

**WALNUT CITY COUNCIL MEETING**

**CALL TO ORDER:** Mayor Pacheco called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE:** C/Wu led the flag salute.

**ROLL CALL:**

PRESENT: COUNCILMEMBERS: M/Pacheco, MPT/Ching, C/Freedman, C/Tragarz, C/Wu  
ABSENT: COUNCILMEMBERS: None

Also present: City Manager Wishner; Assistant City Manager Weiner; Assistant City Manager Rooney; Administrative Services Director Ogawa; City Attorney Leibold; Finance Officer Cortez; Deputy Community Services Director Jensen; Community Services Superintendent Barcelo; City Engineer Gilbertson; Senior Planner Vasquez; Senior Management Analyst Layman; Senior Management Analyst Guerra; Finance Analyst Meza, Planning Assistant Munoz; Finance Analyst Russel; Planning Technician Katigbak; Public Information Officer Maio; Administrative Assistant Markel; and City Clerk De Dios

**INVOCATION – NON-DENOMINATIONAL:** Pastor Sam Kim from Vineyard of Harvest Church led the invocation.

**PRESENTATIONS:**

- **Pro Tacos – Welcome to the City/Business Recognition**

Council recognized Pro Tacos and welcomed them into the city.

- **Walnut High School Robotics Team Presentation**

Council recognized the Walnut High School Wolf Corp Robotics team and congratulated them on their awards and achievements this year.

**ORAL COMMUNICATIONS FOR THE CITY COUNCIL:**

Eva Thiel-Maiz shared information on Los Angeles County programs and events.

Angela Brunson asked Council to pass a vote of no confidence for LA District Attorney Gascón.

William Harrison thanked Community Services for their work in the Creekside neighborhood and thanked Community Development for their code enforcement efforts, though he stated he is disappointed that the city did not do anything to recognize the anniversary of the murder of George Floyd.

There being no further input, it was unanimously moved by Council to close oral communications. Motion carried.

**MINUTES:**

1. **Approval of the May 5, 2021 Study Session Meeting**
2. **Approval of the May 12, 2021 City Council Meeting**

**MOTION ON ITEMS 1 & 2**

***MPT/Ching made a motion to approve Items 1 & 2; seconded by C/Freedman. Motion carried by the following voice vote:***

***AYES: COUNCILMEMBERS: Ching, Freedman, Pacheco, Tragarz, Wu***  
***NOES: COUNCILMEMBERS: None***  
***ABSTAIN: COUNCILMEMBERS: None***  
***ABSENT: COUNCILMEMBERS: None***

**PUBLIC HEARINGS:**

3. **Brookside Equestrian Center (Brookside): A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road (APN: 8709-093-001, 002, & 003)**

**Recommendation:** That the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. Discuss amongst the City Council Members;
5. Close the Public Hearing; and
6. Accept the Planning Commission's March 4, 2020 recommendation(s) and approve the Brookside Project with the following actions:
  - a. Adopt Resolution No. 21-25 certifying the Final Environmental Impact Report (FEIR) with Statement of Findings;
  - b. Adopt Resolution No. 21-26 approving Conditional Use Permit (CUP) 2015-006;

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- c. Adopt Resolution No. 21-27 approving Tentative Tract Map (TTM) No. 72798; and
- d. Introduce by title only and waive further reading, Ordinance No. 21-02, approving (in substantial form) Development Agreement (DA) No. 2019-02; and amend Ordinance No. 21-02 for adoption at the regularly scheduled City Council meeting of June 9, 2021.

M/Pacheco opened the public hearing.

SP/Vasquez provided a staff report.

Applicant Jack Su and his team provided a presentation on the proposed project.

M/Pacheco opened public comment.

CC/De Dios summarized and announced that 26 emails in support and opposition of the proposed project were received prior to 3:00 p.m., and were scanned and uploaded to the City's website as supplemental correspondence on the Brookside page; the emails were also sent to Council. The following individuals sent emails in favor of the project: Steve Greco, Glen Brouwer, Mark Christmann, Juanita Galliford, Kris Weber, Steve Taylor, Gretchen Fuog, Manju Pai, Andrea Villanueva, Brian Coniglio, Tom Grable, Shawn Monterastelli, Maribel Maciel, Mohamad Younes, Seam Doyle, Peter Warda, John Musella, and Ryan Combe, and Michael Simpson. The following individuals sent emails opposing the project: Janel Law, Wayne and Karen Breitkreutz, Estella Rivera Yamane, Helen Ton, Jeannie Ingal, Jeanette Petzold, and Kevin Bush.

