

July 16th, 2025,

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 7:00 p.m.

FLAG SALUTE: Commissioner: Perez

ROLL CALL: Commissioners: Dy, Sam, Perez, Fernandez, 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 Office Clerk Faith Twiford; Community Development Technician Kyle Panarelli.

ORAL COMMUNICATIONS:

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

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

REORGANIZATION:

1. **Planning Commission Reorganization** – It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2026.

ACA/McLendon opened the nomination for Chairperson of the Planning Commission.

C/Sam nominated VC/Fernandez for Chairperson. Consensus from Commissioners was given for the nomination for VC/Fernandez. ACA/Mann moved to close nominations. Without objection, motion passed 5-0.

C/Fernandez opened nominations for Vice-Chairperson. PC/Wang nominated PC/Perez for Vice-Chairperson. Consensus from Commissioners was given for the nomination for PC/Perez. C/Fernandez moved to close nominations. Without objection, motion passed 5-0.

APPROVAL OF MINUTES:

2. **March 19th, 2025** (Regular Meeting Minutes).

MOTION ON ITEM 2

PC/Perez motioned to approve the Minutes of the regularly scheduled PC Meeting of March 19th, 2025. PC/Dy seconded.

ROLL CALL:

AYES: Perez, Dy, and Wang

NOES: None
ABSTAIN: Sam, Fernandez
ABSENT: None

Motion passed, 3 – 0.

3. June 18th, 2025 (Regular Meeting Minutes).

MOTION ON ITEM 2

**PC/Sam motioned to approve the Minutes of the regularly scheduled PC Meeting of June 18th, 2025.
PC/Wang seconded.**

ROLL CALL:

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

Motion passed, 4 – 0.

PUBLIC HEARINGS:

None Scheduled

OLD BUSINESS:

None Scheduled.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

The Commission and Staff discussed the upcoming Concerts and Movies in the park.

The Commission and Staff discussed details of the proposed mixed-use project at Grand Avenue and La Puente Road.

The Commission and Staff discussed the upcoming road improvements at the intersection of Grand Avenue and La Puente Road.

The Commission and Staff discussed the 45 – day Comment/Review period regarding the Brookside Draft EIR .

The Commission and Staff discussed Starbucks being the next user to occupy the commercial space at the Terraces.

ADJOURNMENT:

This Meeting adjourned at 7:26 p.m. The next Planning Commission Meeting is scheduled on Wednesday, August 20th, 2025, 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 17th of September 2025.

A handwritten signature in blue ink, appearing to read 'Chris Vasquez', written over a horizontal line.

Community Development Director, Chris Vasquez

A handwritten signature in blue ink, appearing to read 'Mark T. Fernandez', written over a horizontal line.

Chairperson, Mark T. Fernandez