



City Council Meeting Agenda

Tuesday, November 25, 2025

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California
Teleconference (Julia Mates)
Cafe Bene
1555 Sepulveda Boulevard
Torrance, CA 90501

General order of Business

1. CALL TO ORDER
2. ITEMS BEFORE 7:00 PM (none)
3. PLEDGE OF ALLEGIANCE
4. REPORT FROM CLOSED SESSION
(none)
5. SPECIAL PRESENTATIONS
6. PUBLIC COMMENTS ON ITEMS NOT
ON THE AGENDA
7. COUNCILMEMBER ANNOUNCEMENTS
8. CONSENT BUSINESS
9. PUBLIC HEARINGS
10. GENERAL BUSINESS
11. BRIEF VERBAL REPORTS FROM
MEMBERS AND STAFF
12. MATTERS OF
INTEREST/CLARIFICATION
13. ADJOURNMENT

City Council

Julia Mates, Mayor
Robin Pang-Maganaris, Vice Mayor
Gina Latimerlo, Councilmember
Tom McCune, Councilmember
Cathy Jordan, Councilmember

Staff

Afshin Oskoui, City Manager
Scott Rennie, City Attorney
Kathy Kleinbaum, Assistant City Manager
Ken Stenquist, Police Chief
Grace Castaneda, Finance Director
Ann Ritzma, Interim Admin Services Director
Carlos deMelo, Community Development Director
Brigitte Shearer, Parks and Recreation Director
Edric Kwan, Public Works Director
Jozi Plut, City Clerk

MEETING ATTENDANCE:

Council meetings, unless otherwise noted, are broadcast live to Belmont residents on

1. Comcast Cable Channel 27
2. Streamed live via the City's website at www.Belmont.gov
3. ZOOM <https://belmont-gov.zoom.us/> **Meeting ID: 95745673035**
4. Attend the meeting in the Council Chambers, Belmont City Hall 2nd floor

PUBLIC COMMENT:

- Public in the Council Chamber present the Clerk a request to speak slip found at the table at the rear of the chamber.
- If participating virtually use the Raise Hand feature to request to speak.
 - For dial- in comments, call *67 1-(669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number)
 - enter **Meeting ID: 95745673035**, and press *9 to request to speak

All public comments are subject to a **3-minute time limit** unless otherwise determined by the Chair.

To submit a written public comment:

E-mail cclerk@belmont.gov before the Council discusses the item, noting the agenda topic or number in the subject line. Comments received up to three hours before the meeting will be distributed to the Council and included in the record but not read aloud during the meeting..

The Mayor has the authority to rule any speaker out of order, including speakers during the Public Comment period; If the subject raised is not within the subject matter jurisdiction of the City Council, during a public hearing or a general business item if the speaker is not presenting testimony or evidence relevant to the matter or if the speaker becomes disruptive to the proceedings and conduct of the meeting.

The Mayor also has the authority to order any person who willfully interrupts the meeting to be removed. All persons are expected to always conduct themselves with civility and courtesy. All persons giving comments shall speak directly to the Council and address issues, not individuals. Personal attacks, cursing and outbursts from the audience in support or opposition to a speaker are not tolerated to foster an environment where everyone feels welcome to speak.

LEVINE ACT:

The Levine Act (California Government Code Section 84308) limits campaign contributions that may be made to elected or appointed City officials (including councilmembers and the mayor) and certain candidates for elective city offices. The Act prohibits an agent of a party from contributing any amount to councilmember while a proceeding for a contract valued at \$50,000 or more, permit, license, or other entitlement for use is pending that does not solely involve purely ministerial decisions. The Act also prohibits parties and participants in the above entitlement proceedings from contributing more than \$500 during the proceeding and for 12 months after the proceeding and requires disclosure of the prohibited contributions. The Act prohibits certain officials, including local elected officials, from taking part in an entitlement proceeding if the official has received a contribution exceeding \$500 from a party or participant in the proceeding within the preceding 12 months. An official is also prohibited from accepting, soliciting, or directing a contribution exceeding \$500 from a party or participant in the proceeding for 12 months after a final decision is rendered in such a proceeding. The law is complex, and this brief description is not legal advice. If you or an agent have made any campaign contributions to a councilmember in the 12 months before a proceeding in which you have an interest or you are contemplating making a contribution within the 12 months after such a proceeding, you are urged to review the Levine Act and consider consulting an attorney. The California Fair Political Practices Commission (FPPC) is responsible for administering the Levine Act. More information about the Act and its implementing regulations can be found on the FPPC's website here: <https://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html>

