

WALNUT CITY COUNCIL MEETING

CALL TO ORDER: Mayor Cajulis called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE: C/Law led the flag salute.

ROLL CALL:

PRESENT: COUNCILMEMBERS: M/Cajulis, MPT/Wu, C/Law, C/Tragarz

ABSENT: COUNCILMEMBERS: C/Freedman

Also present: City Manager Weiner; City Attorney Leibold; Community Development Director Vasquez, Public Works Director Barcelo; Administrative Services Director Carlson; Finance Director Merkel; Deputy Director of Community Development Guerra; Senior Management Analyst Garcia; Administrative Services Officer Ramos; Assistant City Clerk Markel; City Clerk De Dios; and Admin Services Specialist Cortez.

INVOCATION– NON-DENOMINATIONAL: Brother Eric Ching of City Blessing Church, Walnut provided the invocation.

PRESENTATIONS:

- **Small Business Spotlight – KBOP Korean Kitchen**

Staff presented a brief video for the Small Business Spotlight on KBOP Korean Kitchen. Council presented the business with a certificate of recognition for the grand opening of their Walnut location.

ORAL COMMUNICATIONS FOR THE CITY COUNCIL:

LV Frazier, Walnut Library Manager, provided an update on upcoming events and activities and encouraged residents to visit the LA County Library website for more information.

William Harrison stated his disappointment that the Taste of Walnut would not be moving forward and stated that he attended an event at Creekside Park and looks forward to the Lunar New Year event.

There being no other person wishing to speak, the Council closed oral communications.

MINUTES:

1. **Approval of the February 11, 2026 Special Meeting**
2. **Approval of the February 11, 2026 City Council Meeting**

MOTION ON ITEMS 1 & 2

C/Law made a motion to approve items 1 and 2; seconded by C/Tragarz. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Cajulis, Wu, Law, Tragarz
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Freedman

PUBLIC HEARINGS/ ORDINANCE:

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.

DDCD/Guerra provided a staff report. She stated the ordinance relates to the stockpiling of materials in yards and designated setback areas on private properties within the City; the proposed ordinance would regulate the storing of certain materials such as building and landscaping for longer than 72 hours on the property.

M/Cajulis opened the public hearing at 7:16 p.m.

William Harrison stated his support for the ordinance and inquired if staff would be reactive or proactive.

Lori Francis stated her support for the ordinance and inquired about the turnaround timeline from when the problem is reported.

FEBRUARY 25, 2026 – CC-WHA

DCD/Vasquez responded that when a violation complaint is received, an inspection will take place and staff will follow up with the property owner and they are given 10 days or less to correct issues. He also mentioned that the City is reactive. If staff receives a complaint they will go to the site; if staff is conducting inspections and see this kind of problem, they will be proactive but they will not be driving throughout the City to find these types of violations.

C/Tragarz expressed concerns about the 72 hour limit relating to storing mulch or gardening supplies and inquired if there have been many complaints on this issue.

DCD/Vasquez stated that the issue has come up recently and staff was able to resolve it.

MPT/Wu stated he brought the item forward and stated that piling materials, including mulch and landscaping materials, on vacant lots may create issues.

C/Tragarz commented that the ordinance was not specific to vacant lots, it addresses residential backyards and that residents would not be able to maintain garden supplies on the side of their homes or backyards.

In response to MPT/Wu's inquiry, DCD/Vasquez explained that in a recent case the owner was bringing relatively large portions of mulch onto the property, and the owner was mulching trees, which is not prohibited but this ordinance would prohibit stockpiling mulch or compost in the front or back yard.

In response to an inquiry from M/Cajulis regarding exceptions to the 72 hours requirement, DCD/Vasquez stated there would be exceptions to the ordinance if the owner has a permit for an active job worksite; staff would work with the property owner.

There was discussion amongst the City Council and staff, relating to the concerns about the vague descriptions mentioned in the ordinance.

CA/Leibold stated the ordinance would be brought back with more clarification on the volumes and descriptive exceptions.

MOTION ON ITEM 3

C/Wu made a motion to continue the public hearing to the next City Council Meeting of March 11, 2026, and request Staff to bring back the revised ordinance; seconded by C/Law. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Cajulis, Wu, Law, Tragarz
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Freedman

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.

M/Cajulis opened the public hearing at 7:38 p.m.

DDCD/Guerra provided a staff report.

Lori Francis expressed her opposition to the project as presented.

In response to an inquiry of where the telephone poles will be, DCD/Vasquez confirmed that the telephone poles will be underground.

Juan Espinoza stated his opposition to the item and shared his safety concerns.

