



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, MARCH 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 – ANTICIPATED LITIGATION**
Government Code Section 54956.9(d)(2)
Significant exposure in one case

REGULAR SESSION

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

2. **CITIZEN OF THE MONTH - PABLO CASTORENA**
3. **PROCLAMATION FOR NATIONAL VIETNAM WAR VETERANS DAY**
4. **PROCLAMATION FOR WOMEN'S HISTORY MONTH**
5. **PROCLAMATION FOR NATIONAL DEVELOPMENT DISABILITIES 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

REGULAR BUSINESS

6. **WAIVE SECOND READING AND ADOPTION 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 REZONING OF CERTAIN PROPERTIES CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT; AND APPROVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE COVENANTS AND AGREEMENTS FOR THE PRESERVATION AND PROTECTION OF THE ARMENIAN GENOCIDE MARTYRS MONUMENT AND THE MONTEBELLO SCOUT HOUSE**

RECOMMENDATION: It is recommended that the City Council:

1. Waive second 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. Waive second 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. Waive second 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 administratively; and
4. Waive second 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. Determine and find that the proposed amendments to Title 17 of the MMC and rezoning of certain properties 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
6. Approve and authorize the City Manager to execute the Covenant and Agreement for the preservation and protection of the Armenian Genocide Martyrs Monument in a form approved by the City Attorney; and
7. Approve and authorize the City Manager to execute the Covenant and Agreement for the preservation and protection of the Montebello Scout House in a form approved by the City Attorney; and
8. Take such additional, related, action that may be desirable.

7. **APPROVE PURCHASE AND SALE AGREEMENT WITH TUVF – MONTEBELLO, LLC FOR ACQUISITION OF REAL PROPERTY LOCATED AT 602-610 WEST WHITTIER BOULEVARD (LOS ANGELES COUNTY ASSESSOR'S PARCEL NOS. 6346-027-001, 6346-027-002, 6346-027-006, AND 6346-027-019) (THE "PROPERTY")**

RECOMMENDATION: It is recommended that the City Council:

1. Find and determine that acquisition of the Property is in conformance with the City's General Plan pursuant to Government Code Section 65402 because it furthers the purpose of the community driven vision, direction and policy guidance set in the Montebello General Plan through the preservation of buildings within the community and how they are built, which promote economic development, land use, community design, and housing to achieve the community vision; and

2. Find and determine that the approval of the Purchase and Sale Agreement is exempt from the California Environmental Quality Act ("CEQA") pursuant to (i) CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that it can be seen with certainty that there is no possibility that the approval of the Purchase and Sale Agreement may have a significant effect on the environment and is not a project under CEQA Guidelines Section 15378(a)(1) and none of the exceptions to the Categorical Exemptions under CEQA Guidelines Section 15300.2 apply; and
3. Approve the Purchase and Sale Agreement ("Agreement") between the City of Montebello and TUVF – Montebello, LLC, for the acquisition of 602, 604, 608, and 610 West Whittier Boulevard in the amount of \$3,150,000 plus Capitalized Costs totaling \$63,784 as defined in the October 21, 2025, PUT Agreement; and
4. Authorize the City Manager to execute the Agreement and all related escrow and closing documents necessary to consummate the transaction, in a form approved by the City Attorney; and
5. Authorize the Finance Director to appropriate and disburse funds necessary to complete the acquisition and associated closing costs and costs related to anticipated maintenance and repairs; and,
6. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$3,280,000 in Account No. 600-90-900-6088 (Transit, Transportation, Administration, Property Purchase); and,
7. Take such additional and/or related action that may be desirable.

8. PRESENTATION OF COMMUNITY BUDGET FORUMS AND BUDGET SURVEY FEEDBACK, FISCAL YEAR 2026-27 BUDGET DEVELOPMENT

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Fiscal Year 2026-27 Community Budget Forum and Budget Survey feedback; and,
2. 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.

