



CITY OF MONTEBELLO REGULAR MEETING

MINUTES

WEDNESDAY, NOVEMBER 22, 2023 AT 6:00 PM

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

Mayor Torres called the meeting to order at 6:01 p.m.

ROLL CALL

Members present were Mayor Torres, Mayor Pro Tem Peralta, Councilmember Jimenez, Councilmember Melendez, and Councilmember Tamayo. City Clerk Jimenez and Treasurer Matanga were also present.

City Attorney Arnold Alvarez-Glasman, Acting City Manager Arlene Salazar, Senior Deputy City Clerk Kimberly Guillen, and Management Analyst Samantha Nevarez were present.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Attorney Arnold Alvarez-Glasman announced the items for Closed Session.

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, the public may submit a speaker card to the City Clerk staff for Closed Session items, prior to the beginning of this statement. Speakers will be called in the order received. Please be aware that the maximum time allotted for members of the public to speak on Closed Session items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

None.

CLOSED SESSION

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

Mayor Torres recessed the meeting into Closed Session at 6:02 p.m. to consider the following Closed Session items:

- 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
John Doe vs. City of Montebello

Los Angeles Superior Court Case No. 22STCP03976

2. PUBLIC EMPLOYEE APPOINTMENT

Government Code Section 54957

Position: City Manager

REGULAR SESSION - IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT

Mayor Torres reconvened the meeting at 6:35 p.m.

All five members were present to discuss all Closed Session items. City Attorney Arnold Alvarez-Glasman provided the following report to City Council: Item No. 1, a briefing was provided to City Council, directions were provided to the City Attorney's Office, no final action was taken, and nothing further to report; Item No. 2, information was provided to Council, no action was taken, and nothing further to report.

INVOCATION

Led by City Clerk Jimenez.

PLEDGE OF ALLEGIANCE

Led by City Treasurer Matanga.

CORRECTIONS TO THE AGENDA - ACTING CITY MANAGER

None.

CEREMONIAL ITEMS/PRESENTATIONS - NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under "Public Comments – Continued", after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

The City Clerk's Office acknowledged five(5) members of the public wishing to address the City Council. Speakers were provided three minutes to address the City Council and said speaker cards are on file at the City Clerk's office.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

Acting City Manager Arlene Salazar wished everyone a Happy Thanksgiving holiday.

REGULAR BUSINESS

3. APPOINTMENT OF CITY MANAGER AND APPROVAL OF EMPLOYMENT AGREEMENT**RECOMMENDATION: It is recommended that the City Council:**

1. Approve the attached employment with Raul Alvarez confirming his appointment as City Manager;
2. Authorize the Mayor to execute the agreement on behalf of the City.
3. Take such additional, related, action that may be desirable.

City Attorney Alvarez-Glasman briefly spoke about the process of hiring the City Manager and provided a brief background on Raul Alvarez.

Councilmember Melendez thanked the Acting City Manager, Arlene Salazar, for all her hard work and commitment to filling the role of the City Manager.

Councilmember Tamayo thanked the Acting City Manager Salazar, and spoke in support of Mr. Alvarez.

Mayor Pro Tem Peralta thanked the Acting City Manager, Salazar, and spoke in support of Mr. Alvarez.

Councilmember Jimenez thanked Acting City Manager Salazar and stated that she was concerned about the process of selecting the incoming City Manager.

Mayor Torres thanked Acting City Manager Salazar for everything that has been accomplished over the last year.

