



City Council Meeting Agenda

Tuesday, February 24, 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 - none
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
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
February 24, 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 - none

ITEMS STARTING AT 7:00 PM

4. PLEDGE OF ALLEGIANCE

5. REPORT FROM CLOSED SESSION - none

6. SPECIAL PRESENTATIONS - none

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 Reports - December 2025

Recommendation: Motion to approve financial reports.

Attachments:

[COB Monthly Report](#)

B. Fiscal Year 2026-27 Budget Calendar

Recommendation: Motion to approve Fiscal Year 2026-27 Budget Calendar.

Attachments:

C. Professional Services Contracts for Amendments to the Regional Commercial (RC) Zoning District

Recommendation: 1) Negotiate and execute a task order with ICF for an amount not to exceed \$299,908, for a Program Environmental Impact Report; and
2) Amend the existing task order with Good City Company to increase the contract amount by \$15,850, for a total not-to-exceed amount of \$87,127.

Attachments:

Staff Report
ICF-EIR Fee Proposal
Good City Scope and Budget

D. Charles Armstrong School Expansion Project

Recommendation: Motion to adopt (1) Conditional Use Permit, Detailed Development Plan, Design Review, Grading Plan And Permit, Tree Removal Permit And CEQA Exemption for the Charles Armstrong School for property located At 1405 Solana Drive (Assessor's Parcel Number 045-122-190) (Appl. No. Pa2024-0050) and (2) adopt an ordinance amending the Conceptual Development Plan for Charles Armstrong School At 1405 Solana Drive to allow for expansion of the school.

Attachments:

Resolution - DDP-CUP-DR-GP-TRP - CAS
Exhibit A - Resolution - Detailed Development Plan to DDP-CUP-DR-GP-TRP
Exhibit B - Resolution- Findings to DDP-CUP-DR-GP-TRP
Exhibit C - Resolution - Performance Standards & COAs to DDP-CUP-DR-GP-TRP
CDP Amendment Ordinance
Exhibit A to CDP Ordinance - Development Standards
Exhibit B to CDP Ordinance - Campus Site & Building Location Plan
Exhibit C to CDP Ordinance - General Plan Conformity Analysis

E. CSG Building Plan Review Services – Amendment #1 to Task Order #2

Recommendation: Adopt a motion authorizing the City Manager to negotiate and execute Amendment #1 to Task Order #2 with CSG Consultants, Inc. for Building Plan Review Services to authorize an additional \$200,000 expenditure for Fiscal Year 25-26 to increase the total authorized contract amount to \$620,000.

Attachments:

Staff Report

10. PUBLIC HEARINGS

A. 1301 Shoreway Road Commercial Development Project

Recommendation: 1. Conduct a Public Hearing and consider Planning Commission recommendations related to the project.
2. Introduce an Ordinance Rezoning 1301 Shoreway Road from Regional Commercial (RC) to Planned Unit Development (PD) and related Zoning Map Amendment; approving the Conceptual Development Plan; and approving the Development Agreement.
3. Review a Resolution Adopting the CEQA Findings of Fact, Certifying the Environmental Impact Report and Adopting the Mitigation Monitoring and Reporting Program.
4. Review a Resolution approving the Detailed Development Plan, Conditional Use Permit,

Design Review, Grading Plan and Permit, and Tree Removal Permit.

Attachments:

Staff Report

Resolution Certifying Environmental Impact Report

Exhibit A - Findings

Exhibit B - Final EIR & MMRP

Ordinance Rezoning Property and Approving DA

Exhibit A - Map Amendment

Exhibit B - Conceptual Development Plan

Exhibit C - Development Agreement

Exhibit D - Findings and General Plan Consistency

Resolution Approving Entitlements

Exhibit A - Project Plans

Exhibit B - Findings

Exhibit C - Conditions of Approval

Environmental Impact Analysis Table

Planning Commission Resolution 2026-02

Planning Commission Resolution 2026-03

Planning Commission Resolution 2026-04

B. Approval of the disposition of the City-owned properties at 730 El Camino Real and 1000 O'Neill Avenue

Recommendation: 1. Adopt a Resolution making certain findings under Public Health and Safety Code Section 33433 for disposition of public property located at 730 El Camino Real and authorizing the City Manager to negotiate and execute a purchase and sale agreement, regulatory agreement and declaration of restrictive covenants, and related documents to transfer 730 El Camino Real to Kainos Home and Training Center for the Developmentally Disabled for the purchase price of \$1 with covenants restricting the use of the property to a residential supported living group home serving lower-income households.

2. Adopt a Resolution making certain findings under Public Health and Safety Code Section 33433 for disposition of public property located 1000 O'Neill Avenue, adopt a Replacement Housing Plan for the loss of the two affordable units at 1000 O'Neill Avenue, authorize the City Manager to negotiate and execute a real estate broker/listing agreement with AMID Investments, Inc. for the marketing and sale of 1000 O'Neill Avenue, and authorize the City Manager to approve the sale of the property at fair market value, including the negotiation and execution of all agreements and documents necessary to complete the sale of the property.

Attachments:

Staff Report

Resolution 730 El Camino Real

Exhibit A - Section 33433 Summary Report

Exhibit B - Purchasing and Sale Agreement

Exhibit C - Deed of Trust

Exhibit D - Regulatory Agreement

Exhibit E - Promissory Note

Resolution 1000 O'Neill

Exhibit A - Section 33433 Summary Report

Exhibit B - Replacement Housing Plan

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. Report on Mid-Year Financial Results as of December 31, 2025

Recommendation: Adopt resolutions to amend the City of Belmont and Belmont Fire Protection District (BFPD) fiscal year (FY) 2025-26 budget and adopt a resolution updating the Belmont Investment Policy. Provide feedback on key findings and priorities to guide the development of the FY 2026-27 budget.

Attachments:

[Staff Report](#)

[COB FY 2025-26 Midyear Budget Review](#)

[BFPD FY 2025-26 Midyear Budget Review](#)

[Investment Policy](#)

[Statement of Revenues and Expenditures Budget Variance Report](#)

[Neighboring Cities Investment Policy Survey](#)

[Belmont Investment Policy](#)

B. Appointment to City Commissions

Recommendation: (1) Motion to appoint at least one resident to the Planning Commission; (2) Motion to appoint at least two residents as voting members to the Parks, Recreation and Culture Commission.

Attachments:

[Staff Report](#)

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.