



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, MAY 13, 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 LABOR NEGOTIATORS**
Government Code Section 54957.6
Agency Negotiators: Raul Alvarez
Employee Group: Montebello Police Management Association

REGULAR SESSION - 7:00 P.M.

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

- 2. CITIZEN OF THE MONTH - LORRAINE RICHARDS
- 3. PROCLAMATION FOR ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH
- 4. PROCLAMATION FOR MENTAL HEALTH AWARENESS MONTH
- 5. PROCLAMATION FOR NATIONAL POPPY DAY
- 6. PROCLAMATION FOR NATIONAL MILITARY APPRECIATION MONTH
- 7. PROCLAMATION FOR NATIONAL PUBLIC WORKS WEEK
- 8. CERTIFICATE OF RECOGNITION FOR SCHURR HIGH SCHOOL GIRLS WATER POLO TEAM AND GIRLS BASKETBALL TEAM

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

- 9. **PUBLIC HEARING TO ADOPT RESOLUTION NO. 26-31 APPROVING THE DRAFT FISCAL YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) AND HOME INVESTMENT PARTNERSHIPS (“HOME”) ANNUAL ACTION PLAN**

RECOMMENDATION: It is recommended that the City Council:

- 1. Conduct a Public Hearing to consider adopting Resolution No. 26-31 approving the draft Fiscal Year 2026-2027 Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Annual Action Plan; and
- 2. Take such additional, related action that may be desirable.

- 10. **PUBLIC HEARING PURSUANT TO GOVERNMENT CODE SECTION 3502.3 CONCERNING VACANCIES AND RECRUITMENT AND RETENTION EFFORTS**

RECOMMENDATION: It is recommended that the City Council:

- 1. Conduct a public hearing and receive and file the report on the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
- 2. Take such additional, related action that may be desirable.

REGULAR BUSINESS**11. 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 DEVELOPMENT, AND SITE PLAN REVIEW STANDARDS, AND DEMONSTRATING COMPLIANCE WITH STATE HOUSING LAW TO ACHIEVE ADEQUATE SITES FOR THE CITY'S 6TH CYCLE RHNA AND CONSISTENCY WITH THE MONTEBELLO 2040 GENERAL PLAN****RECOMMENDATION: It is recommended that the City Council:**

1. Waive second reading and adopt 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 and adopt 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 and adopt 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. Waive second reading and adopt 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. 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
6. 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. PROCLAMATION FOR NATIONAL PET MONTH**RECOMMENDATION: It is recommended that the City Council:**

1. Approve a Proclamation declaring May as National Pet Month in Montebello.

13. PROCLAMATION FOR NATIONAL BIKE MONTH**RECOMMENDATION: It is recommended that the City Council:**

1. Approve a Proclamation declaring May as National Bike Month in Montebello.

14. APPROVE SUBMISSION OF AN APPLICATION FOR THE CALIFORNIA INTERAGENCY COUNCIL ON HOMELESSNESS (CAL ICH) ENCAMPMENT RESOLUTION FUNDING PROGRAM ROUND 5, ROLLING APPLICATION (ERF-5-R)**RECOMMENDATION: It is recommended that the City Council:**

1. Approve submission of a grant proposal for the Notice of Funding Availability (NOFA) for the California Interagency Council on Homelessness (Cal ICH) Encampment Resolution Funding Program, Round 5, Rolling Application (ERF-5-R); and
2. Take such additional, related action that may be desirable.

15. AUTHORIZE AN INCREASE TO THE BLANKET PURCHASE ORDER WITH ADAMSON POLICE PRODUCTS

RECOMMENDATION: It is recommended that the City Council:

1. Authorize an increase to the existing blanket Purchase Order with Adamson Police Products in the amount of \$7,000; and
2. Take such additional, related action that may be desirable.

16. AUTHORIZE EXECUTION OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY AND THE CITY OF MONTEBELLO TO IMPLEMENT THE HARBOR TOXIC POLLUTANTS TOTAL MAXIMUM DAILY LOAD PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Approve the Harbor Toxic Pollutants Total Maximum Daily Load Memorandum of Understanding between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Montebello; and
2. Authorize the City Manager to sign and execute the Memorandum of Understanding; and
3. Take such additional, related action that may be desirable.

17. ACCEPTANCE OF THE FABRICATION AND INSTALLATION OF FULL CAPTURE STORM DRAIN TRASH DEVICES ON LOS ANGELES COUNTY-OWNED CATCH BASINS (CP 931)

RECOMMENDATION: It is recommended that the City Council:

1. Accept the Fabrication and Installation of Full Capture Storm Drain Trash Devices on Los Angeles County Owned Catch Basins (CP 931) by United Storm Water, Inc; and
2. Approve the final contract amount with United Storm Water, Inc. for the construction of the project in the amount of \$18,300 including change orders; and
3. Approve the Final Total Project Budget (Attachment A); and
4. Authorize the City Clerk to execute, verify and file the Notice of Completion (Attachment B) with the Los Angeles County Registrar-Recorder; and
5. Authorize the release of the retention payment of \$915 due to United Storm Water, Inc. following the mandatory waiting period from the date the Notice of Completion (NOC) is recorded; and
6. Take such additional, related action that may be desirable.

18. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-11 FOR ON-CALL FENCE INSTALLATION, REPAIR AND REPLACEMENT SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-11 for on-call fence installation, repair, and replacement services; and
2. Take such additional, related action that may be desirable.

19. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-12 FOR ON-CALL PLUMBING SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-12 for on-call plumbing services; and
2. Take such additional, related action that may be desirable.

20. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-13 FOR ON-CALL ELECTRICAL MAINTENANCE AND REPAIR SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-13 for on-call electrical maintenance and repair services; and
2. Take such additional, related action that may be desirable.

21. APPROVE ISSUING REQUEST FOR PROPOSALS (RFP) NO. 26-14 FOR SECURITY AND FIRE ALARM MONITORING, MAINTENANCE, AND REPAIR SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Authorize issuing Request for Proposals (RFP) No. 26-14 for citywide security and fire alarm monitoring, maintenance, and repair services for City facilities; and
2. Take such additional, related action that may be desirable.

22. AUTHORIZE APPLICATION FOR THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FORMULA FUNDING FOR 2022, 2023 AND ADOPTING AN AMENDED PLHA PLAN

RECOMMENDATION: It is recommended that the City Council:

1. Authorize application to the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) Program Formula Funding to collect the City's remaining 2022 and 2023 (\$479,680) allocations of the amended \$1,803,584 five-year allocation; and
2. Approve Resolution No. 26-32 authorizing the application and amending the PLHA plan for the Permanent Local Housing Allocation Program; and,
3. Take such additional, related action that may be desirable.

23. APPROVAL OF MINUTES: APRIL 22, 2026, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

24. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 26-33 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED MAY 13, 2026

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 26-33 approving the Warrant Register dated May 13, 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**
 1. Requesting a formal City proclamation recognizing Arbor Day in April 2027 and onward.
 2. Requesting an update on the status of the Urban Forestry Management Plan and related tree planting efforts.

- **Salvador Melendez, Councilmember**

- **Georgina Tamayo, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on May 27, 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, May 10, 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**