



**PLANNING COMMISSION
MEETING AGENDA**

TUESDAY, DECEMBER 6, 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COVID-19 NOTICE: The City Council rescinded the Declaration of the Local Emergency and the continuation of teleconferencing open meetings pursuant to AB 361 by adopting Resolution No. 22-21 on Wednesday,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 and YouTube Channel via the following link: <https://www.montebelloca.gov>, 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, December 06, 2022, by 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: [Agendas, Minutes, and Videos](#).

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

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

MINUTES

1. **October 18, 2022**

RECOMMENDATION: Approval of the Minutes from the Planning Commission meeting held on October 18, 2022.

2. **November 1, 2022**

RECOMMENDATION: Approval of the Minutes from the Planning Commission meeting held on November 1, 2022.

PUBLIC HEARING

3. **General Plan Amendment (“GPA”), Zone Change (“ZC”), and Site Plan Review (“SPR”) Case No. PC-2022-0004-GPA-ZC-SPR to allow the General Plan designation to be amended from Low Density Residential to High Density Residential and the zoning designation to be amended from R-1 to R-3 to allow the construction twelve (12) dwelling units at the property located at 844 S. Greenwood Avenue (“Project Site”).”**

RECOMMENDATION: It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT the attached Resolution recommending City Council approve a General Plan Amendment (GPA) from Low Density Residential to High Density Residential and Zone Change (ZC) from R-1 to R-3 to allow the development of twelve (12) residential units, and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. ADOPT the attached Resolution approving Site Plan Review (SPR) Case No. PC-2022-0004-GPA-ZC-SPR with conditions relating to the construction of twelve (12) dwelling units at the Project Site; and
3. DETERMINE AND FIND that the project (ENV No. 03-22-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects that are consistent with the general plan policies and zoning regulations.

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 December 20, 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, December 01, 2022 by 5:30 p.m.

Samantha Nevarez

Samantha Nevarez, Senior Administrative Assistant



PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, OCTOBER 18, 2022 AT 6:30 PM

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

OPENING CEREMONIES

CALL TO ORDER – Chair Cuevas called the meeting to order at 6:37 p.m.

ROLL CALL – Chair Cuevas, Commissioner Lomeli and Commissioner Aliksanian

PLEDGE OF ALLEGIANCE – Chair Cuevas

CORRECTIONS TO THE AGENDA – None.

PRESENTATIONS – None.

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 City Council 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 – None.

MINUTES

1. August 16, 2022

Motion to approve the meeting minutes motioned by Commissioner Lomeli and Seconded by Commissioner Aliksanian. Director Palombi took roll and the item was approved 3-0.

PUBLIC HEARING**2. Development Agreement (“DA”) Nos. 02-22, 03-22, and 04-22 to relocate in place five existing doublefaced static outdoor advertising signs with an enhanced outdoor advertising sign with digital display faces for the property located at 1720 Bluff Road (DA No. 02-22), 1633 Washington Blvd. (DA No. 03-22), and 1915 W. Whittier Blvd. (DA No. 04-22)**

Director Palombi introduced the item. The Public Hearing was opened at 6:41 p.m. Mr. Layne Lawson of Clear Channel Development provided a presentation to the Planning Commission on Development Agreement Nos. 02-22, 03-22 and 04-22. Upon Mr. Lawson’s presentation he was available to answer any questions. Mr. Lawson and Director Palombi answered questions from the Commission regarding lighting and how the City developed the proposed Development Agreements. The Public Hearing was closed at 6:58 p.m. Motion to adopt Resolutions Nos. 10-22, 11-22 and 12-22 motioned by Commissioner Lomeli and Seconded by Commissioner Aliksanian. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Aliksanian

APPROVED: 3-0-0-1

AYES: Chair Cuevas, Commissioner Lomeli and Commissioner Aliksanian

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Del Rio

3. Case No. PC-2022-0006-CUP-PMP for a Conditional Use Permit (“CUP”) and a Parking Management Plan (“PMP”) to allow the conversion of an existing office building to a medical office/clinic (dialysis clinic) as well as to propose tandem parking in conjunction with the proposed dialysis clinic at the property located at 2120 West Beverly Boulevard (“Project Site”).

Director Palombi introduced the item. The Public Hearing was opened at 7:01 p.m. Assistant Planner, Daniel Ruiz provided a presentation regarding Case No. PC-2022-0006-CUP-PMP to the Planning Commission. Upon Mr. Ruiz’s presentation; Mr. Mike Dadhun and Dr. Gonzalez submit a public speaker card on behalf of the Dialysis Center. The Public Hearing was closed at 7:10 p.m. Motion to approve PC-2022-0006-CUP-PMP motioned by Commissioner Lomeli and Seconded by Commissioner Aliksanian. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Aliksanian

APPROVED: 3-0-0-1

AYES: Chair Cuevas, Commissioner Lomeli and Commissioner Aliksanian

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Del Rio

PLANNING COMMISSION ORALS – None.

ADJOURNMENT

The City of Montebello Planning Commission adjourned at 7:12 p.m. to the next regularly scheduled meeting on November 1, 2022 at 6:30 p.m.

Joseph Palombi, Planning Commission Secretary



PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, NOVEMBER 1, 2022 AT 6:30 PM

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

OPENING CEREMONIES

CALL TO ORDER – Chair Cuevas called the meeting to order at 6:37 p.m.

ROLL CALL – Chair Cuevas, Commissioner Lomeli and Commissioner Aliksanian

PLEDGE OF ALLEGIANCE – Chair Cuevas

CORRECTIONS TO THE AGENDA – None.

PRESENTATIONS

1. Objective Design Standards

An inaudible presentation regarding the Objective Design Standards findings for the City of Montebello was presented by AECOM to the Planning Commission. A public comment speaker card was submitted by resident Edmund Veloz and Katrice Ortiz.

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 – None.

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”).**

Director Palombi introduced the item. The Public Hearing was opened at 7:42 p.m. Associate Planner, Stacey Morales provided a presentation regarding Case No. PC-2022-0005-SPR to the Planning Commission. Upon Ms. Morales’ presentation; Mr. Edmund Veloz submit a public speaker card suggesting that staff and Commissioners listen to the residents and put in a grocery store in the South end of the City. The Public Hearing was closed at 7:46 p.m. Motion to approve PC-2022-0005-SPR motioned by Commissioner Lomeli and Seconded by Commissioner Del Rio. Director Palombi took roll and the item was approved 3-0.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Del Rio

APPROVED: 3-0-0-1

AYES: Chair Cuevas, Vice-Chair Del Rio and Commissioner Lomeli

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Aliksanian

PLANNING COMMISSION ORALS

- A. Chair, Victor Cuevas
- B. Vice-Chair, Priscilla Del Rio
- C. Commissioner, Berj Aliksanian
- D. Commissioner, Natalia Lomeli

ADJOURNMENT

The City of Montebello Planning Commission adjourned at 7:55 p.m. to the next regularly scheduled meeting on November 15, 2022 at 6:30 p.m.

Joseph Palombi, Planning Commission Secretary



ITEM # 3

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

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Daniel Ruiz, Assistant Planner

SUBJECT: **General Plan Amendment (“GPA”), Zone Change (“ZC”), and Site Plan Review (“SPR”) Case No. PC-2022-0004-GPA-ZC-SPR to allow the General Plan designation to be amended from Low Density Residential to High Density Residential and the zoning designation to be amended from R-1 to R-3 to allow the construction of (12) dwelling units at the property located at 844 S. Greenwood Avenue (“Project Site”).**

DATE: December 6, 2022

RECOMMENDATION(S):

It is recommended that the Planning Commission conduct a public hearing and take the following action:

1. ADOPT the attached Resolution recommending City Council approve a General Plan Amendment (GPA) from Low Density Residential to High Density Residential and Zone Change (ZC) from R-1 to R-3 to allow the development of (12) residential units, and make related findings that the proposed project is consistent with the Montebello General Plan; and
2. ADOPT the attached Resolution approving Site Plan Review (SPR) Case No. PC-2022-0004-GPA-ZC-SPR with conditions relating to the construction of twelve (12) dwelling units at the Project Site; and
3. DETERMINE AND FIND that the project (ENV No. 03-22-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects that are consistent with the general plan policies and zoning regulations.

