



CITY OF MONTEBELLO CALL AND NOTICE OF A SPECIAL CITY COUNCIL MEETING AGENDA

MONDAY, JULY 27, 2026 AT 6:00 PM

TELECONFERENCE LOCATION FOR
COUNCILMEMBER ALONZO
3920 TERMINAL DR
SALT LAKE CITY, UT 84122

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

NOTICE IS HEREBY GIVEN that a Special Meeting for the City of Montebello City Council is hereby called to be held on **Monday, July 27, 2026, at 6:00 p.m. at City Hall, Council Chambers, located at 1600 West Beverly Boulevard, Montebello, CA 90640.** 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.

PUBLIC COMMENTS:

Remote: To watch the meeting and provide Live Comments on Agenda Items under Public Comment during the Meeting, join the **Teams Webinar** by calling: 917-768-4786 or using the Teams App with the following link:
<https://teams.microsoft.com/meet/212521955537737?p=l4Fdq54unzY6491ijl>

Meeting ID: 212 521 955 537 737 **Passcode:** DS7Ac33G

Phone Conference ID: 431 203 441#

In-Person: Members of the public who wish to participate during the Public Comment period(s) or provide testimony during Public Hearings at City Council meetings may attend the meeting in person. The public may ***only*** address the City Council during this Special Meeting on items which have been described in the notice of this meeting, in accordance with Government Code Section 54954.3(a). 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; Public Hearing items do not require a speaker card. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person; 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.**

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.

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 48 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

AGENDA MATERIALS: The agenda/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

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.

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)
Michael Chee v. City of Montebello
Case No. 24STCV01736
2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Government Code section 54956.9(d)(2)
Threat of litigation in one matter

REGULAR SESSION – IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

REGULAR BUSINESS

3. **RECEIVE AND FILE THE REQUIRED 10-DAY REPORT ON CITY OF MONTEBELLO'S TEMPORARY MORATORIUM ON SENATE BILL 79 DEVELOPMENT APPLICATIONS WITHIN THE WASHINGTON BOULEVARD TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN AREA PURSUANT TO GOVERNMENT CODE SECTION 65858(d)**

RECOMMENDATION: It is recommended that the City Council:

1. Receive, file, and issue the required 10-day report pursuant to Government Code Section 65858(d) regarding Urgency Ordinance No. 2495 establishing a temporary 45-day moratorium on the acceptance, processing, and approval of certain development applications pursuant to Senate Bill 79 within the Washington Boulevard Transit-Oriented Development Specific Plan Area; and

-
2. Take such additional and/or related action that may be desirable.

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on August 12, 2026, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

Date and Posted: July 23, 2026, at 5:30 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



ITEM # 3

**CITY OF MONTEBELLO
SPECIAL CITY COUNCIL AGENDA STAFF REPORT**

TO: Honorable Mayor and City Council Members

FROM: Raul Alvarez, City Manager

BY: Joseph Palombi, Director of Planning & Community Development

SUBJECT: RECEIVE AND FILE THE REQUIRED 10-DAY REPORT ON CITY OF MONTEBELLO'S TEMPORARY MORATORIUM ON SENATE BILL 79 DEVELOPMENT APPLICATIONS WITHIN THE WASHINGTON BOULEVARD TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN AREA PURSUANT TO GOVERNMENT CODE SECTION 65858(d)

DATE: July 27, 2026

RECOMMENDATION(S):

It is recommended that the City Council:

1. Receive, file, and issue the required 10-day report pursuant to Government Code Section 65858(d) regarding Urgency Ordinance No. 2495 establishing a temporary 45-day moratorium on the acceptance, processing, and approval of certain development applications pursuant to Senate Bill 79 within the Washington Boulevard Transit-Oriented Development Specific Plan Area; and
2. Take such additional and/or related action that may be desirable.

FISCAL IMPACT:

The recommended actions do not have a fiscal impact. A report per Government Code Section 65858(d) must be filed and issued by the City Council at least 10 days prior to the expiration of the moratorium, describing the measures taken to alleviate the conditions that led to the adoption of the urgency ordinance prior to the request for extension.