ACCESSIBILITY

If you need assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA POSTING: I declare a copy of this agenda was posted at City Hall, One Twin Pines Lane, and the City's website www.Belmont.gov Date: _____ Time: _____ /s/:

City of Belmont
City Council Regular Meeting Agenda
November 25, 2025
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California
Teleconference (Julia Mates)
Cafe Bene
1555 Sepulveda Boulevard
Torrance, CA 90501

NOTICE REGARDING MEETING SCHEDULE

The City Council may meet prior to 7:00 PM for Study Sessions, Closed Sessions, or other Special Topics. All other business will commence at 7:00 PM as a time-certain agenda item.

1. CALL TO ORDER

- Roll Call

2. ITEMS BEFORE 7:00 PM (none)

A. CLOSED SESSION

B. STUDY SESSION

The public will have an opportunity to address the City Council concerning this item.

C. SPECIAL SESSION/OTHER TOPICS

ITEMS STARTING AT 7:00 PM

3. PLEDGE OF ALLEGIANCE

4. REPORT FROM CLOSED SESSION (none)

5. SPECIAL PRESENTATIONS

A. Rethink Waste Poster Contest Recognition

B. Project Sentinel Fair Housing Update

Attachments:

[Project Sentinel Agency Overview](#)

6. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

This portion of the meeting is reserved for persons wishing to address the Body on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to 15 minutes, with a maximum of 3 minutes per speaker. Speakers who requested but did not receive an opportunity to speak during this comment period will be given an opportunity to address the Body later in the meeting. State law prohibits the Body from acting on non-agenda items.

7. COUNCILMEMBER ANNOUNCEMENTS

8. CONSENT BUSINESS

Consent business items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a member or staff request specific items to be removed for separate action. The City Attorney will read the title of ordinances to be adopted.

A. Approval of Minutes

Recommendation: Consider modifications and approve minutes.

Attachments:

[October 28, 2025 Minutes](#)

B. Monthly Financial Reports - August and September 2025

Recommendation: Motion to approve financial reports.

Attachments:

[August COB Monthly Report](#)

[September COB Monthly Report](#)

C. Periodic Strategic Plan Update (Q3 2025)

Recommendation: Receive an update to the City of Belmont Strategic Plan Initiatives.

Attachments:

[Staff Report](#)

[Strategic Plan Dashboard](#)

D. Axon Contract Renewal for Equipment Replacement and Technology Services

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute a five-year agreement with Axon Enterprise Inc. not to exceed \$476,403.87 for equipment replacement and technology services; and approve a budget appropriation in the amount of \$47,164 for fiscal year 2025-26.

Attachments:

[Staff Report](#)

[Resolution](#)

[Master Service Agreement](#)

[Quote 2026 - 2031](#)

E. Belmont Village Bike and Pedestrian Project Design Amendment #2

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute Amendment #2 to the contract with Parametrix, Inc. for additional design and project coordination services with the adjacent Linc Housing Development Project (hereinafter “Linc Project”). for an additional amount of \$20,250, for a total contract cost to a not-to-exceed amount of \$185,375.

Attachments:

[Staff Report](#)

[Resolution](#)

[Exhibit](#)

F. Motion Approving Award of Contract to BuildCorp, Inc. for an Amount not to Exceed \$276,180, and Authorizing the City Manager to Execute a Contract for the Belmont Village Bicycle Improvement Project, City Contract Number 2025-638

Recommendation: It is recommended that the City Council award the contract to BuildCorp, Inc. for an amount not to exceed \$276,180 and authorize the City Manager to execute a contract for the Belmont Village Bicycle Improvement Project, City Contract Number 2025-638.

Attachments:

[Staff Report](#)

G. Annual Report on Receipt and Use of Development Impact Fees, In-Lieu Fees, and

Linkage Fees for Fiscal Year 2024-25

Recommendation: Adopt a Resolution to make certain findings and accept the annual report on receipt and use of development impact fees, in-lieu fees, and linkage fees for the fiscal year ended June 30, 2025.