FISCAL IMPACT:

None.

BACKGROUND:

PROJECT /APPLICANT INFORMATION

Project Location: 844 S. Greenwood Ave.
Project Applicant: John Mark Construction Company, Inc.
Property Owner: Julio Juarez
General Plan Designation: Low Density Residential
Zoning: R-1 (Single-Family Residential)
Existing Use on Property: Residential

Project Site

The surrounding zoning and land uses are listed as follows:

Direction	Zone	Land Use
North	R-1/R-3	Single-Family/Multi-Family Residential
South	R-1/R-3	Single-Family/Multi-Family Residential
East	R-1	Single-Family Residential
West	R-3	Multi-Family Residential

On July 6, 2022, John Mark Construction Company, Inc. ("Applicant") filed an application for a General Plan Amendment, Zone Change, and Site Plan Review (PC-2022-0004-GPA-ZC-SPR) to change the General Plan designation from Low Density Residential to High Density Residential and change the zoning from R-1 to R-3 to allow the construction of (12) dwelling units at the Project Site.

On July 11, 2022, staff issued a deemed complete letter to the Applicant.

PROJECT DESCRIPTION

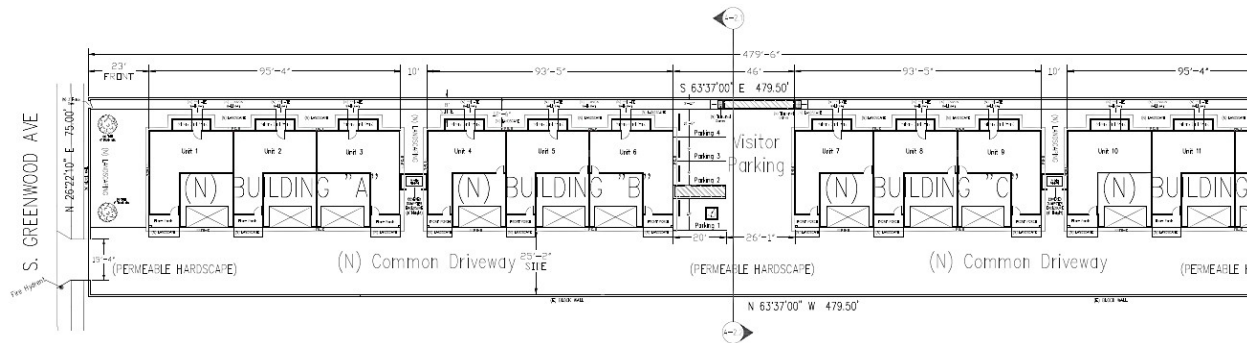
The Project Site is located approximately 980 feet from the intersection of South Greenwood Avenue and Washington Boulevard within the R-1 (Single-Family Residential) zone. The elongated rectangular shaped lot is approximately 36,150 square feet in size and is currently developed with a 740 square foot single-family home. The Project Site is surrounded by multi-family developments zoned for R-3 to the north, south, and west. Single-family homes zoned for R-1 are adjacent to and abut the east and southeast portion of the Project Site. There is an R-1 zoned lot developed with three (3) duplexes immediately to the north of the Project Site.

The Applicant is requesting to change the General Plan designation from Low Density Residential to High Density Residential and to change the zone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential). Concurrently, the Applicant is requesting

a site plan review to construct (12) for rent dwelling units at the Project Site. The proposed zoning, general plan amendment, and density is compatible with the surrounding area considering that there are a significant number of multifamily developments in the vicinity.

As shown in the site plan below (Attachment D), the configuration of the (12) dwelling units will consist of four (4) detached, two-story (2-story) buildings, with three (3) dwelling units per building. Each proposed building is approximately 7,194 square feet with approximately 2,361 square feet per unit. The lot coverage proposed at the site is forty-five (45) percent. The proposed project includes three (3) bedrooms and three (3) baths per unit, with a two-car (2-car) garage on the first floor of each unit. The proposed building height is approximately 25 feet with second story balconies. Additionally, each unit will be equipped with a private backyard. The architectural design consists of Spanish tile roof, stucco exterior, architectural foam trim, and wooden garage doors.

The development proposes a total of twenty-eight (28) parking spaces including four (4) uncovered visitor parking spaces which would provide sufficient off-street parking for the residents at the site and the private and common open spaces provided are also consistent with the standards applicable to the R-3 zone. If the zone change and General Plan amendment are approved, the proposal will meet all the development standards in the R-3 Multiple-Family Zone found within Montebello Municipal Code (MMC) Chapter 17.10.



GENERAL PLAN LAND USE AND HOUSING ELEMENT

The General Plan Land Use designation for the Project Site is Low Density Residential with a proposed amendment to change the designation to High Density Residential. The following General Plan Land Use Element and Housing Element goals and policies are applicable to the proposed development:

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 Residential Policy #1 states that “residential development should aim for the density standards outlined in the Housing Element of the General Plan.”

General Plan Housing Element Goal #2 is to “increase housing production to improve affordability for the City’s current and future residents.”

General Plan Land Use Residential Policy #3 states that “opportunities for a variety of living needs should be available in various locations throughout the City”.

General Plan Housing Element Policy #2.6 states that “the City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.”

The proposed project conforms to the City of Montebello General Plan Land Use and Housing Elements in that the proposed development will allow for the more reasonable development of the lot on which the project is proposed, provide additional housing opportunities, and add to the variety of housing types available in the City. The Project Site is relatively large and is currently surrounded by other multiple family residential uses, with some single family properties also present in the vicinity. Allowing the proposed general plan amendment and zone change to allow the development of (12) units will contribute to the more orderly arrangement of the parcels in the vicinity and the addition of housing will slightly alleviate the need for housing in the area. Additionally, the increased housing production in the area could potentially improve the affordability for the City’s current and future residents by increasing the overall supply of housing in the City. Allowing the project to move forward as proposed is also consistent with Housing Element Policy #2.6 which states that the City shall accelerate housing production.

ZONE CHANGE

Pursuant to Chapter 17.76 (Zone Changes and Amendments) of the MMC, the application for a zone change shall be made on a form provided by the City. The City’s application for zone changes requires the applicant to thoroughly respond to the following items:

1. Describe how the proposed Zone Change is consistent with the objectives and policies of the General Plan;

The zone change is consistent with the objectives and policies of the General Plan in that the density is appropriate to the neighborhood and the surrounding uses. The General Plan Land Use and Housing Element analysis provided above further demonstrate how the proposed zone change is consistent with the objectives and policies of the General Plan. Additionally, the site is physically suitable for the proposed zone change and the increased density should not pose any significant issues for the surrounding parcels considering that there is already a significant number of multiple family residences in the area. The proposed zone change is not likely to cause any substantial environmental damage, to cause any serious public health problems. Additionally, the proposed zone change will not conflict with any easements.

2. Detail why the proposed Zone Change is necessary;

The Zone Change is necessary because the proposed project is not achievable under the current zoning designation of the property (R-1). Under the City of Montebello's R-1 standards, the maximum allowable density of the lot is one (1) dwelling unit whereas under the R-3 standards, one (1) dwelling unit is allowed per 3,000 square feet of lot area. Considering that the size of the lot is approximately 36,000 square feet, the proposed Zone Change will allow for the more reasonable development of the site.