Mayor Pro Tem Peralta motioned, seconded by Councilmember Tamayo, to approve the item; the motion passed by the following vote:

MOVED: Peralta	SECONDED: Tamayo	APPROVED: 4-1-0-0
AYES: Melendez, Tamayo, Peralta, Torres		
NOES: Jimenez		
ABSTAIN: None		
ABSENT: None		

4. REVIEW, EVALUATE AND PROVIDE DIRECTION REGARDING PROJECT LABOR AGREEMENT BY AND BETWEEN THE CITY OF MONTEBELLO AND LOS ANGELES/ORANGE COUNTIES BUILDING AND CONSTRUCTION TRADES COUNCIL AND THE SIGNATORY CRAFT COUNCILS AND UNIONS**RECOMMENDATION: It is recommended that the City Council:**

1. Review, evaluate and provide direction regarding Project Labor Agreement by and Between the City of Montebello and Los Angeles/Orange Counties Building and Construction Trades Council and the Signatory Craft Councils and Unions; and
2. Take such additional, related, action that may be desirable.

Acting City Manager Salazar briefly spoke about the item and thanked the City Attorney's Office for the collaborative work.

City Attorney Alvarez-Glasman briefly spoke about the item.

The City Clerk's Office acknowledged three(3) members of the public wishing to address the City Council on the matter. Speakers were provided three minutes to address the City Council, and said speaker cards are on file at the City Clerk's office.

Councilmember Melendez thanked the members of the public who spoke in support of the item.

Councilmember Tamayo spoke in support of the item.

Mayor Pro Tem Peralta spoke in support of the item and thanked the members of the public who participated in the public comment.

Councilmember Jimenez spoke in support of the item.

Mayor Torres spoke in favor of the item and thanked all the negotiators who were part of the process.

Mayor Pro Tem Peralta motioned, seconded by Councilmember Jimenez, to approve the item; the motion passed unanimously.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Peralta, that Items No. 5 and 6 be approved; the motion passed unanimously.

5. **SECOND READING OF ORDINANCE NO. 2469 AMENDING THE GENERAL PLAN AND ZONING DESIGNATION (CASE NO. PC-2023-0012-GPA-ZC-LLA) FOR THE PROPERTY LOCATED AT 437 N. SPRUCE STREET TO ALLOW ZONING CONFORMITY FOR THE EXISTING COMMERCIAL AND RESIDENTIAL USES AT THE PROJECT SITE (PREVIOUSLY LISTED AS ORDINANCE NO. 2466)**

RECOMMENDATION: It is recommended that the City Council:

1. HOLD SECOND READING to approve General Plan Amendment (GPA) and Zone Change (ZC) Case No. PC-2023-0012-GPA-ZC-LLA to amend the General Plan Designation from Boulevard Commercial to Boulevard Commercial (proposed Lot A) and Low Density Residential (proposed Lot B) and approve a Zone Change (ZC) from C-1 (Neighborhood Commercial) to C-1 (proposed Lot A) and R-1 (Single Family Residential) (proposed Lot B) to allow the existing commercial and residential uses at 437 N. Spruce Street (the "Project Site") to be properly designated, and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. WAIVE SECOND READING AND ADOPT Ordinance No. 2469 approving a GPA and ZC (Case No. PC-2023-0012-GPA-ZC-LLA) for the property located at the Project Site; and
3. DETERMINE AND FIND that the GPA and ZC to be statutorily exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) considering that CEQA only applies to projects which have the potential for causing a significant effect on the environment. No physical changes will occur as a result of the proposed General Plan Amendment and Zone Change; and
4. Take such additional, related, action that may be desirable.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Peralta, to approve the item; the motion passed unanimously.

6. **ADOPT RESOLUTION NO. 23-80 GRANTING TWO EASEMENTS ON CITY-OWNED LANDS TO SOUTHERN CALIFORNIA EDISON COMPANY (SCE) FOR ELECTRICAL UTILITY PURPOSES**

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No.23-80 (Attachment A) granting two easements on City-owned lands to Southern California Edison Company (SCE) for electrical utility purposes; and
2. Authorize the Acting City Manager or his/her designee, to execute the Grant of the two easements to Southern California Edison (SCE) on behalf of the City; and
3. Take such additional, related, action that may be desirable.

Councilmember Melendez motioned, seconded by Mayor Pro Tem Peralta, to approve the item; the motion passed unanimously.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

None.