Attachments:

[Staff Report](#)

[Resolution](#)

[Annual Report on Park Impact Fees \(Fund 342\) Fiscal Year Ending June 30, 2025](#)it A

[Public Improvement Project Expenditures Related to the Mitigation Fee Act and Quimby Act](#)

9. PUBLIC HEARINGS

A. Local Amendments to 2025 California Building Standards Codes

Recommendation:

1. Conduct a Public Hearing; and,
2. Adopt a Resolution making express findings that modifications to the 2025 California Building, Plumbing, Residential and Wildland-Urban Interface Codes are reasonably necessary due to local conditions.
3. Sitting as the City Council, adopt an ordinance adopting the 2025 California Building, Plumbing, Mechanical, Electrical, Residential and Wildland-Urban Interface Codes by reference with local amendments, designating fire hazard severity zones, amending City Code administrative and enforcement provisions, and ratifying Fire Code amendments by San Mateo Consolidated Fire Department applicable in the city.
4. Sitting as the Board of Directors for the Belmont Fire Protection District, adopt an ordinance ratifying the 2025 Fire Code and Wildland-Urban Interface Code amendments by San Mateo Consolidated Fire Department applicable in the District's unincorporated areas and designating fire hazard severity zones.

Attachments:

[Staff Report](#)

[Resolution](#)

[Adoption Ordinance](#)

[Fire Code Amendments](#)

B. Revise Maximum Rates for Solid Waste Collection Services for Calendar Year 2026

Recommendation: Adopt a resolution revising the maximum rates that may be charged by Recology of San Mateo County for solid waste, recyclable materials, and organic materials collection services effective January 1, 2026.

Attachments:

[Staff Report](#)

[Resolution](#)

[2025 Solid Waste Rates - 2026 Rates](#)

[Rate Application](#)

[HDR Draft Report](#)

[Proposition 218 Notice](#)

C. Consider Text Amendments to the Belmont Zoning Ordinance Section 2 (Definitions), Section 4 (Residential), Section 5A (Corridor Mixed Use-CMU), Section 8 (Parking), Section 9.54 (Accessory Buildings), Section 10 (Procedures), Section 13 (Design Review), and Section 31 Village District (partial, Sec. 31.6 and 31.7 only).

Recommendation: 1) Conduct a Public Hearing; 2) Consider Planning Commission

recommendations; and 3) Introduce an Ordinance (First Reading) amending Belmont Zoning Ordinance Section 2 (Definitions), Section 4 (Residential), Section 5A (Corridor Mixed Use-CMU), Section 8 (Parking), Section 9.54 (Accessory Buildings), Sections 10 (Procedures), Section 13 (Design Review), and Section 31 (Village) with such amendments related to implementation of the certified Housing Element, development standards in the Corridor Mixed Use District, consolidation of parking requirements into one section of the Belmont Zoning Ordinance, and other updates to clarify zoning regulations and improve implementation.

Attachments:

[Staff Report](#)

[Ordinance](#)

[Planning Commission Resolution NO. 2025-22](#)

[Planning Commission Approved Minutes, September 16, 2025](#)

[Lisa Wise Consulting Memo, dated September 5, 2025](#)

[Lisa Wise Consulting Alternative Scenario Graphics, dated November 12, 2025](#)

[Map of CMU Parcels Adjacent to R-1 Parcels](#)

10. GENERAL BUSINESS

General Business items are considered separately, typically in the order listed. The chair will call for public comment on each item when the body considers the item.

A. Charles Armstrong School – Project Introduction

Recommendation: Receive a presentation regarding the Charles Armstrong School Development Review Project. No action is required.

Attachments:

[Staff Report](#)

[Map](#)

[Presentation](#)

B. Report from Audit Committee and Measure I Committee for FY 2024-25

Recommendation: 1) The Audit Committee recommends the City Council receive the financial reports and recommendations of the City's independent auditor for the fiscal year ended June 30, 2025; and
2) Receive Annual Measure I Advisory Committee Report for the fiscal year ended June 30, 2025.

Attachments:

[Staff Report](#)

[Financial Policies Memo](#)

[Measure I](#)

[ACFR](#)

[MOIC](#)

[Required Communication](#)

C. Revised Master Employee Pay Schedule – November 2025

Recommendation: Adopt a resolution to amend the City's Master Employee Pay Schedule to ensure continued compliance with California Public Employees' Retirement System (CalPERS) requirements.

Attachments:

[Staff Report](#)

[Resolution](#)

11. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

- A. **Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments**
- B. **Verbal report from City Manager**

12. MATTERS OF INTEREST/CLARIFICATION

Items in this category are for discussion and direction to staff only. However, Council/Board may take final action on an item if there is no need for additional staff analysis.

- A. **Formation of a City Council Ad Hoc Housing & Long-Range Planning Subcommittee**

Recommendation: Discussion and Direction.

Attachments:

[Memo](#)

13. ADJOURNMENT