



CITY OF MONTEBELLO CALL AND NOTICE OF A SPECIAL PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 13, 2023 AT 6:30 PM

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

NOTICE IS HEREBY GIVEN that a Special Meeting for the City of Montebello Planning Commission is hereby called to be held on Tuesday, June 13, 2023, at 6:30 p.m. at City Hall, Council Chambers, located at 1600 West Beverly Boulevard, Montebello, CA 90640. The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebellocal.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 the Administration Office at (323) 887-1493 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 the City Clerk's office 48 hours before this meeting. Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión. 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室

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 only address the Planning Commission in person the day of the meeting. The public may only address the Planning Commission during this Special Meeting on items which have been described in the notice of this meeting, in accordance with Government Code Section 54954.3(a). Speakers will be required to fill out a speaker card provided at the door and submit it to Samantha Nevarez prior to the Public Comment announcement period; Public Hearing items do not require a speaker card. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person; staff will number and call each speaker card in the order received.

AGENDA MATERIALS: The agenda/agenda packet are available for public inspection at City's website at: Agendas, Minutes, and Videos.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA

PUBLIC COMMENTS ON AGENDA ITEMS ONLY(30 MINUTES)

At this time, the general public may address the Planning Commission only on items listed on the Agenda, which have been described in the notice of this Special meeting in accordance with Government Code Section 54954.3(a). 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 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: Reconvene public scoping meeting within the lobby area for an interactive public forum and obtain feedback.

MINUTES

1. PLANNING COMMISSION MINUTES - APRIL 18, 2023

RECOMMENDATION: Approval of the Minutes from the Planning Commission held on April 18, 2023.

CONSENT ITEM(S)

2. GENERAL PLAN UPDATE AND PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

RECOMMENDATION: Receive and File.

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 June 20, 2023 at 6:30 p.m. at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Samantha Nevarez, Management Analyst for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before Thursday, June 8, 2023, at 5:00 p.m.



Samantha Nevarez, Management Analyst



PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, APRIL 18, 2023 AT 6:30 PM

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

CALL TO ORDER – Chair Cuevas called the meeting to order at 6:31 p.m.

ROLL CALL – Chair Cuevas, Commissioner Lomeli, and Commissioner Medina.

PLEDGE OF ALLEGIANCE – Chair Cuevas

CORRECTIONS TO THE AGENDA – 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 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.

MINUTES

1. March 21, 2023

Motion to approve the Meeting Minutes from March 21st, 2023, motioned by Commissioner Lomeli and Seconded by Chair Cuevas and Commissioner Medina abstained. Director Palombi took roll, and the item was approved 2-0.

PUBLIC HEARING

2. **Conditional Use Permit (“CUP”) Case No. PC-2023-0001-CUP to allow the operation of a small family themed arcade within The Shops at Montebello regional shopping center located at 2134 Montebello Town Center (“Project Site”).**

Director Palombi introduced the item. The Public Hearing was opened at 6:35 p.m. Assistant Planner, Daniel Ruiz provided a presentation regarding Case No. PC-2023-0001-CUP to the Planning Commission. Upon Mr. Ruiz’s presentation, the applicant Mr. Robert Pollard provided some background information on the project before the Commissioners. The record shall reflect that there were no members of the public present. The Public Hearing was closed at 6:49 p.m.

MOTIONED: Commissioner Lomeli

SECONDED: Commissioner Medina

APPROVED: 3-0-0-0

AYES: Chair Cuevas, Commissioner Lomeli, and Commissioner Medina

NOES:

ABSTAIN:

ABSENT: Commissioner Aliksanian

PLANNING COMMISSION ORALS

- A. Chair, Victor Cuevas
- B. Vice-Chair, Vacant
- C. Commissioner, Vacant
- D. Commissioner, Natalia Lomeli
- E. Commissioner, Armando Medina

ADJOURNMENT

The City of Montebello Planning Commission adjourned at 6:51 p.m. to the next regularly scheduled meeting on June 06, 2023 at 6:30 p.m.

Joseph Palombi, Planning Commission Secretary



May 25, 2023

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

PROJECT NAME: City of Montebello General Plan Update and Downtown Montebello Specific Plan

PROJECT LOCATION/ADDRESS: [Citywide and within the Montebello Downtown Specific Plan Area as shown in Exhibits A and B of this notice]

DUE DATE FOR PUBLIC COMMENTS: July 13, 2023

The City of Montebello (“City”) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above (proposed Project). The City requests your comments as to the scope and content of the EIR. The purpose of the scoping meeting is to receive input from the public regarding the areas that will be studied in the EIR. No decisions about the proposed Project are made at the scoping meeting.

The proposed Project description and potential environmental effects are set forth below. Also included below is the date, time, and location of the scoping meeting that will be held in order to solicit input regarding the content of the Draft EIR. The EIR will analyze the environmental effects associated with a proposed update to the City’s General Plan and adoption of the Downtown Montebello Specific Plan. These two related actions are described below. More information on the General Plan Update and the Downtown Montebello Specific Plan are available on the project website at: <https://planmontebello.com/>. The Plan Area for the General Plan Update (Citywide) and the boundaries of the Downtown Montebello Specific Plan are shown in the map attached as Exhibit A.

PROJECT DESCRIPTION: The proposed Project is a comprehensive update of the City’s General Plan. The City’s General Plan currently has twelve elements, listed below with the year in which they were adopted.

- Circulation Element (1973)
- Conservation Element (1975)
- Land Use Element (1973)
- Noise Element (1975)
- Open Space Element (1973)
- Parks & Recreation (1974, amended 1993)
- Population Element (1973)
- Redevelopment Element (1973)
- Safety Element (2017)
- Scenic Highways Element (1975)
- Seismic Safety Element (1975)
- Housing Element (2022)

Under the proposed Project, the City's General Plan will be reorganized and reformatted, with updated goals and policies that reflect the community's vision of Montebello that the General Plan seeks to achieve. The General Plan Land Use Map will also be updated.

The General Plan Update includes the following eight chapters:

- Our Natural Community
- Our Prosperous Community
- Our Well Planned Community
- Our Accessible Community
- Our Healthy Community
- Our Safe Community
- Our Active Community
- Our Creative Community

The General Plan Update includes an update of the City's 6th Cycle Housing Element (2021-2029), in compliance with the requirements of State Housing Element law. In an effort to meet deadlines imposed by the California Department of Housing and Community Development ("HCD"), the City's Housing Element update was advanced and ultimately adopted by the City Council in June 2022 and subsequently certified by HCD on July 11, 2022. While an Initial Study/Negative Declaration (IS-ND) was prepared and adopted concurrently with the Housing Element, the Housing Element is a component of the General Plan and will also be analyzed in the EIR.

The goals of the General Plan Update and Downtown Montebello Specific Plan are, among other things, listed as follows:

- Thrive in balance with the natural ecosystems.
- Attract and retain high-wage and high value enterprises and diversify and increase the local tax base.
- Reinvest in key opportunity areas like the Downtown, Corridors, and large parcels along the highway, while protecting natural resources, respecting stable residential neighborhoods and making great places by insisting on the highest standard in architecture, landscaping, and urban design.
- Strengthen and balance pedestrian, bike, and transit connections in the City and surrounding region.
- Build effective partnerships that improve physical and mental health and social well being.
- Increase awareness for emergency, minimize threat to life and damage to structures from hazards.

- Provide enriching recreational options for the entire community.
- Weave arts, cultural events, and community programs into everyday life.

Based on its objectives and input from the community, the General Plan includes the overarching purposes listed below to establish a vision and guide policies and City decision-making. Each purpose is a vision statement that provides general direction for the chapter. The goals in each chapter specify ends that help achieve the overarching purpose of the General Plan. The policies are specific statements that guide decision-making.

- *Our Natural Community.* Promote clean air and clean water, prevent urban heat islands, reduce stormwater runoff, and promote greener neighborhoods, and nature based recreation.
- *Our Prosperous Community.* Attract and retain jobs within growth industries; nurture small entrepreneurial businesses; redevelop underutilized properties along key corridors and districts; and build the city's fiscal capacity.
- *Our Well Planned Community.* Conserve and enhance stable areas, promote contextual infill, and direct productive growth to downtown, commercial districts, and corridors.
- *Our Accessible Community.* Provide safe and convenient multimodal travel options for residents, employees, and visitors of all ages and abilities through creative reimagining of the City's transportation facilities.
- *Our Healthy Community.* Promote preventative health and well-being for all through inclusive approaches where healthy habits are encouraged.
- *Our Safe Community.* Focus on holistic, equitable, and preventative public safety measures, increase awareness, and be prepared for natural or human-caused hazards.
- *Our Active Community.* Create environments that incorporate physical activity into daily activity that support health, wellness, and social connections, and provide children and adults a range of high-quality recreational opportunities.
- *Our Creative Community.* Nurture and promote arts and cultural activities, organizations, and events and give them more visibility and prominence in the region.

Downtown Montebello Specific Plan

The Downtown Montebello Specific Plan is a component of the General Plan and focuses on downtown Montebello, which is roughly bounded by Greenwood Avenue on the west, Los Angeles Avenue on the south, the Rio Hondo Channel on the east, and Cleveland Avenue on the north. The boundaries of the Downtown Montebello Specific Plan area are shown with the red line on the map attached as Exhibit A, and in a more close-up view on the map attached as Exhibit B. The Specific Plan area includes a walkable core area around the Montebello Boulevard/Whittier Boulevard intersection. The Downtown Montebello Specific Plan is an integrated plan that implements the community driven vision, direction, and policy guidance set in the Montebello General Plan. The Downtown Montebello Specific Plan would establish a vision that is intended to restore and leverage downtown Montebello's natural, built, and social assets to build resilient

prosperity with a focus on quality of place as a key competitive advantage. The Specific Plan includes a focus on walkable and mixed-use development in the downtown area; preserving and adding to the supply of affordable and supportive housing; providing proximity to daily necessities within a reasonable pedestrian journey; introducing more organic and less ordered spaces along the Rio Hondo Channel; creating a distinct and equitable downtown within a landscape that takes advantage of Montebello's mild climate with parklets, bicycle lanes, and passive and active outdoor recreation; and creating strategic mobility hubs throughout downtown to offer more mobility options and help reduce automobile dependence.

