



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, APRIL 22, 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 immediately thereafter; if there is no Closed Session, Regular Session will begin at 6:00 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)
Maria Chavez vs. City of Montebello
Los Angeles Superior Court Case No. 22STCV37075

2. **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

3. **CITIZEN OF THE MONTH - LORENA PIZANA**
4. **CLEAN TASK FORCE UPDATE**

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

5. **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 DEVELOPMENT, AND SITE PLAN REVIEW STANDARDS, AND DEMONSTRATING COMPLIANCE WITH STATE HOUSING LAW TO ACHIEVE ADEQUATE SITES FOR THE CITY'S 6TH CYCLE RHNA; ADOPT RESOLUTION NO. 26-30 TERMINATING RFP NO. 23-4; 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. 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, and remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application; 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) in accordance with State Housing Law; and
5. Adopt Resolution No. 26-30 terminating Request for Proposals ("RFP") No. 23-4 for strategic master planning services for the Montebello Golf Course and directing community engagement for future actions; and
6. Find and determine that the proposed amendments to Title 17 of the MMC 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") (State Clearinghouse No.2023050665), certified on April 10, 2024, in compliance with the California Environmental Quality Act ("CEQA"), and
7. Approve and authorize the City Manager to execute the Covenant and Agreement, in a form approved by the City Attorney, for the preservation and protection of the Armenian Genocide Martyrs Monument; and
8. Approve and authorize the City Manager to execute the Covenant and Agreement, in a form approved by the City Attorney, for the preservation and protection of the Montebello Scout House; and
9. Take such additional, related, action that may be desirable.

REGULAR BUSINESS - NONE

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.

6. RECEIVE AND FILE THE FISCAL YEAR 2024-25 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file the Fiscal Year 2024-25 Annual Comprehensive Financial Report (ACFR); and,
2. Take such additional, related action that may be desirable.

7. AUTHORIZE RECEIPT OF GRANT AWARD FROM CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY ("CALRECYCLE") FOR THE ILLEGAL DISPOSAL SITE ABATEMENT GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve the acceptance of \$275,000 in grant funds awarded to the City of Montebello by the California Department of Resources Recycling and Recovery (CalRecycle) through the Illegal Disposal Site Abatement Grant Program; and
2. Authorize the City Manager, and the Director of Planning and Community Development, as designee, to execute any documents or agreements, and any amendments thereto, necessary for the City's participation in the grant program; and
3. Amend the Fiscal Year 2025-26 budget by increasing appropriations by \$275,000 in Account No. 271-50-594-6040.10 (CalRecycle - Disposal Sites Abatement, Community Development, CalRecycle - Disposal Sites Abate [expenditures, Other Contract Services]) and \$275,000 in Account No. 271-99-4198.51 (CalRecycle-Disposal Sites Abate, Non-Departmental, Miscellaneous Grants, CalRecycle – Disposal Sites Abate [revenue]); and
4. Take such additional, related, action that may be desirable.

8. ACCEPTANCE OF THE LED SIGN PROJECT (CP 933) LOCATED AT CITY HALL – NOTICE OF COMPLETION

RECOMMENDATION: It is recommended that the City Council:

1. Accept the City Hall LED Sign Project (CP 933) as completed by Monarka Development Corp. (DBA Express Sign & Neon); and
2. Approve the final contract amount with Monarka Development Corp. (DBA Express Sign & Neon) for the City Hall LED Sign Project in the amount of \$97,845, including change orders;
3. Approve the Final Total Project Budget (Attachment A);
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder;
5. Authorize the release of the retention payment of \$4,892 due to Monarka Development Corp. (DBA Express Sign & Neon) following the mandatory waiting period from the date the Notice of Completion is recorded;
6. Take such additional, related action that may be desirable.

9. APPROVE SUBMISSION OF TWO APPLICATIONS TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE STATE ACTIVE TRANSPORTATION PROGRAM CYCLE 8

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit two applications to the State Active Transportation Program Cycle 8 for the Via Campo at Findlay Avenue Corridor and Madison Avenue at Concourse Road Roundabout; and
2. Authorize the City Manager to sign and execute all applicable documents associated with the submittal process; and
3. Take such additional, related action that may be desirable.

10. APPROVE SUBMISSION OF AN APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR THE SAFE STREETS AND ROADS FOR ALL PLANNING AND DEMONSTRATION COMPREHENSIVE SAFETY ACTION PLAN GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit an application to the Safe Streets and Roads for All (SS4A) Planning and Demonstration Comprehensive Safety Action Plan grant program; and
2. Authorize the City Manager to sign and execute all applicable documents associated with the submittal process; and
3. Take such additional, related action that may be desirable.

