



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, NOVEMBER 1, 2022 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**VICTOR CUEVAS, CHAIR
PRISCILLA DEL RIO, VICE-CHAIR
NATALIA LOMELI, PLANNING COMMISSIONER
BERJ ALIKSANIAN, PLANNING COMMISSIONER
VACANT, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MONICA MERCADO-RODRIGUEZ, PLANNING MANAGER
GLORIA V. RAMIREZ, DEPUTY CITY ATTORNEY
SAMANTHA NEVAREZ, SENIOR ADMINISTRATIVE ASSISTANT**

NOTICES

COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday, April 13, 2022. This Planning Commission Meeting will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California**. The meeting will be live streamed and can be watched on the City's website at: <https://cityofmontebello.com/government/live-streaming.html>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

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 Samantha Nevarez, Senior Administrative Assistant at (323) 887-1200 Ext: 493 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 us 24 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may address the Planning Commission in person the day of the meeting. Speakers will be required to complete a speaker card provided at the door and submit it to Samantha Nevarez, Senior Administrative Assistant prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

Via Email: The public may also submit emailed comments via the following email address: pcpubliccomment@cityofmontebello.com up until the day of the meeting, Tuesday, November 1, 2022 at 6:30 p.m. These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments which will be held over for the next regularly scheduled meeting.

AGENDA MATERIALS: The agenda and agenda packet related to items on this agenda are available for public inspection at City's website at: <https://www.cityofmontebello.com/government/commission.html>. The agenda cover sheets may also be emailed upon request.

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

PRESENTATIONS

1. **Objective Design Standards**

PUBLIC COMMENTS (30 MINUTES)

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Commission/ Committee 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 Chairperson.

STAFF COMMUNICATIONS

PUBLIC HEARING

2. **Case No. PC-2022-0005-SPR for a Site Plan Review ("SPR") to allow Rachel Hee Choi, on behalf of A & J Realty, LLC to construct a 13,825 square foot warehouse and office building at 1617 South Greenwood Avenue ("Project Site").**

RECOMMENDATION: It is recommended that the Planning Commission ("Planning Commission") of the City of Montebello ("City") conduct a public hearing and take the following action:

1. ADOPT Resolution No. 14-22 approving Case No. PC-2021-0005-SPR with conditions to allow the construction of a 13,825 square foot warehouse and office building at the Project Site.

PLANNING COMMISSION ORALS

Planning Commission member announcements; requests for future agenda items; conference/meetings reports.

ADJOURNMENT

The City of Montebello Planning Commission will adjourn to the next Regular Meeting on November 15, 2022 at 6:30 p.m. at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Samantha Nevarez, Senior Administrative Assistant for the City of Montebello hereby certify that a copy of this agenda has been posted on or before Thursday, October 27, 2022 at 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Senior Administrative Assistant



ITEM # 1

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Director of Planning & Community Development

BY: Stacey Morales, Associate Planner

SUBJECT: **Objective Design Standards**

DATE: November 1, 2022

RECOMMENDATION(S):

Staff recommends the Planning Commission of the City of Montebello ("Planning Commission") review, receive and file this report and attachments and provide Planning staff with feedback.

FISCAL IMPACT:

None.

BACKGROUND/DISCUSSION:

- On March 2, 2022 the City of Montebello, along with AECOM, an infrastructure consulting firm, and Southern California Association of Governments (SCAG) staff, initiated the project with a virtual Project Kick-off meeting.
- On June 29, 2022, AECOM held a virtual staff study session with representatives from the Planning and Code Enforcement Divisions.
- On August 11, 2022, AECOM lead a community workshop at the Chet Holifield Community Center.

PROJECT INFORMATION

The City of Montebello (“City”) joins a group of cities including Santa Fe Springs, South Pasadena, and Santa Monica in participating in the SCAG Objective Design Standards project. The City has included the preparation of objective development/zoning standards in the certified 2021-2029 Housing Element.

The project is funded through the 2020/21 Sustainable Communities Program (SCP). The Program provides an opportunity to document, assess, and modernize the existing multifamily objective development standards and the permitting process and recommend new standards for mixed use development in Montebello. AECOM is the consultant group responsible for conducting a technical review of the City’s existing development review process and produce a report that recommends updates to streamline the housing approval process. The review shall analyze the City’s existing policy documents, design guidelines, development standards and regulations, and permit procedures. Additionally, AECOM is tasked with developing an online cost estimator spreadsheet tool for public use that calculates the estimated cost of permit application fees (planning/building related fees) and applicable development impact fees.

AECOM will deliver objective design standards for the following citywide zoning designations:

- R-3 (Multiple-Family Residential Zone),
- Housing Opportunity Overlay Zone (High Density Residential),
- R-2 (Medium Density Residential Zone), and
- Mixed Use Blvd/Corridor Zone

The following are considered as key project issues and considerations:

- Objective development standards are needed in the City to provide certainty in the permitting process to increase housing unit production.
- Efforts will be informed by City staff, community members, key stakeholders, and decision makers.
- Technical and outreach materials will be translated into a second language to increase community members’ access and encourage participation in the process.
- Developing templates that can be used for the City.

Objective standards involve no personal or subjective judgment by a public official and are verifiable by reference to criteria available and known to both an applicant and City staff. In contrast, design standards are a set of discretionary statements that function to preserve and enhance the desired character of existing neighborhoods and improve the aesthetic and functional quality of new development projects. The table below illustrates the difference between “Development” and “Design” and how they can be applied.

What are Objective Standards?

Development	Design
Standards that inform the general massing of a structure: • structure height • lot area • setbacks • lot coverage • floor area ratio	More detailed standards that influence the design of a structure or open space: • articulation/modulation • roof line variation • transparency/fenestration • lighting • parking screening • plaza or open space design • landscape, hardscape, and amenities

SCAG REAP: ODS Bundle (LA County) Planning Commission Study Session | 8



On August 11, 2022 AECOM lead the project's first community workshop located at Chet Holifield. The workshop was advertised on the City's website, citywide e-newsletter and social media platforms. The workshop was attended by approximately 15 interested stakeholders. A descriptive summary for the workshop is included in this report as "Attachment A." The summary of public feedback is as follows:

- Reduce density in southern portion of City
- Increase open space and landscape standards
- Provide 20 foot landscaped front setbacks
- Increase parking requirements

It is anticipated that AECOM will provide their final deliverable in the form of an Executive Summary outlining the recommended objective standards in late May/ early June 2023.

The project is currently in the public outreach phase and Planning Staff is seeking input from the City Planning Commission body.

ENVIRONMENTAL IMPACT:

ANALYSIS:

SUMMARY:

It is recommended that this information be received and filed and that the Planning Commission provide Planning Staff with feedback.

ATTACHMENT(S)

1. Attachment A - SCAG Letter of Commitment
2. Attachment B - Public Workshop #1 Summary
3. Attachment C - SCAG ODS Project Schedule

NEXT STEPS:



CITY OF MONTEBELLO
CITY MANAGER'S OFFICE

René Bobadilla, P.E.
City Manager

Arlene Salazar
Assistant City Manager

July 19, 2021

Sarah Jepson
Planning Director
Southern California Association of Governments
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

RE: SCAG Sustainable Communities Program – Implementation Terms – Housing and Sustainable Development

Dear Ms. Jepson,

Pursuant to HCD guidance, jurisdictions participating in the Regional Early Action Planning Grant Program (REAP) funded HSD program, should have an implementation strategy for the funded activity, including, where appropriate, having the completed planning document considered by the applicable board, commission, council, or other decision making body. By signing this form, the jurisdiction acknowledges that it will work with the SCAG consultant in good faith to prepare project deliverables that can be implemented. Approval of any project deliverables is ultimately up to the applicable board of the jurisdiction, and SCAG recognizes and agrees that consideration of the project deliverables is ultimately within the sound discretion of the jurisdiction.

Sincerely,

A handwritten signature in blue ink, appearing to read "René Bobadilla".