Environmental Impact Report

In accordance with the California Environmental Quality Act ("CEQA"), the Draft EIR will be a program EIR pursuant to Section 15168 of the State *CEQA Guidelines*. A program EIR is an EIR that may be prepared on a series of actions that can be characterized as one large project. The purpose of a program EIR is to allow the lead agency to consider broad policy alternatives and program wide mitigation measures early on when the agency has greater flexibility to deal with basic problems or cumulative impacts.

The EIR will examine each of the issue areas on the City's environmental checklist. Issues to be discussed include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

In addition to the CEQA-required "no project" alternative, the EIR will examine a range of land use scenarios that address one or more of the projects' potential environmental effects.

The City of Montebello would like to know the views of your organization as to the scope and content of the environmental information that should be addressed in connection with the proposed project. Public agencies may need to use the EIR prepared by the City of Montebello when considering permits or other approvals regarding certain aspects of the proposed actions.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Public scoping meeting in an open house format will be held to receive public comment regarding the scope and content of the environmental information to be included in the Draft EIR. The City encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping for the proposed Project is as follows:

Date and Time: June 13, 2023, 6:00 pm – 8:00 pm

Location: Montebello City Hall, 1600 W. Beverly Blvd., City Council Chambers, Montebello, California 90640

The City welcomes all comments regarding potential impacts of the proposed Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. Written comments must be submitted to the City by July 13, 2023. Written comments will also be accepted at the public scoping meeting described above.

Please direct your comments to:

Joseph Palombi, Director
City of Montebello, Planning and Community Development Department
1600 West Beverly Boulevard
Montebello, California 90640
Phone: (323) 887-1200
Email: jpalombi@Montebelloca.gov
Website: www.PlanMontebello.com

Project Title: City of Montebello General Plan Update and Downtown Specific Plan

Project Sponsor: City of Montebello

Date 05/24/2023

Signature 
Title Director
Telephone (323) 887-1200

EXHIBIT A

Plan Area for City of Montebello General Plan Update And Downtown Specific Plan

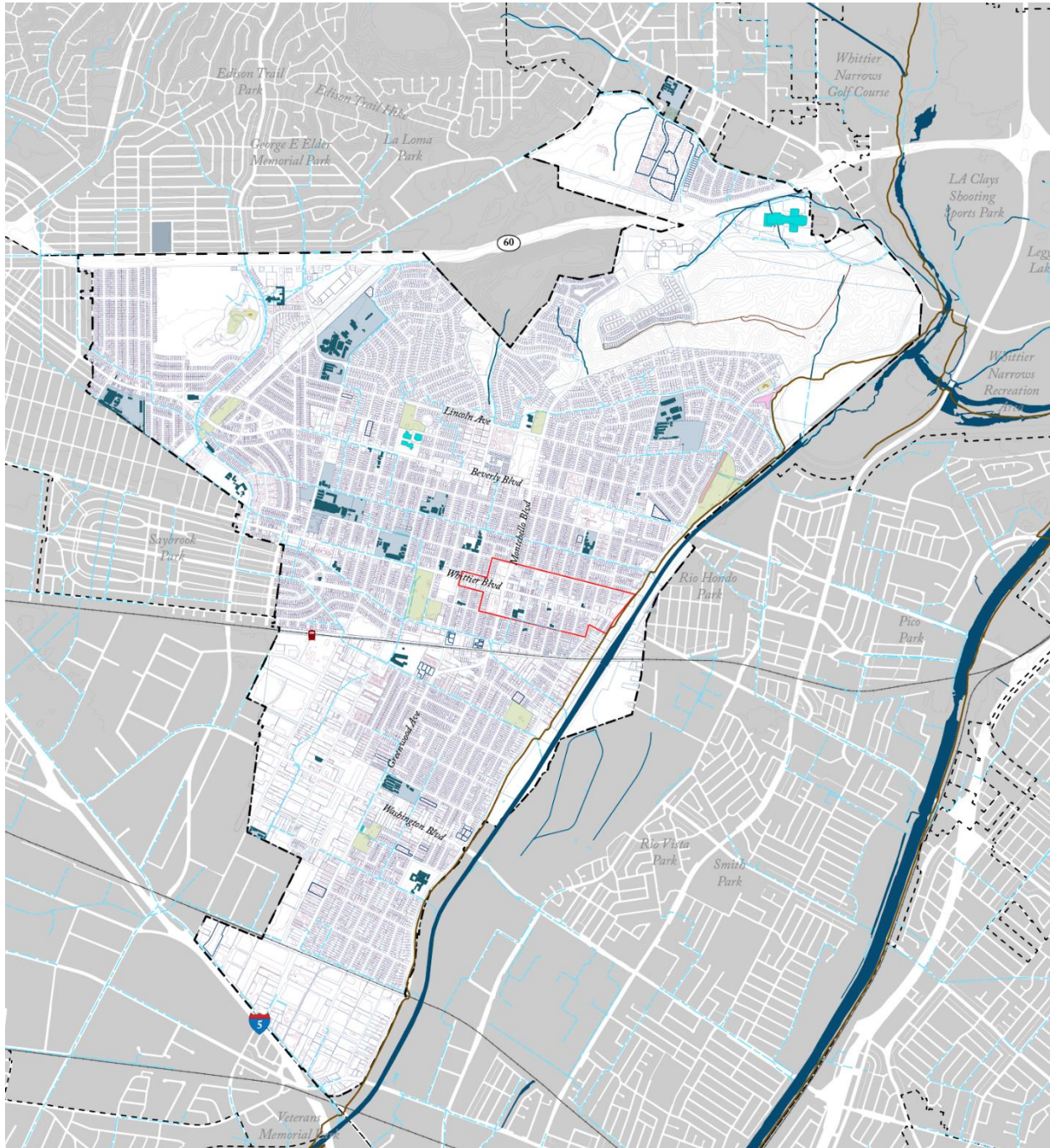
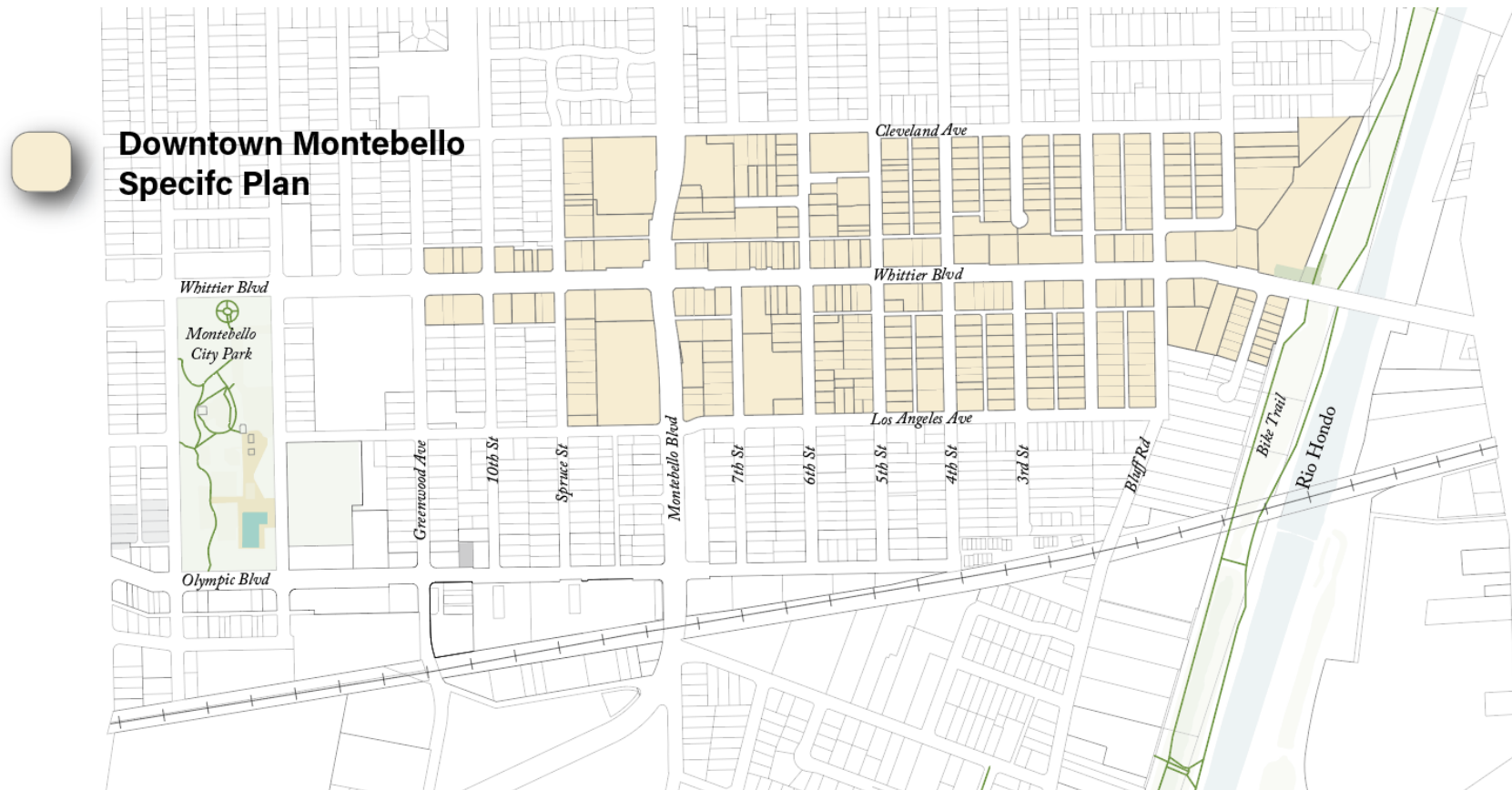