In response to inquiries from C/Tragarz regarding the homes on Valley Boulevard, DCD/Vasquez explained the homes face the street and the access is on the backside for homes on Valley Boulevard and Castlehill Drive. He further stated there are two ways to access the neighborhood on Valley and on Castlehill. He explained that the private portion of Castlehill runs along after it bends into Avenda Esplendor; there was no EIR as it was exempt from CEQA and it was reviewed by the Fire Department; furthermore, there were no issues with the layout of the project.

Andrew Rodriguez stated his support for the project.

FEBRUARY 25, 2026 – CC-WHA

Scott Newman stated his opposition and safety concerns to the project.

Regina Maxia stated her opposition and concerns regarding the project.

CA/Leibold explained that parliamentary rules state that each person who is present or participates by Zoom is allowed to speak for 3 minutes; this has been part of the agenda and part of the parliament procedures since day one. She reminded everyone that the public speakers were limited to three minutes.

Aaron Eskridge stated his opposition to the project.

Dina Hill stated her concerns regarding the project.

William Harrison commented on the time limit and suggested the Council meet with residents.

In response to an inquiry from C/Tragarz, DCD/Vasquez confirmed that the properties would not be apartments but townhouses for sale.

CM/Weiner clarified if there were any changes the proposal would need to be brought back to Council for approval.

DCD/Vasquez stated that the maximum density based on the currently zoning of the area is 24 units per acre, which would mean the maximum for this project would be 48 units. He further stated that there is no request to increase the density beyond what is currently allowed.

In response to an inquiry from C/Law, DCD/Vasquez stated that this would not be affordable housing, it would be market rate sale housing.

CM/Weiner clarified that the area had previously been considered for affordable housing but was dismissed at Council direction many years ago. He further stated that legislature from the State prevents cities from having much control. C/Tragarz further commented on State legislation.

In response to an inquiry by MPT/Wu, City Engineer Gilbertson stated that the traffic impact analysis concluded that a traffic signal at that location was not warranted.

Discussion ensued regarding parking enforcement, collisions, and storm drains.

In response to an inquiry from M/Cajulis, DDCD/Guerra stated that the development agreement is currently proposing \$7/square foot of the project.

FEBRUARY 25, 2026 – CC-WHA

CM/Weiner clarified that development agreement fees can be used for economic development and public safety.

Discussion continued regarding parking, transients, sidewalks, speed control, and signage.

C/Tragarz commented that the Traffic Safety Committee has a procedure for residents that want to request speed bumps in their neighborhood.

CM/Weiner stated that the request would be taken to the Traffic Safety Committee.

Feng Xiao, Architect from the FXA firm, commented on the project and the greenery of the project.

Discussion continued regarding traffic safety measures in the neighborhood.

CA/Leibold spoke on the covenants, conditions, and restrictions (CCRs) to be established and include provisions to restrict parking and storage in the garage of this new development, this would be made as one of the conditions of approval number 14.

M/Cajulis inquired what the HOA responsibilities are relating to the parking issues.

Architect Xiao explained that normally CCRs would require HOA to follow all the rules; these are done once the final map is completed.

Dina Hill expressed her concerns about the parking situation on Castlehill.

M/Cajulis closed the public hearing at 8:51 p.m.

MOTION ON ITEM 4-6a

C/Tragarz made a motion to approve Resolution No. 26-11: Approve VTTM 84374 and SPC/AR 2024-032, subject to the attached Condition(s) of Approval (COA) in Exhibit A with the modification read by the City Attorney to Condition number 14 regarding on-site parking; seconded by C/Law. Motion carried by the following vote:

AYES: COUNCILMEMBERS: Cajulis, Wu, Law, Tragarz
NOES: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Freedman

MOTION ON ITEM 4-6b

C/Tragarz made a motion to 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; seconded by C/Wu. Motion carried by the following vote:

AYES: COUNCILMEMBERS: *Cajulis, Wu, Law, Tragarz*
NOES: COUNCILMEMBERS: *None*
ABSTAIN: COUNCILMEMBERS: *None*
ABSENT: COUNCILMEMBERS: *Freedman*

The City Attorney announced this project was approved and the Ordinance will be brought back for adoption at the next meeting.

COUNCIL CONSENT CALENDAR:

- 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.

- 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**

MOTION ON ITEMS 5, 7, 8 and 9

C/Wu made a motion to approve items 5, 7, 8, and 9; seconded by C/Law. Motion carried by the following vote:

AYES: COUNCILMEMBERS: *Cajulis, Wu, Law, Tragarz*
NOES: COUNCILMEMBERS: *None*
ABSTAIN: COUNCILMEMBERS: *None*
ABSENT: COUNCILMEMBERS: *Freedman*

ITEMS PULLED FOR DISCUSSION

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).