René Bobadilla, P.E.
City Manager
City of Montebello



AECOM
One California Plaza
300 South Grand Avenue
Los Angeles, CA 90071

T: +1 (213) 593 8100
F: +1 (213) 593 8178
aecom.com

Project name:
SCAG REAP: Objective Development
Standards (ODS) Bundle

To: Monica Mercado-Rodriguez,
Planning Manager
City of Montebello
1600 W Beverly Blvd
Montebello, CA 90640

From:
Ashley Hoang, Senior Associate

Date:
September 22, 2022

CC: Stacey Morales, Associate Planner

Memo

Subject: SCAG ODS Project Public Workshop #1 Summary

Introduction

The City of Montebello (City) is taking part in a project funded by the Southern California Association of Governments (SCAG) to document, assess, and modernize multi-unit and mixed-use objective development and design standards and permitting. This project is serving the cities of Montebello, Santa Fe Springs, Santa Monica, and South Pasadena. It will help support a greater understanding of the role of objective development and design standards in increasing housing production in Los Angeles County and throughout California. The project includes the preparation of an existing local policies and regulations review report, a current project review report, permit streamlining assistance, an online cost estimator tool, and the creation of an objective standards toolkit of recommendations for up to four zones.

The City is undertaking a public engagement process to inform community members and stakeholders about the project. Two community workshops will be held to focus on building an understanding of objective standards and providing the public with an opportunity to give feedback on draft materials. The first of the two workshops to build an understanding of objective standards was held on September 15, 2022.

Presentation Summary

The presentation started with a brief introduction of the project and its timeline and that the SCAG grant's purpose is to provide funding to cities to document, assess, and modernize multi-unit and mixed-use objective standards and permitting, and reviewed the key deliverables resulting from the project noted above.

During the presentation, the project team:

- Defined what objective standards are and explained the difference between subjective guidelines and objective standards,
- Shared examples of graphics helpful in visualizing standards that will be created for the toolkit,
- Discussed the project deliverables' goals, purpose, and why they are important,
- Gave a brief overview of what the housing needs are at the State and City level and a summary of recent housing legislation,
- Shared the initial findings on standards and applications from the analysis of existing Montebello policies, regulations, permitting, and projects,
- Shared findings from the City Staff Study Session,

- Presented the four zones and the potential objective standards categories that recommendations will be developed for as part of the toolkit, and
- Shared the next steps and workshop dates for the project.

Public Comments

Following the presentation, the project team heard from the attendees, answered questions, and received comments to inform the project work. All questions and comments received at the workshop are provided below, with responses from the project team noted. Comments are listed in the order in which they were received.

Question: *Does this project have a name?*

Response: It is called SCAG Objective Development Standards.

Question: *Is it only going to affect multi-unit or single residency? Will SB 9 be impacted?*

Response: Because of the State's needs for housing production, we are trying to get as much as we can; the project focuses on multi-unit and mixed-use zones, not single-unit. No, SB 9 is a State law and won't be impacted.

Comment: *I hear you, and you're explaining the ODS to regular people. Will it also help big developers? Is this for common people?*

Response: We are referring to multi-unit and mixed-use development, so yes, big development. We want developers and all people to have a better understanding of the process.

Comment: *This sounds like this process is built for developers over small owners. What if we don't want housing? We don't want streamlining. Developers come in and trample our rights, make more traffic, and more density.*

Response: We appreciate your comment. Your individual rights will not be taken away.

Question/Comment: *Can we say that there is no building in some areas, like in oil wells? There isn't enough open space. We do have condos, a lot of them, and every unit should be occupied. Many times, developers leave units vacant.*

Response: The City wants to evaluate the standards. We want your input to see if we need to create better standards that enhance developments with items that increase the quality of life for residents such as adding open space requirements that would add trees and landscaping. We're also working to improve applications and handouts to clarify the standards.

Comment/Question: *There are 13 people here, this is not a representation of Montebello. This is not the input of South Montebello. You are not having a workshop with the community. How was this meeting advertised?*

Response: We appreciate your comment. We advertised on social media and on the City website.

Comment: *You didn't do a good job! What makes you think people have social media? There are 13 people here. The wrong audience is here. We set the standards but look who showed up here. We are regular people. This is the wrong way of transmitting this information to the public. The State is making every mandate to cram more people into the city. There might be something we need to be doing at the state level to advocate against more housing. The City is embracing this bundle project, you can go on and finish the presentation, but it is the wrong audience.*

Response: The City is seeking input from community members for this year-long project. We want to build an understanding on objective development standards and shed light on how to improve the standards. When we get to the milestone next year, we will share with the Planning Commission and/or City Council the information we've gathered and recommendations on how to improve development standards and permit processes for multi-unit and mixed-use development projects. This project does not take away your ability to share your overall concerns, proposed further changes in your community and it does not change the zoning codes as these are simply recommendations for improvements. This information is publicly available and anyone who wants to be involved can reach out to the City directly and provide comments as well as obtain information throughout the process.

Question: *How did South Montebello choose this workshop location?*

Response: We have done meetings here before. It was available.

Comment: *I'm thinking about my city – we don't have enough trees. We don't have enough water. Then they want to come and build with our tax money. They want to mess my life up with more buildings, less green space. They're trying to bring in more people.*

Response: Currently, developers are not required to provide any amenities. These ODS can require developers to build more resources like planting more trees.

Comment: *Those 2-3 story buildings are not welcomed here. We don't want them.*

Response: Yes, community members sometimes don't want more height in their neighborhoods. The ODS can mandate better design where height is considered. SB 9 allows you to have four units in a single-family residential zone. The density is already coming. If a buffer with trees is needed, or a larger setback, that can be created.

Comment: *Building up means there is more people or building for more density. Then they will need a car and need to park their car. In East LA, there is no parking. If we build up, we will not have enough space for the parking. They say they make two parking spots for each person, but it isn't true. What you say is different from what is happening.*

Response: We understand that parking is an impactful issue to communities. State legislation provides certain development projects parking reductions, such as those providing affordable housing seeking density bonuses. This is because the cost of providing parking is so expensive and often makes development infeasible.

Comment: *City employees should drive around the neighborhoods and see how bad parking is. People park their cars in the front yards. A staff employee should take pictures and bring them to City Hall. The five members of the Council don't see it. They talk about it.*

Response: Your comment is appreciated.

Comment: *We have badly paved streets in the City, perhaps that should be addressed too.*

Response: This project doesn't include addressing street paving so won't impact paved streets.

Comment: *You're looking for suggestions, the City should do away with commissions. That means a few people making big decisions. They should bring it to the districts¹ instead. Commissioners want State funding. We don't care about that money.*

Response: If you have concerns with your City appointed or elected representatives you have the right to voice your concerns directly to them or others to make changes. In the City I live in, if I have concerns about a new development project, I usually attend the public meetings about those development projects expressing my concerns to the Planning Commissioners and/or other decisionmakers such as City Council.

Comment: *The slide says, "Development Permit Application" and to develop mixed-used and multi-unit housing production. AECOM will lie and say that the community is okay with the plans. We're saying we don't like this and the City will not listen to us! We don't trust City Council. You're very anxious to move on. You want input and you're shutting us down. Even if the meeting stops, we don't want to move on.*

Response: If you would like to spend more time on comments we can.

Comment: *A lot of people say we can do 3-floor buildings. Two parking spots are not enough for families; children grow up and need cars.*

Response: That is exactly the feedback we need.

Comment: *Parking in East LA is bad. The developers are ruining our lifestyle.*

¹ In March 2022, the Montebello City Council approved a transition to electing City Council members by districts within the city. <https://www2.cityofmontebello.com/archive-council-agenda/2021-1/759-city-council-meeting-agenda-03-09-2022-1/file.html>

Response: We appreciate your comment.

Comment: *Where is our feedback going to end up?*

Response: This feedback will be used to inform the project work. The project will be presented to the Planning Commission and City Council at the end of the project life. They will decide how the recommendations will be used.

Comment: *She said they will be presented to the City Council. They don't listen to us; they do whatever they want. It is better to go to somewhere else to build more housing.*

Response: It is our responsibility as part of this project work to present the information to the public, to staff, and the decisionmakers as outlined in our project timeline and identified steps in the process.