EXHIBIT B

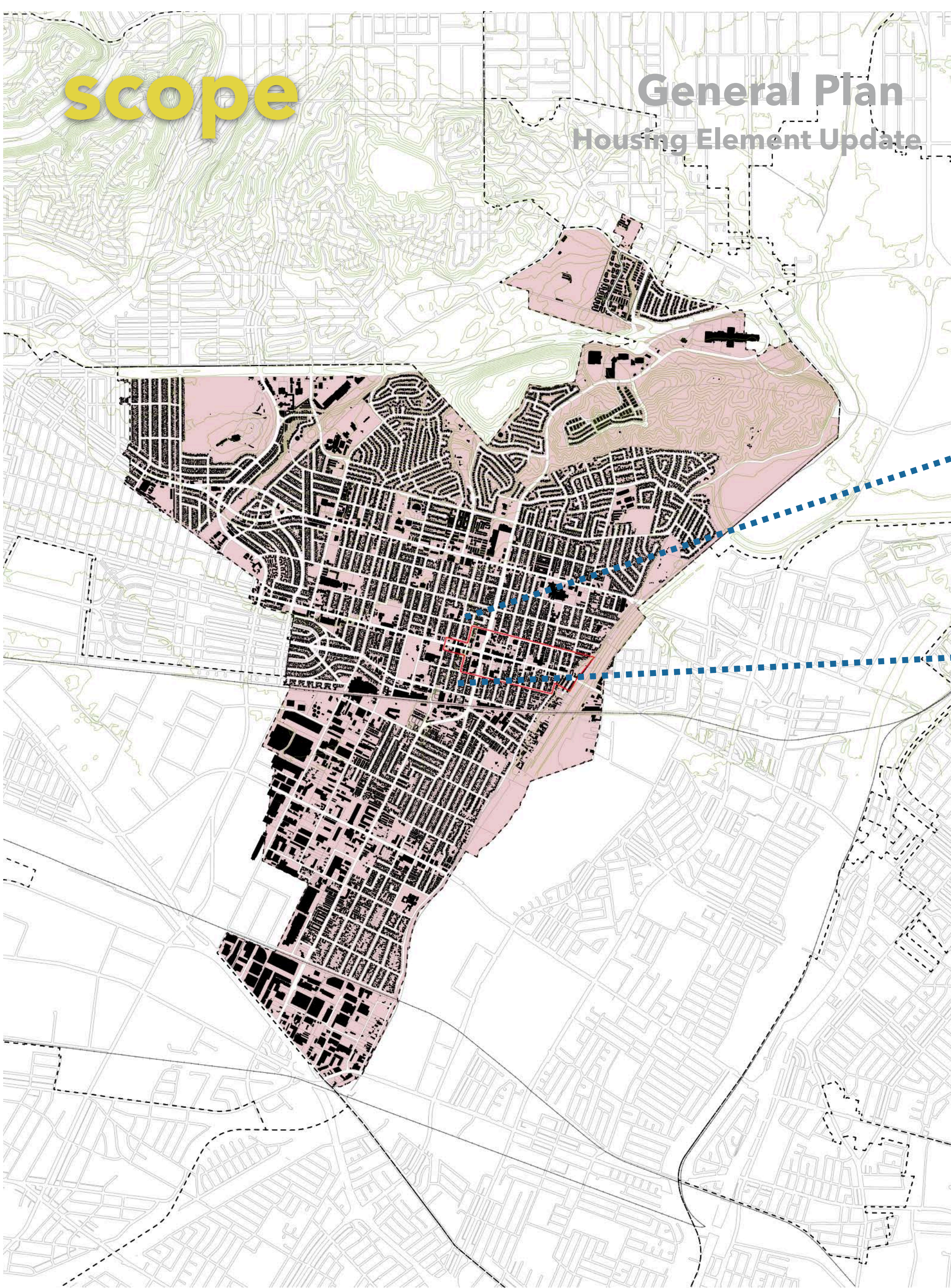
Plan Area for City of Montebello Downtown Specific Plan





