

January 21<sup>st</sup>, 2026

THE WALNUT CITY PLANNING  
COMMISSION

A regular meeting of the Walnut City Planning Commission (PC) was held on the above-referenced date. Chairperson Sam called the Meeting to order at 7:01 p.m.

**FLAG SALUTE:** Commissioner: Dy

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

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

**ORAL COMMUNICATIONS:**

**C/Fernandez opened Oral Communications for Public Comment(s).**

None Scheduled.

**C/Fernandez closed Oral Communications for Public Comment(s).**

**APPROVAL OF MINUTES:**

1. **December 17<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 December 17<sup>th</sup>, 2025. PC/Sam seconded.**

**ROLL CALL:**

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion passed, 5 – 0.**

**NEW BUSINESS:**

2. **Site Plan Case & Architectural Review (SPC/AR) 2026 – 001** – A request to permit a grading project consisting of moving approximately 49 cubic yards of dirt and the construction of a retaining wall to create a new building pad, on the subject property located at 748 Bonnie Claire, Walnut, CA 91789 (APN: 8735-051-016).

CDT/Panarelli presented the Staff Report.

**C/Fernandez opened Oral Communications for Public Comment(s).**

The Applicant provided background information on the Project and explained the purpose and motivation behind pursuing it.

The PC and Staff discussed details regarding the proposed project.

Resident, Regina Lind expressed concerns regarding the stability of the hill and risk of landslides.

C/Fernandez clarified the inspection and building process of grading projects within the City.

**C/Fernandez closed Oral Communications for Public Comment(s).**

**MOTION ON ITEM 2**

**PC/Dy motioned to approve SPC/AR 2026 – 001, subject to attached Condition(s) of Approval (COA).  
PC/Perez seconded.**

**ROLL CALL:**

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

**Motion passed, 5 – 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, scheduled to go before the City Council on January 28<sup>th</sup>.

PC and Staff discussed new updates to the Brown Act.

CDD/Vasquez announced upcoming Lunar New Year Celebration taking place on February 28<sup>th</sup> from 1:00 pm to 4:00 pm.

PC and Staff discussed details regarding the Terraces.

**ADJOURNMENT:**

**This Meeting adjourned at 7:39 p.m. The next Planning Commission Meeting is scheduled on Wednesday, February 18<sup>th</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 18<sup>th</sup> of February 2026.**



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**Community Development Director, Chris Vasquez**



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**Chairperson, Mark T. Fernandez**