3. Describe how the proposed Zone Change will not create problems harmful to the public health, safety, and general welfare;

The existing site has been constructed as a single family residence with a very large backyard since 1938. The Zone Change and subsequent development would not create problems for public health and safety and may actually lessen problems related to public safety because the large backyard is currently unsupervised and is subject to unlawful use and dumping. The proposed Zone Change and development can also be beneficial to the public health, safety, and general welfare by bringing in more investment money in the area, bringing in construction and related jobs, as well as by providing much needed housing. The adjacent properties have been built up to sustain medium and higher densities and the proposed project would allow for more continuity to be present down Greenwood Avenue. The proposed Zone Change and development is in compliance with the R-3 zone and all other sections of the MMC which will ensure that the project will not create problems harmful to the public health, safety, and general welfare.

SITE PLAN REVIEW

Pursuant to Section 17.74.030 of the MMC, a Site Plan Review is required for all residential projects resulting in three (3) or more dwelling units. The development proposes twelve (12) dwelling units and will therefore require a Site Plan Review.

Pursuant to Section 17.74.070 of the MMC, before any site plan review shall be granted, all of the following findings must be made:

1. That the proposed design for improvement complies with all requirements of the MMC;

The proposed design for the project has been reviewed by the Planning Department staff and the design has been determined to be consistent with all requirements of the MMC. The proposed project complies with all the requirements for parcels in the R-3 zone including the maximum density, maximum number of bedrooms, minimum lot area, minimum lot width, minimum lot depth, maximum lot coverage, maximum building height, maximum building length, minimum open space requirements, setback requirements, minimum parking requirements, as well as the other development standards specified within Chapter 17.10 of the MMC (Residential Zones Generally). Additionally, the project proposal must still go through the Building Department, Fire Department, and Planning

Department plan check process after being entitled which will provide an additional opportunity for the City's departments to ensure that the proposed design is consistent with all requirements of the MMC.

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

The proposed design for improvement is consistent with the goals and policies outlined within the City's General Plan. General Plan Land Use Element Goal #1 states that it is a goal of the City "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 #2 is to "increase housing production to improve affordability for the City's current and future residents." Both of these goals relate to the project proposed at the Project Site in that the housing development will positively impact the housing needs of the community and the increased housing production will also improve the affordability for the City's current and future residents. Aside from being consistent with these two goals, the proposed design for improvement is also consistent with General Plan Land Use Element Residential Policies #1 and #3 as well as with General Plan Housing Element Policy #2.6. These policies relate to residential developments being consistent with the density standards outlined within the Housing Element, with the City providing opportunities for a variety of living needs, and with accelerating housing production in the City. The proposed design will assist the City in meeting its housing goals and policies outlined within the Housing Element and the General Plan.

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 design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare. The existing site has been constructed as a single-family residence with a very large backyard since 1938. The development of the site as a multi-family residence will allow for the more reasonable development of the project site and may lessen problems related to public safety because the large backyard is currently unsupervised and is subject to unlawful use and dumping. The proposed design for improvement can also be beneficial to the general public welfare by bringing in more investment money in the area, bringing in construction and related jobs, as well as by providing much needed housing. The adjacent properties have been built up to sustain medium and higher densities and the proposed project would allow for more continuity to be present down Greenwood Avenue.

ENVIRONMENTAL:

General Plan Amendment, Zone Change, and Site Plan Review (Case No. PC-2022-0004-GPA-ZC-SPR) is considered a "project," per the California Environmental Quality

Act (CEQA) definition of a “project.” The project is Categorically Exempt per Section §15332 (In-Fill Development Projects) and none of the exceptions found under CEQA Section §15300.2 apply. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

1. 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.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services

The proposed project meets all of the conditions required to be classified as a Class 32 CEQA exemption. After the change of zone and general plan amendment, the project will be consistent with the applicable general plan and zoning designations, policies and regulations. The proposed development occurs within city limits on a site of .83 acres surrounded by already developed urban/residential uses. The proposed project has been verified to present no value as habitat for endangered, rare, or threatened species and significant effects relating to traffic, noise, air quality, or water quality are not anticipated. Additionally, the site can be adequately served by all required utilities and public services.

ANALYSIS:

None.

SUMMARY:

REPORTS RECEIVED

On July 11, 2022, the application materials for Case Number PC-2022-0004-GPA-ZC-SPR were forwarded to the Building, Public Works, Fire, Transit, and Police Departments for review, comments, and conditions. The department conditions of approval that were provided are included in “Attachment A.”

PUBLIC NOTIFICATION

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

- On November 23, 2022, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News); and

- On November 23, 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 No. 15-22 (PC-2022-0004-SPR-ZC-GPA)
2. Attachment B - Reso No. 16-22 (PC-2022-0004-GPA-ZC-SPR)
3. Attachment C - CEQA NOE - 844 S. Greenwood Avenue
4. Attachment D - 844 S. Greenwood Proposed Site Plan & Elevations

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 15-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, APPROVING SITE PLAN REVIEW (“CASE NO. PC-2022-0004-GPA-ZC-SPR”) WITH CONDITIONS TO ALLOW THE CONSTRUCTION OF TWELVE (12) RESIDENTIAL DWELLING UNITS FOR THE PROPERTY LOCATED AT 844 SOUTH GREENWOOD AVENUE (“PROJECT SITE”) AND FINDING THAT THE SITE PLAN REVIEW IS CATEGORICALLY EXEMPT UNDER CEQA SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) (ENV NO. 03-22-CE).

WHEREAS, the City of Montebello (“City”) received an application from John Mark Construction Company, Inc. (“Applicant”) for a General Plan Amendment, Zone Change, and Site Plan Review (Case No. PC-2022-0004-GPA-ZC-SPR) to allow: 1) the General Plan designation to be changed from low density residential to high density residential, 2) the zone to be changed from R-1 (Single Family Residential) to R-3 (Multifamily Residential), and 3) the construction of twelve (12) dwelling units at the project site (“Project”) located at 844 S. Greenwood Avenue (“Project Site”); and

WHEREAS, the approval of a Site Plan Review is required per Montebello Municipal Code (“MMC”) Chapter 17.74 to allow the construction of twelve (12) residential dwelling units; and

WHEREAS, pursuant to MMC Chapter 17.74, Section 17.74.010, 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; and

WHEREAS, pursuant to MMC Chapter 17.74, Section 17.74.020, the Planning Commission shall have the authority to review and approve, approve with conditions or deny approval of a development plan through a Site Plan Review process; and

WHEREAS, pursuant to MMC Chapter 17.74, Section 17.74.080, the Planning Commission may approve a development plan subject to a Site Plan Review with such conditions as the Planning Commission finds are warranted by the circumstances involved; 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 (PC-2022-0004-GPA-ZC-SPR) is considered a "project," as per the California Environmental Quality Act definition of a "project"; and

WHEREAS, the project is Categorically Exempt per CEQA Section 15332, Class 32 (In-Fill Development Projects); and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for 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 finds, declares and resolves as follows:

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

SECTION 2. FINDINGS.

A. Site Plan Review. Based on the substantial evidence presented to and considered by the Planning Commission at the public hearing on the Application, the Planning Commission makes the following findings pursuant to Chapter 17.74 of the Montebello Municipal Code:

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

The proposed design for the project has been reviewed by the Planning Department staff and the design has been determined to be consistent with all requirements of the MMC. The proposed project complies with all the requirements for parcels in the R-3 zone including the maximum density, maximum number of bedrooms, minimum lot area, minimum lot width, minimum lot depth, maximum lot coverage, maximum building height, maximum building length, minimum open

space requirements, setback requirements, minimum parking requirements, as well as the other development standards specified within Chapter 17.10 of the MMC (Residential Zones Generally). Additionally, the project proposal must still go through the Building Department, Fire Department, and Planning Department plan check process after being entitled which will provide an additional opportunity for the City's departments to ensure that the proposed design is consistent with all requirements of the MMC.