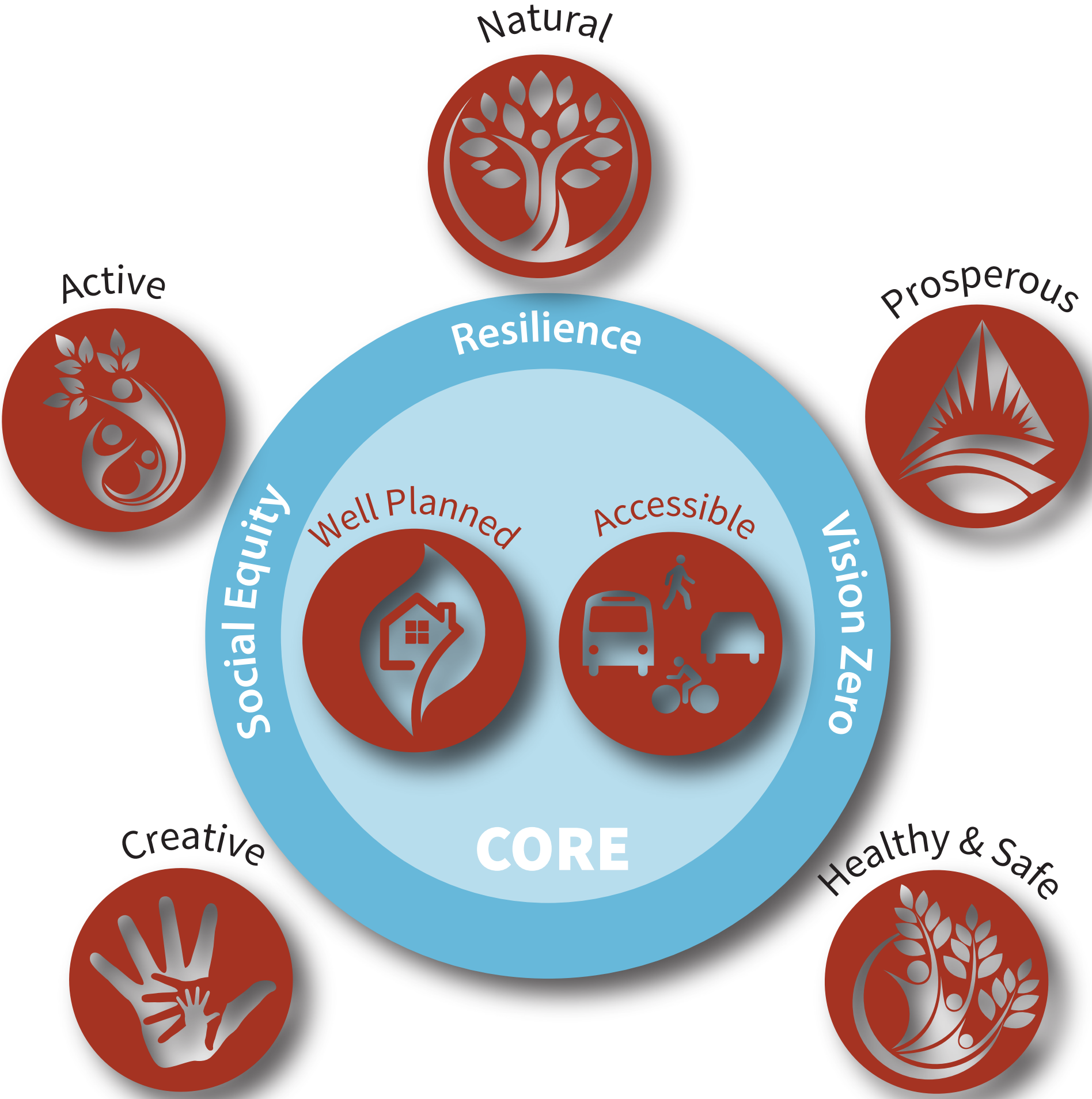
General Plan & Downtown Plan

6-13-23



Integrated approach

General Plan & Downtown Specific Plan

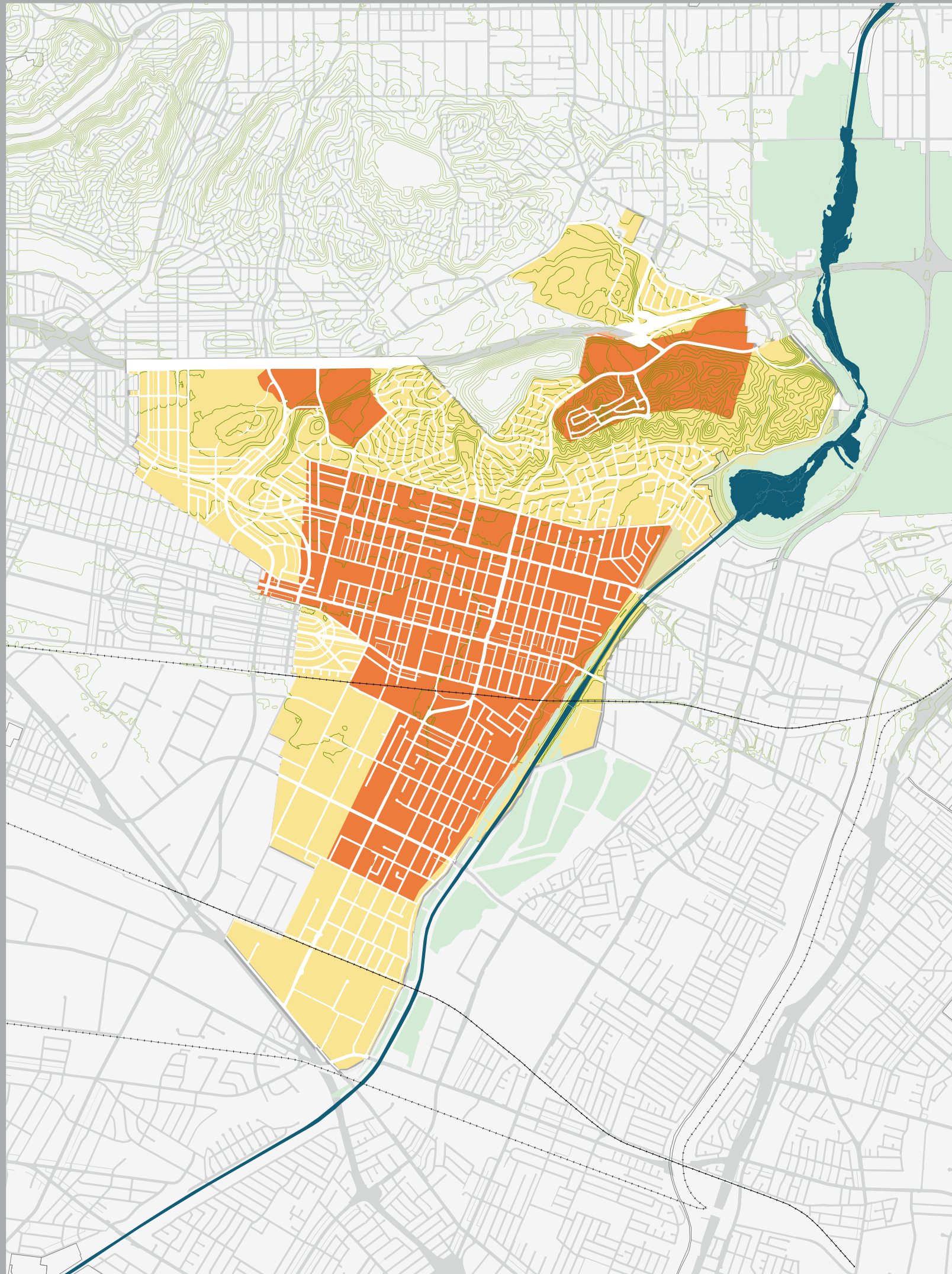