BACKGROUND/DISCUSSION:

The City of Montebello is currently preparing the Washington Boulevard Transit-Oriented Development (TOD) Specific Plan, a comprehensive multi-year planning effort intended to guide future growth and development along the Washington Boulevard corridor and areas surrounding the future light rail station at Washington Boulevard and Greenwood Avenue within the City. The proposed Greenwood Avenue/Washington Boulevard Station is planned as a regional transit hub on Metro's E Line, providing direct light rail connectivity between Montebello and major employment, educational, and activity centers throughout Los Angeles County while supporting transit-oriented development opportunities in the surrounding area. The Specific Plan is designed to establish a long-term vision for land use, economic development, housing, mobility, urban design, infrastructure improvements, and implementation strategies that will support investment while maintaining compatibility with surrounding neighborhoods.

The City has committed significant resources toward preparation of the Specific Plan, including the retention of professional planning, engineering, environmental, economic development, and public engagement consultants. The planning process includes evaluation of transportation and circulation systems, utility and infrastructure capacity, parking demand, housing opportunities, public realm improvements, environmental considerations, and economic development strategies. Community outreach efforts are ongoing to ensure meaningful public participation throughout the planning process.

Recent changes in State law, including Senate Bill 79 (SB 79), create new opportunities for increased residential density, building height, floor area ratio, parking reductions, and streamlined approval processes for qualifying projects located near future transit facilities. While the City supports the State's objective of increasing housing production and encouraging transit-oriented development, implementation of these provisions prior to completion of the Washington Boulevard TOD Specific Plan could result in development patterns that are inconsistent with the City's ongoing planning efforts and could undermine years of local planning invested in preparing the Washington Boulevard TOD Specific Plan.

Although the City strongly supports California's efforts to increase housing production and encourage transit-oriented development, implementation of SB 79 presents unique challenges for mid-sized jurisdictions actively engaged in comprehensive planning efforts. The City of Montebello has invested nearly six years in preparing the Washington Boulevard Transit-Oriented Development Specific Plan through extensive technical analysis, environmental review, infrastructure planning, and community engagement beginning in October 2020. This planning effort is intended to ensure that future housing and mixed-use development is coordinated with transportation improvements, utility capacity, public services, economic development strategies, parks, and other public infrastructure necessary to support long-term growth.

In June 2026, the Southern California Association of Governments (SCAG), in coordination with the California Department of Housing and Community Development (HCD), released draft Transit-Oriented Development implementation maps and methodology identifying areas subject to SB 79. While SCAG and HCD recognized that

smaller jurisdictions require additional implementation flexibility by providing accommodations for cities with populations under 35,000, Montebello, despite functioning operationally as a similarly situated community, does not qualify for those provisions because of its population. As a result, the City remains subject to immediate implementation timelines while continuing to complete the comprehensive planning process already underway.

The City therefore adopted Urgency Ordinance No. 2495 to preserve the status quo while completion of the Specific Plan and associated environmental review proceeds. The temporary moratorium provides the City sufficient time to develop permanent regulations that appropriately integrate SB 79 into a coordinated planning framework rather than allowing piecemeal development that could compromise long-term planning objectives.

ENVIRONMENTAL IMPACT:

This Urgency Interim Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because it can be seen with certainty that the ordinance will not result in a direct or reasonably foreseeable physical change in the environment. The ordinance is also exempt pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) because it constitutes a regulatory action intended to preserve the status quo while the City completes comprehensive planning and environmental review activities.

ANALYSIS:

Pursuant to Government Code Section 65858, Urgency Ordinance No. 2495 became effective for an initial period of 45 days and will expire on August 8, 2026, unless extended by the City Council.

The purpose of Urgency Ordinance No. 2495 is to provide the Planning and Community Development Department with additional time to analyze and develop appropriate zoning regulations, development standards, and implementation measures associated with the Washington Boulevard Transit-Oriented Development (TOD) Specific Plan. Pursuant to Government Code Section 65858(a) and (d), the City may extend the interim ordinance for an additional ten (10) months and fifteen (15) days, provided that at least ten (10) days prior to the expiration of the ordinance, the legislative body issues a written report describing the measures taken to alleviate the conditions that led to its adoption.

Since initiating the Washington Boulevard TOD Specific Plan in June 2025, the Planning and Community Development Department, along with the Arroyo Group consulting team, has continued preparing land use alternatives, infrastructure analyses, transportation studies, environmental documentation, implementation strategies, and draft development standards necessary to support future transit-oriented development consistent with SB 79. Staff also continues to coordinate with consultants, regional agencies, Metro, and

SPECIAL CITY COUNCIL AGENDA REPORT - MEETING OF JULY 27, 2026

Page 4 of 5

community stakeholders while conducting ongoing public outreach to ensure that future development within the corridor is consistent with the City's long-term planning objectives and adequately supported by public infrastructure, municipal services, and community amenities.