2. That the proposed design for improvement is consistent with the City's General Plan; and

The proposed design for improvement is consistent with the goals and policies outlined within the City's General Plan. General Plan Land Use Element Goal #1 states that it is a goal of the City "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 #2 is to "increase housing production to improve affordability for the City's current and future residents." Both of these goals relate to the project proposed at the Project Site in that the housing development will positively impact the housing needs of the community and the increased housing production will also improve the affordability for the City's current and future residents. Aside from being consistent with these two goals, the proposed design for improvement is also consistent with General Plan Land Use Element Residential Policies #1 and #3 as well as with General Plan Housing Element Policy #2.6. These policies relate to residential developments being consistent with the density standards outlined within the Housing Element, with the City providing opportunities for a variety of living needs, and with accelerating housing production in the City. The proposed design will assist the City in meeting its housing goals and policies outlined within the Housing Element and the General Plan.

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 design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare. The existing site has been constructed as a single-family residence with a very large backyard since 1938. The development of the site as a multi-family residence will allow for the more reasonable development of the project site and may lessen problems related to public safety because the large backyard is currently unsupervised and is subject to unlawful use and dumping. The proposed design for improvement can

also be beneficial to the general public welfare by bringing in more investment money in the area, bringing in construction and related jobs, as well as by providing much needed housing. The adjacent properties have been built up to sustain medium and higher densities and the proposed project would allow for more continuity to be present down Greenwood Avenue.

SECTION 3. CEQA. The Planning Commission hereby determines and finds that the project is exempt from CEQA under Categorical Exemption §15332 (In-Fill Development Projects) Class 32 exemption considering that none of the exceptions found under CEQA Section §15300.2 apply and considering that the project meets all of the following conditions:

- (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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets all of the conditions required to be classified as a Class 32 CEQA exemption. After the change of zone and general plan amendment, the project will be consistent with the applicable general plan and zoning designations, policies and regulations. The proposed development occurs within city limits on a site of .83 acres surrounded by already developed urban/residential uses. The proposed project has been verified to present no value as habitat for endangered, rare, or threatened species and significant effects relating to traffic, noise, air quality, or water quality are not anticipated. Additionally, the site can be adequately served by all required utilities and public services.

SECTION 4. APPROVALS. The Planning Commission hereby approves the Application for Site Plan Review (PC-2022-0004-GPA-ZC-SPR), subject to the conditions herein below, together with the condition that this approval shall be conditioned upon the City Council's approval of Applicant's simultaneous applications for a General Plan Amendment and Zone Change (PC-2022-0004-GPA-ZC-SPR).

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

A. Planning Division Conditions

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 of the subject site shall be consistent with all of the provisions of the Montebello Municipal Code ("MMC"), General Plan Amendment, Zone Change, and Site Plan Review Case No. PC-2022-0004-GPA-ZC-SPR/ENV No. 03-22, and the specifications of the City's Planning Division ("Planning Division" or "Planning Department").
3. Within thirty (30) days of the 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.
4. The Director of Planning & Community Development ("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.

5. Minor modifications to the development plans shall be allowed subject to the review and approval of the Director or the assigned designee. The modifications must be in substantial conformance with the approved project.
6. The Applicant or successor in interest shall meet the applicable code requirements and all other City department regulations.
7. 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) has been fully remedied.
8. Construction shall only occur between the hours of 7:00 a.m. and 8:00 p.m. Monday thru Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays, Sundays, and legal holidays, except in the case of an emergency where such action is immediately required to prevent injuries to persons or damage to property, as determined by the Building Official.
9. A sign shall be posted on the property, subject to the review of the Planning Manager, which shall identify the address and phone number of the owner and/or primary contact for the purposes of responding to questions and complaints during the construction period and shall indicate the hours of construction work.
10. All units with garage access shall be equipped with secure doors. The vehicular access-opening doors shall be equipped with automatic garage door openers.
11. The Applicant, Owner, Management and/or successor of the use shall bear full cost of all monitoring and inspection activities to be conducted by City staff or its designated consultant representative(s) as necessary to ensure compliance with the conditions of this Resolution.
12. 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 Montebello Planning Commission ("Planning Commission") at a noticed public hearing.
13. This approval shall not supersede the approval of any other responsible agencies. The Applicant shall comply with all Federal, State and local laws.

14. The approval of the entitlement shall expire if the rights granted are not exercised within one (1) year from the 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.
15. 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.
16. The site shall be attractively landscaped and maintained in accordance with the standards established in the MMC and to the satisfaction of the Planning Department.
17. It is the responsibility of the Applicant to have all graffiti on the site removed within twenty-four (24) hours of its appearance, or be subject to citation from the City of Montebello Code Enforcement Division.

B. Building Division Conditions

1. The development and utilization of the site shall comply with all the provisions of the current Building, Plumbing, Mechanical, Electrical, Energy, CALGreen, Fire Codes, City Ordinances, as well as additional requirements from the Montebello Building and Safety Division.

C. Public Works – Engineering Conditions of Approval

1. Comply with County of Los Angeles low impact development stormwater management requirements for large-scale non-designated projects.
2. Submit hydrology analysis, geotechnical report including percolation tests and LID recommendations, and Low Impact Development plan and report to retain the Delta Stormwater Quality Design Volume on site through infiltration to City Engineer for review.
3. Submit erosion and sediment control plan to City Engineer for review.
4. Submit topographic survey map, precise grading plan, drainage plan, and driveway approach to City Engineer for review.
5. All engineering plans and reports shall bear the stamp and signature of a registered civil engineer.

6. Submit earthwork calculations stamped and signed by the Civil Engineer of Record.
7. Trash enclosures shall be covered by roofs.
8. Additional Public Works – Engineering comments may be added during the plan check process.

D. Fire Department Conditions

1. The development shall comply with all applicable provisions of the California Fire Code, referenced NFPA standards, and local ordinances.
2. The applicant shall provide a fire flow report based 2019 Edition California Fire Code, Appendix B/BB. Provide additional public hydrants if applicable.
3. The applicant shall provide a fire hydrant plan based on 2019 Edition California Fire Code and City of Montebello local amendments.
4. The applicant shall provide an 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.
5. The applicant shall provide a fire Sprinkler Overhead plan based on 2019 Edition California Fire Code and NFPA 13/13R and Montebello Fire Department's plan check submittal requirements and notes.
6. The applicant shall provide a fire standpipe plan based on 2019 Edition California Fire Code and NFPA 14.
7. The applicant shall provide 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.
8. Additional requirements maybe added during the plan check process.

PASSED AND ADOPTED this 6th day of December, 2022 by the Planning Commission.

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

Victor Cuevas, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. 16-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT ("GPA") AND ZONE CHANGE ("ZC") ("CASE NO. PC-2022-0004-GPA-ZC-SPR") AMENDING THE GENERAL PLAN AND ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 844 SOUTH GREENWOOD AVENUE ("PROJECT SITE"), AND FINDING THAT THE GENERAL PLAN AMENDMENT AND ZONE CHANGE ARE STATUTORILY EXEMPT UNDER CEQA SECTION 15061(B)(3) (COMMON SENSE EXEMPTION).