9. APPROVE AGREEMENT NO. 4481 WITH AM SIGNAL FOR PURCHASE AND INSTALLATION OF THE OPTICOM GPS SYSTEM

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4481 with AM Signal for the purchase and installation of the Opticom GPS system; and
2. Authorize the City Manager to execute the agreement and all applicable exhibits, attachments, and related documents necessary to implement the project in good faith; and
3. Approve issuance of the agreement through the Purchasing Cooperative of America in accordance with Montebello Municipal Code Chapter 3.20.050(F) – Cooperative Purchases; and
4. Amend the adopted Fiscal Year 2025-26 budget by increasing appropriations by \$287,354 in Account 215-99-7116 (Proposition C Local – Non-Departmental – Improvements Other Than Building); and
5. Take such additional, related action that may be desirable.

10. APPROVE SENATE BILL 1 (SB1) FUND APPROPRIATION TO FISCAL YEAR 2025-26 SB1 RUBBERIZED ASPHALT STREET ENHANCEMENT PROJECT (CP 944)

RECOMMENDATION: It is recommended that the City Council:

1. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$640,000 in Account No. 201-99-7116 (SB1/RMRA – Non-Departmental – Improvements Other Than Building); and
2. Authorize the use of \$640,000 in Senate Bill 1/RMRA funds for the FY 2025-26 SB1 Rubberized Asphalt Street Enhancement Project (CP 944); and
3. Take such additional, related action that may be desirable.

11. APPROVE AGREEMENT NO. 4484 WITH VOLTAIRE ENGINEERING, INC. FOR CHET HOLIFIELD COMMUNITY GARDEN PROJECT (CP 945)

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4484 with Voltaire Engineering for the Chet Holifield Community Garden Project (CP 945) as the most responsive, responsible bidder in the amount of \$292,556; and
2. Approve a construction contingency in the amount of \$27,444; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$100,000 in Account No. 100-70-700-6040.10 (General – Parks and Recreation – Recreation Administration – Contract Services Outside Contracts); and
4. Authorize the City Clerk’s Office to release all other bidders’ bonds; and
5. Authorize the City Manager to execute the agreement and all change orders in good faith; and
6. Take such additional, related action that may be desirable.

12. APPROVE AN INCREASE TO PURCHASE ORDER WITH COMMLINE INC. FOR PUBLIC SAFETY VEHICLE OUTFITTING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve an increase to the existing purchase order with Commline Inc. in an amount not-to-exceed \$60,000 for the outfitting of public safety vehicles; and
2. Take such additional, related action that may be desirable.

13. ADOPT RESOLUTIONS FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD AND CONDUCTED ON NOVEMBER 3, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Approve Resolution No. 26-16 calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities; and
2. Approve Resolution No. 26-17 requesting the Board of Supervisors of the County of Los Angeles to render full services to the City relating to a General Municipal Election to be held and conducted on Tuesday, November 3, 2026; and
3. Approve Resolution No. 26-18 requesting the Board of Supervisors of the County of Los Angeles to consolidate a General Municipal Election to be held on Tuesday, November 3, 2026, with other Los Angeles County and State of California elections to be held on the date pursuant to § 10403 of the Elections Code; and
4. Approve Resolution No. 26-19 adopting regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, November 3, 2026; and
5. Approve Resolution No. 26-20 providing for a procedure for determining by lot a tie among candidates at the November 3, 2026, General Municipal Election in accordance with Elections Code Section 15651.

14. APPROVE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CAL OES) STATE AND LOCAL CYBERSECURITY GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve submission of an application for the California Governor’s Office of Emergency Services (Cal OES) State and Local Cybersecurity Grant Program; and
2. Authorize the City Manager to conduct all negotiations and execute and submit documents reasonably-necessary for the completion of the awarded project; and
3. Take such additional, related action that may be desirable.

15. APPROVAL OF MINUTES: MARCH 11, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

16. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-21 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MARCH 25, 2026.

RECOMMENDATION: It is recommended that the City

1. Adopt Resolution No. 26-21 approving the Warrant Register dated March 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.

- **Scarlet Peralta, Councilmember**

- **Ric Alonzo, Councilmember**

- **Salvador Melendez, Councilmember**

- **Danielle Romero, Mayor Pro Tem**

- **Georgina Tamayo, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on April 8, 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, March 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**