ACM/Weiner stated a petition with 500 signatures opposing Brookside was received late Wednesday of last week and there was no verification of signatures, but it was posted on the City's website under the Brookside project and it was distributed to all City Council.

Wendy Toy, Daniel Tashroudian, Deidre Vail, Charles Isaac, Neri Garcia, Abel Martinez, Trenton Vail, Vijay Vakil, William Harrison, Estella Rivera Yamane, Susana Seeget, and Wayne Breitkreutz stated that they oppose the proposed project.

Heidi Gallegos, Hassan Sassi, Carlos Rodriguez, Annabelle Pacheco, Jesse Rodriguez, and Mike Bassura stated that they support the project.

There being no further input from the public, it was unanimously moved to close public comment.

Discussion took place amongst Council and staff regarding the following: the Final Environmental Impact Report (FEIR), existing structures on the property, potential park area options, storm drain systems in the area, structural status of the carriage house, history of the project, zoning and lot size guidelines for the area, the project's conditional use permit and development agreement, the size of Lot 4, options proceeding forward, and LOSMD versus home owner association maintained areas.

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C/Wu expressed concerns regarding approving the FEIR, specifically the hydrology report. He suggested changes to the FEIR and suggested reducing number of houses so there is more area to absorb water.

C/Freedman stated she would like the carriage house renovated to full scale and would like to discuss the possibility of including parts of Lot 4 to the park area of Lot K. She proposed the following: the developer donate Lot 4, but allow more homes to be built on the San Vicente area of the project, more information on renovating the structure, and for the developer to build the trailhead to the entrance to park on Meadow Pass.

MPT/Ching stated that his goal is to make the project that is best for the community.

C/Tragarz stated that she would like more community input regarding the park area and potential community uses on the site before approval, as well as a breakdown of costs and a concept plan for the park area.

M/Pacheco stated concerns regarding how the property or park lot is going to be developed and how it will benefit the community. He suggested continuing the matter.

The applicant shared information regarding the proposed project. They stated that the park must be a passive park and would like a specific return date if the item were to be continued and that Lot K is the lot they would like to work with and are willing to work with the city as long as there is not a long delay.

Discussion took place between Council, staff, and the developer regarding potential park uses and alternative concepts, history of the project, and possible continuance of the item and joint study session.

It was Council consensus to continue the matter until the June 23, 2021 City Council meeting.

**COUNCIL CONSENT CALENDAR:**

- 4. Resolution No. 21-28 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \$510,789.60, Demand No. 162569 through No. 162621, Both Inclusive**

**Recommendation:** That the City Council adopt Resolution No. 21-28.

- 5. Resolution No. 21-29 – Approving a List of Projects for Fiscal Year 2021-22 Funded by Senate Bill (SB) 1: Road Maintenance and Rehabilitation Account Funds (RMRA)**

**Recommendation:** That the City Council adopt Resolution No. 21-29, approving the Fiscal Year 2021-2022 SB 1 RMRA Project List.

**6. Disposal of Surplus Equipment**

**Recommendation:** That the City Council approve the surplus of City vehicles and equipment to be disposed of through a public auction.

**7. Bingo Permit Application submitted by the Walnut Senior Club and Request for Facility Use and Fee Waiver**

**Recommendation:** That the City Council:

1. Approve the bingo permit application submitted by the Walnut Senior Club for the fiscal year ending June 30, 2022;
2. Approve use of the Walnut Senior Center facility when permitted by the Los Angeles County Department of Public Health, waive pertinent facility use fees, waive bingo permit application fee and monthly gross receipts fees; and
3. Accept a monthly donation of \$350.00 (once bingo activities resume).