Housing Element Update



Vision based

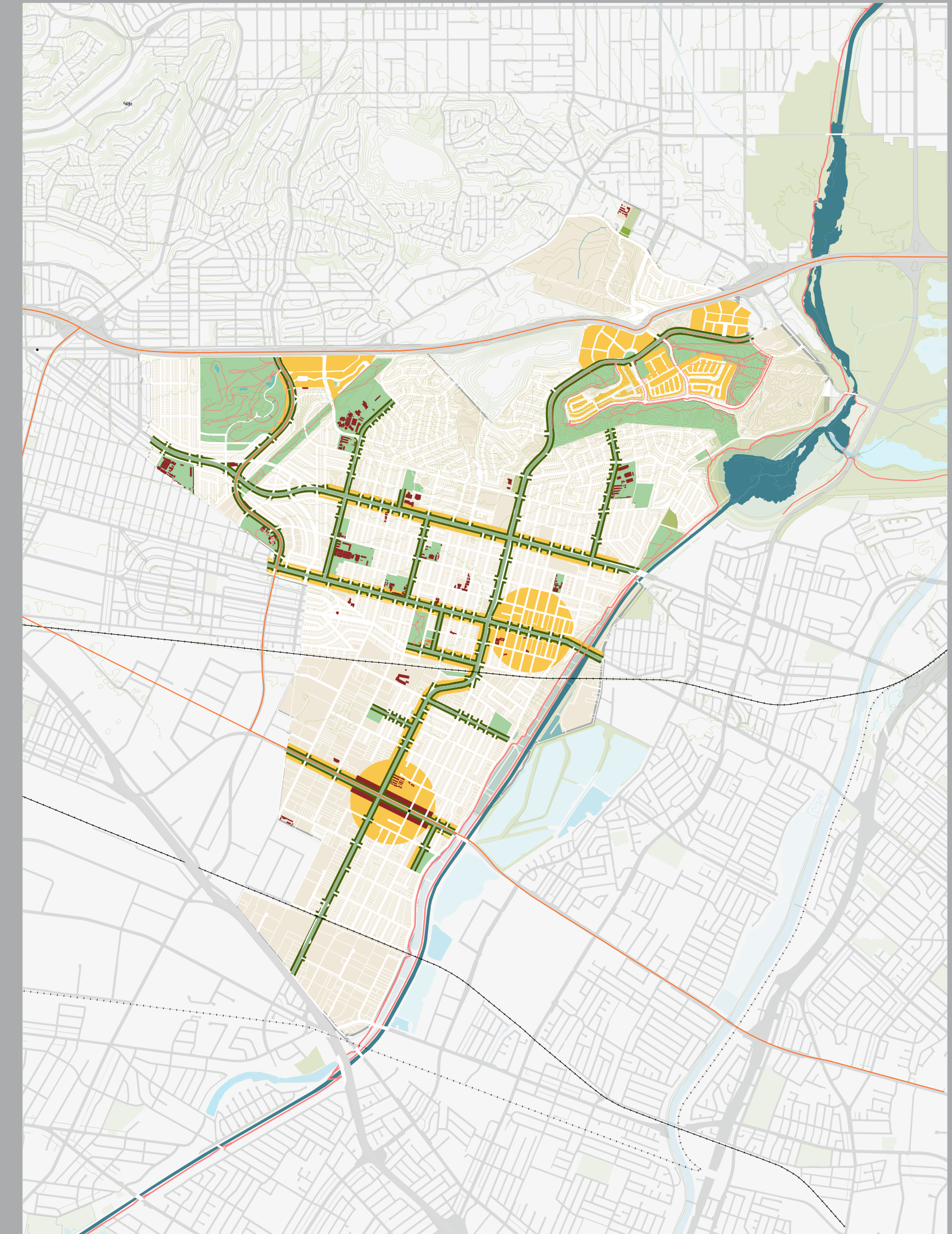




Areas of Stability & Change

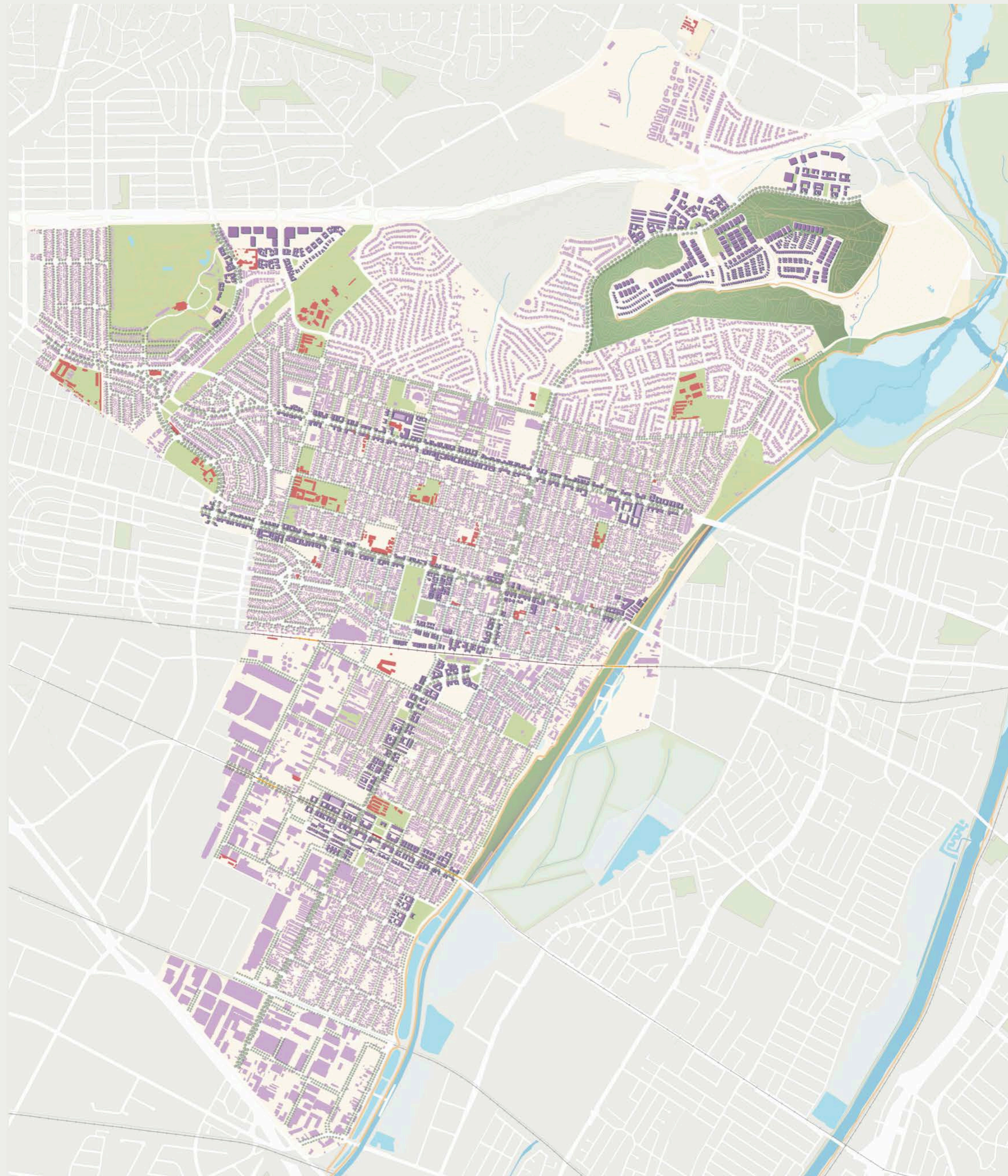
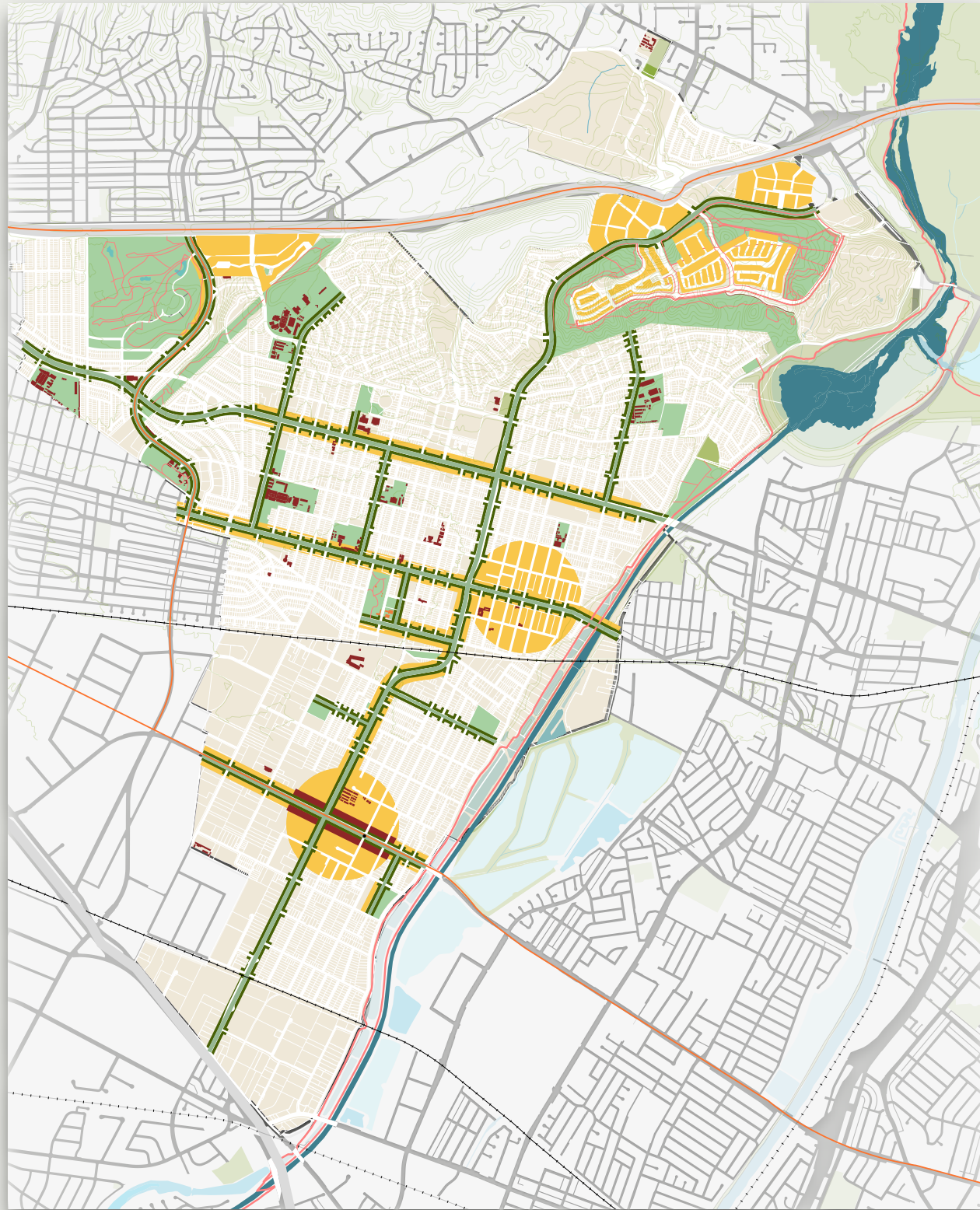