Comment: *I've been listening to City Council meetings. There's three people who will always vote against the good things and items don't pass. That is crazy. They fight with each other. They accuse each other. Agent Jimenez was accusing people – they are wasting our time!*

Comment: *We need seven City Council members from separate districts.*

Comment: *This is very developer oriented. They are dirty people. You're saying pick your poison. This is bad, this also bad but it will kill you slower. I am barely making it – now you're saying we need low-income housing near me. Your company worked on the Gold Line project – no one wanted that – it will be an instant ghetto. Metro wants to remediate low ridership by building low-income housing near transit stations. Developers need to be stopped. You say you will report this back to the Planning Commission, but you're likely going to say there wasn't any resistance. It is like we don't matter. I don't understand why this project is going forward when we say we don't want it.*

Question: *How are housing numbers required?*

Response: The State has a formula they use to calculate the number.

Question: *How can we fight the state numbers?*

Comment: *Some cities have sued.*

Question: *Can cities enforce rent control? Many apartments are empty because of the cost. Get existing units filled.*

Response: One thing the City is evaluating is thinking of ideas to require developers to provide units to low-income residents. We will bring that up with the Housing Department.

Question: *Can you explain the 3rd bullet in more detail?*

Response: Essentially, the City has a one-acre minimum lot size to a project to qualify for a planned development permit. When you are trying to propose certain standards, planned development is a permit and the City wants to reconsider the lot size minimum requirement. We are not looking to decrease the minimum, if people want to deviate from the code, this is an application that they would use. We are currently evaluating the code. We are here to hear your opinion on that.

Question: *What is a planned development?*

Response: The Olsen property located off Bluff and Washington is an example of a planned development. They used the planned development application to deviate from the requirements. The way they have been used, developers are asked to produce more architectural or community amenities for deviations to the code requirements.

Question: *What is an example of amenities?*

Response: One example is when the City has requested a project to include more open space.

Question: *How many city staff were involved in the study session?*

Response: Six individuals from various departments.

Comment: *In the analysis, it should say that six people are contributing to the input. When projects are done, schools, trees, parking, water, and dog parks should be built.*

Question: *How do I get a permit for a property I own to make improvements?*

Response: Visit City Hall to get all property permits and information you need.

Question: *Are you asking us as if we are developers about the permit applications?*

Response: We want to know your experience here and/or in other cities where you might have applied for permits. There may be things that you liked and/or found easy that can be replicated here and/or things that you didn't like or that were challenging that we should avoid. You don't have to be a developer to share those kinds of experiences with us.

Comment: *We need a better way to say no to projects passed by City Council. We need to have more power on stopping the permit approvals. People live near the oil wells and are dying of cancer. Developers are building over oil wells.*

Response: Sharing your comments with the decision makers as they consider development project is a good mechanism to share your concerns and express your opposition.

Comment: *I understand there is money for additional housing that puts pressure on the City to build. Why don't they build in another city somewhere else? I can't breathe. Putting housing in front of me and behind me. There's a lot of space in other states.*

Response: We could impose regulations that prevent building too close together and protect privacy. We want your feedback to build these kinds of policies.

Question: *How does this fit in the General Plan? How do we work in what the citizens want?*

Response: We are working hand in hand to create objective design standards. The General Plan is the blueprint for the future. This program will impact the Zoning Code. This is an opportunity for the standards to fit your needs.

Question: *Will the slides be available to the public?*

Response: Yes, we can email it to you.

Question: *Who changes the Zoning Code? Who does that? The community or the City?*

Response: Usually the City but with community feedback, and any changes are presented to the Planning Commission.

Comment: *Setbacks should be at least 20 feet. We want everyone to be required to do so.*

Comment: *In the State of Washington, you need a certain amount of setback. We need more trees and grass.*

Question: *Is this inevitable? Once the standards are done – is it a done deal?*

Response: The purpose of this project is to work with the City and look at the development standards and permit application that exists and understand where the community wants to improve both. The project will provide recommendations and the Planning Commission will be the body who decides. Your input will be used, for example, to state where we can require more setbacks or trees. If the City decides to modify the Zoning Code based on the project's recommendations, it will be done through a separate review process.

Comment: *SCAG should look into suing the State. We don't agree with any of that. Cities should not develop 5,000 housing units. SCAG should spend their money differently. Cities should look to suing the State. You're asking us how we'd like to be screwed. We don't want SB anything.*

Memo

Comment: *Most of us don't want multi-unit housing. All 13 of us don't want it. We have a train behind us.*

Comment: *We don't know if this information will be implemented or how it will be used.*

Comment: *The standards you're doing we don't want them. We don't want housing.*

Comment: *Has the City thought about suing?*

Response: We're unaware of any City winning that legal battle of suing the state for the RHNA number allocation.

ODS BUNDLE PROJECT SCHEDULE (AS OF SEPTEMBER 2022)

TASK DESCRIPTION		2022																2023															
		Month	1-Mar	2-Apr	3-May	4-Jun	5-Jul	6-Aug	7-Sep	8-Oct	9-Nov	10-Dec	11-Jan	12-Feb	13-Mar	14-Apr	15-May	16-Jun															
	Weeks	1/2	3/4	5/6	7/8	9/10	11/12	13/14	15/16	17/18	19/20	21/22	23/24	25/26	27/28	29/30	31/32	33/34	35/36	37/38	39/40	41/42	43/44	45/46	47/48	49/50	51/52	53/54	55/56	57/58	59/60	61/62	63/64
Task 1: Project Management																																	
1.1	SCAG Project Initiation ¹																																
1.2	City team Project Kick-offs*																																
1.3	Project Coordination and Management																																
Task 2: Technical Work																																	
2.1	Existing Local Policies & Regulations Review*																																
2.2	Current Project Review*																																
2.3	Study Sessions ²																																
2.4	Housing Development Permit Applications ³																																
2.5	Online Interactive Calculator																																
2.6	Objective Development Standards Toolkit ⁴																																
2.7	ODS Toolkit Fact Sheet																																
Task 3: Public Outreach and Communication																																	
3.1	Public Outreach and Vision*																																
3.2	Public Workshops ¹¹																																
3.3	Project Webpage and City Eblasts																																
3.4	Project Branding and Collateral*																																
Task 4: Presentation to Deliberative Body																																	
4.1	Presentations (PC or other)																																
Task 5: Final Deliverables to SCAG and City																																	
5.1	Final Reports Delivered to SCAG and City																																

- 1 SCAG directed this subtask is not required
- 2 Staff Study Sessions in July, Decision Maker - SFS Jun, SP Jul, SM Sep, MB Oct
- 3 Applications - SFS Sep, SP/MB Nov, SM Jan
- 4 SCAG's CEQA Streamlining Project workshop/office hours tentatively Nov/Dec
- 5 Draft standards template and graphics review meeting (all cities and SCAG)
- 6 Draft 1 - Preliminary standards recommendations deck (Common)
- 7 Draft 1 - Preliminary standards recommendations deck (Unique) - Followed by ground truthing Oct/Nov
- 8 Draft 2 - Public Review (share at Workshop #2)
- 9 Draft 3 - Study Session (share at Task 4 meetings)
- 10 Draft 4 - Final and Executive Summary (for final package)
- 11 Workshop 1 - SFS Jul, SM Aug, SP/MB Sep
- 12 Presentation 1 - Planning Commission or other
- 13 Presentation 2 - City Council or other

LEGEND

	Work time by AECOM		Milestones / Deliverables		Ongoing tasks
	Deliberative Body Meetings		Public Workshop		* Completed

SCHEDULE NOTE: This detailed schedule indicates phases of work by task, milestones and deliverables, and significant events planned during the 16 month project duration. The schedule is designed to include city review times; extent and exact timing of reviews to be coordinated directly with each of the four cities. Schedule and exact deliverable dates subject to adjustment and management during the course of the project based on each city's process.