WHEREAS, the City of Montebello ("City") received an application from John Mark Construction Company, Inc. ("Applicant") for a General Plan Amendment, Zone Change, and Site Plan Review (Case No. PC-2022-0004-GPA-ZC-SPR) to allow: 1) the General Plan designation to be changed from low density residential to high density residential, 2) the zone to be changed from R-1 (Single Family Residential) to R-3 (Multifamily Residential), and 3) the construction of twelve (12) dwelling units at the project site ("Project") located at 844 S. Greenwood Avenue ("Project Site"); and

WHEREAS, pursuant to Montebello Municipal Code ("MMC") Chapter 17.76, the reclassification of specific properties from one zone to another can be initiated by motion of City of Montebello Planning Commission ("Planning Commission") based upon its decision as to whether the public interest, convenience and necessity so requires the change of zone; and

WHEREAS, pursuant to MMC Chapter 17.76, the Planning Commission needs to recommend a specific course of action to the City Council after a public hearing has been conducted on any proposed zone change or amendment; 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 GPA and ZC (PC-2022-0004-SPR-ZC-GPA) are not considered a "project," as per the CEQA definition of a "project" since the activity is statutorily exempt per CEQA Section 15061(b)(3) (Common Sense Exemption); and

WHEREAS, a duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for 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 finds, declares and resolves as follows:

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

SECTION 2. FINDINGS.

A. Pursuant to Chapter 17.76 (Zone Changes and Amendments) of the MMC, the application for a zone change shall be made on a form provided by the City. The City's application for zone changes requires the applicant to thoroughly respond to the following items, which are hereby incorporated as substantial findings of the Planning Commission:

1. Describe how the proposed Zone Change is consistent with the objectives and policies of the General Plan;

The zone change is consistent with the objectives and policies of the General Plan in that the density is appropriate to the neighborhood and the surrounding uses. The General Plan Land Use and Housing Element analysis provided in the staff report further demonstrate how the proposed zone change is consistent with the objectives and policies of the General Plan. Additionally, the site is physically suitable for the proposed zone change and the increased density should not pose any significant issues for the surrounding parcels considering that there is already a significant number of multiple family residences in the area. The proposed zone change is not likely to cause any substantial environmental damage, to cause any serious public health problems. Additionally, the proposed zone change will not conflict with any easements.

2. Detail why the proposed Zone Change is necessary;

The Zone Change is necessary because the proposed project is not achievable under the current zoning designation of the property (R-1). Under the City of

Montebello's R-1 standards, the maximum allowable density of the lot is one (1) dwelling unit whereas under the R-3 standards, one (1) dwelling unit is allowed per 3,000 square feet of lot area. Considering that the size of the lot is approximately 36,000 square feet, the proposed Zone Change will allow for the more reasonable development of the site.

3. Describe how the proposed Zone Change will not create problems harmful to the public health, safety, and general welfare;

The existing site has been constructed as a single family residence with a very large backyard since 1938. The Zone Change and subsequent development would not create problems for public health and safety and may actually lessen problems related to public safety because the large backyard is currently unsupervised and is subject to unlawful use and dumping. The proposed Zone Change and development can also be beneficial to the public health, safety, and general welfare by bringing in more investment money in the area, bringing in construction and related jobs, as well as by providing much needed housing. The adjacent properties have been built up to sustain medium and higher densities and the proposed project would allow for more continuity to be present down Greenwood Avenue. The proposed Zone Change and development is in compliance with the R-3 zone and all other sections of the MMC which will ensure that the project will not create problems harmful to the public health, safety, and general welfare.

SECTION 3. CEQA. The Planning Commission hereby determines and finds that the project is statutorily exempt from CEQA under section 15061(b)(3) (Common Sense Exemption) considering that this section stipulates that CEQA only applies to projects which have the potential for causing a significant effect on the environment. No physical changes will occur as a result of the proposed GPA and ZC. The approval of this resolution is advisory to the City Council and no final action is taken, further justifying this action being exempt from CEQA under section 15061(b)(3). It should be further noted that during the duly noticed public hearing, the Planning Commission also found the related Site Plan Review for the contemplated Project to be Categorically Exempt per Section §15332 (In-Fill Development Projects).

SECTION 4. APPROVALS. The Planning Commission of the City of Montebello hereby finds and determines that the public interest, convenience, and necessity call for the approval of the zone change and recommends City Council approval of the General Plan Amendment and Zone Change (PC-2022-0004-GPA-ZC-SPR) to allow the General Plan designation to be changed from low density residential to high density residential and to allow the zone to be changed from R-1 (Single Family Residential) to R-3

(Multifamily Residential).

SECTION 5. The Director of Planning and Community Development shall certify the adoption of this resolution and shall forward a copy of it to the City Council.

PASSED AND ADOPTED this 6th day of December, 2022 by the Planning Commission.

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

Victor Cuevas, Chair

ATTEST:

Joseph A. Palombi, Director
Planning & Community Development Department

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: 844 S. Greenwood Multifamily Residential Project

Project Location: 844 S. Greenwood Avenue

Case Number(s): PC-2022-0004-SPR-ZC-GPA & ENV No. 03-22-CE

Description of Nature, Purpose, and Beneficiaries of Project: The project involves changing the General Plan designation of the project location from low density residential to high density residential, changing the zone of the property from R-1 (single family residential) to R-3 (multifamily residential), and allowing the construction of twelve (12) dwelling units on behalf of the property owner, Julio Juarez.

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

Name of Person or Agency Carrying Out the Project: Jack Kozakar on behalf of John Mark Construction Company, Inc.

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. State type and section number: Class 32- CEQA Section 15332 (In-fill Development Projects)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is categorically exempt per §15332 - Class 32 (In-Fill Development Projects) of the CEQA Guidelines and none of the exceptions under § 15300.2 apply. CEQA Guidelines §15332 exempts projects which meet the following conditions:

- (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.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services

After the change of zone and general plan amendment, the project will be consistent with the applicable general plan and zoning designations, policies and regulations. The proposed development occurs within city limits on a site of .83 acres surrounded by already developed urban/residential uses. The proposed project has been verified to present no value as habitat for endangered, rare, or threatened species and significant effects relating to traffic, noise, air quality, or water quality are not anticipated. Additionally, the site can be adequately served by all required utilities and public services.

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

Area Code/Telephone/Extension: (323) 887-1478

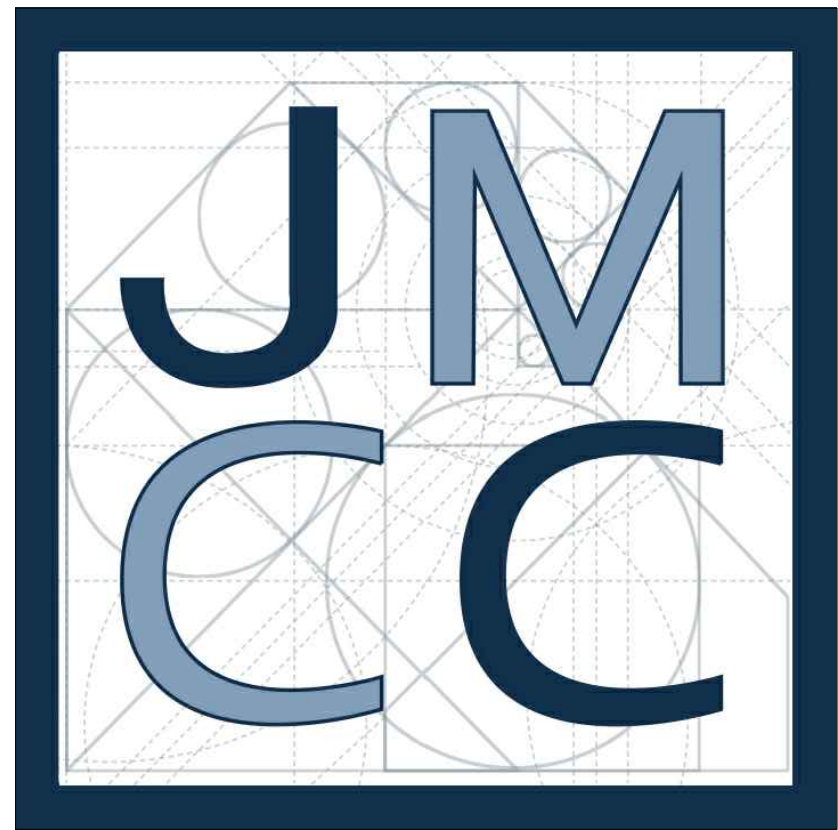
If filed by applicant, attach certified document issued by the Planning and Community Development Department stating that the Department has found the project to be exempt.