**MOTION ON ITEMS 4 - 7**

***MPT/Ching made a motion to adopt Items 4 - 7; seconded by C/Freedman. Motion carried by the following voice vote:***

***AYES: COUNCILMEMBERS: Ching, Freedman, Pacheco, Tragarz, Wu***  
***NOES: COUNCILMEMBERS: None***  
***ABSTAIN: COUNCILMEMBERS: None***  
***ABSENT: COUNCILMEMBERS: None***

**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**

C/Wu stated that he attended the Vector Control meeting as well as the LAX noise control roundtable and the San Gabriel Valley Council of Governments meeting.

**B. Individual Members' comments and updates**

MPT/Ching invited the community to attend an event at City Blessing Church for information on how to report crimes.

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C/Freedman thanked staff for the senior drive-thru event and shared information from the hate crime summit.

M/Pacheco invited the community to register for summer recreation classes and shared that the city created a tribute video for Memorial Day and invited everyone to participate in the AAIP talent show.

**COUNCIL LATE BUSINESS:** None scheduled.

**RECESS CITY COUNCIL TO THE WALNUT HOUSING AUTHORITY MEETING**

**WALNUT HOUSING AUTHORITY MEETING**

**CALL TO ORDER:** Authority Chair Pacheco called the meeting to order at 11:39 p.m.

**ORAL COMMUNICATIONS FOR HOUSING AUTHORITY:**

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

**AUTHORITY PUBLIC HEARINGS:** None scheduled.

**AUTHORITY CONSENT CALENDAR:**

- 8. Resolution No. 21-06 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \$26,367.32, Demand No. 100403 through No. 100403, Both Inclusive**

**Recommendation:** That the Authority adopt Resolution No. 21-06 WHA.

**MOTION ON ITEM 8**

***VC/Ching made a motion to adopt Item 8; seconded by AM/Wu. Motion carried by the following voice vote:***

***AYES: COUNCILMEMBERS: Ching, Freedman, Pacheco, Tragarz, Wu***  
***NOES: COUNCILMEMBERS: None***  
***ABSTAIN: COUNCILMEMBERS: None***  
***ABSENT: COUNCILMEMBERS: None***

**AUTHORITY DISCUSSION/TRANSACTION ITEMS:** None scheduled.

**AUTHORITY LATE BUSINESS:** None scheduled.

**AUTHORITY CLOSED SESSION:**

CA/Leibold announce the closed item for the Housing Authority. C/Tragarz made a motion to adjourn the City Council meeting at 11:40 p.m.; seconded by M/Pacheco.

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**(Gov't Code Section 54956.8)**

**Property: APN 8709-089-012**

**Agency Negotiator: Executive Director Wishner**

**Negotiating parties: Walnut Housing Authority and Crescencia F. Caampued Trust**

**Under negotiation: Price and terms of payment**

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

The meeting reconvened at 11:56 p.m. The Walnut Housing Authority voted unanimously to approve the purchase of real property located at 21533 Magnolia Street in the City of Walnut pursuant to the exercise of a right of first refusal under an Affordable Housing Loan Agreement dated May 6, 2003. The Purchase Price is \$820,000 and the WHA will receive a credit against that purchase price for repayment of the \$206,990 promissory note/deed of trust and payment by the Seller of an equity share. The WHA approved the appropriation of funds from the Low and Moderate Income Housing Asset Fund Reserves (Fund No. 43) to fund the balance of the purchase price and related closing costs. The Purchase Agreement in such final form as approved by Authority Counsel, will be available as a public record following execution by the Seller. Following the acquisition of the property, the WHA will sell the property at affordable housing cost to an eligible moderate-income senior homebuyer. Announcements regarding the proposed sale will be made at future WHA meetings and posted on the City's website.

**AUTHORITY ADJOURNS TO CITY COUNCIL MEETING**

**CLOSED SESSION:** None scheduled.

**ADJOURNMENT:** There being no further business, the Housing Authority meeting adjourned at 11:59 p.m.

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**PASSED AND APPROVED this 9th day of June 2021.**

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Bob Pacheco, Mayor

ATTEST:

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Teresa De Dios, City Clerk

PREPARED BY:

\_\_\_\_\_  
Ray Markel, Administrative Assistant