ITEM # 2

**CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT**

TO: Members of the Planning Commission

FROM: Joseph Palombi, Director of Planning & Community Development

BY: Stacey Morales, Associate Planner

SUBJECT: Case No. PC-2022-0005-SPR for a Site Plan Review ("SPR") to allow Rachel Hee Choi, on behalf of A & J Realty, LLC to construct a 13,825 square foot warehouse and office building at 1617 South Greenwood Avenue ("Project Site").

DATE: November 1, 2022

RECOMMENDATION(S):

It is recommended that the Planning Commission ("Planning Commission") of the City of Montebello ("City") conduct a public hearing and take the following action:

1. ADOPT Resolution No. 14-22 approving Case No. PC-2021-0005-SPR with conditions to allow the construction of a 13,825 square foot warehouse and office building at the Project Site.

FISCAL IMPACT:

None.

BACKGROUND/DISCUSSION:

PROJECT /APPLICANT INFORMATION

Project Location: 1617 South Greenwood Avenue

PLANNING COMMISSION AGENDA REPORT - MEETING OF NOVEMBER 1, 2022

Page 2 of 8

Project Applicant: Rachel Hee Choi, on behalf of A & J Realty, LLC
Property Owner: A & J Realty, LLC
General Plan Designation: Industrial
Zoning: M-2 (Heavy Manufacturing)
Existing Use on Property: Vacant

Project Site

The surrounding zoning and land uses are listed as follows:

Direction	Zone	General Plan Land Use Designation
North	M-2 (Heavy Manufacturing Zone)	Industrial
South	M-2 (Heavy Manufacturing Zone)	Industrial
East	M-2 (Heavy Manufacturing Zone)	Industrial
West	M-2 (Heavy Manufacturing Zone)	Industrial

BACKGROUND

On February 15, 2022, Rachel Hee Choi, on behalf of A & J Realty LLC ("Applicant"), filed a Site Plan Review application (PC-2022-0005-SPR) to allow the construction of a proposed warehouse and office building at the Project Site.

On February 15, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

The Project site is located approximately 830-feet from the intersection of Telegraph Road and Greenwood Avenue within the M-2 Zone (Heavy Manufacturing). The Project Site is bounded by industrial uses to the north, south, east and west. The subject parcel consists of 37,300 square feet (.86 acres) and is currently vacant. As shown in Exhibit A below, the proposed project will be located at the northern portion of the Project Site.

Provided that the proposed project utilizes two (2) contiguous parcels, the project shall be reviewed by the Public Works Department to ensure compliance with all Department standards.

Exhibit A (Attachment B within the Staff Report)

Page 3 of 8

Page 19 of 38

	landscaped 2,486 sq. ft. required	3,797 sq. ft.
Parking	79 spaces	80 spaces
Loading Space	4 spaces	6 spaces

The proposed SPR would allow for the construction of a 13,825 square foot warehouse and office building on a vacant area of the Project Site. The project as proposed includes the following scope of work:

- Construction of a one-story 10,535 square foot warehouse area; and
- Construction of a one and two-story 3,290 square foot office area;

The Applicant is proposing a thirty-nine foot and five-inch (39'-5") wide driveway apron along Greenwood Avenue which will serve as the primary vehicle entry/exit. The existing warehouse building located at 1625 S. Greenwood and proposed warehouse and office building will share a common vehicle driveway, 80 parking spaces and a minimum of four (4) truck loading spaces.

GENERAL PLAN

The City's General Plan Land Use designation for the Project Site is Industrial. The following General Plan Land Use Element Goals and Policies are applicable to the warehouse and office building proposed at the Project Site:

General Plan Land Use Element Goal #1 is "to formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development;"

General Plan Land Use Element Goal #4 is "to provide for growth and development of an industrial area in a manner compatible with other uses;"

General Plan Land Use Element Industrial Policy #1 states that "the City's industrial area should be preserved and maintained;"

General Plan Land Use Element Industrial Policy #5 states that the "building intensity in industrial areas may approach 100% lot coverage, less required setback and parking requirements."

The proposed project conforms with the City of Montebello General Plan Land Use Element in that the proposed use is located in a developed industrial area, the use of a warehouse and office building is compatible with the existing warehouse use on site and surrounding uses in the area, and the proposed construction is in compliance with the development standards in the M-2 Zone.

MONTEBELLO MUNICIPAL CODE

Pursuant to Montebello Municipal Code (“MMC”) Section 17.74.030, site plan review is required for all residential projects resulting in three (3) or more dwelling units and for all commercial and industrial projects involving the construction of 5,000 square feet or more of building area.

Section 17.74.010 of the MMC specifies that “the purpose of the site plan review is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development.” Additionally, Section 17.74.020 stipulates that the Planning Commission has the authority to review and approve, approve with conditions or deny approval of a development plan through a site plan review process.

Based on the portions of the MMC referred to in this section, an approval of a development plan through a site plan review for the proposed building addition at the Project Site is required. The role of the Planning Commission in reviewing this submittal is to ensure that the use is properly integrated into the community and constructed in a manner which will ensure that any adverse impacts or concerns surrounding the proposed use will be limited via the establishment of conditions.

In addition, per MMC Section 17.74.070, before a site plan review is granted, the following findings must be made:

1. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;

As previously mentioned in the Development Standards, staff reviewed all requirements of the MMC from the setback requirements, lot coverage, landscaping, and off-street parking and confirm that the design complies with all requirements.

2. That the proposed design for improvement is consistent with the general plan;

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Industrial, and the zoning designation is M-2 (Heavy Manufacturing).

3. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare;

The proposed project does not exceed the maximum floor to area ratio allowed per the MMC. In addition, the architectural design and landscaping will enhance the aesthetics in the immediate surrounding area. As such, the proposed project is anticipated to be of superior quality than much of the surrounding area and, therefore, would not adversely impact the surrounding properties.

ENVIRONMENTAL IMPACT:

Case No. PC-2022-005-SPR is considered a “project,” per the (CEQA) definition of a “project.” The project is considered a Class 32 and Categorically Exempt per Section §15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines 15300.2 apply.

In order to qualify under an exemption pursuant to Class 32 of Section § 15332 (In Fill Development Projects), the following environmental findings must also be made:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Industrial, and the zoning designation is M-2 (Heavy Manufacturing).

b. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

The proposed development shall occur on a 37,494-square-foot (0.86 acres) vacant lot located north of Telegraph Road and south of Sycamore Street within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed urban industrial/manufacturing uses.

c. The project has no value as habitat for endangered, rare or threatened species.

The proposed project has been verified to present no value as habitat for endangered, rare or threatened species as the proposed development is on a vacant lot. The subject property is surrounded by urban industrial/manufacturing development.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project shall not have any significant effects relating to traffic, noise, air quality, or water quality that is not already anticipated during construction. Standard construction controls would be implemented to ensure that construction traffic, noise, air quality, or water quality maintains acceptable levels. Additionally, construction shall take place on site as restricted by the MMC Section 9.08.050 to construct during the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays from 9:00 a.m. to 6:00 p.m.

e. The site can be adequately served by all required utilities and public services.

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

The City has further considered whether the project is subject to any of the exceptions to

the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- a. For certain classes of projects (Classes 3, 4, 5, 6 and 11) due to location where the project may impact an environmental resource or hazardous or critical concern;
- b. When the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- c. Where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- d. Where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- e. Where the project is located on a state designated hazardous waste site; and
- f. Where the project may cause substantial adverse change in the significance of a historical resource.

The property is a vacant underutilized lot in the M-2 (Heavy Manufacturing) zone which Staff has concluded that there will not be any significant impacts in regards to location, cumulative impact, significant effects, scenic highways, hazardous waste sites, or historical reservations. This project is Class 32, therefore, the location of the project shall not impact any environmental resource, hazardous, or critical concern. There is no reason to believe that there shall be any cumulative or significant impact over time as an industrial use is reserved for this specific location. The location is approximately 800 feet away from the closest highway and has not been officially designated as a state scenic highway. Staff also reviewed Government Code Section 65962.5 and this specific property is not located on a hazardous waste site. Lastly, Staff has not discovered any historical resources that may cause any adverse changes.

