



City Council Meeting Agenda

Tuesday, April 28, 2026

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

General order of Business

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

City Council

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

Staff

Afshin Oskoui, City Manager
Scott Rennie, City Attorney
Ken Stenquist, Police Chief
Grace Castaneda, Finance Director
Ann Ritzma, Interim Admin Services Director
Carlos deMelo, Community Development Director
Kevin Kobayashi, 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
April 28, 2026
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

2. ROLL CALL

3. 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

4. PLEDGE OF ALLEGIANCE

5. REPORT FROM CLOSED SESSION - none

6. SPECIAL PRESENTATIONS

A. Destination Marketing Organization (DMO) for San Mateo County New 2025-2028 Strategic Plan

B. Proclamation Observing April as National Arab American Heritage Month

C. Proclamation Observing Asian American and Pacific Islander Month

D. Proclamation Observing National Jewish American Heritage Month

7. 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.

8. COUNCILMEMBER ANNOUNCEMENTS

9. 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. Monthly Financial Report - February 2026

Attachments:

[Monthly Report](#)

B. 3 Wakefield Court Easement Vacation & Dedication

Recommendation: Adopt a resolution vacating an existing Public Service Easement (PSE) designed as “PSE Varies” over Lot 1, as shown on the map of “Hallmark West Unit 4,” recorded on June 29, 1976, in Book 91 of Maps, Pages 24 and 25, Official Records of San Mateo County; accepting a new non-exclusive PSE over a portion of APN 045-444-020 from Ahmad Dababo, as Trustee, or any successor trustee, under the Ahmad Dababo Trust dated April 14, 2009, as described in Exhibit A (Legal Description) and shown on Exhibit B (Plat); and authorizing the City Manager and City Clerk to execute, accept, and record all documents necessary to complete the easement vacation and acceptance, including recordation with the San Mateo County Recorder.

Attachments:

[Staff Report](#)

[Resolution](#)

[Legal Description](#)

[Plat Map](#)

[Storm Drain Relocation Plan](#)

[No Objection Letters](#)

[Subdivision-1976](#)

C. Senate Bill 1 (SB 1) Local Streets and Roads Project List Fiscal Year (FY) 2026-2027

Recommendation: Adopt a resolution approving a list of proposed projects for fiscal year (FY) 2026-2027 funded by the Road Repair and Accountability Act of 2017.

Attachments:

[Staff Report](#)

[Resolution](#)

[2026 Pavement Project Street List](#)

D. Salson Trail Culvert Replacement Project - Additional Budget Appropriation

Recommendation: Adopt a resolution approving an additional \$250,000 in project budget funding and authorizing the City Manager to negotiate and execute construction change orders, design amendments, and additional construction management, inspection services, and related services for the Salson Trail Culvert Replacement Project, in a total amount not to exceed \$250,000.

Attachments:

[Staff Report](#)

[Resolution](#)

E. Hill Street and El Camino Real HAWK Project

Recommendation: Adopt a resolution approving plans and specifications, authorizing advertisement for sealed bids, authorizing the City Manager to execute a construction contract with the lowest responsive and responsible bidder for the Hill Street and El Camino Real HAWK Project (City Contract Number 2026- 652) in an amount not to exceed \$619,543, plus a ten percent construction contingency, and approving a task order with Tanner Pacific for construction management services an amount not to exceed \$99,960.

Attachments:

[Staff Report](#)

[Resolution](#)
[Project Plans](#)
[Project Specifications](#)
[Tanner Pacific Proposal.pdf](#)

F. San Mateo County Animal Care and Control Services Agreement Extension

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute a three-year extension of the g agreement with the County of San Mateo for animal care and control services beginning July 1, 2026.

Attachments:

[Staff Report](#)
[Amendment to Agreement - SMC Animal Care and Control Services](#)
[Animal Control Agreement - San Mateo County and Cities 2021-2026](#)

10. PUBLIC HEARINGS

A. TEFRA Financing for The Ridge at Ralston (678 Ralston Ave) Apartments Project

Recommendation: 1. Conduct a public hearing for the issuance of tax exempt revenue bonds under the Tax Equity and Fiscal Responsibility Act (TEFRA) and the Internal Revenue Code for the benefit of The Ridge at Ralston LP (the “Borrower”), to provide for the financing of an affordable apartment project at 678 Ralston Avenue.

2. Adopt the resolution approving the issuance of the bonds by the California Municipal Finance Authority for the project.

Attachments:

[Staff Report](#)
[Resolution](#)
[Presentation](#)

11. 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. Climate Action and Adaptation Plan (CAAP) Draft Measures and Actions Review

Recommendation: Receive a presentation on the Climate Action and Adaptation Plan (CAAP) update process and provide any feedback on draft measures and actions for inclusion in the final CAAP.

Attachments:

[Staff Report](#)
[Draft Measures and Actions](#)
[CAAP Workshop No.2 Summary](#)
[CAAP Survey No.2 Summary](#)

B. 951 Old County Road Affordable Housing Loan

Recommendation: Adopt a resolution authorizing the City Manager to negotiate and execute a loan funding agreement with CRP Affordable Housing and Community Development, or its affiliated entities or partners, to provide up to \$2 million in Belmont affordable housing funds for construction of a 63-unit affordable housing project located at 951 Old County Road.

Attachments:

[Staff Report](#)
[Resolution](#)

CRP Affordable Housing Funding Request
Presentation - 951 Old County Road
Presentation - Ridge on Masonic

C. Draft General Plan Safety Element Update

Recommendation: Receive a presentation on the City of Belmont's Draft Safety Element Update and provide feedback and direction.

Attachments:

[Staff Report](#)

[Draft Safety Element](#)

[Draft Conservation Element](#)

12. BRIEF VERBAL REPORTS FROM MEMBERS AND STAFF

A. Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

B. Verbal report from City Manager

13. 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.

14. ADJOURNMENT

ADA Notice: If you require assistance to participate in this meeting, please contact the City Clerk at (650) 595-7413 in advance so reasonable accommodations can be arranged.

Agenda Materials: Meeting materials are available at www.belmont.gov. Documents distributed to a majority of the City Council, District Board, or Commission regarding agenda items will be available at the City Clerk's Office, One Twin Pines Lane, during normal business hours and at the meeting.