Senior Management Analyst Ramos provided a staff report on the item.

C/Tragarz commented on the approved budgets for Council conferences.

MOTION ON ITEM 6

C/Wu made a motion to approve item 6; seconded by M/Cajulis. Motion carried by the following vote:

AYES: COUNCILMEMBERS: *Cajulis, Wu*
NOES: COUNCILMEMBERS: *Tragarz*
ABSTAIN: COUNCILMEMBERS: *Law*
ABSENT: COUNCILMEMBERS: *Freedman*

CA/Leibold explained that procedurally the abstention does not count as a vote, it only counts for attendance. The Motion does pass due to the two in favor.

FEBRUARY 25, 2026 – CC-WHA

CM/Weiner explained that a Councilmember had attended once during the times that he attended this conference.

CA/Leibold explained that C/Tragarz made a motion to reconsider the matter, which requires a second vote.

MPT/Wu inquired if this motion does not pass does the first motion pass. The City Attorney responded in the affirmative.

CM/Weiner suggested that the Council budget may be considered and discussed during a budget study session.

MOTION ON ITEM 6

C/Tragarz made a motion to reconsider the item; motion failed for lack of second.

COUNCIL DISCUSSION/TRANSACTION ITEMS: None.

ANNOUNCEMENTS (COUNCIL MEMBERS AND STAFF):

A. Councilmembers' report on meetings attended at the expense of the local agency

C/Law attended a Public Safety Committee meeting for Cal Cities relating to E-Bikes and a Contract Cities Board Meeting.

C/Tragarz attended the Contract Cities Board Meeting.

MPT/Wu attended the SGVCOG meeting.

M/Cajulis stated he attended a Contract Cities Board Meeting and the Los Angeles County Sanitation District Board of Directors Meeting.

B. Individual Members' comments and updates

C/Law stated she attended the Oswalt Academy Black History Month event as well as the San Gabriel Valley Chamber event regarding women in business. She further attended the Walnut Pony Baseball Opening Day and CCLS Chinese New Year event. She looks forward to attending the City's Lunar New Year this coming weekend.

C/Tragarz stated that she attended the Oswalt Academy Black History Month event, the Walnut Pony Baseball Opening Day and CCLS Chinese New Year event and looks forward to attending this Saturday for the City's Chinese Lunar Year celebration.

FEBRUARY 25, 2026 – CC-WHA

MPT/Wu stated that he attended the Oswalt Academy Black History Month event, the Walnut Confucius Language school new year celebration, and Walnut Pony Baseball Opening Day.

M/Cajulis stated that he attended the Oswalt Academy Black History Month event Walnut Confucius Language school new year celebration, and the Walnut Pony Baseball Opening Day. He looks forward to attending the fireworks event this Saturday

COUNCIL LATE BUSINESS: None scheduled.

CITY COUNCIL ADJOURNS TO THE WALNUT HOUSING AUTHORITY

WALNUT HOUSING AUTHORITY MEETING

CALL TO ORDER: Authority Chair Cajulis called the meeting to order at 9:32 p.m.

ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:

There being no one present wishing to speak, it was unanimously moved by the Authority to close oral communications; motion carried.

AUTHORITY PUBLIC HEARINGS: None scheduled.

AUTHORITY CONSENT CALENDAR:

- 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.

MOTION ON ITEM 10

AM/Law made a motion to approve Item 10; seconded by AM/Wu. Motion carried by the following vote:

AYES: AUTHORITY MEMBERS: Cajulis, Wu, Law, Tragarz
NOES: AUTHORITY MEMBERS: None
ABSTAIN: AUTHORITY MEMBERS: None
ABSENT: AUTHORITY MEMBERS: Freedman

FEBRUARY 25, 2026 – CC-WHA

AUTHORITY DISCUSSION/TRANSACTION ITEMS: None scheduled.

AUTHORITY LATE BUSINESS: None scheduled.

AUTHORITY ADJOURNS TO CITY COUNCIL MEETING

CLOSED SESSION: None scheduled.

ADJOURNMENT: There being no further business, the City Council adjourned the regular meeting at 9:14 p.m.

PASSED AND APPROVED this 25th day of March 2026.

Ritchie Cajulis, Mayor

ATTEST:

Teresa De Dios, City Clerk

PREPARED BY:

Jackie Cortez, Administrative Services Specialist