ANALYSIS:

SUMMARY:

REPORTS RECEIVED

On February 15, 2022, the application for Case No. PC-2022-0005-SPR was forwarded to the Building Division, Public Works Department (Traffic Engineer), and Fire Department for review, comments, and conditions. Comments received from the divisions/departments have been incorporated into the Conditions of the proposed Resolution (Attachment A).

PUBLIC NOTIFICATION

Pursuant to MMC Section 17.78 (Public Hearings, Notices, and Appeals), the following noticing was performed:

- On October 20, 2022, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and
- On October 20, 2022, the Public Hearing Notice was mailed to all property owners within a 300-foot radius from the exterior boundaries of project site.

ATTACHMENT(S)

1. Attachment A - Reso PC-2022-005-SPR 1617 S Greenwood Ave.
2. Attachment B - Project Site Plan
3. Attachment C - Public Hearing Notification - 1617 S Greenwood Blvd_10.12.2022
4. Attachment D - Notice of Exemption (CEQA NOE - 1617 S Greenwood.)

NEXT STEPS:

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 14-22

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MONTEBELLO, CALIFORNIA, APPROVING A SITE PLAN REVIEW
(CASE NO. PC-2022-0005-SPR) AND ADOPTING CEQA
CATEGORICAL EXEMPTION SECTION 15332 (IN-FILL DEVELOPMENT
PROJECTS) TO ALLOW THE CONSTRUCTION OF A NEW 13,825
SQUARE FOOT WAREHOUSE AND OFFICE BUILDING AT 1617
SOUTH GREENWOOD AVENUE (APN NO. 6354-025-019)**

WHEREAS, the City of Montebello ("City") received an application from Rachel Hee Choi, on behalf of A & J Realty, LLC for a Site Plan Review ("SPR") (Case No. PC-2022-0005-SPR) to allow the construction of a new warehouse and office building at 1617 S. Greenwood Avenue ("Project"); and

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Montebello is the lead agency for the proposed Project; and

WHEREAS, the SPR (Case No. PC-2022-0005-SPR) is considered a "project," as per the CEQA definition of a "project"; and

WHEREAS, the project is Class 32 and Categorically Exempt per CEQA Section § 15332 (In-Fill Development) and none of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exceptions apply to this Project; and

WHEREAS, a duly noticed public hearing has been held, at which time the Planning Commission considered the evidence submitted by the Applicant, public testimony, staff presentations, and such other matters properly presented during the hearing on this matter; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Planning Commission of the City of Montebello hereby resolves that:

SECTION 1. RECITALS. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. FINDINGS

1. Per MMC 17.74.070, before any site plan review is granted, the following

findings shall be made:

1. *That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;*

As previously mentioned in the Development Standards, staff reviewed all requirements of the MMC from the setback requirements, lot coverage, landscaping, and off-street parking and confirm that the design complies with all requirements.

2. *That the proposed design for improvement is consistent with the general plan;*

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Industrial, and the zoning designation is M-2 (Heavy Manufacturing).

3. *That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare;*

The proposed project does not exceed the maximum floor to area ratio allowed per the MMC. In addition, the architectural design and landscaping will enhance the aesthetics in the immediate surrounding area. As such, the proposed project is anticipated to be of superior quality than much of the surrounding area and, therefore, would not adversely impact the surrounding properties.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA Categorical Exemption §15332 (In-Fill Development) Class 32 exemption based on the following:

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Industrial, and the zoning designation is M-2 (Heavy Manufacturing)

- b. *The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

The proposed development shall occur on a 37,494-square-foot (0.86 acres) vacant lot located north of Telegraph Road and south of Sycamore Street within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed urban industrial/manufacturing uses.

- c. *The project has no value as habitat for endangered, rare or threatened*

species.

The proposed project has been verified to present no value as habitat for endangered, rare or threatened species as the proposed development is on a vacant lot. The subject property is surrounded by urban industrial/manufacturing development.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The proposed project shall not have any significant effects relating to traffic, noise, air quality, or water quality that is not already anticipated during construction. Standard construction controls would be implemented to ensure that construction traffic, noise, air quality, or water quality maintains acceptable levels. Additionally, construction shall take place on site as restricted by the MMC Section 9.08.050 to construct during the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays from 9:00 a.m. to 6:00 p.m.

- e. The site can be adequately served by all required utilities and public services.*

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- a. For certain classes of projects (Classes 3, 4, 5, 6 and 11) due to location where the project may impact an environmental resource or hazardous or critical concern;
- b. When the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- c. Where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- d. Where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- e. Where the project is located on a state designated hazardous waste site; and
- f. Where the project may cause a substantial adverse change in the significance of a historical resource.

The property is a vacant underutilized lot in the M-2 (Heavy Manufacturing) zone

which Staff has concluded that there will not be any significant impacts in regards to location, cumulative impact, significant effects, scenic highways, hazardous waste sites, or historical reservations. This project is Class 32, therefore the location of the project shall not impact any environmental resource, hazardous, or critical concern. There is no reason to believe that there shall be any cumulative or significant impact over time as an industrial use is reserved for this specific location. The location is approximately 800 feet away from the closest highway and has not been officially designated as a state scenic highway. Staff also reviewed of Government Code Section 65962.5 and this specific property is not located on a hazardous waste site. Lastly, Staff has not discovered any historical resources that may cause any adverse changes.

SECTION 4. APPROVALS. The Planning Commission hereby approves SPR (Case No. PC-2022-0005-SPR) for the construction of a new warehouse and office building at 1617 S. Greenwood Avenue.

SECTION 5. CONDITIONS. The Planning Commission finds that the foregoing conditions of approval are necessary and appropriate.

1. The Applicant shall defend, indemnify, and hold harmless the city, its elected and appointed officials, agents, officers, and employees from any claim, action, or proceeding brought against the city, its elected and appointed officials, agents, officers, or employees arising out of, or which are related to the Applicant's project or application (collectively referred to as "proceedings"). The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred or awarded in connection with the proceedings whether incurred by the Applicant, the city and/or the parties initiating or bringing such proceedings. This indemnity provision shall include the Applicant's obligation to indemnify the city for all the city's costs, fees, and damages that the city incurs in enforcing the indemnification provisions set forth herein. The City shall have the right to choose its own legal counsel to represent the City's interest in the proceedings.
2. The development and utilization of the subject site shall conform to the allowed use, except as provided for herein and by subsequent revisions found by the Director of Planning and Community Development ("Director") to be in substantial compliance with these provisions.
3. The development and utilization of the subject site shall be consistent with all of the provisions of the MMC and SPR (Case No. PC-2022-0005-SPR) and the specifications of the Planning Division.
4. Within thirty (30) days of the City Planning Division transmittal of the Acceptance Form, the Applicant shall sign and return a copy of the Acceptance Form, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for

potential revocation of the permit approval. Failure to return the Acceptance Form within thirty (30) days shall constitute grounds for terminating the permit.

5. In the event the Applicant violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals, or certificate of occupancy shall be issued until such violation(s) have been fully remedied.
6. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that occurs on the site shall be removed within 24 hours at Applicant, Site Owner ("Site Owner"), and/or Operator's own expense.
7. No signs shall be installed on the site until a sign permit has been approved by the Planning Department and Building & Safety Division in conformance with the provisions set forth in [Chapter 17.62](#) ("Signs") of the MMC and the provisions set forth in the SPR.
8. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the SPR's effective date. Exercise of right shall mean issuance of a building permit to commence construction or similar activities demonstrating the intent to proceed with the project, as determined by _____ the _____ Director.
9. The Director, at any time, can call for a review of the approved conditions of approval at a duly noticed public hearing before the Planning Commission. These condition(s) may be modified, or new condition(s) added to reduce any impacts of the use. The Planning Commission may revoke Site Plan Review (Case No. PC-2022-0005-SPR) if sufficient cause is given.
10. The Applicant or successor in interest shall meet the applicable code requirements and all other City Department regulations.
11. All applicable conditions of approval from previous entitlements on the property shall remain in full force and effect, unless otherwise specifically noted in this Resolution.
12. The property owner will bear the full costs of all monitoring and inspection activities to be conducted by City staff, or its designated representative(s), as necessary to ensure compliance with the conditions of this Resolution.
13. Any change, expansion, intensification and/or modification to the proposed plans use, or mode of operations shall be subject to the review and approval by the Director who may take action or call for review by the Planning Commission at a noticed public hearing.

14. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.
15. The approval of this SPR (Case No. PC-2022-0005-SPR) shall automatically expire if the rights granted are not exercised within two (2) years from the effective date of this Resolution.
16. The approval of this SPR (Case No. PC-2022-0005-SPR) can be extended up to and not to exceed an additional two (2) years with a written request by the property owner thirty (30) days prior to the expiration date stating the reason and need for an extension and upon review and approval by the Director.
17. In the event of a violation of the conditions of approval, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.
18. The development and utilization of the site shall comply with all the provisions of all of the current Building, Plumbing, Mechanical, Electrical Codes, and City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.
19. The development and utilization of the site shall be subject to the review and approval of the Public Works Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.
20. The development and utilization of the site shall comply with all the provisions of all of the California Fire Code, International Fire Code, and National Fire Protection Association standards as well as additional requirements from the Montebello Fire Department.
21. **Modification to Plans.** Subsequent modification to this approval, which do not intensify the use, including but not limited to reorientation of structures, alteration of parking and circulation design, minor changes to the Conditions of Approval, interpretations of the Conditions of Approval relative to intent, necessity of, and timing, may be approved by the Director within a 25% deviation, unless the Director requires a Substantial Conformance or revised Permit application in accordance with the City Development Code.
22. The Applicant shall contact the Planning Division to arrange a Planning Inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
23. Detailed landscape and irrigation plans, which meet the requirements set forth in MMC shall be required as a part of the project Plan Check review and

approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

24. A copy of the approved Resolution shall be attached to the construction plans for any site improvement at the submittal of plans for plan check.
25. It is the responsibility of the property owner to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City Code Enforcement Division.
26. If at any time, a litter problem arises, the Director may require a litter clean-up plan to be submitted and reviewed. The litter clean-up plan shall include a schedule of time and frequency of litter clean-up activities. Upon approval of the plan by the Director, the measures of the plan shall be implemented. This condition may require the operator of the use to post a bond to ensure litter compliance.
24. All improvements to the subject property shall be in compliance with all City Ordinances.
25. The hours of construction shall be 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays 9:00 a.m. to 6:00 p.m. as restricted by the MMC Section 9.08.050.
26. The applicant shall adhere to all industrial development standards for the mitigation of noise as per MMC Section 17.22.110.
27. The street shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
28. The parking spaces shall be posted and striped with double lines spaced six (6) inches apart and shall comply with the City's off-street parking requirements as per MMC Section 17.52.070. Such striping shall be shown on the plans submitted for plan check.
29. Any parking space that fronts a building wall or fence with no separation between the front end of the parking space and the wall or fence, shall be provided with a concrete wheel stop or curb barrier not less than two (2) feet from such wall or fence property line. Such wheel stop or curb barrier shall be securely installed and maintained.
30. Site shall maintain three (3) loading spaces measuring 12 feet in width and 30 feet in length and (1) loading space measuring 14 feet in width and 60 feet length.

31. Minimum aisle widths and circulation shall be provided in accordance to the MMC requirements.
32. An application for a Lot Tie to hold the two contiguous parcels as one site and shall be approved prior to the issuance of building permits.
33. The landscape plan shall conform to the MMC requirements. Shrubs shall not be less than three (3) feet in height when planted and cover not less than thirty (30) percent of the landscaped area. All landscaping shall cover the designated planting areas from the outset.
34. All trees shall be at least twenty-four inch (24") box or equivalent.
35. All landscape planters shall be surrounded by a six (6) inch concrete curb.
36. A trash enclosure shall be constructed of decorative masonry block or masonry block with decorative finish, such as stucco, and view-obscuring doors that are compatible with the main residence, subject to the final review and approval of the Planning Department. The applicant shall reflect this requirement on the plans submitted for plan check.
37. All existing and proposed utilities (Gas, Electricity, Communications, etc.) shall be placed underground. The applicant shall reflect this requirement on plans submitted for "Plan Check".
38. All outdoor utilities or machinery located outside the exterior walls, including roof-mounted equipment, shall be completely screened from view from any public right-of-way or adjacent residential use by either view obscuring landscaping or architectural features of the main building (i.e. parapet walls, façade extension, etc.), subject to the final review and approval of the Planning Department.
39. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.
40. The exterior of all structures and walls shall be a neutral color scheme and shall be consistent with the provisions of the Color Ordinance of the City of Montebello, subject to the review and approval of the Planning Department.
41. Any substantial change or modification to the proposed site plan shall be subject to review and approval by the Planning Commission.

Building and Safety Division Conditions

1. The building shall comply with all current California Building Codes, City Ordinances and American with Disabilities Act (ADA) requirements.

2. Plan check submittal shall include full construction plans, structural calculations, T-24 calculations, a site photometric study, soils report, and adequate lighting.
3. The applicant shall submit a separate set of plans to the Fire Prevention Bureau for the installation of an automatic fire sprinkler system throughout all parts of the structures, with the required hydraulic calculations.
4. The applicant shall provide a grading plan package including a grading plan, SWPP and SUSMP prepared by a professional engineer.
5. All damaged or nonstandard existing sidewalks and driveways approaches shall be replaced with improvements according to City Standards.
6. The applicant shall submit a separate lighting plan (photometric study) during the plan check process, subject to the review and approval of the Police Department and Planning Department.
7. Provide eight (8) designated electric vehicle charging stations (Green Code 5.106.5.2), one of which shall be standard accessible and another van accessible (CBC Table 11B-228.3.2.1).

Public Works Department Conditions (Traffic Engineer)

1. The applicant shall provide a minimum driveway width of 30 feet to allow better ingress and egress from the site and enhance sight distance for motorists.
2. Plans shall show truck turning path diagrams for vehicles that will access the new and existing loading dock areas at the rear of the new and existing warehouse.
3. All proposed landscaping at entry/exiting driveways shall not be higher than 3.5 feet from the adjacent pavement surface.
4. Provide 50 feet of red curb on both sides of each exiting driveway onto Greenwood Avenue.

Fire Department Conditions

1. Applicant shall submit a fire access and hydrant plan based on 2019 Edition California Fire Code and Montebello Fire Department local ordinance.
2. Applicant shall submit a Fire flow report based on 2019 Edition California Fire Code, Appendix B/BB.

3. Underground fire main/fire sprinkler supply plan based on 2019 Edition California Fire Code and NFPA 13/24 and Montebello Fire Department's plan check submittal requirements and notes.
4. Applicant shall submit a Fire Sprinkler Overhead plan based on 2019 Edition California Fire Code and NFPA 13 and Montebello Fire Department's plan check submittal requirements and notes.
5. Applicant shall submit a Fire Alarm plan based on 2019 Edition California Fire Code and NFPA 72 and Montebello Fire Department's plan check submittal requirements and notes.
6. Knox Box to be installed in approved location(s).
7. Install Knox key switches on any mechanized gates.
8. Additional requirements may be added during the plan check process.

PASSED AND ADOPTED this 1st day of November, 2022 by the Planning Commission.