Signature: _____ **Date:** _____ **Title:** _____

☒ Signed by Lead Agency

☐ Signed by Applicant

City of Montebello



844 S Greenwood Ave
Montebello, CA 90640

PROJECT ADDRESS:

PROJECT:
CHANGE IN ZONE, RE-DEVELOP
PROPERTY WITH 12 SINGLE FAMILY
RESIDENCE ON A SINGLE PARCEL

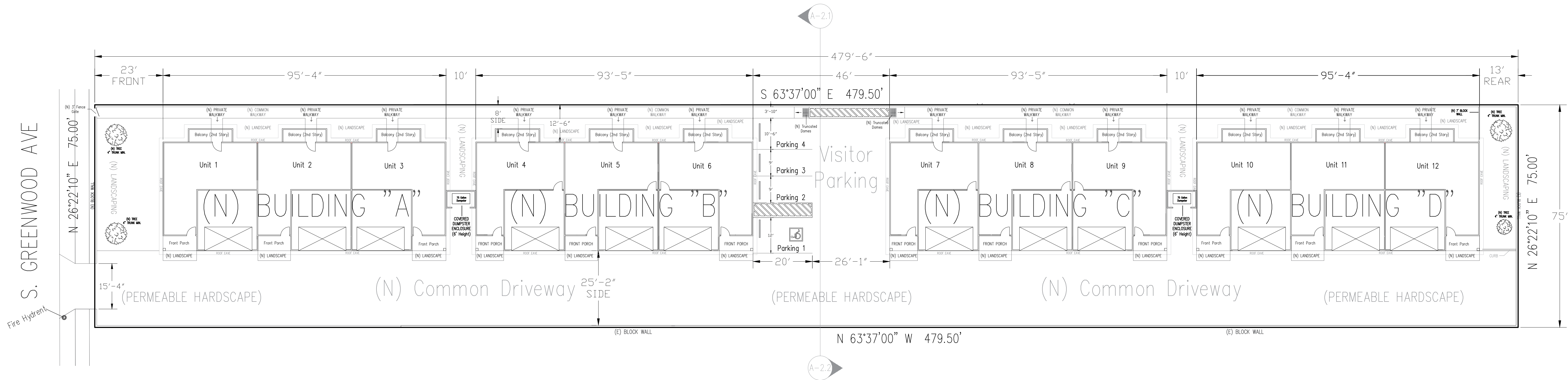
DRAWN BY:

DATE:
9/28/2022

SHEET:
PROPOSED
SITE PLAN

SCALE:
1/16" = 1'

PAGE #:
A-2



PROPOSED SITE PLAN

SCALE: 1/16" = 1'



	UNIT #1	UNIT #2	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7	UNIT #8	UNIT #9	UNIT #10	UNIT #11	UNIT #12	TOTAL:
PRIVATE Open Space (Sq Ft)													
NORTH WALKWAY	31	31	31	31	31	31	31	31	31	31	31	31	372
NORTH LANDSCAPE	223	222	223	208	222	223	208	222	224	224	222	286	2,707
SOUTH LANDSCAPE	38	27	38	31	37	38	31	37	38	38	37	38	438
FRONT PORCH	57	55	57	47	55	57	47	55	57	57	55	57	656
BALCONY	68	68	68	68	68	68	68	68	68	68	68	68	816
COMMON Open Space (Sq Ft)													
WALKWAY	1,724												
DRIVEWAY	11,607												
PARKING LOT	2,057												
EAST LANDSCAPE	599												
WEST LANDSCAPE	997												
LANDSCAPE (BETWEEN BUILDINGS)	486												
DUMPSTER AREA	406												

BUILDINGS:

FOOTPRINT: 13,184 Sq Ft
ROOFED AREA: 16,310 Sq Ft

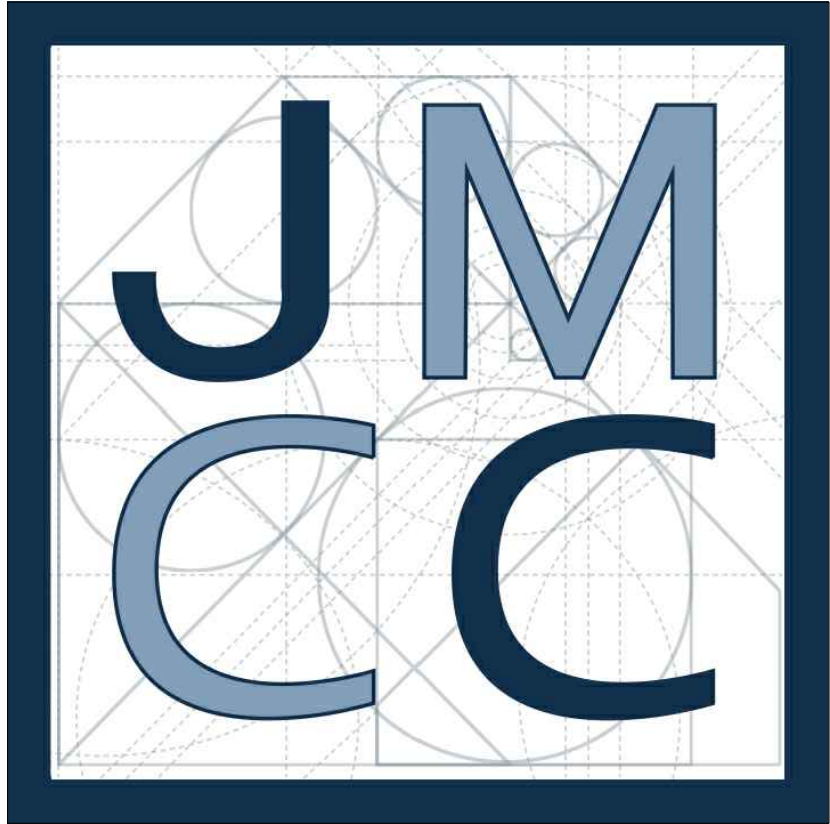
PAVEMENT:

PRIVATE OPEN AREA: 3,799 Sq Ft
TOTAL OF HARDSCAPE AND LANDSCAPED AREAS: 22,936 Sq Ft
TOTAL DRIVEWAY, PARKING, AND DUMPSTERS: 14,070 Sq Ft



