Chairperson, Mark T. Fernandez



Community Development Director, Chris Vasquez