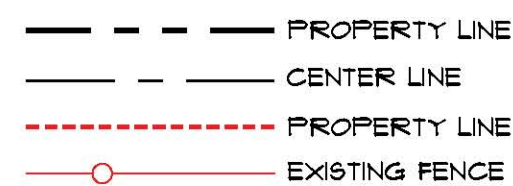
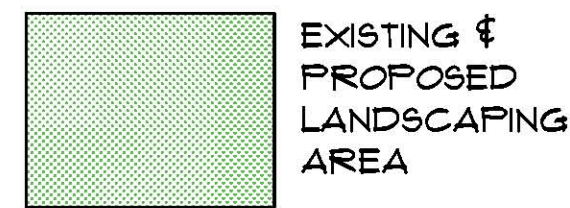
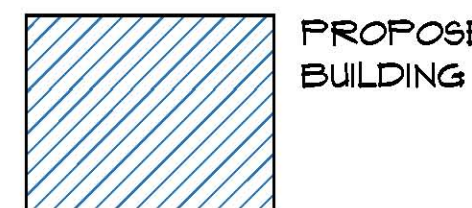
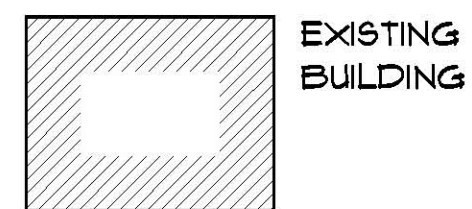
Chair: Cuevas	() AYE () NOE () ABSENT () ABSTAIN
Vice-Chair: Del Rio	() AYE () NOE () ABSENT () ABSTAIN
Commissioner: Aliksanian	() AYE () NOE () ABSENT () ABSTAIN
Commissioner: Lomeli	() AYE () NOE () ABSENT () ABSTAIN
Commissioner Vacant:	() AYE () NOE () ABSENT () ABSTAIN

Victor Cuevas, Chairperson

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

LEGEND



ROUTE #1 (TO REAR) : 362'
ROUTE #2 (TO FRONT) : 163.5'

CL	CENTER LINE
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
TG	TOP OF CURB
TC	TOP OF GRATE
CB	CATCH BASIN
FH	FIRE HYDRANT
GM	GAS METER
IR	IRRIGATION CONTROL BOX
MH	MANHOLE
PP	POWER POLE
PG	POWER POLE GUY
SLHV	STREET LIGHT HIGH VOLTAGE
SLP	STREET LIGHT POLE
SS	STREET SIGN
SC	STREET LIGHT CONTROL BOX
WM	WATER METER
TB	TRAFFIC BALLARD
EV	ELECTRIC VEHICLE CHARGING STATION

ADJACENT PROPERTY
M-2 ZONE
WAREHOUSE

EXISTING WAREHOUSE
WITH OFFICE
54,590 SQ.FT.

1625 GREENWOOD AVE.
MONTEBELLO
CA 90640

M-2 :
HEAVY MANUFACTURING
ZONE

PARKING AND
LOADING AREA

PROPOSED
NEW WAREHOUSE
WITH OFFICE
13,825 SQ.FT.

WAREHOUSE : 10,535 SQ.FT
1ST FL OFFICE : 1,600 SQ.FT
2ND FL OFFICE : 1,690 SQ.FT
TOTAL : 13,825 SQ.FT.

AIN 6354025021
1.81 ACRES
78,843 SQ.FT.

GREENWOOD AVE.

PROPOSED SITE PLAN

1752.130 - DEVELOPMENT STANDARDS—STRIPING AND MARKING.
ALL PARKING SPACES SHALL BE STRIPED WITH DOUBLE LINES SPACED SIX INCHES APART.
(C AND M ZONES).
(PRIOR CODE § 9246.6 (G))

1752.140 - DEVELOPMENT STANDARDS—WHEEL STOPS.
EVERY PARKING SPACE THAT IS NOT SEPARATED BY A FENCE OR WALL FROM ANY
STREET OR ALLEY PROPERTY LINE UPON WHICH IT ABUTS, AND EVERY PARKING SPACE
WHICH FRONTS A BUILDING WALL OR FENCE WITH NO SEPARATION BETWEEN THE FRONT
END OF THE PARKING SPACE AND THE WALL OR FENCE, SHALL BE PROVIDED WITH A
SUITABLE CONCRETE WHEEL STOP OR CURB BARRIER NOT LESS THAN TWO FEET FROM
SUCH STREET OR ALLEY, WALL OR FENCE PROPERTY LINE. SUCH WHEEL STOP OR CURB
BARRIER SHALL BE SECURELY INSTALLED AND MAINTAINED.
(PRIOR CODE § 9246.6 (H))

TRASH AREA: TRASH BIN SHALL BE ENCLOSED.

1752.060 - DEVELOPMENT STANDARDS—TRASH AREAS.
EACH LOT OR PARCEL OF LAND SHALL BE PROVIDED WITH FACILITIES FOR THE
TEMPORARY STORAGE AND COLLECTION OF TRASH AND RUBBISH (HEREAFTER
"FACILITIES"), IN ACCORDANCE WITH THE FOLLOWING:

- SUCH FACILITIES MAY BE LOCATED WITHIN A BUILDING, OR, IF IN THE OPEN, SHALL BE
ENCLOSED BY A VIEW-OBSCURING WALL OR FENCE.
- ALL TRASH, RUBBISH, GARBAGE RECEPTACLES AND SURROUNDING AREAS SHALL
BE REGULARLY CLEANED AND MAINTAINED IN A SAFE AND SANITARY CONDITION. ALL
CONTAINERS SHALL BE OF SUBSTANTIAL CONSTRUCTION AND PROVIDED WITH
TIGHT-FITTING LIDS.
- ALL TRASH STORAGE AREAS SHALL BE LOCATED FOR CONVENIENT VEHICULAR
ACCESS FOR PICKUP AND DISPOSAL.
(PRIOR CODE § 9243.2 (C))

- BUILDING MAXIMUM HEIGHT: 35 FT. WHERE COMMON LOT LINE WITH R-1 (25 FT. FOR ANY
PORTION OF BUILDING WITHIN 15 FT. OF R-1 PROPERTY)
- MAXIMUM FLOOR AREA RATIO: 2 : 1
- LOT COVERAGE : UNLIMITED EXCEPT FOR REQUIRED YARD AREAS.

- 1752.030 - OFF-STREET PARKING AND LOADING.
- IN ADDITION TO THE FOLLOWING REGULATIONS, EACH LOT OR PARCEL OF LAND IN THE C
ZONES SHALL HAVE AND MAINTAIN OFF-STREET PARKING AS PRESCRIBED IN CHAPTER
1752 OF THIS CODE, OFF-STREET PARKING REGULATIONS. ANY USE WITH A GROSS
FLOOR AREA OVER SIX THOUSAND SQUARE FEET WHICH REQUIRES DELIVERIES OR
SHIPMENTS MUST PROVIDE OFF-STREET LOADING FACILITIES IN ACCORDANCE WITH THE
FOLLOWING REQUIREMENTS:

GROSS FLOOR AREA (SQUARE FEET) REQUIRED SPACES	
6001 - 10,000	1
10,001 - 20,000	2
20,001 - 50,000	3
50,001 - 100,000	4
100,001 - 200,000	5
EACH ADDITIONAL 100,000, OR FRACTION THEREOF	

ADJACENT
PROPERTY
M-2 ZONE
WAREHOUSE

REQUIRED NUMBER OF PARKING SPACES

1752.030 - PARKING SPACE REQUIREMENTS

1) TYPE OF USE / INDUSTRIAL: ANY INDUSTRIAL USE

- 1 PER 150 SQ. FT. OF GROSS FLOOR AREA FOR MANUFACTURING USES;
- 1 FOR 1,000 SQ. FT. OF GROSS FLOOR AREA FOR WAREHOUSE AND
DISTRIBUTION USES

2) TYPE OF USE / COMMERCIAL: BUSINESS OFFICE = 1 PER 400 SQ.FT.