SOUTH ELEVATION - RENDERINGS

*NOTE RENDERINGS SHOW PROPOSED FINISHES. DIMENSIONS WILL VARY SLIGHTLY AND SOUTH SIDEWALK HAS BEEN REMOVED

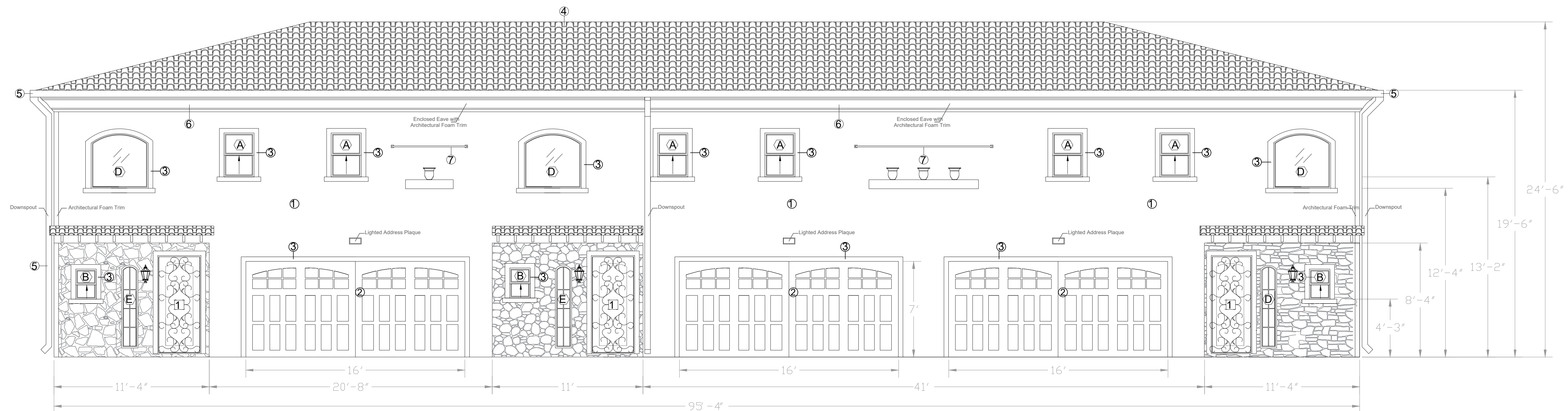


JOHN MARK CONSTRUCTION CO. 125 N. MARENGO AVE PASADENA, CA 91101	PROJECT ADDRESS: 844 S Greenwood Ave Montebello, CA 90640
--	---

PROJECT: CHANGE IN ZONE, RE-DEVELOP PROPERTY WITH 12 SINGLE FAMILY RESIDENCE ON A SINGLE PARCEL	
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DRAWN BY: ANTHONY SANCHEZ
DATE: 9/23/2022
SHEET: RENDERINGS OF SOUTH ELEVATION

SCALE:	PAGE #: A-8.0
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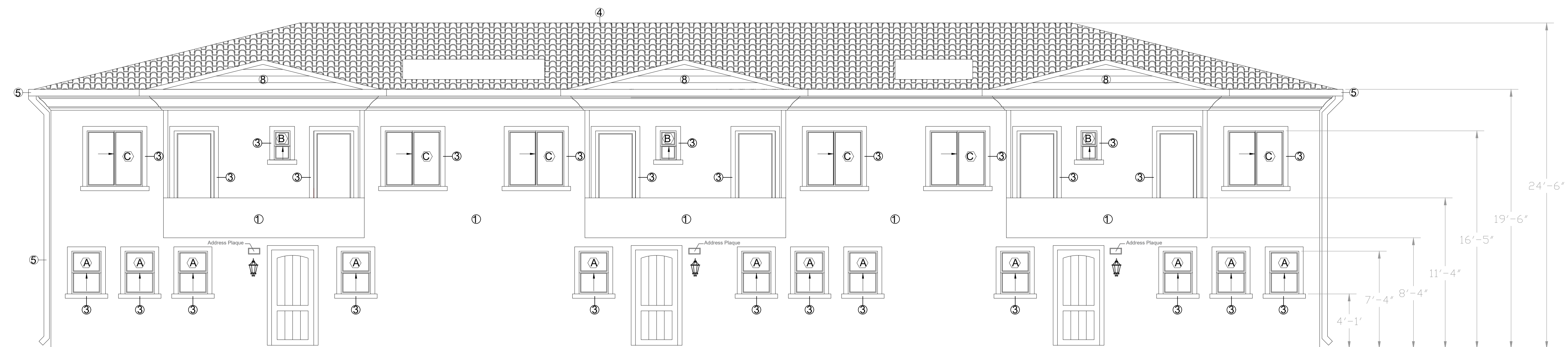


MATERIAL LIST:

- ① Stucco
- ② Wood Garage Door
- ③ Architectural Foam Trim (Around Windows)
- ④ Spanish Style Roofing Tile
- ⑤ Metal Gutters
- ⑥ Architectural Foam Trim (Enclosed Overhang)
- ⑦ Decorative Iron
- ⑧ Siding

TYP SOUTH ELEVATION - BUILDINGS "A" & "D"

SCALE: 1/4" = 1'

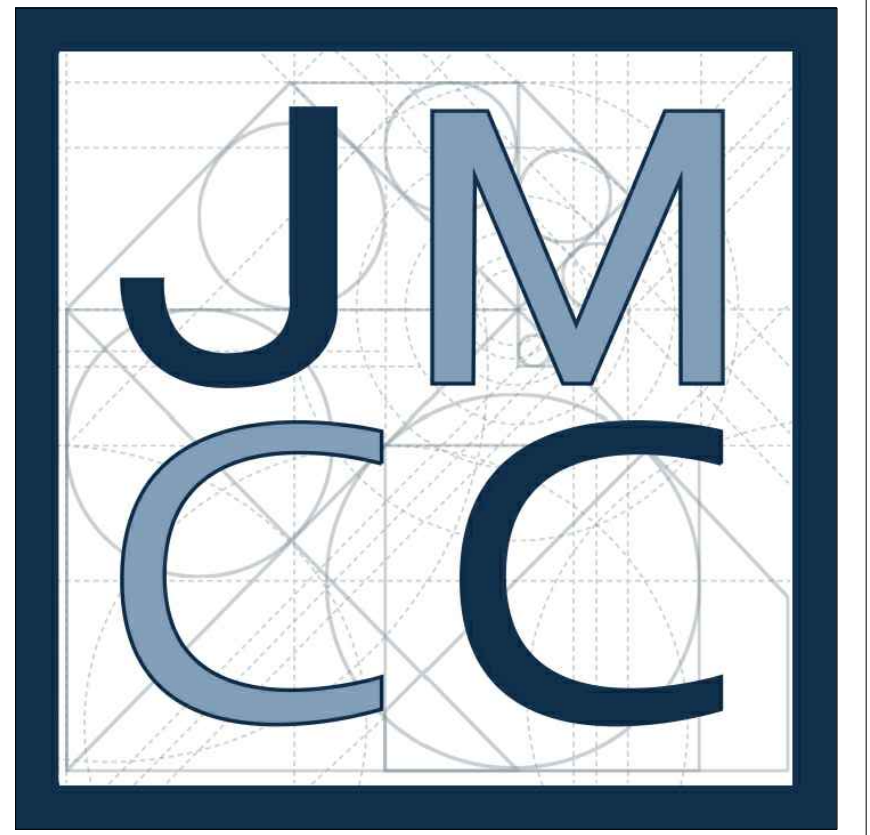


MATERIAL LIST:

- ① Stucco
- ② Wood Garage Door
- ③ Architectural Foam Trim (Around Windows)
- ④ Spanish Style Roofing Tile
- ⑤ Metal Gutters
- ⑥ Architectural Foam Trim (Enclosed Overhang)
- ⑦ Decorative Iron
- ⑧ Siding

TYP NORTH ELEVATION - BUILDINGS "A" & "D"

SCALE: 1/4" = 1'



JOHN MARK CONSTRUCTION CO.
125 N. MARENGO AVE
PASADENA, CA 91101

844 S Greenwood Ave
Montebello, CA 90640

PROJECT ADDRESS:

PROJECT: CHANGE IN ZONE, RE-DEVELOP
PROPERTY WITH 12 SINGLE FAMILY
RESIDENCE ON A SINGLE PARCEL

DRAWN BY:

ANTHONY SANCHEZ

DATE:

9/28/2022

SHEET:

