



A G E N D A
REGULAR MEETING OF THE
WALNUT CITY COUNCIL AND
WALNUT HOUSING AUTHORITY
CITY COUNCIL CHAMBERS
21201 La Puente Road, Walnut, CA 91789

FEBRUARY 25, 2026
7:00 P.M.

CITY COUNCIL

Ritchie Cajulis, Mayor
Dr. Allen Wu, Mayor Pro Tem
Linda Freedman, Council Member
Kaylee May Law, Council Member
Nancy Tragarz, Council Member

Tom Weiner, City Manager
Barbara Leibold, City Attorney

The City of Walnut appreciates your attendance and participation. The comments, input and interests of our residents and other members of the public provide the City Council and Housing Authority with valuable information regarding community issues.

City Council Meetings are held on the 2nd and 4th Wednesday of every month. Housing Authority Meetings are held on the 4th Wednesday of every month. City Council and Housing Authority Meetings are conducted in-person in the City Council Chambers.

Remote participation will also 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/86719145565?pwd=mzmPxu7A0CCfnK031wz5YI9hr8fbwF.1>

Password: **369418**

- 2) To join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 444-9171 or +1 669 900 7799 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: **867 1914 5565**

Password: **369418**

International numbers available: <https://us06web.zoom.us/j/86719145565?pwd=mzmPxu7A0CCfnK031wz5YI9hr8fbwF.1>

- 3) You can email public comments to the City Clerk at tdedios@walnutca.gov comments received prior to 3:00 PM the day of the meeting will be distributed to the city council and may be summarized by the City Clerk during the public comment portion of the meeting. In compliance with Government Code section 54957.5, any writings distributed within 72 hours of the meeting will be made available for public inspection at the time they are distributed to the City Council.

NOTIFICATIONS:

AMERICANS WITH DISABILITIES: It is the intention of the City of Walnut to comply with the Americans with 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 City Clerk's Office at (909) 348-0710 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

AGENDA POSTING: The agenda for this meeting was posted in the following listed sites before the close of business at 6:00 p.m. on the Thursday preceding 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.walnutca.gov/agendas (staff reports included)

The Agenda and all related reports are also available for inspection at City Hall at 21201 La Puente Road on the Monday prior to each meeting.

CITY COUNCIL MEETINGS ON WCTV: This meeting is being recorded for rebroadcast on Charter Channel 3. By remaining in the City Council Chambers, you are giving your permission to be videotaped.

WCTV CHANNEL 3 REBROADCAST: Recorded City Council meetings air at 7:00 a.m., 2:00 p.m., 7:00 p.m., and 10:00 p.m. for a week following each City Council meeting on Channel 3 (Charter Subscribers).

PLEASE SWITCH YOUR CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES INTO THE SILENT OR OFF POSITION WHILE THE MEETING IS IN SESSION. THANK YOU IN ADVANCE FOR YOUR COOPERATION.

WALNUT CITY COUNCIL MEETING

CALL TO ORDER: Mayor Cajulis

PLEDGE OF ALLEGIANCE: C/Law

ROLL CALL: M/Cajulis, MPT/Wu, C/Freedman, C/Law, C/Tragarz

INVOCATION – NON-DENOMINATIONAL:

In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.

PRESENTATIONS:

- Recognition of Deputy Sanford of the Walnut/Diamond Bar Sheriff's Station
- Small Business Spotlight – KBOP Korean Kitchen

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

Under Government Code Section 54954.3, any person wishing to address any item or issue not on the agenda or any item on the Consent Calendar may do so under Oral Communications. There will also be an opportunity to speak on Discussion or Public Hearing items when the items are scheduled for consideration.

The Council may listen but may not act on items that are not already on the agenda.

Speakers are asked to limit their comments to three minutes and to present them in a constructive manner. The Council, City staff, and other citizens present have the right to be treated with respect, courtesy and openness. In return, the members of the Council and Staff commit to conduct themselves at all times with civility and courtesy.

MINUTES:

1. [Approval of the February 11, 2026 Special Meeting](#)
2. [Approval of the February 11, 2026 City Council Meeting](#)

PUBLIC HEARINGS/ ORDINANCES:

3. [Ordinance No. 26-02 – Regulation of Building and Landscape Material Stockpiling and Storage on properties](#)

Recommendation: That the City Council introduce by title only and waive further reading of Ordinance No. 26-02, “An Ordinance of the City Council of the City of Walnut, amending the Walnut Municipal Code (WMC), Title 3 (Public Health, Safety and Welfare), Chapter 3.36 (Nuisances), Section(s) 3.36.030 (Definitions) and 3.36.060 (Public Nuisance) to prohibit stockpiling and storage of building and landscape materials within yard and designated setback area(s); finding the action to be exempt from the California Environmental Quality Act (CEQA)” and agendize the ordinance for adoption at the regularly scheduled City Council meeting of March 11, 2026.

