



**A G E N D A**  
**REGULAR MEETING OF THE**  
**WALNUT CITY COUNCIL**  
**CITY COUNCIL CHAMBER**  
**21201 La Puente Road, Walnut, CA 91789**

**APRIL 10, 2019**  
**7:00 P.M.**

**WALNUT CITY COUNCIL MEETING**

**CALL TO ORDER:** Mayor Tragarz

**PLEDGE OF ALLEGIANCE:** M/Tragarz

**ROLL CALL:** M/Tragarz, MPT/Rodriguez, C/Ching, C/Pacheco, C/Wu

**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 Walnut Elite Girls Soccer - AYSO U11 Western States Champions
- Recognition of Nogales High School Students
- Public Safety Presentation

**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.

Any person given permission to address shall advance to the podium and state their name for the record and the subject matter they wish to discuss. 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 March 27, 2019 City Council Meeting](#)

## **PUBLIC HEARINGS:**

2. **Francesca Residential Development & Specific Plan:**
  1. ***Mitigated Negative Declaration 2018-01*** – Necessary for the review and environmental clearance of the Francesca Residential Project.
  2. ***Specific Plan 2018-01*** (Francesca Specific Plan) – To establish development standards and design guidelines for the construction of thirty-six (36) residential dwelling units on two non-contiguous properties and related site improvements located at 780 & 808 Francesca Drive.
  3. ***Tentative Tract Map 88205 & 88206*** – To subdivide two (2) non-contiguous undeveloped lots (approximately 3.23 acres) into thirty-six (36) residential dwelling units.
  4. ***Site Plan and Architectural Review 2018-024 & 025*** – To construct thirty-six (36) single-family homes and related site improvements.
  5. ***Francesca Development Agreement (DA) for the project at 780 & 808 Francesca Drive:*** A request for approval of a DA pursuant to Walnut Municipal Code Chapter 6.112.070 and California Government Code Sections 65864 et seq. in connection with the development of a residential project consisting of thirty-six (36) single-family homes at 780 & 808 Francesca Drive. [PART 1](#) - [PART 2](#) - [PART 3](#) – [PART 4](#) – [PART 5](#)

**Recommendation:** That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit input on this item;
4. Close the Public Hearing; and
5. Adopt the following Resolutions:
  - a. Adopt Resolution No. 19-16, “A Resolution of the City Council of the City of Walnut, County of Los Angeles, California, Approving Mitigated Negative Declaration 2018-01, Francesca Specific Plan 2018-01, and Site Plan & Architectural Review 2018-024 & 025 for 3.23 Acres of Undeveloped Land on Two Non-Contiguous Lots Located at 780 & 808 Francesca Drive (APN: 8735-026-169 &170)”; and

- b. Adopt Resolution No. 19-17, “A Resolution of the City Council of the City of Walnut, County of Los Angeles, California, Approving Tentative Tract Map 88205 & 88206; a Residential Subdivision to Develop Thirty-Six (36) Single Family Dwellings and Other Related Site Improvements on Two-Noncontiguous Undeveloped Lots at 780 & 808 Francesca Drive, Within the C3-SP; Heavy Commercial and Specific Plan Zoning District (APN: 8735-026-169 & 170)”;
- and
6. Waive further reading and introduce Ordinance No. 19-04, “An Ordinance of the City Council of the City of Walnut, County of Los Angeles, California, Approving a Development Agreement for the Francesca Specific Plan Residential Project Located at 780 & 808 Francesca Drive (APN: 8735-026-169 & 170)”, and agendize for adoption at the regularly scheduled City Council meeting of April 24, 2019.

**ORDINANCES:**      None scheduled.

**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:

3.      **[Resolution No. 19-18 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \\$461,322.09, Demand No. 157982 through No. 158061, Both Inclusive](#)**

**Recommendation:**      That the City Council adopt Resolution No. 19-18.

4.      **[Ordinance 19-03 - Prohibiting Parking on Portions of Arbor Ridge Drive and Country Hollow Drive](#)**

**Recommendation:**      That the City Council adopt by title only and waive further reading of Ordinance 19-03, “An Ordinance of the City Council of the City of Walnut, California, Prohibiting Parking on Portions of Arbor Ridge Drive and Country Hollow Drive.”

**SUCCESSOR AGENCY CONSENT CALENDAR:**      None scheduled.

**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.

**CLOSED SESSION:**

- A. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Gov't Code § 54956.9)  
United Walnut Taxpayers v Mt San Antonio Community College District, et al.  
Los Angeles County Superior Court Case No. BC 576587  
[Consolidated with Case Nos. BS 154389, BC 600860 and BS159593]**
- B. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Gov't Code § 54956.9)  
City of Walnut v Mt San Antonio Community College District, et al.  
Los Angeles County Superior Court Case No. BS 166152 MF;  
(Consolidated Case No. BS170683)**
- C. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Gov't Code § 54956.9)  
City of Walnut v Mt San Antonio Community College District, et al.  
Los Angeles County Superior Court Case No. BS 171818  
City of Walnut v. Mt. San Antonio Community College District et al )**

**RECONVENE COUNCIL MEETING AND ANNOUNCE CLOSED SESSION ACTION**

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

**ADJOURNMENT:** The next regular meeting of the City Council is scheduled on Wednesday, April 24, 2019, at 7:00 p.m., in the Council Chambers, 21201 La Puente Road, Walnut, California.

## 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.cityofwalnut.org/agendas](http://www.cityofwalnut.org/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. In compliance with Government Code section 54957.5, any writings distributed within 72 hours of the meeting will be made available to the public at the time it is distributed to the City Council.**

**LIVE BROADCASTS OF CITY COUNCIL MEETINGS ON WCTV:** City Council meetings air live the second and fourth Wednesdays of each month at 7:00 p.m. on Channel 3 (Charter Subscribers) and Channel 21 (Verizon Subscribers).

**WCTV CHANNEL 3 REBROADCAST:** City Council meetings re-air at 7:00 a.m., 2:00 p.m., 7:00 p.m., and 10:00 p.m. for a week following the live meeting on Channel 3 (Charter Subscribers) and Channel 21 (Verizon Subscribers).

This meeting is being broadcast live and recorded for rebroadcast on Charter Channel 3 and Verizon Channel 21. By remaining in the City Council Chambers, you are giving your permission to be videotaped.

**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.**