



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, FEBRUARY 25, 2026 AT 6:00 PM

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

CITY COUNCIL

**Georgina Tamayo, Mayor
Danielle Romero, Mayor Pro Tem
Scarlet Peralta, Councilmember
Ric Alonzo, Councilmember
Salvador Melendez, Councilmember**

CITY MANAGER

Raul Alvarez

CITY TREASURER

David Matanga

CITY ATTORNEY

Arnold M. Alvarez-Glasman

CITY CLERK

Christopher Jimenez

DEPARTMENT HEADS

**Assistant City Manager
Fire Chief
Police Chief
Director of City Clerk Services
Director of Finance
Director of Human Resources
Director of Planning/Community Development
Director of Public Works
Director of Recreation and Community Services
Director of Transportation**

**Angelica Palmeros
Fernando Pelaez
Luis Lopez
Kimberly Guillen
Michael Solorza
Ramon Figueroa
Joseph Palombi
Cesar Roldan
David Sosnowski
John Soria**

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council ***in person only the day of the meeting.*** Speakers will be required to fill out a speaker card provided at the door and submit it to City Clerk staff prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. ***Closed Session begins at 6:00 p.m. and Regular Session begins at 7:00 p.m.***

AGENDA MATERIALS: The agenda and/or agenda packet are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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.

CLOSED SESSION

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

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
A. Rojas v. City of Montebello
Case No. ADJ16740655
2. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
S. Cox v. City of Montebello
Case No. ADJ10983426, ADJ20098153
3. **CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION**
Government Code Section 54956.9(d)(2)
Claim No: GHC0093007
Claim for Damages for Jimmy Tilmon, Jr.
4. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
Significant exposure to litigation in one matter

REGULAR SESSION - 7:00 P.M.

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

5. **PRESENTATION BY THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS**

6. CITIZEN OF THE MONTH - EMILIA ALVAREZ
7. CERTIFICATE OF RECOGNITION FOR MONTEBELLO INDIANS YOUTH FOOTBALL AND CHEER TEAM
8. PROCLAMATION FOR OPERATION DESERT STORM 35TH ANNIVERSARY
9. PROCLAMATION FOR BLACK HISTORY MONTH

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.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING

10. **INTRODUCE AND WAIVE FIRST READING OF ORDINANCE NOS. 2487, 2488, 2489, AND 2490, AMENDING PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND ADOPT RESOLUTION NO. 26-09 APPROVING THE CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT**

RECOMMENDATION: It is recommended that the City Council:

1. Introduce and waive first reading of Ordinance No. 2487, amending Chapter 17.22 titled Commercial Zones Generally of the Montebello Municipal Code ("MMC") to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Introduce and waive first reading of Ordinance No. 2488, amending Title 17 – Zoning of the MMC to establish Chapter 17.21 titled Objective Design Standards, to provide new objective design standards for residential and mixed-use development projects; and
3. Introduce and waive first reading of Ordinance No. 2489, amending Chapter 17.74 titled Site Plan Review of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially; and
4. Introduce and waive first reading of Ordinance No. 2490, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
5. Adopt Resolution No. 26-09 approving an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), and
6. Determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA"), and
7. Take such additional, related, action that may be desirable.

REGULAR BUSINESS**11. AWARD AGREEMENT NO. 4470 TO ALL AMERICAN ASPHALT FOR FISCAL YEAR 2025-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT (CP 944)****RECOMMENDATION: It is recommended that the City Council:**

1. Award Agreement No. 4470 to All American Asphalt for the Fiscal Year 2025-26 SB1 Rubberized Asphalt Street Enhancement Project – CP 944 as the lowest, most responsive and responsible bidder for the amount of Two Million, Eight-Hundred Forty-Four Thousand, Four Hundred Dollars (\$2,844,400); and
2. Approve a 10% construction contingency in the amount of \$284,440; and
3. Authorize the City Clerk's Office to release all-other bidder's bonds; and
4. Authorize the City Manager to execute the Agreement (attached hereto in substantial form) and all applicable change orders in good faith; and
5. Take such additional, related action that may be desirable.

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.