4. [Vesting Tentative Tract Map \(TTM\) 84374 Site Plan and Architectural Review \(SPC/AR\) 2024-032, Development Agreement \(DA\) – A proposal to subdivide 2.03-acres of land/air-space into forty-two \(42\) residential units, each with a two \(2\) car garage, and other related site improvement\(s\) on 20003 Valley Boulevard within the West Valley Specific Plan \(WVSP\) Area \(APN: 8722-015-054 and 8722-015-055\)](#)

Recommendation: That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other member(s) of the Public regarding the Project;
4. Discuss amongst Council Members;
5. Close the Public Hearing; and
6. Approve the following:
 - a. **Resolution No. 26-11:** Approve VTTM 84374 and SPC/AR 2024-032, subject to the attached Condition(s) of Approval (COA) in Exhibit A
 - b. Introduce by title only and waive further reading of **Ordinance No. 26-03:** “An Ordinance of the City Council of the City of Walnut, Approving a Development Agreement (DA) for a Residential Project Located on 20003 Valley Boulevard (APN(s): 8722-015-054 and 8722-015-055).” Approving the DA in substantial form (attached as Exhibit B) for the Project on Valley Boulevard (APN: 722-015-054 and 8722-015-055.

COUNCIL CONSENT CALENDAR:

The Consent Calendar items listed below are considered and acted upon under one motion unless an individual item or items are removed by a Councilmember for further consideration or explanation.

There will be no dialogue/debate unless a Council Member requests otherwise on the following matters:

5. [Resolution No. 26-12 - A Resolution of the City Council of the City of Walnut Allowing Certain Claims and Demands in the Amount of \\$882,207.95, Demand No. 201205 Through No. 201257, Both Inclusive Fiscal Year 2025-26](#)

Recommendation: That the City Council adopt Resolution No. 26-12.

6. [Resolution No. 26-13 – Authorize Out-of-State and Request for an Appropriation for Mayor Cajulis](#)

Recommendation: That the City Council:

1. Approve the Out-of-State travel request for Mayor Cajulis to attend the annual RECon 2026 event, hosted by the International Council of Shopping Centers (ICSC), in Las Vegas, Nevada.
2. Adopt Resolution No. 26-13, amending the Adopted Fiscal Year (FY) 2025-26 Annual Budget and approving the Budget Appropriation of \$3,300 from the General Fund Reserves to Account 01-4000-6107 (Conference & Meetings – Cajulis).

7. [Agreement for Vendor Services with Pyro Spectaculars, Inc. for \\$46,500 for the 2026 Fourth of July Fireworks Show](#)

Recommendation: That the City Council:

1. Approve the Agreement for Vendor Services with Pyro Spectaculars, Inc. in the amount of \$46,500 for the 2026 City Fireworks Show;
2. Authorize the City Manager to sign the contract on behalf of the City in substantially the form attached and in such final form as approved by the City Attorney; and
3. Authorize staff to issue a Purchase Order to Pyro Spectaculars, Inc. in the amount of \$46,500.

8. [Approval of Purchase of Replacement Rope Components for Creekside Park Explorer Dome - Kompan California, Inc.](#)

Recommendation: That the City Council:

1. Approve the purchase of replacement rope components and associated hardware for the Explorer Dome at Creekside Park from Kompan California, Inc. in the amount of \$32,440.74; and
2. Authorize staff to issue a Purchase Order to Kompan California, Inc. in the amount of \$32,440.74.

9. **Notice of Decision – February 18, 2026 Planning Commission Meeting**

Recommendation: That the City Council:

1. Receive and File the “Notice of Decision” by the Planning Commission at its February 18, 2026 Meeting, for the following Item(s)/Project(s):
 - a. **Zoning Code Amendment (ZCA) No. 2026-01**

COUNCIL DISCUSSION/TRANSACTION ITEMS: None scheduled.

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

- A. **Councilmembers’ report on meetings attended at the expense of the local agency**
- B. **Individual Members’ comments and updates**

COUNCIL LATE BUSINESS: No action shall be taken on any item not appearing on the posted agenda except upon a determination by four-fifths of the Council Members that an emergency exists.

COUNCIL ADJOURNS TO WALNUT HOUSING AUTHORITY



CALL TO ORDER: Authority Chair Cajulis

ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:

Under Government Code Section 54954.3, any person wishing to address any item or issue not on the agenda or any item on the Consent Calendar may do so under Oral Communications. There will also be an opportunity to speak on Discussion or Public Hearing items when the items are scheduled for consideration.

The Authority may listen but may not act on items that are not already on the agenda.

Speakers are asked to limit their comments to three minutes and to present them in a constructive manner. The Authority, City staff, and other citizens present have the right to be treated with respect, courtesy and openness. In return, the members of the Authority and Staff commit to conduct themselves at all times with civility and courtesy.

AUTHORITY PUBLIC HEARINGS: None scheduled.

AUTHORITY CONSENT CALENDAR: The Consent Calendar items listed below are considered and acted upon under one motion unless an individual item or items are removed by an Authority Member for further consideration or explanation.

There will be no dialogue/debate unless an Authority Member requests otherwise on the following matters:

10. [**Resolution No. 26-02 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \\$46,329.02 Demand No. 100514 through No. 100515, Both Inclusive, Fiscal Year 2025-26**](#)

Recommendation: That the Authority adopt Resolution No. 26-02 WHA.

AUTHORITY DISCUSSION/TRANSACTION ITEMS: None scheduled.

AUTHORITY LATE BUSINESS: No action shall be taken on any item not appearing on the posted agenda except upon a determination by four-fifths of the Authority Members that an emergency exists.

AUTHORITY ADJOURNS TO CITY COUNCIL MEETING

CLOSED SESSION: None scheduled.

ADJOURNMENT: The next regular meeting of the City Council is scheduled on Wednesday, March 11, 2026, at 7:00 p.m., in the Council Chambers, 21201 La Puente Road, Walnut, California.