



AGENDA
REGULAR MEETING OF THE
WALNUT CITY COUNCIL AND THE
WALNUT HOUSING AUTHORITY
CITY COUNCIL CHAMBER
21201 La Puente Road, Walnut, CA 91789

JULY 28, 2021
7:00 P.M.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City follows CDC, the California Department requests all members of the public to follow the California Department of Health Services' guidance and the County of Los Angeles Health Officer Orders for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing. Additional information regarding COVID-19 is available on the City's website at www.cityofwalnut.org.

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation is allowed 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://us02web.zoom.us/j/88082054485?pwd=Zmx5R1RiZTh0VWg4ZUJtNzdZNIN2dz09>

Password: 268259

2) To join by phone:

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

US: +1-669-900-9128; + 1-253-215-8782; + 1-346-248-7799; +1-646-558-8656;

+1-301-715-8592; or +1-312-626-6799

Webinar ID: 880 8205 4485

Password: 268259

International numbers available: <https://us02web.zoom.us/j/kv3vUIyfV>

3) You can email public comments to the City Clerk at tdedios@cityofwalnut.org before the meeting.

Comments received prior to 4:00 p.m. on the day of the meeting will be transmitted to the City Council Members. Emailed comments will be acknowledged and may be summarized by the City Clerk.

TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on March 17, 2020 and, to the extent applicable, Government Code Section 54953(b), the July 28, 2021 City Council Meeting may include teleconference participation by the City Council Members and City staff. Consistent with Executive Order N-29-20, teleconference locations utilized by City Council Members shall not be accessible to the public and are not subject to special posting requirements.

WALNUT CITY COUNCIL MEETING

CALL TO ORDER: Mayor Ching

PLEDGE OF ALLEGIANCE: MPT/Wu

ROLL CALL: M/Ching, MPT/Wu, C/Freedman, C/Pacheco, 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: None scheduled.

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.

Please e-mail your request to speak to the City Clerk at tdedios@cityofwalnut.org prior to the start of the meeting. The Mayor/Chair or City Clerk/Clerk will call on you to speak. 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 July 14, 2021 Study Session](#)
2. [Approval of the July 14, 2021 City Council Meeting](#)

PUBLIC HEARINGS:

3. [West Valley Lofts Mixed-Use Project – A proposal to demolish an existing auto repair center and construct a Mixed-Use Project \(“Lofts”\) consisting of commercial retail, thirty-three \(33\) to thirty-five \(35\) residential units, and other related on-site improvements at 20225 Valley Boulevard \(APN: 8722-010-050 & 049\)](#)

Recommendation:

1. Open the Public Hearing
2. Hear the Staff Report;
3. Receive testimony from the Applicant and any other members of the public regarding the project;
4. City Council Discussion;
5. Close the Public Hearing; and
6. Adopt Resolution No. 21-40, “A Resolution of the City Council of the City of Walnut, County of Los Angeles, California approving Vesting Tentative Tract Map (VTTM) 82985 and Site Plan Case – Architectural Review (SPC/AR) 2020-011.”
7. Read by title only and waive further reading and introduce Ordinance No. 21-02, “An Ordinance of the City Council of the City of Walnut, County of Los Angeles, California approving Development Agreement (DA) 2021-001 for the West Valley Lofts Mixed-Use Project”; and agendize the Ordinance for adoption at the regularly scheduled City Council meeting of August 11, 2021

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:

4. [Resolution No. 21-41 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \\$493,926.68, Demand No. 162877 through No. 162911, Both Inclusive Fiscal Year 2020-21](#)

Recommendation: That the City Council adopt Resolution No. 21-41.

5. [Resolution No. 21-42 - A Resolution of the City of Walnut Allowing Certain Claims and Demands in the Amount of \\$419,635.63, Demand No. 162912 through No. 162930, Both Inclusive Fiscal Year 2021-22](#)

Recommendation: That the City Council adopt Resolution No. 21-42.

6. [City of Walnut – West Valley District Sign Program](#)

Recommendation: That the City Council approve the West Valley District Sign Program for the administrative processing of future signage within the West Valley Specific Plan (WVSP) area.

7. [Approve a Professional Services Agreement with ECORP Consulting, Inc. to Coordinate with State and Federal Agencies for Supplemental Habitat Mitigation and Monitoring Plan \(HMMP\) for Meadow Pass Road Mitigation Project](#)

Recommendation: That the City Council:

1. Approve a Professional Services Agreement with ECORP Consulting, Inc. in substantially the form attached and authorize the City Manager to execute the Agreement in such final form approved by the City Attorney; and
2. Authorize staff to issue a Purchase Order to ECORP Consulting, Inc. in the amount of \$79,787.

8. [Award of Bid – 2021-2022 Maintenance Area 1 Slurry Seal Project](#)

Recommendation: That the City Council:

1. Award a construction contract for the 2021-2022 Maintenance Area 1 Slurry Seal Project to American Asphalt South, Inc. in the amount of \$736,375.00;
2. Reject all other bids;
3. Authorize staff to issue a Purchase Order to American Asphalt South, Inc. in the amount of \$736,375.00;
4. Authorize staff to issue change orders not to exceed 10% of the contract award amount (\$73,637.50) to American Asphalt South, Inc.; and
5. Approve a Purchase Order to RKA Consulting Group in the amount of \$80,000.00.

9. [Preliminary Engineering for the Establishment of a Sewer Reimbursement District for the Castlehill Drive and Slope Drive Neighborhood](#)

Recommendation: That the City Council:

1. Authorize staff to proceed with preliminary engineering services for the establishment of a Sewer Reimbursement District for the Castlehill Drive and Slope Drive neighborhood;
2. Appropriate \$73,896 from ARPA reserves to Castlehill/Slope Sewer project account #08-6164-6227; and
3. Approve a Purchase Order to RKA Consulting Group in the amount of \$73,896.

10. [Mayor’s Agency Representatives](#)

Recommendation: That the City Council receive and file this informational report.

COUNCIL DISCUSSION/TRANSACTION ITEMS:

11. Return to in Person Public Meetings

Recommendation: That the City Council discuss the information provided in this report and determine whether to return to in-person public meetings, return in a hybrid format, or remain in a virtual format.

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.

WALNUT HOUSING AUTHORITY MEETING

CALL TO ORDER: Authority Chair Ching

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.

Please e-mail your request to speak to the City Clerk at tdedios@cityofwalnut.org prior to the start of the meeting. The Mayor/Chair or City Clerk/Clerk will call on you to speak. 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:

12. **[Resolution No. 21-08 WHA - A Resolution of the Walnut Housing Authority Allowing Certain Claims and Demands in the Amount of \\$18,937.57, Demand No. 100405 through No. 100405, Both Inclusive](#)**

Recommendation: That the Authority adopt Resolution No. 21-08 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, August 11, 2021, 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 (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.

BROADCASTS OF CITY COUNCIL MEETINGS ON WCTV: City Council Zoom meetings are recorded live and will re-air at 7:00 a.m., 2:00 p.m., 7:00 p.m., and 10:00 p.m. following the live meeting, and can be found on Channel 3 (Spectrum Subscribers) and Channel 21 (Verizon Subscribers).

This Zoom meeting is being recorded for rebroadcast on Spectrum Channel 3 and Verizon Channel 21. By participating in the meetings, you are giving your permission to be recorded.