Green Infrastructure

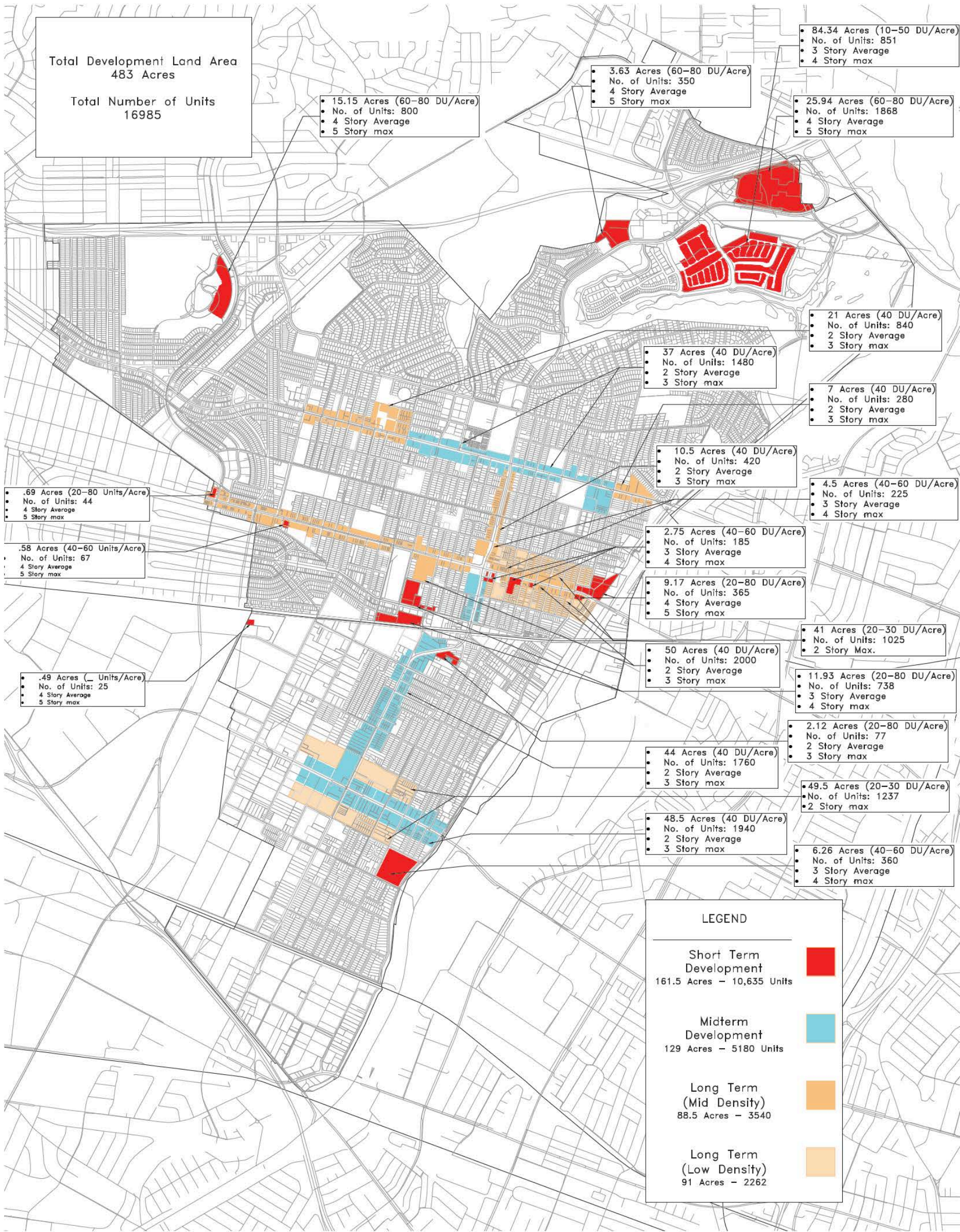


Neighborhood, Corridors & Centers

the Vision

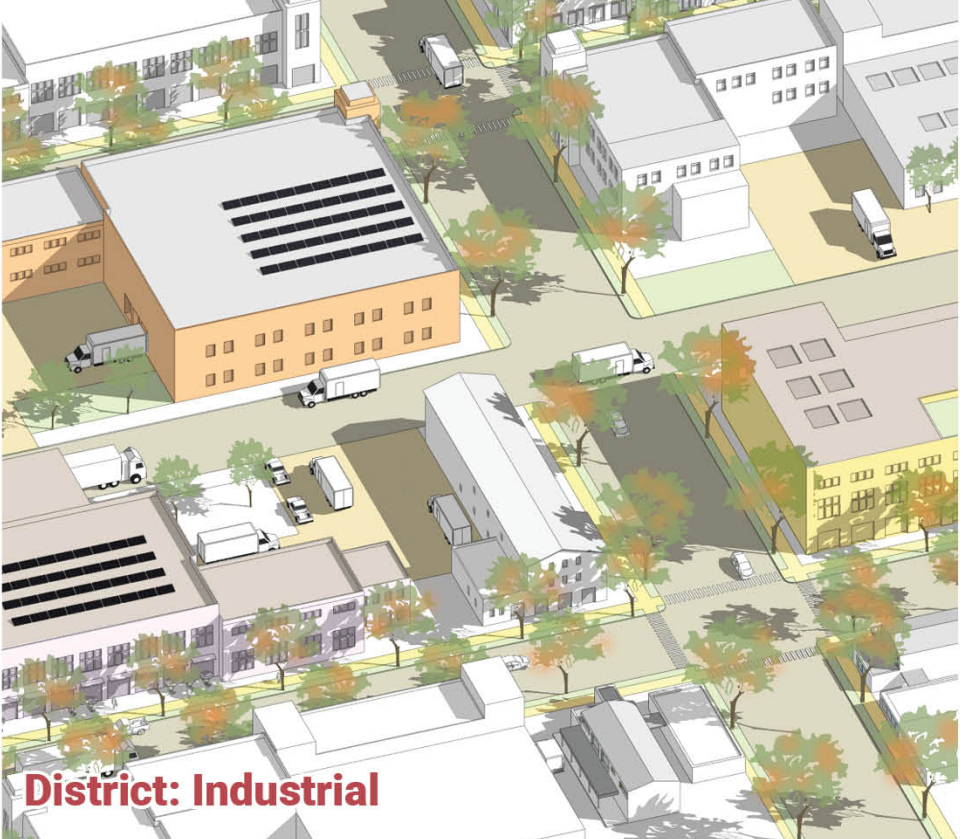
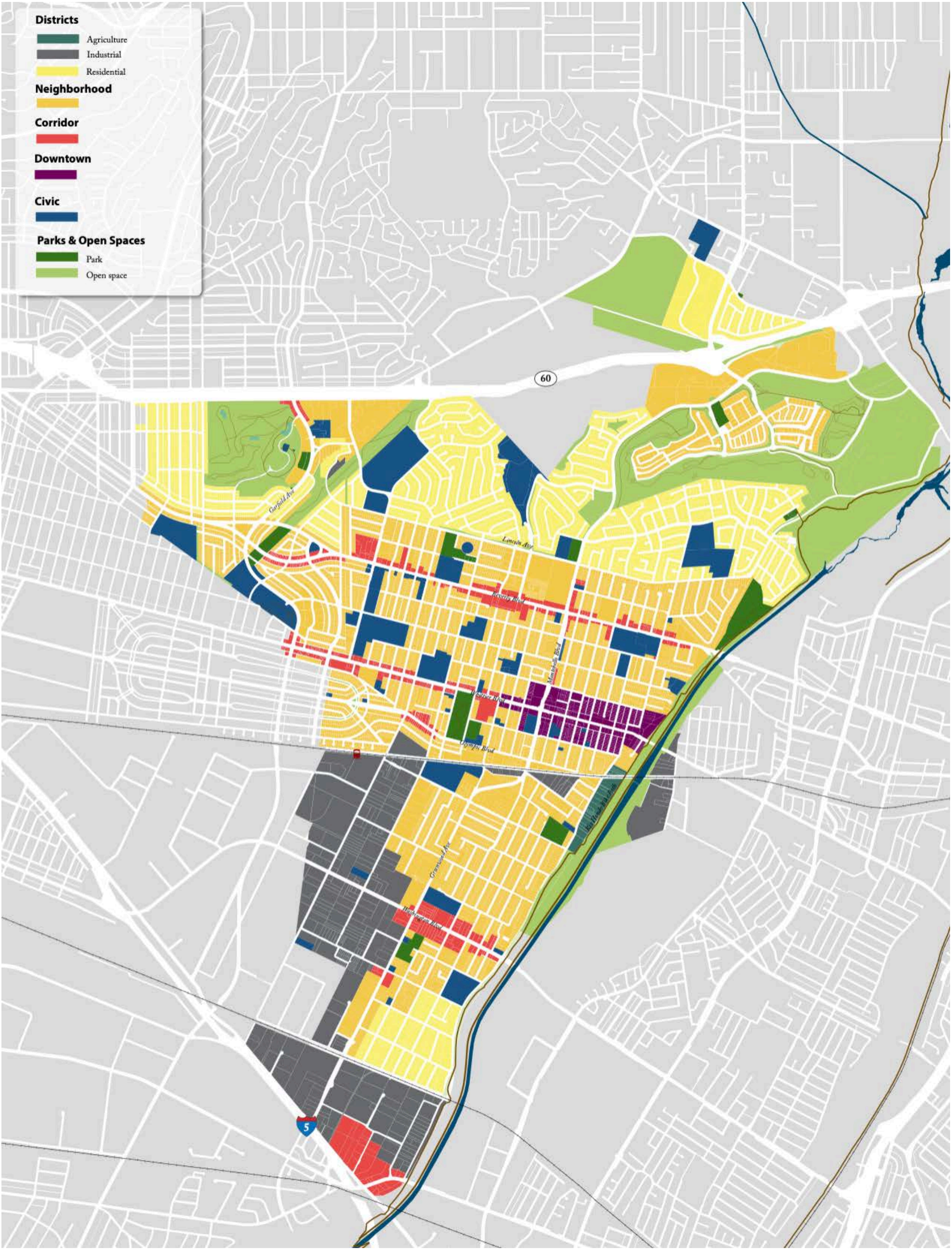


General Plan



	Place Type	Residential (units)	Non-residential	
			Commerce (square feet)	Hotel Rooms
A	Downtown	3,536	101,059	
B	Corridors			
1	Whittier Boulevard	356	53,579	
2	Beverly Boulevard	2,600	87,556	
3	Washington Boulevard	3,177	49,223	
4	Montebello/Greenwood Boulevard	2,257	16,553	
C	Neighborhoods			
1	The Shops at Montebello	1,401	20,038	104
2	Metro Heights	1,798	25,700	
3	Montebello Town Center	332	4,792	
4	Garfield Ave (golf course)	499	6,970	
5	Along Olympic Boulevard	438	3,485	
6	De Paul Center	465	0	
Total		16,893 units	368,955 square feet	104 rooms

Land Use Plan



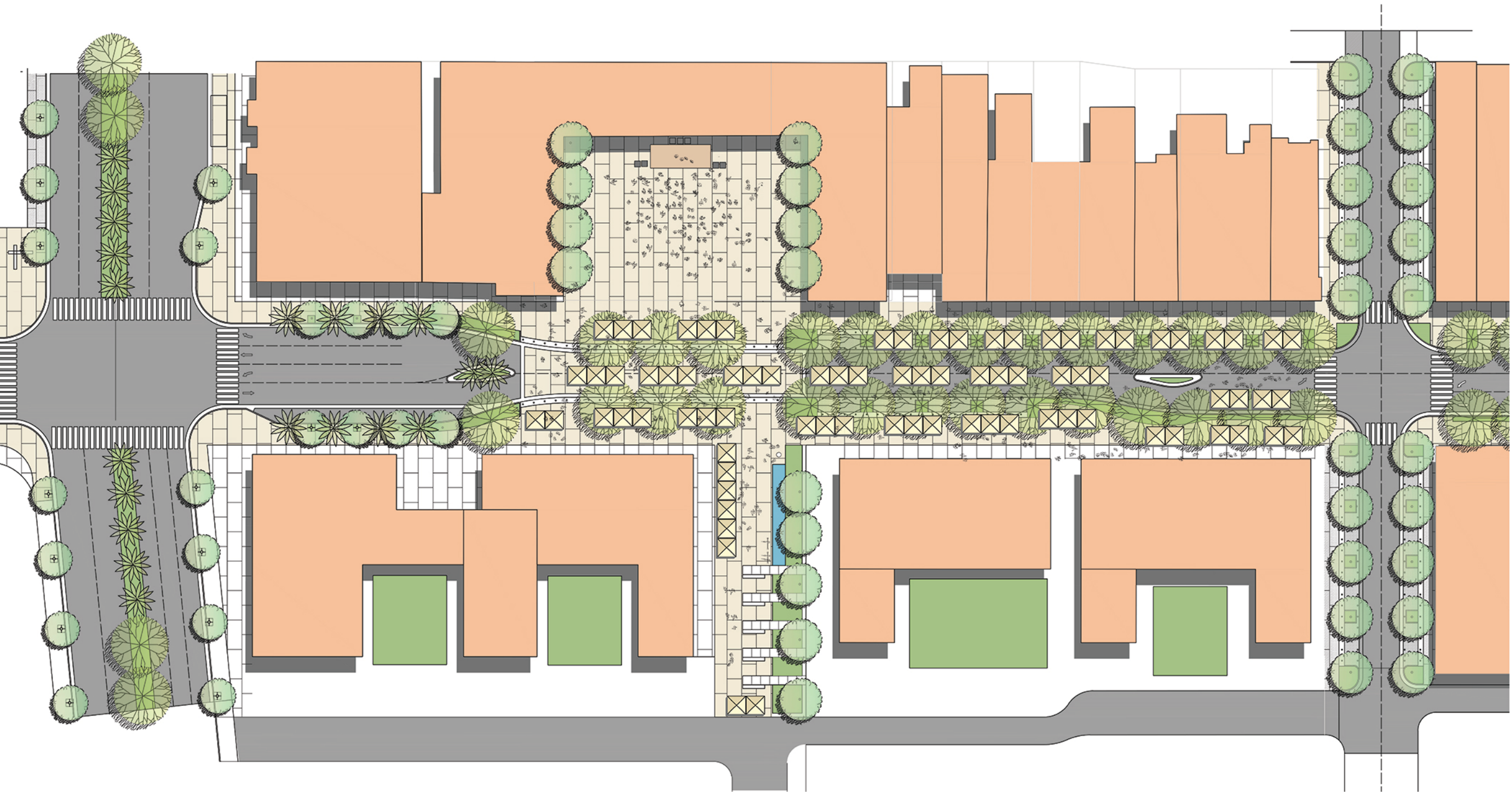
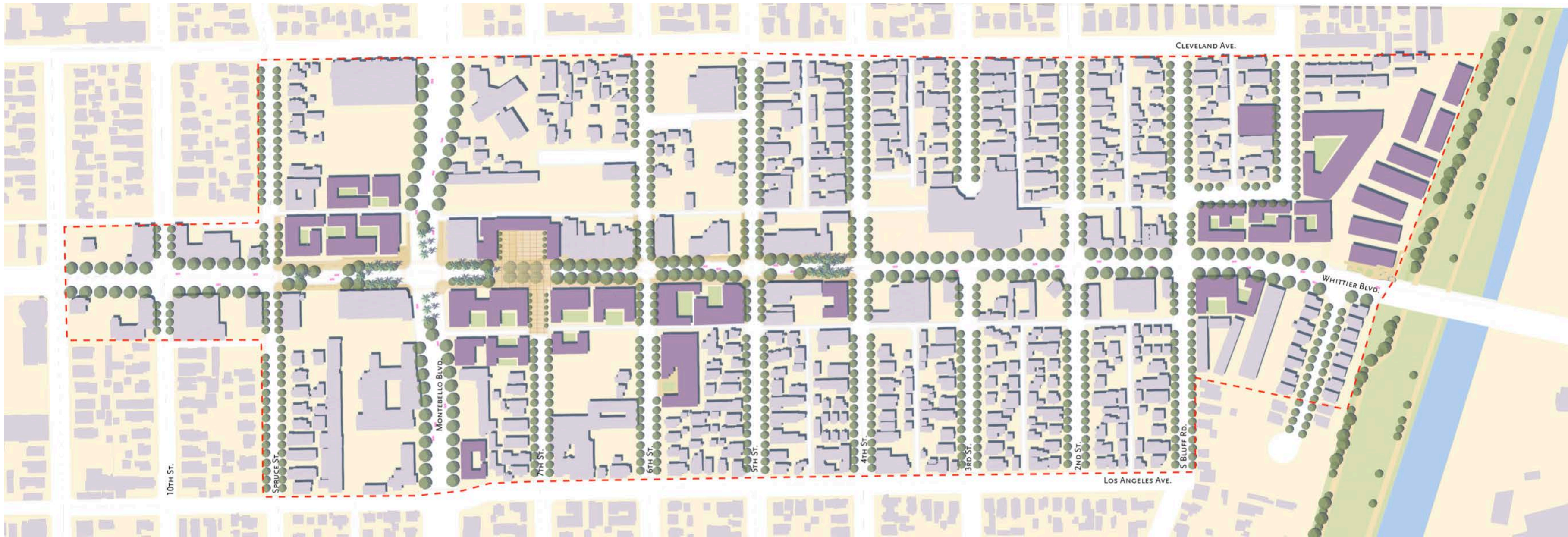
Land Use Categories