12. APPROVE AGREEMENT NO. 4463 WITH THE CITY OF SOUTH PASADENA FOR THE BILL OF SALE AND RELEASE OF LIABILITY FOR THE TRANSFER OF OWNERSHIP OF THE ACCELERANT DETECTION CANINE "DELTA"**RECOMMENDATION: It is recommended that the City Council:**

1. Approve Agreement No. 4463 with the City of South Pasadena for the Bill of Sale and Release of Liability for the transfer of ownership of the Accelerant Detection Canine (ADC) "Delta"; and
2. Take such additional, related action that may be desirable.

13. APPROVE AGREEMENT NO. 4464 BETWEEN THE CITY OF MONTEBELLO AND THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES FOR ACCEPTANCE OF MEASURE B GRANT FUNDING**RECOMMENDATION: It is recommended that the City Council:**

1. Approve Agreement No. 4464 between the City of Montebello and the County of Los Angeles Department of Health Services for acceptance of one-time Measure B grant funding in an amount not to exceed \$50,000; and
2. Authorize the City Manager to execute Agreement No. 4464 and any related documents necessary to accept the grant; and
3. Approve appropriation of grant funds by increasing appropriations by \$50,000 in Account No.265-85-868-6000.50 (Grants, Fire Department, Measure B - LA County EMS, Supplies Medical [Expenditures]) and \$50,000 in Account No. 265-99-4198.29 (Grants, Misc Grants - Measure B - LA County EMS [Revenue]); and
4. Take such additional, related action that may be desirable.

14. APPROVE AMENDMENT NO. 1 TO AGREEMENT NO. 4371 WITH CEM CONSTRUCTION CO. FOR THE DOWNTOWN SEWER REPLACEMENT PROJECT (CP NO. 919)**RECOMMENDATION: It is recommended that the City Council:**

1. Authorize the City Manager to execute Amendment No. 1 to Agreement No. 4371 with the CEM Construction Corp. to extend the term of the agreement from February 13, 2026, to June 30, 2026; and
2. Authorize the City Manager to execute all applicable exhibits and forms that accompany the amended agreement in good faith; and
3. Take such additional, related action that may be desirable.

15. 10-DAY REPORT ON CITY OF MONTEBELLO'S INTERIM ZONING CONTROLS FOR DATA CENTERS (URGENCY ORDINANCE NO. 2491 – AMENDING TITLE 17) PER GOVERNMENT CODE SECTION 65858(d)

RECOMMENDATION: It is recommended that the City Council:

1. Receive, file, and issue a 10-day report on Urgency Ordinance No. 2491 which enacted a 45-day moratorium on Data Centers, which include but are not limited to AI data centers, hyperscale data centers, or any similar data center (“Data Centers”) uses Citywide as required under Government Code Section 65858(d); and
2. Take such additional and/or related action that may be desirable.

16. APPROVE PURCHASE OF A TRAFFIC UNIT VEHICLE FOR THE MONTEBELLO POLICE DEPARTMENT USING CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX GRANT FUND PROGRAM (CTGFP) FUNDING

RECOMMENDATION: It is recommended that the City Council:

1. Approve purchase of one (1) vehicle for the Montebello Police Department using California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) by utilizing the procurement exemption under Montebello Municipal Code Section 3.20.050(D); and
2. Authorize the City Manager to execute all necessary documents related to the vehicle purchase; and
3. Take such additional, related, action that may be desirable.

17. RECEIVE AND FILE MEMORANDUM OF UNDERSTANDING FILE NO. 26-01, IN A FORM APPROVED BY THE CITY ATTORNEY, WITH THE COUNTY OF LOS ANGELES AND THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY FOR LEAD-FREE HOMES LA PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file Memorandum of Understanding (MOU) File No. 26-01; and
2. Take such additional, related action that may be desirable.

18. APPROVAL OF MINUTES: JANUARY 28, 2026, CITY COUNCIL MEETING; FEBRUARY 11, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

19. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-10 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED FEBRUARY 25, 2026.

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-10 approving the Warrant Register dated February 25, 2026.

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).

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Salvador Melendez, Councilmember**
- **Ric Alonzo, Councilmember**

- Danielle Romero, Mayor Pro Tem
- Scarlet Peralta, Councilmember
- Georgina Tamayo, Mayor

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on March 11, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebelloca.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, February 22, 2026, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

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**