Upon receipt and filing of this report, this staff report shall constitute the City Council's 10-day report required by Government Code Section 65858(d), describing the measures taken to alleviate the conditions that led to the adoption of the urgency ordinance.

Without the temporary moratorium, qualifying development applications submitted pursuant to Senate Bill 79 (SB 79) could undermine the City's ability to complete a coordinated planning process and adopt comprehensive development standards for the Washington Boulevard corridor that appropriately incorporate the requirements of SB 79. Specifically, projects approved during the planning process may:

- Establish development patterns inconsistent with the emerging TOD Specific Plan framework;
- Create vested development rights that could limit the City's future planning authority;
- Result in piecemeal development that impedes corridor-wide planning objectives;
- Consume available transportation, utility, and public service capacity before completion of technical analyses;
- Undermine design standards, development regulations, and implementation measures currently under preparation;
- Complicate future public infrastructure investments and mobility improvements;
- Result in environmental impacts currently being evaluated through the Specific Plan environmental review process;
- Impair future affordable housing, economic development, mobility, and public benefit programs being considered through the planning effort; and
- Result in economic inefficiencies by undermining the City's ongoing planning and environmental review efforts.

Allowing projects to proceed under SB 79 before completion of the Specific Plan could substantially interfere with this coordinated planning effort by establishing development rights before the City has completed evaluation of infrastructure capacity, transportation improvements, environmental impacts, public facilities, affordable housing strategies, economic development opportunities, and urban design standards. Accordingly, the temporary moratorium remains necessary to protect the public health, safety, and welfare while these planning activities continue.

The temporary ordinance does not apply to development applications for tenant improvements, maintenance activities, projects subject to previously approved development agreements that remain consistent with the Montebello Municipal Code, or projects that the City is otherwise required by law to process.

SPECIAL CITY COUNCIL AGENDA REPORT - MEETING OF JULY 27, 2026

Page 5 of 5

Consistent with the provisions of Urgency Ordinance No. 2495, property owners or applicants seeking relief from the temporary moratorium may request a waiver from the Planning and Community Development Department where one or more of the ordinance's specified exceptions apply. Waiver requests shall be reviewed in accordance with the procedures and findings established in the Urgency Ordinance to determine whether the proposed project qualifies for an exemption from the temporary restrictions.

The temporary moratorium preserves the status quo while allowing the City to complete the Washington Boulevard TOD Specific Plan, incorporate the requirements of SB 79 into a comprehensive planning framework, and complete the associated environmental review. Government Code Section 65858 authorizes the extension of an interim urgency ordinance when additional time is necessary to complete permanent regulations addressing the conditions that led to its adoption.

Planning staff requires additional time to complete the Washington Boulevard TOD Specific Plan, finalize associated development standards, complete environmental review, present proposed regulations to the Planning Commission for recommendation, conduct additional public outreach, and ultimately present permanent regulations to the City Council for consideration. These efforts are necessary to ensure that future development is coordinated with infrastructure capacity, mobility improvements, utility services, public safety, parks, economic development initiatives, and other community-serving investments.

Extending the temporary moratorium will allow the City to integrate SB 79 into a comprehensive planning framework that coordinates future housing production with infrastructure capacity, mobility improvements, utility services, public safety, parks, economic development, and community amenities. This approach advances the objectives of SB 79 while protecting the public health, safety, and welfare by ensuring that transit-oriented development occurs in a coordinated, sustainable, and well-planned manner.

SUMMARY:

Staff recommends that the City Council receive, file, and issue this 10-day report per Government Code Section 65858(d).

ATTACHMENT(S)

1. Attachment A_Urgency Ordinance No. 2495 - Temporary Moratorium on Development for Washington Blvd

NEXT STEPS:

N/A

ORDINANCE NO. 2495

AN URGENCY INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, ADOPTED PURSUANT TO GOVERNMENT CODE SECTION 65858, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF CERTAIN TRANSIT-ORIENTED DEVELOPMENT APPLICATIONS WITHIN THE WASHINGTON BOULEVARD TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN AREA PENDING COMPLETION OF THE CITY'S COMPREHENSIVE PLANNING EFFORTS

WHEREAS, the City of Montebello ("City") is a municipal corporation organized and existing under the laws of the State of California; and

WHEREAS, Washington Boulevard is located within a low resource area and serves as a potential commercial, mixed-use, transportation, and economic development corridor and is anticipated to accommodate substantial future residential, commercial, and mixed-use investment; and