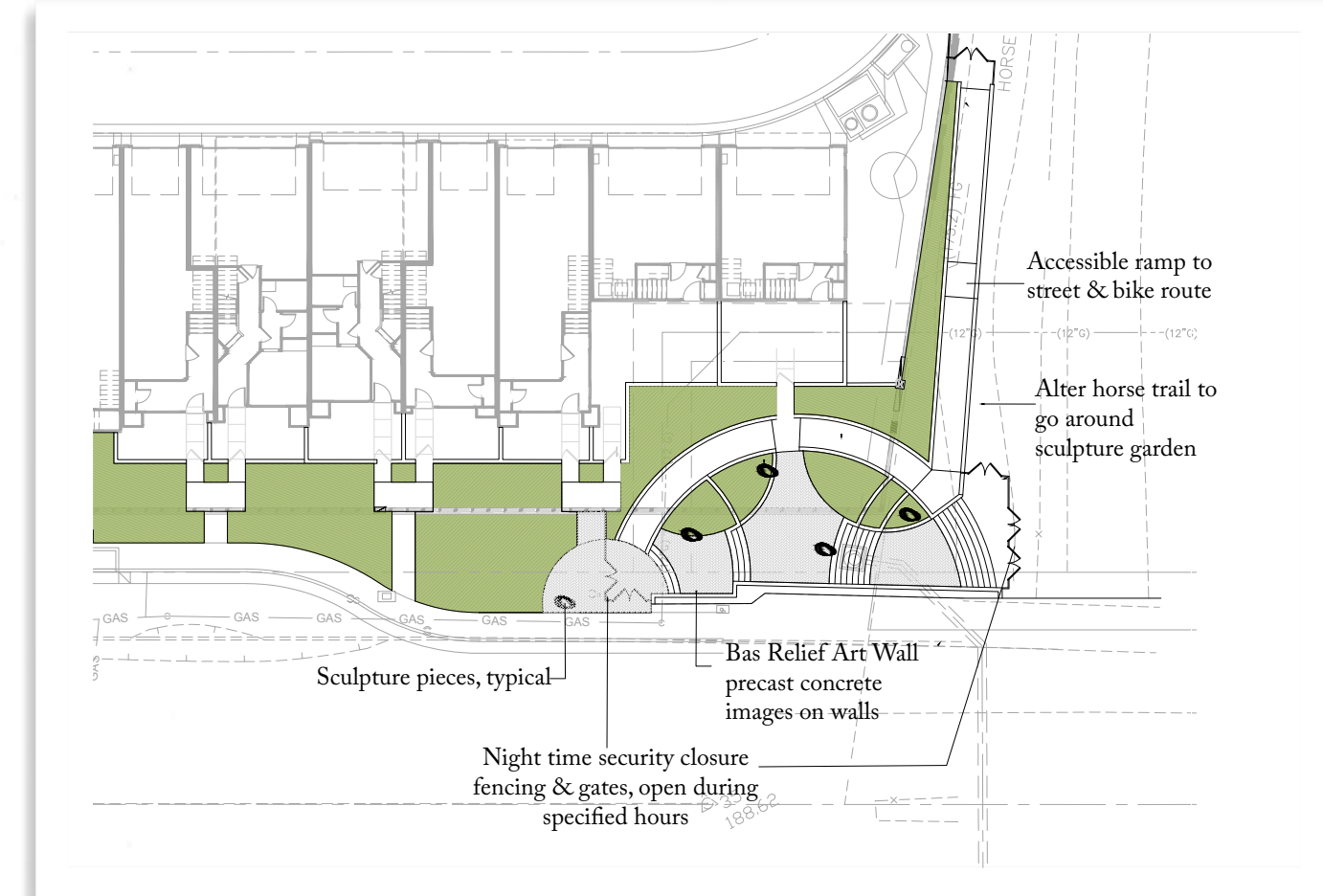
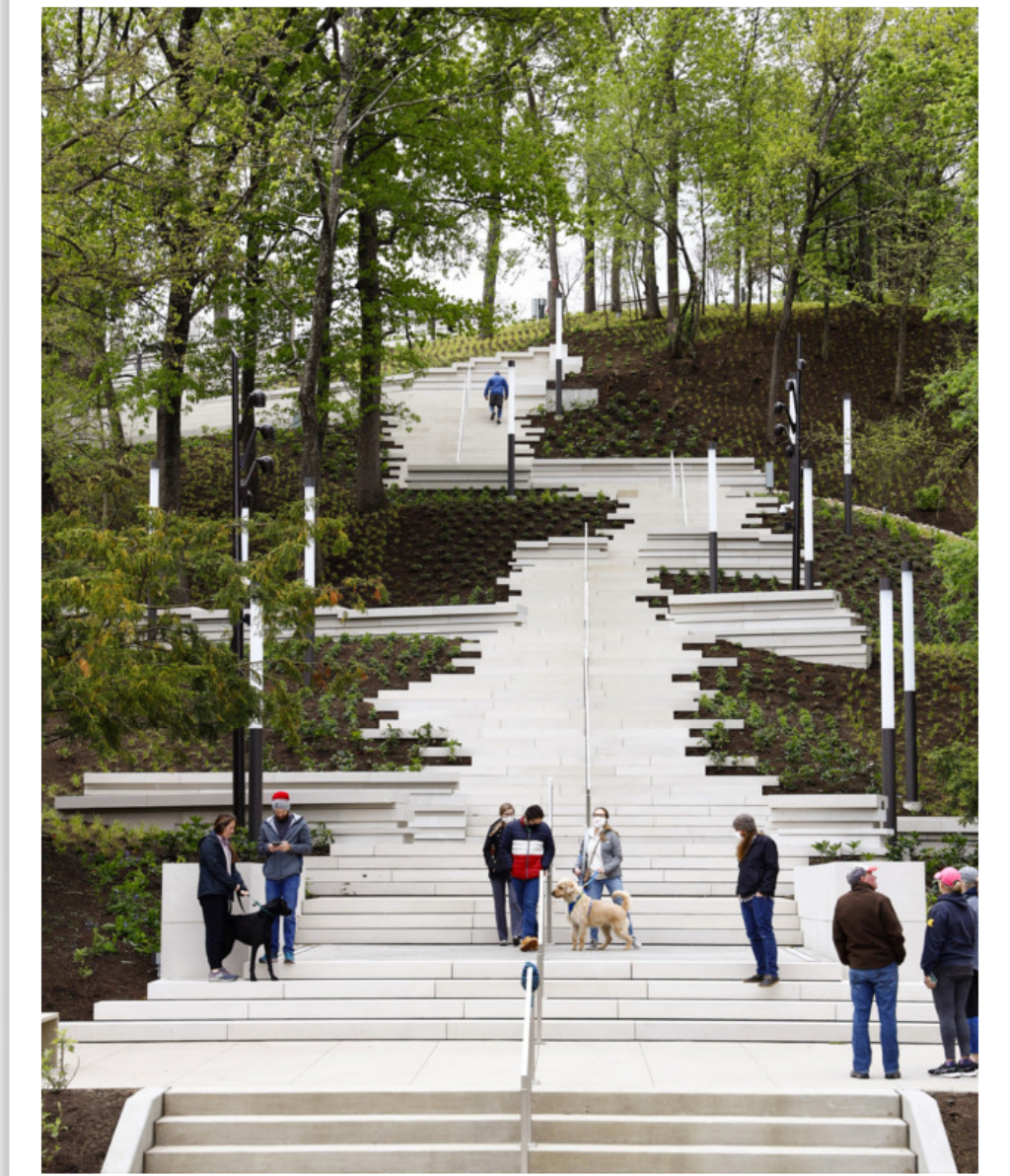
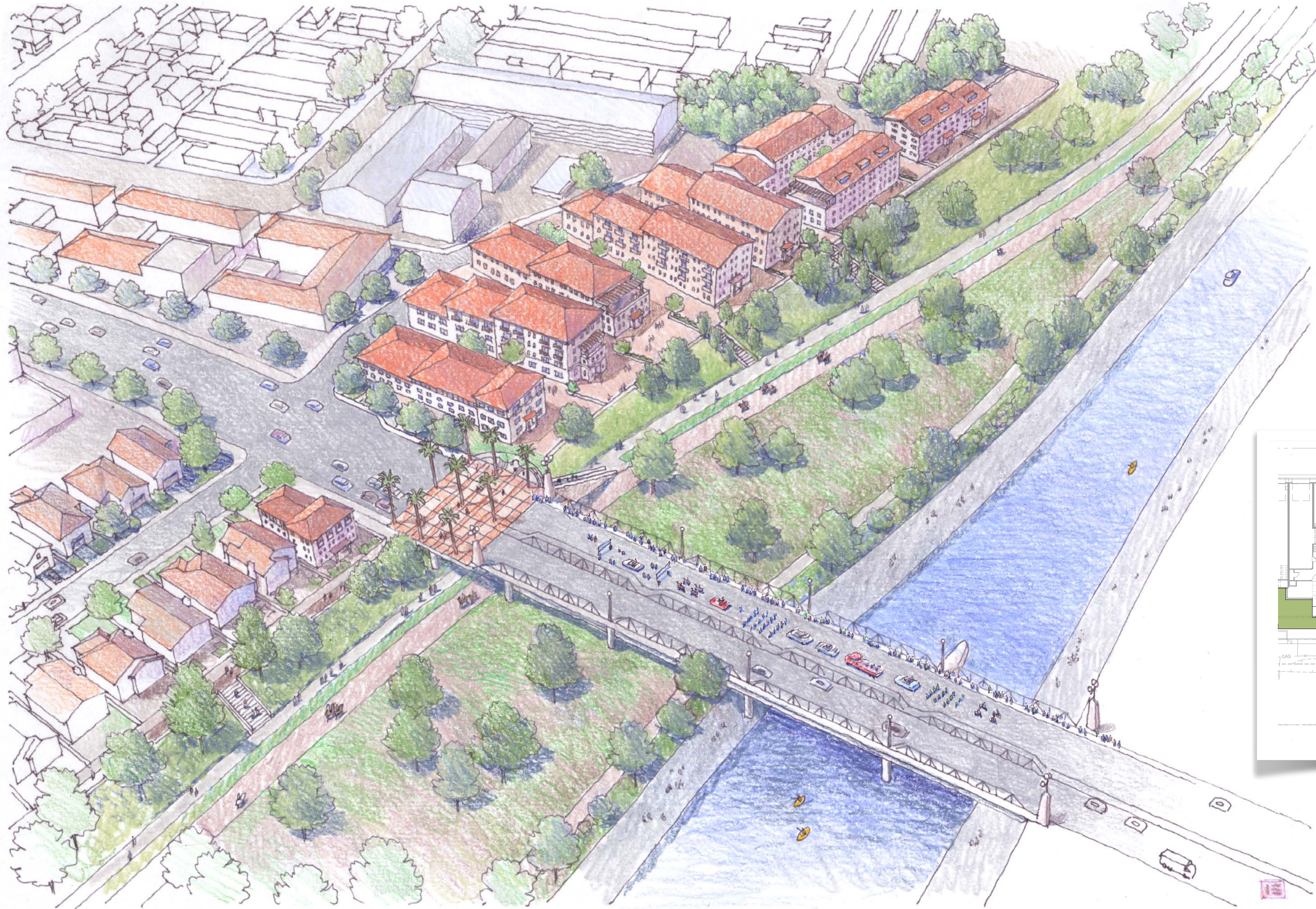
Downtown



