City Council
Special Meeting Agenda

Tuesday, October 28, 2025

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

General order of Business

1. CALL TO ORDER
2. ITEMS BEFORE 7:00 PM
3. PLEDGE OF ALLEGIANCE
4. REPORT FROM CLOSED SESSION
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 Special Meeting Agenda
October 28, 2025
City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California

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

A. CLOSED SESSION (none)

B. STUDY SESSION - Joint Meeting with Planning Commission (5:45 PM Start)
The public will have an opportunity to address the City Council concerning this item.

i. Housing Law Update
Recommendation: Receive an informational update on State housing laws and their implications for the City of Belmont
Attachments:
Staff Report
CPPG Housing Policy Overview
Goldfarb California Housing Law Presentation

C. SPECIAL SESSION/OTHER TOPICS (none)

ITEMS STARTING AT 7:00 PM

3. PLEDGE OF ALLEGIANCE

4. REPORT FROM CLOSED SESSION

5. SPECIAL PRESENTATIONS

A. Recognition of Belmont Softball 10U & 12U Outstanding 2025 Season

B. San Mateo County Library Annual Report Presentation

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 14, 2025 Minutes

B. Monthly Financials
Recommendation: Motion to approve July 2025 Monthly Financials
Attachments:
July 2025 Monthly Report

C. Community Center Restroom Renovation Project CIP #8115 - CCN 2025-643
Recommendation: Adopt a resolution to 1) approve plans and specs, 2) authorize the City Manager to execute a contract to Zone 4 Construction, Inc. for $550,430 for renovation of restrooms in the Twin Pines Senior Center, Twin Pines Lodge, and Belmont Sports Complex, City Contract Number 2025-643, and 3) approve a budget appropriation in FY 2025-26 in the amount of $413,858 to complete all three renovation locations during this fiscal year
Attachments:
Staff Report
Resolution

D. Parking and Traffic Safety Committee – Fall 2025 Recommended Actions
Recommendation: Adopt a resolution approving Parking and Traffic Safety Committee (PTSC) recommendations for safety improvements at Middle Road and Hainline Drive, Lassen Drive, and Old County Road near Sterling View Avenue
Attachments:
Resolution
Staff Report

9. PUBLIC HEARINGS

A. Appeal of Planning Commission Approval of Application No. 2023-0032 for By-Right Processing of Design Review, Grading Plan, Tree Removal Permit, Affordable Housing Plan, Transportation Demand Management Plan, and State Density Bonus for 500-580 Masonic Way
Recommendation: Adopt a resolution approving the requested by right entitlements for 500-580 Masonic Way: Design Review, Grading Plan, Tree Permit, Affordable Housing Plan, Density Bonus, Transportation Demand Management Program, and State Density Bonus.
Attachments:
Staff Report
Attachment A - Resolution with Exhibit A and Exhibit B
Attachment B - Planning Commission Staff Report
Attachment C - Planning Commission Resolution No. 2025-18
Attachment D - Appeal Application and Supplemental Appellant Materials
Attachment E - Applicant Appeal Response (Dated October 2, 2025)
Attachment F - Revised Development Standards Evaluation

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. 1301 Shoreway Development Agreement Terms
Recommendation: Provide direction on the proposed Development Agreement terms under negotiation for the 1301 Shoreway commercial development project
Attachments:
Staff Report
1301 Shoreway DA Term Sheet
1301 Shoreway project renderings

B. Local Amendments to 2025 California Building Standards Codes
Recommendation: (1) Sitting as the City Council, introduce 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.
(2) Sitting as the Board of Directors for the Belmont Fire Protection District, introduction 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
BFPD Ord Ratifying 2025 Fire Code amendments
2025 CBSC Adoption Ordinance introduction

C. City-Owned Property Disposition Update and Exempt Surplus Land Declaration
Recommendation: Receive an update on staff's work related to the disposition of the three city-owned residential properties at 730 El Camino Real, 503 Crest View Ave, and 1000 O'Neill Ave (Emmett House) and adopt a resolution declaring the vacant lot at 780 El Camino Real as Exempt Surplus Property under the Surplus Lands Act
Attachments:
Staff Report
Resolution

D. Approval of Amendments to Employment Agreements for the City Manager and City Attorney
Recommendation: Adopt the attached resolutions: 1) Establishing compensation for the City Manager and authorizing the Mayor to execute a Third Amendment to the City Manager Employment Agreement; and 2) Establishing compensation for the City Attorney and authorizing the Mayor to execute a Second Amendment to the City Attorney Employment Agreement
Attachments:
Staff Report
CM Employment Agreement Third Amendment - Resolution
CA Employment Agreement Second Amendment - 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.

13. ADJOURNMENT