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Salvador Melendez, Councilmember**

- **Georgina Tamayo, Councilmember**

- **Scarlet Peralta, Mayor Pro Tem**

- **Angie M. Jimenez, Councilmember**

- **David N. Torres, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on December 13, 2023, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Senior Deputy City Clerk for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, November 19, 2023, no later than 6:00 p.m.**



Kimberly Guillen, Senior Deputy City Clerk

Mayor Pro Tem Peralta motioned, seconded by Councilmember Melendez to adjourn the meeting at 7:29 p.m.

Mayor Torres wished everyone a Happy Thanksgiving.

THE MINUTES OF NOVEMBER 22, 2023 ARE HEREBY APPROVED AND ADOPTED ON THIS 10TH DAY OF JANUARY 2024.

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: 11-22-2023

TIME RECEIVED: _____

SPEAKER'S FULL NAME: ROSA TAMAYO

PHONE _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ AGENDA ITEM NO. _____

Opposed ☐ In Support ☐ Neutral ☐ TOPIC: _____

MEETING DATE: _____ **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Linda Nicklas **PHONE:** _____
(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: MATCA 90640
(Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 3



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO. _____

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: _____

TIME RECEIVED: _____

SPEAKER'S FULL NAME:

Ann Turado

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 4



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to **the statement of oral communications being read and/or 6:00 p.m., whichever is later.**

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☒

AGENDA ITEM NO. General

Opposed ☐

In Support ☐

Neutral ☐

TOPIC: _____

MEETING DATE: 11/22/23

TIME RECEIVED: _____

SPEAKER'S FULL NAME: Yvette Fimbres

PHONE: _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No.

5



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☒ **AGENDA ITEM NO.** _____

Opposed ☐ In Support ☐ Neutral ☐ **TOPIC:** N

MEETING DATE: 11/22/23 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Vincent La Rocca **PHONE:** _____

(Optional)

ADDRESS: _____

(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No. 1



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** 4

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** _____

MEETING DATE: 11/22 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: MYUNGI-SOO SEOK **PHONE:** _____

(Optional)

ADDRESS: _____

ORGANIZATION REPRESENTED: Painters & Allied Trades District Council 36 (Optional)

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☒ Yes ☐ Language: _____

RECEIVED BY STAFF: _____

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

CITY OF MONTEBELLO

Request No.

2



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT:

Closed Session ☐

Non-Agenda Item ☐

AGENDA ITEM NO.

A4

Opposed ☐

In Support ☒

Neutral ☐

TOPIC:

PLA

MEETING DATE:

11/22/2023

TIME RECEIVED:

SPEAKER'S FULL NAME:

Jose Amador

PHONE:



ADDRESS:



(Optional)

ORGANIZATION REPRESENTED:

Western States Carpenters

NOTES:

ACCOMMODATIONS:

TRANSLATION NEEDED:

No ☒

Yes ☐

Language:

RECEIVED BY STAFF:

PLEASE NOTE: A SEPARATE CARD MUST BE SUBMITTED FOR EACH ITEM

3

CITY OF MONTEBELLO

Request No.



SPEAKER CARD

Please Note:

Public Comment/Speaker Card must be submitted to the City Clerk's Office prior to the statement of oral communications being read and/or 6:00 p.m., whichever is later.

TYPE OF COMMENT: Closed Session ☐ Non-Agenda Item ☐ **AGENDA ITEM NO.** #4

Opposed ☐ In Support ☒ Neutral ☐ **TOPIC:** PIA.

MEETING DATE: 11-22-23 **TIME RECEIVED:** _____

SPEAKER'S FULL NAME: Richard Burns **PHONE:** [REDACTED]
(Optional)

ADDRESS: _____
(Optional)

ORGANIZATION REPRESENTED: _____

NOTES: _____

ACCOMMODATIONS: _____

TRANSLATION NEEDED: No ☐ Yes ☐ Language: _____

RECEIVED BY STAFF: _____