(EXISTING BUILDING : 54,590 SQ.FT. = 36.395 STALLS REQUIRED (60 STALLS)

1) WAREHOUSE USE: 51,000 SQ.FT. / 1,000 = 51 STALLS

2) OFFICE USE: 3,590 SQ.FT. / 400 = 8.975 STALLS

(PROPOSED BUILDING : 13,825 SQ.FT. = 18.16 STALLS REQUIRED (19 STALLS)

1) WAREHOUSE USE: 10,535 SQ.FT. / 1,000 = 10.535 STALLS

2) OFFICE USE: 3,290 SQ.FT. / 400 = 8.225 STALLS

** TOTAL REQUIRED = 60 + 19 = 79 STALLS = 80 STALLS PROVIDED.

1752.150 - DEVELOPMENT STANDARDS—LANDSCAPING.
AT THE DESIGN, DEVELOPMENT AND MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THE DEVELOPMENT
STANDARDS SHALL BE SUBJECT TO APPROVAL OF THE CITY PLANNER. ALL LANDSCAPING PROVIDED IN
CONJUNCTION WITH THE DEVELOPMENT OF PARKING FACILITIES SERVING COMMERCIAL AND MANUFACTURING
ZONED PROPERTIES SHALL BE SURROUNDED BY A CONTINUOUS SIX INCH CONCRETE CURB.
(PRIOR CODE § 9246.6 (I))

IN ALL CASES THE MINIMUM FIVE-FOOT SETBACK DISTANCE SHALL BE DEVELOPED AND MAINTAINED WITH SUITABLE
LANDSCAPING AND IRRIGATION.

THE MAXIMUM HEIGHT OF THE SCREEN WALLS MENTIONED HEREIN MAY BE INCREASED ON PROPERTIES IN THE M ZONE
WHERE HIGHER WALLS OR FENCES ARE REQUIRED FOR ENCLOSURE OF OUTDOOR STORAGE AREAS.

MIN. 5' LANDSCAPE SETBACK
LANDSCAPE AREA: 5% OF THE PARKING LOT AREA
49,720 SQ.FT. PARKING SPACE / 5% = 2,486 SQ.FT. REQUIRED

(1) 100 SF + (2) 454 SF + (3) 992 SF + (4) 102 SF + (5) 153.5 SF + (6) 215 SF + (7) 523 SF
= 3,191 SQ.FT. PROVIDED (1.6% OF PARKING SPACE) > 5%

ALL PROPOSED LANDSCAPING AT
ENTRY/EXITING DRIVEWAYS SHALL
NOT BE HIGHER THAN 3.5' FROM THE
ADJACENT PAVEMENT SURFACE.

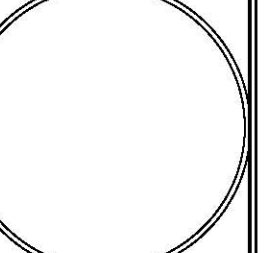
SCALE: 1/8" = 1'-0"

RC ARC STUDIO INC.
architecture + interior

ENGINEER:
BOLD ENGINEER & ASSOCIATES INC.
3095 WILSHIRE BLVD SUITE 800,
LOS ANGELES CA 90006
(313) 386 - 3045

DESIGNER:
RC ARC STUDIO INC.
2300 MAPLE AVE. #144
TORRANCE CA 90503
RACHEL CHOI : (313) 916 - 2114

REVISIONS:
10-3-22 Planning



CLIENT:
A & J REALTY LLC.
NEW WAREHOUSE
ADDRESS: 1625 GREENWOOD AVE MONTEBELLO CA 90640
PHONE #: 6354025021
APN #: 6354025021

CONTRACTOR:
A & J REALTY LLC.
NEW WAREHOUSE
DATE: JAN. 26, 2022
SCALE: AS NOTED
DRAWN: RC

SHEET NO.:
A-01



**NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION**

**Site Plan Review
Categorical Exemption (Section §15332 – Class 32 “In-Fill Development”)**

Location: 1617 S. Greenwood Blvd, Montebello, CA 90640

Case No.: PC-2022-0005-SPR/ENV No. 05-22-CE

Applicant: Rachel Hee Choi

Project Description: A Site Plan Review (SPR) application to allow for the construction of a 13,825 square foot warehouse located at 1617 S. Greenwood Blvd. (“Project Site”).

Zone: M-2 (Heavy Manufacturing)

General Plan Designation: Industrial

Environmental: The proposal is considered a “Project” and is categorically exempt under the California Environmental Quality Act (CEQA) Section 15332 – Class 32 (In-Fill Development).

NOTICE IS HEREBY GIVEN that the City of Montebello (“City”) Planning Commission (“Planning Commission”) will hold a public hearing to consider the Site Plan Review application described above. The meeting is scheduled to be held on:

Date: Tuesday, November 1, 2022

Time: 6:30 p.m.

Place: City Hall Council Chambers
1600 West Beverly Boulevard, Montebello, CA, 90640

For those interested in participating in-person during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission, you may address the Planning Commission in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Administrative Secretary prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received.

The public may also submit emailed comments via the City’s email address: pcpubliccomment@cityofmontebello.com where the public can submit written public comments up until the day of the meeting, **November 1, 2022 between 7:30 a.m. – 6:00 p.m.** These comments will be read out loud and submitted for the record. Additional Information related to the Planning Commission meetings can be located on the City’s webpage: <https://www.montebellocal.gov/cms/One.aspx?portalId=58756&pageId=61848>.

Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below on or before the meeting date. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Stacey A. Morales, Associate Planner

Phone: 323.887.1200 Ext. 463 / **Email:** smorales2@cityofmontebello.com

Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640

City Website: www.montebellocal.gov

Date of Publication: October 20, 2022

Notice of CEQA Exemption

To:

County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

From:

City of Montebello
Planning & Community Development Department
1600 W. Beverly Blvd.
Montebello, CA 90640

Lead Agency: City of Montebello Planning and Community Development Department

Project Title: Construct a 13,825 square foot warehouse and office building

Project Location: 1617 South Greenwood Avenue, Montebello, CA 90640

Case Number(s): PC-2022-0005-SPR

Description of Nature, Purpose, and Beneficiaries of Project: The Applicant (Rachel Hee Choi, on behalf of A & J Realty, LLC) seeks approval to construct a 13,825 square foot warehouse and office building at 1617 South Greenwood Avenue.

Name of the Public Agency Approving the Project: City of Montebello

Name of Person or Agency Carrying Out the Project: Rachel Hee Choi, on behalf of A & J Realty, LLC

Exempt Status (*check one*)

- ☐ Ministerial (Sec. 21080(b)(1); 15268(b)(3))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. Class 32 and Categorically Exempt per Section §15332 (In-Fill Development Projects)
☐ Statutory Exemptions.

Justification for Project Exemption:

Case No. PC-2022-005-SPR is considered a “project,” per the (CEQA) definition of a “project.” The project is considered a Class 32 and Categorically Exempt per Section §15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines 15300.2 apply.

In order to qualify under an exemption pursuant to Class 32 of Section § 15332 (In Fill Development Projects), the following environmental findings must also be made:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The proposed project conforms to the Montebello General Plan, Land Use Element in that the General Plan Land Use designation for the site is Industrial, and the zoning designation is M-2 (Heavy Manufacturing).

- b. The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

The proposed development shall occur on a 37,494-square-foot (0.86 acres) vacant lot located north of Telegraph Road and south of Sycamore Street within city limits and thus, is less than the maximum five acres specified in Section 15332(b) for this exemption. The site is surrounded by existing developed urban industrial/manufacturing uses.

- c. The project has no value as habitat for endangered, rare or threatened species.*

The proposed project has been verified to present no value as habitat for endangered, rare or threatened species as the proposed development is on a vacant lot. The subject property is surrounded by urban industrial/manufacturing development.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or*

Notice of CEQA Exemption

water quality.

The proposed project shall not have any significant effects relating to traffic, noise, air quality, or water quality that is not already anticipated during construction. Standard construction controls would be implemented to ensure that construction traffic, noise, air quality, or water quality maintains acceptable levels. Additionally, construction shall take place on site as restricted by the MMC Section 9.08.050 to construct during the hours of 7:00 a.m. to 8:00 p.m., Monday through Friday, and weekends and holidays from 9:00 a.m. to 6:00 p.m.

- e.** *The site can be adequately served by all required utilities and public services.*

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services. Case No. PC-2022-005-SPR is considered a “project,” per the (CEQA) definition of a “project.” The project is considered a Class 32 and Categorically Exempt per Section §15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines 15300.2 apply.

The project has been reviewed by City staff and it has been determined that it can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Joseph Palombi, Director of Planning and Community Development

Area Code/Telephone/Extension: (323) 887-1200

If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____
☐ Signed by Lead Agency ☐ Signed by Applicant