11. APPROVE ALLOCATION OF FUNDING FOR SAN GABRIEL VALLEY WATER COMPANY TO COMPLETE DESIGN WORK FOR A WATER MAIN AND FIRE HYDRANTS ALONG LINCOLN AVENUE BETWEEN SAN GABRIEL BOULEVARD AND AVENIDA DE LA MERCED

RECOMMENDATION: It is recommended that the City Council:

1. Approve the allocation of \$60,000 as a deposit for San Gabriel Valley Water Company (SGVWC) to commence engineering design work for a water main and fire hydrants along Lincoln Avenue between San Gabriel Boulevard and Avenida De La Merced; and
2. Amend the Fiscal Year 2025-26 adopted budget to increase appropriations by \$60,000 in Account 100-30-330-6040.80 (General Fund – Public Works – Engineering – Contract Services-Engineering Services); and
3. Authorize the City Manager to execute all pertinent documents and agreements associated with the design work; and
4. Take such additional, related action that may be desirable.

12. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-10 FOR CITYWIDE STRIPING

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-10 for citywide street striping, pavement marking, and roadway legend services; and
2. Take such additional, related action that may be desirable.

13. ADOPT RESOLUTION NO. 26-28 APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-27 ANNUAL LEVY OF ASSESSMENTS FOR THE NATASHA LANE SEWER AND STORM WATER PUMP STATION ASSESSMENT DISTRICT NO. 2005-2 AND SETTING A DATE FOR A PUBLIC HEARING

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-28 (Attachment A) approving the Fiscal Year 2026-27 Engineer's Report (Attachment B) for the Annual Natasha Lane Sewer and Storm Water Assessment District No. 2005-2, setting a date for the Public Hearing for the regular meeting scheduled for June 24, 2026 at 6:00 pm; and
2. Take such additional, related action that may be desirable.

14. ADOPT RESOLUTION NO. 26-27 APPROVING THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2026-27 ANNUAL NATASHA LANE LANDSCAPE ASSESSMENT DISTRICT NO. 2005-1 AND SETTING A DATE FOR THE PUBLIC HEARING

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-27 (Attachment A) approving the Fiscal Year 2026-27 Engineer's Report (Attachment B) for the Annual Natasha Lane Landscape Assessment District No. 2005-1, setting a date for the Public Hearing for the regular meeting scheduled for June 24, 2026 at 6:00 p.m.; and
2. Take such additional, related action that may be desirable.

15. TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Receive and File the Quarterly Treasurer's Reort for the quarter ending March 31, 2206 (Third Quarter of Flscal Year 2025-26); and
2. Take such additional, related action that may be desirable.

16. APPROVE AGREEMENT NO. 4495 WITH 1921 MARKETING SERVICES FOR TURNKEY BUS ADVERTISING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Agreement No. 4495 with 1921 Marketing Services (1921 Marketing), to provide turnkey Bus Advertising Services, for a one-year term with the option for renewal of up to two (2), additional one-year (1-year) terms; and
2. Authorize the City Manager to execute and finalize Agreement No. 4495 with 1921 Marketing on behalf of the City of Montebello; and
3. Take such additional, related, action that may be desirable.

17. APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 4131 WITH A & FLEET PAINTING, INC., FOR DESIGN, REMOVAL AND INSTALLATION OF DECALS SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 4131 with A & A Fleet Painting Inc. (A & A Fleet), for a one-year (1-year) term, for design, removal and installation services on Montebello Bus Lines (MBL) fleet of transit buses, and increase the total not-to-exceed amount by an additional \$430,500; and
2. Authorize the City Manager and/or his designee to approve change orders for up to fifteen percent (15%) or \$64,575, of the amended agreement amount; and
3. Authorize the City Manager and/or his designee to execute Amendment No. 2 on behalf of the City of Montebello (City); and
4. Amend the Fiscal Year 2025-26 adopted operating budget to increase appropriations by \$495,075 in Account No. 600-90-910-6040.10 (Transit Fund, Transit, Operations, Contract Services, Outside Contracts); and
5. Take such additional, related action that may be desirable.

18. APPROVAL OF MINUTES: APRIL 8, 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. 26-29 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED APRIL 22, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-29 approving the Warrant Register dated April 22, 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.

- Ric Alonzo, Councilmember

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

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on May 13, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.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, April 19, 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**