



CITY OF MONTEBELLO SPECIAL CITY COUNCIL MEETING AGENDA

MINUTES

WEDNESDAY, NOVEMBER 12, 2025 AT 5:00 PM

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

OPENING CEREMONIES

CALL TO ORDER - 5:00 P.M.

Mayor Melendez called the special meeting to order at 5:04 p.m.

ROLL CALL

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

City Attorney Arnold Alvarez-Glasman, City Manager Raul Alvarez, Assistant City Manager Angelica Palmeros, Director of City Clerk Services Kimberly Guillen, Deputy City Clerk Nelly Ochoa, and Department Director Joseph Palombi, Assistant Director Matthew Ramos, Code Enforcement Manager Joseph Cota, and Police Chief Luis Lopez were present.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY (30 MINUTES)

At this time, the general public may ***only*** address the City Council during this Special Meeting on items which have been described in the notice of this Special meeting in accordance with Government Code Section 54954.3(a). Please be aware that the maximum time allotted for members of the public to speak on 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.

None.

CLOSED SESSION - NONE

REGULAR SESSION – IMMEDIATELY FOLLOWING CLOSED SESSION

REGULAR BUSINESS - NONE

PUBLIC HEARING

1. **CONSIDER APPEAL OF DECISION TO REVOKE BUSINESS LICENSE NO. 10714653 ISSUED TO JUNGLE GIFT AND SNACKS CULTURE TRADING INC. (FORMERLY JUNGLE SMOKE SHOP)**

RECOMMENDATION: It is recommended that the City Council:

1. Consider the Appeal by Jungle Gift and Snacks Culture Trading Inc. (formerly Jungle Smoke Shop) regarding the revocation of their business license based on the facts and evidence presented by both City staff and the appellant; and
2. Review the history of complaints, nuisance activity, and compliance efforts related to Jungle Smoke Shop's operations; and
3. Determine whether to uphold, modify, or overturn the decision to revoke the business license; and
4. Take such additional, related, action that may be desirable.

City Attorney Alvarez reported that throughout the day, the City engaged in discussions with Attorney Ayas, who appeared telephonically on behalf of the appellant, and received a revised store plan. The City reviewed the revised floor plan and determined that it complies with the Municipal Code. Based on this review, the City agreed that the revised floor plan satisfies the applicable requirements.

City Attorney Alvarez further stated that the City and the business have stipulated that it is in the interest of both parties to resolve the matter, which would alleviate the need for a hearing this evening and in the future.

Mayor Melendez opened the Public Hearing at 5:06 p.m.

There were no members of the public wishing to address the City Council.

City Attorney Alvarez explained the proposed stipulation as follows: the parties have agreed to continue the Public Hearing for a period of four (4) months, with the City reserving its right to set a hearing on the administrative appeal without providing further public notice, provided the appellant receives the required notice under the Municipal Code, but no less than fifteen (15) calendar days' notice. The appellant will provide finalized floor plans to the City demonstrating that no more than 9.99% of the shelving space within the premises will be dedicated to tobacco products and/or paraphernalia. The designated floor space on the most recent floor diagram, as presented to Mr. Palombi and the City Attorney, represents the space devoted to tobacco products and paraphernalia and is acceptable to the City, with the final and exact percentage not to exceed 9.99% of the shelf space as reflected in finalized and professionally prepared plans.

City Attorney Alvarez further stated that the City maintains the right to audit the appellant's sales, and the appellant stipulated to comply with all legal requirements related to audits as set forth in the Municipal Code. Additionally, City Attorney Alvarez and Attorney Ayas will conduct an on-site review of the premises, along with appropriate City staff and the appellant's representative, to evaluate implementation of the terms contained in the stipulation.

Attorney Ayas concurred with the stipulation as presented.

Mayor Melendez closed the Public Hearing at 5:09 p.m.

Councilmember Peralta moved, seconded by Councilmember Romero, to accept the stipulation as presented on behalf of the City; the motion was approved by unanimous vote.

City Attorney Alvarez stated that further communication will occur with the appellant to formalize the stipulation consistent with what was presented this evening.

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on December 9, 2025, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocity.gov> (Click on Live Stream).

Date and Posted: November 8, 2025, at 6:00 p.m.

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that the foregoing Notice of the Special Meeting was posted at City Hall and the City's website and delivered to each member of the City of Montebello

City Council no less than 24-hours before the start of the Special Meeting.



Kimberly Guillen, Director of City Clerk Services

Mayor Melendez adjourned the meeting at 5:10 p.m.

THE MINUTES OF NOVEMBER 12, 2025, ARE HEREBY APPROVED AND ADOPTED ON THIS 28TH DAY OF JANUARY 2026.