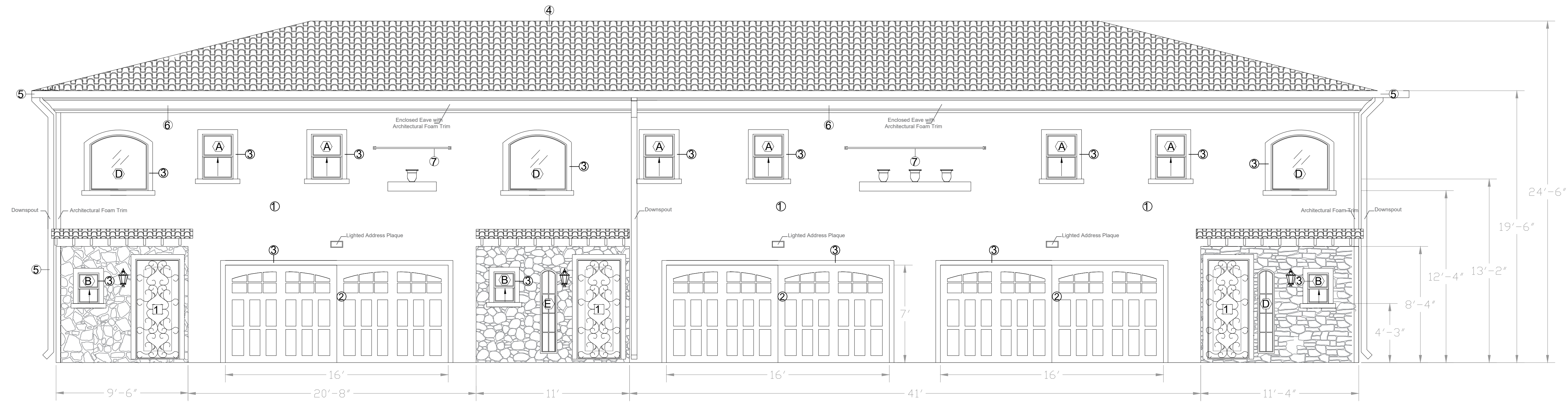
SOUTH AND NORTH ELEVATIONS
(BUILDING A & D)

SCALE:

1/4" = 1'

PAGE #:

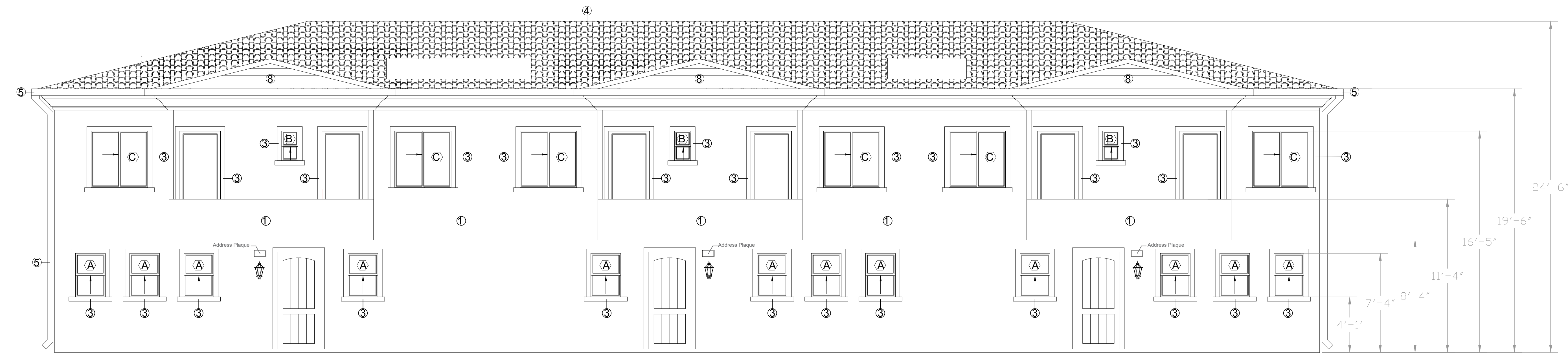
A-5.0



- MATERIAL LIST:**
- ① Stucco
 - ② Wood Garage Door
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Metal Gutters
 - ⑥ Architectural Foam Trim (Enclosed Overhang)
 - ⑦ Decorative Iron
 - ⑧ Siding

TYP SOUTH ELEVATION - BUILDINGS "B" & "C"

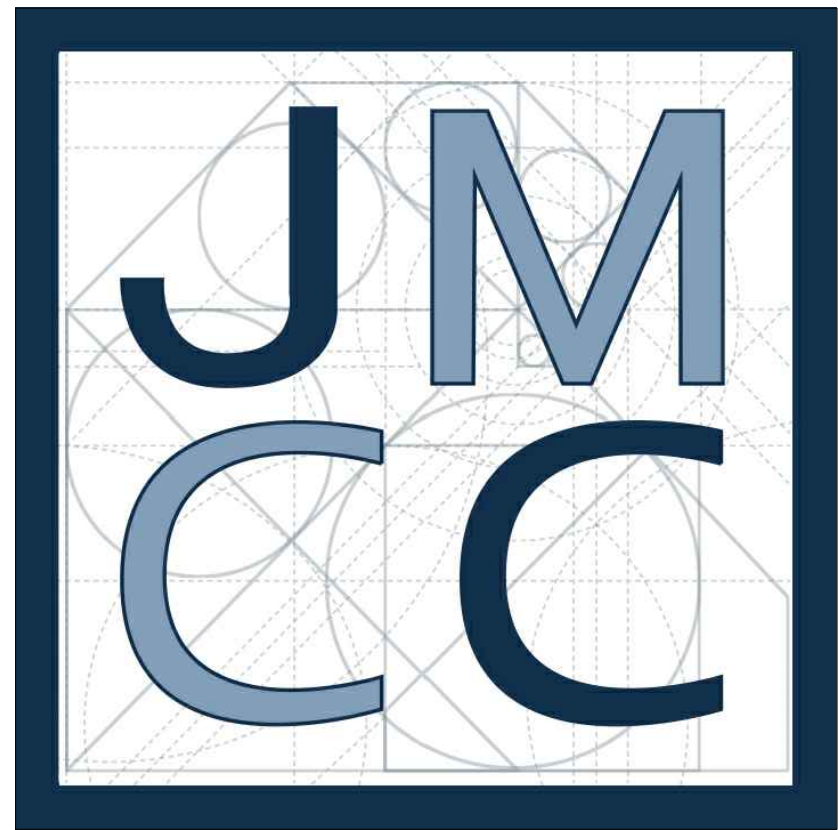
SCALE: 1/4" = 1'



- MATERIAL LIST:**
- ① Stucco
 - ② Wood Garage Door
 - ③ Architectural Foam Trim (Around Windows)
 - ④ Spanish Style Roofing Tile
 - ⑤ Metal Gutters
 - ⑥ Architectural Foam Trim (Enclosed Overhang)
 - ⑦ Decorative Iron
 - ⑧ Siding

TYP NORTH ELEVATION - BUILDINGS "B" & "C"

SCALE: 1/4" = 1'



JOHN MARK CONSTRUCTION CO.
125 N. MARENGO AVE
PASADENA, CA 91101

844 S Greenwood Ave
Montebello, CA 90640

PROJECT ADDRESS:

PROJECT: CHANGE IN ZONE, RE-DEVELOP
PROPERTY WITH 12 SINGLE FAMILY
RESIDENCE ON A SINGLE PARCEL

DRAWN BY:
ANTHONY SANCHEZ

DATE:
9/28/2022

SHEET:
SOUTH AND NORTH ELEVATIONS
(BUILDING B & C)

SCALE:
1/4" = 1'

PAGE #:
A-5.1