

April 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 7:03 p.m.

FLAG SALUTE: Commissioner: Sam

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

ALSO PRESENT: Community Development Director Chris Vasquez; Planning and Code Enforcement Manager Joelle Guerra; Assistant City Attorney David Mann; City Engineer David Gilbertson; Senior Planner Chun-Chien Yang; Associate Planner Gabriel Katigbak; Community Development Office Clerk Faith Twiford.

ORAL COMMUNICATIONS:

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

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

APPROVAL OF MINUTES:

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

MOTION ON ITEM 1

PC/Perez motioned to continue the Minutes of the regularly scheduled PC Meeting of March 19th, 2025, to the following Planning Commission Meeting scheduled for. PC/Dy seconded.

ROLL CALL:

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

Motion passed, 3 – 0.

PUBLIC HEARINGS:

None Scheduled.

OLD BUSINESS:

2. **Site Plan Case & Agricultural Review (SPC/AR) 2023 – 130** – A request to install ground mounted solar panel array on the slope of an existing property located at 685 Pinecrest Lane withing R.P.D. – 14,800; Residential Planned Development Zoning District (APN: 8735 – 027 – 024).

SP/Yang presented the Staff Report.

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

Resident, Ana Monteano stated her support for the project.

The Applicant clarified reasoning and background for ground mounted solar.

The PC and Staff discussed the history of the previous design as well as details of current design.

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

MOTION ON ITEM 2

PC/Perez motioned to approve SPC/AR 2023 – 130, subject to attached COA. PC/Sam seconded.

ROLL CALL:

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

Motion passed, 4 – 0.

NEW BUSINESS:

None Scheduled.

DICUSSION/TRANSACTION(S):

None Scheduled.

REPORTS AND COMMENTS:

CDD/Vasquez announced submission requirement for Planning Commission applications.

The PC and Staff discussed details regarding updates to the fire hazard severity maps.

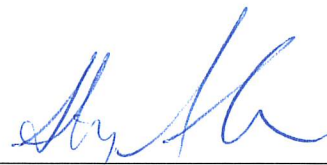
ADJOURNMENT:

This Meeting adjourned at 7:34 p.m. The next Planning Commission Meeting is scheduled on Wednesday, May 21st, 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 21st of May 2025.

A handwritten signature in blue ink, appearing to read "Chris Vasquez", with a long, sweeping horizontal stroke extending to the right.

Community Development Director, Chris Vasquez

A handwritten signature in blue ink, appearing to read "Stephen Sam", with a stylized, cursive script.

Chairperson, Stephen Sam