WHEREAS, the City Council has initiated preparation of the Washington Boulevard Transit-Oriented Development Specific Plan ("TOD Specific Plan"), a comprehensive land use planning document intended to guide future growth and development within the Washington corridor in a manner that promotes economic vitality, housing production, mobility, sustainability, infrastructure efficiency, and neighborhood compatibility; and

WHEREAS, the TOD Specific Plan study area includes properties located along and adjacent to Washington Boulevard and encompasses areas that may be affected by existing and future transit infrastructure and transit-oriented development policies; and

WHEREAS, the City has committed substantial public resources toward the preparation of the TOD Specific Plan, including retention of professional planning consultants, engineering consultants, environmental consultants, economic development specialists, and public engagement professionals; and

WHEREAS, the TOD Specific Plan process includes preparation of technical studies evaluating transportation and circulation systems, pedestrian and bicycle connectivity, infrastructure and utility capacity, parking demand, housing needs, urban design standards, public realm improvements, economic development opportunities, environmental impacts, public safety service demands, and implementation mechanisms; and

WHEREAS, the City has conducted and continues to conduct public outreach and stakeholder engagement efforts to ensure that future development within the Washington Boulevard Corridor reflects community priorities and the City's long-term vision; and

WHEREAS, the California Legislature has enacted Senate Bill 79 and related legislation intended to encourage transit-oriented housing development near major transit facilities and corridors, which goes into effect on July 1, 2026; and

WHEREAS, the City Council recognizes the State's interest in increasing housing production and facilitating transit-oriented development; however, the City Council also finds that implementation of such legislation within the Washington Boulevard Corridor prior to completion of the TOD Specific Plan may result in development patterns that are inconsistent with the regulations, standards, and infrastructure improvements currently under consideration by the City undermining years of local planning for the TOD Specific Plan ; and

WHEREAS, Government Code Section 65858 authorizes a city council to adopt an interim urgency ordinance prohibiting uses that may conflict with a contemplated zoning proposal that the legislative body is studying or intends to study within a reasonable time; and

WHEREAS, the City Council finds that a current and immediate threat to the public health, safety, and welfare exists because the acceptance, processing, or approval of qualifying development applications within the TOD Specific Plan area prior to completion of the City's planning efforts may:

- (a) Establish development patterns inconsistent with the pending TOD Specific Plan;
- (b) Create vested rights that could impair the City's ability to adopt and implement corridor-wide planning policies;
- (c) Result in piecemeal development that frustrates comprehensive transit-oriented planning objectives;
- (d) Consume available transportation, utility, public safety, and infrastructure capacity before completion of corridor-wide analyses;
- (e) Undermine the City's ability to adopt objective design standards, development standards, and implementation measures currently under preparation;
- (f) Interfere with the City's ability to coordinate future public infrastructure investments;
- (g) Result in environmental impacts that are presently being evaluated through ongoing planning and environmental review efforts;
- (h) Impair future affordable housing, mobility, economic development, and public benefit programs contemplated by the TOD Specific Plan; and
- (i) Cause substantial prejudice to the City's ongoing legislative planning process; and

ORDINANCE NO. 2495

Page 3 of 6

(j) Result in economic waste and inefficiencies by undermining ongoing TOD Specific Plan planning and environmental review.

WHEREAS, the City Council finds that immediate action is necessary to preserve the status quo while the City completes its comprehensive planning efforts and evaluates appropriate development regulations for the Washington Boulevard Corridor that incorporate and are consistent with SB 79; and

WHEREAS, the City Council further finds that absent immediate action, development applications may be submitted and approved before the City has completed the studies necessary to ensure that future development occurs in a coordinated and orderly manner that includes community engagement and that protects the public health, safety, and welfare.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made part of this Urgency Ordinance as part of its findings.

SECTION 2. FINDING OF CURRENT AND IMMEDIATE THREAT. Pursuant to Government Code Section 65858, the City Council finds based on the facts contained in the above recitals, staff report, and public comments, that there exists a current and immediate threat to the public health, safety, and welfare and that the approval of additional development projects within the Washington Boulevard TOD Specific Plan Area because it would result in development inconsistent with regulations that the City is currently studying and intends to adopt through the TOD Specific Plan process and because of the following:

- (a) Establish development patterns inconsistent with the pending TOD Specific Plan;
- (b) Create vested rights that could impair the City's ability to adopt and implement corridor-wide planning policies;
- (c) Result in piecemeal development that frustrates comprehensive transit-oriented planning objectives;
- (d) Consume available transportation, utility, public safety, and infrastructure capacity before completion of corridor-wide analyses;
- (e) Undermine the City's ability to adopt objective design standards, development standards, and implementation measures currently under preparation;
- (f) Interfere with the City's ability to coordinate future public infrastructure investments;

- (g) Result in environmental impacts that are presently being evaluated through ongoing planning and environmental review efforts;
- (h) Impair future affordable housing, mobility, economic development, and public benefit programs contemplated by the TOD Specific Plan; and
- (i) Cause substantial prejudice to the City's ongoing legislative planning process; and
- (j) Result in economic waste and inefficiencies by undermining ongoing TOD Specific Plan planning and environmental review.

SECTION 3. INTERIM MORATORIUM. During the term of this Ordinance, the City shall not accept as complete, process, approve, grant, issue, or otherwise act upon any application for a development project located within the boundaries of the Washington Boulevard TOD Specific Plan Area that seeks to utilize any development standards, incentives, density allowances, height allowances, parking reductions, ministerial approval pathways, waivers, concessions, bonuses, or other benefits authorized pursuant to Senate Bill 79 or substantially similar state transit-oriented development legislation.

No permit, entitlement, discretionary approval, ministerial approval, variance, conditional use permit, site plan review, design review approval, subdivision approval, building permit, grading permit, demolition permit, certificate of occupancy, or other land use entitlement shall be issued for any project subject to this Ordinance unless expressly exempted herein.

SECTION 4. EXEMPTIONS. This Ordinance shall not apply to:

- A. Development applications determined complete prior to the effective date of this Ordinance;
- B. Tenant improvements, interior remodeling projects, façade improvements, code compliance improvements, maintenance activities that are consistent with the regulations maintained in the Montebello Municipal Code, or necessary to address a health and safety issue;
- C. Projects subject to a previously approved Development Agreement;
- D. Any project that a court of competent jurisdiction or federal law that expressly requires the City to process notwithstanding this Ordinance.

SECTION 5. DIRECTION TO STAFF. The City Council hereby directs City staff to continue preparation of the Washington Boulevard Transit-Oriented Development Specific Plan and associated environmental review documents and to return to the City Council with periodic updates regarding progress toward adoption.

SECTION 6. REPORT TO CITY COUNCIL. At least ten (10) days prior to expiration of this Ordinance, City staff shall prepare and present a written report to the City Council describing the measures undertaken to alleviate the conditions that led to the adoption of this Ordinance as required by Government Code Section 65858.

ORDINANCE NO. 2495

Page 5 of 6

SECTION 7. DURATION; EXTENSIONS. Upon its adoption by a fourth-fifths vote, this Ordinance shall be in full force and effect for 45 days from its date of adoption. This Ordinance may be extended in accordance with Government Code Section 65858 upon the making of the findings required by law.

SECTION 8. CEQA. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) pursuant to CEQA Guidelines Sections 15061(b)(3), 15308, and any other applicable exemption because the Ordinance preserves the status quo and does not authorize any development or physical change to the environment.

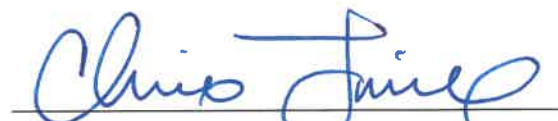
SECTION 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each portion thereof irrespective of the fact that any one or more portions may be declared invalid.

SECTION 10. EFFECTIVE DATE. This Ordinance is adopted as an urgency measure pursuant to Government Code Section 65858 for the immediate preservation of the public health, safety, and welfare and shall take effect immediately upon adoption by a four-fifths vote of the City Council.

PASSED, APPROVED, AND ADOPTED 24TH DAY OF JUNE 2026.


Georgina Tamayo, Mayor

ATTEST:


Christopher Jimenez, City Clerk

APPROVED AS TO FORM:


Arnold M. Alvarez-Glasman, City Attorney

ORDINANCE NO. 2495

Page 6 of 6

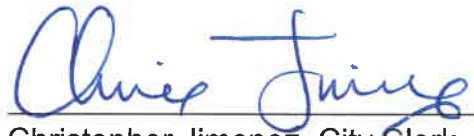
I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 24th day of June, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 24th day of June, 2026 by the following vote:

AYES: Melendez, Romero, Peralta, Tamayo

NOES: None

ABSENT: Alonzo

ABSTAIN: None



Christopher Jimenez, City Clerk