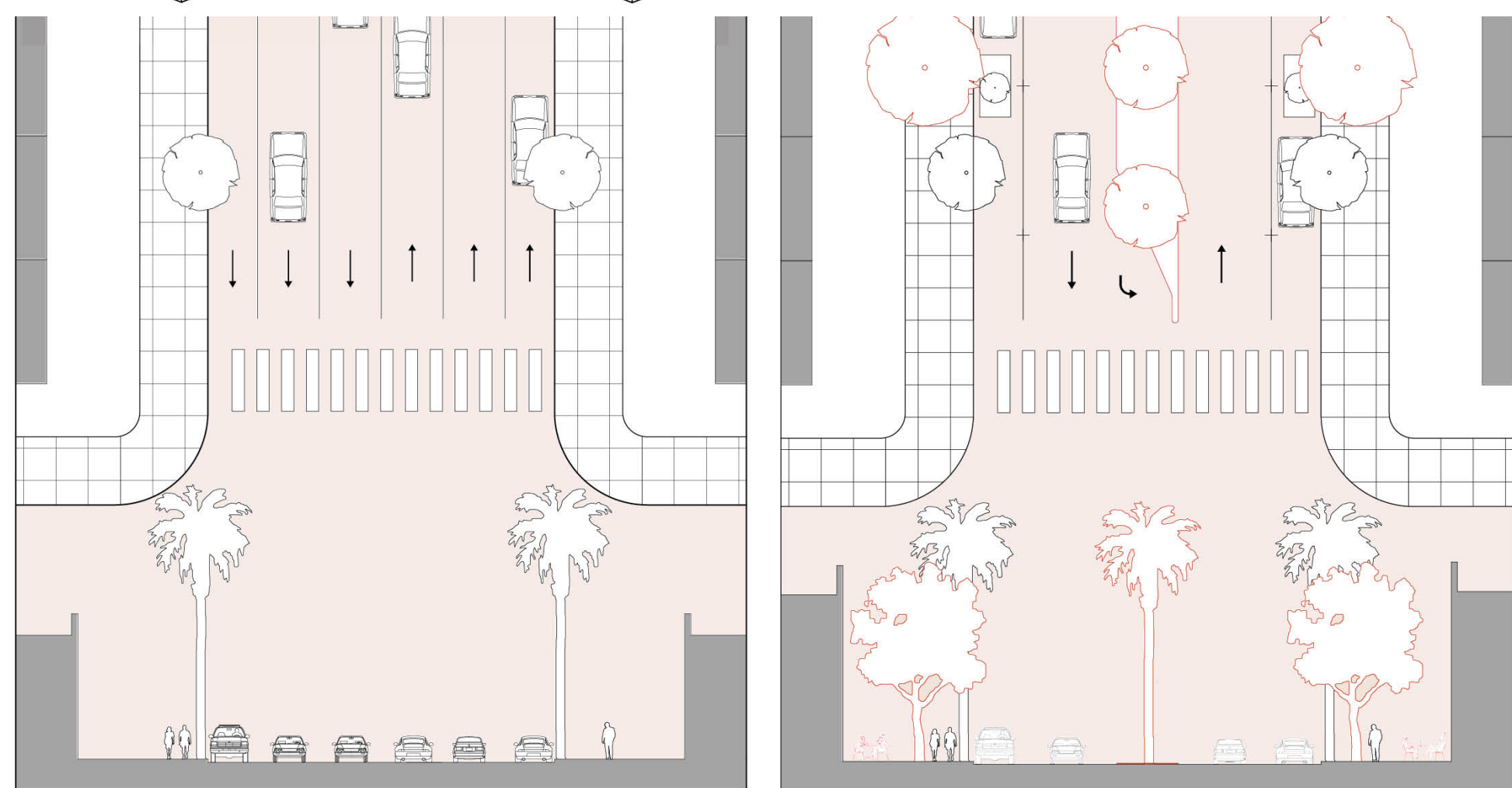
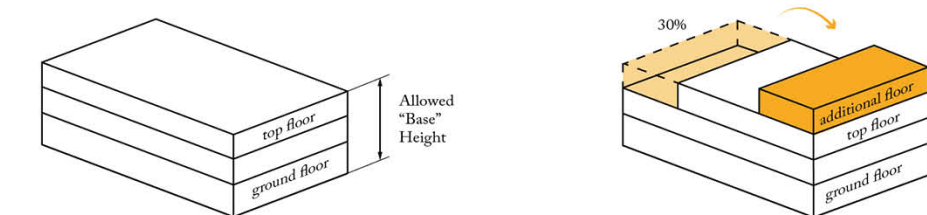
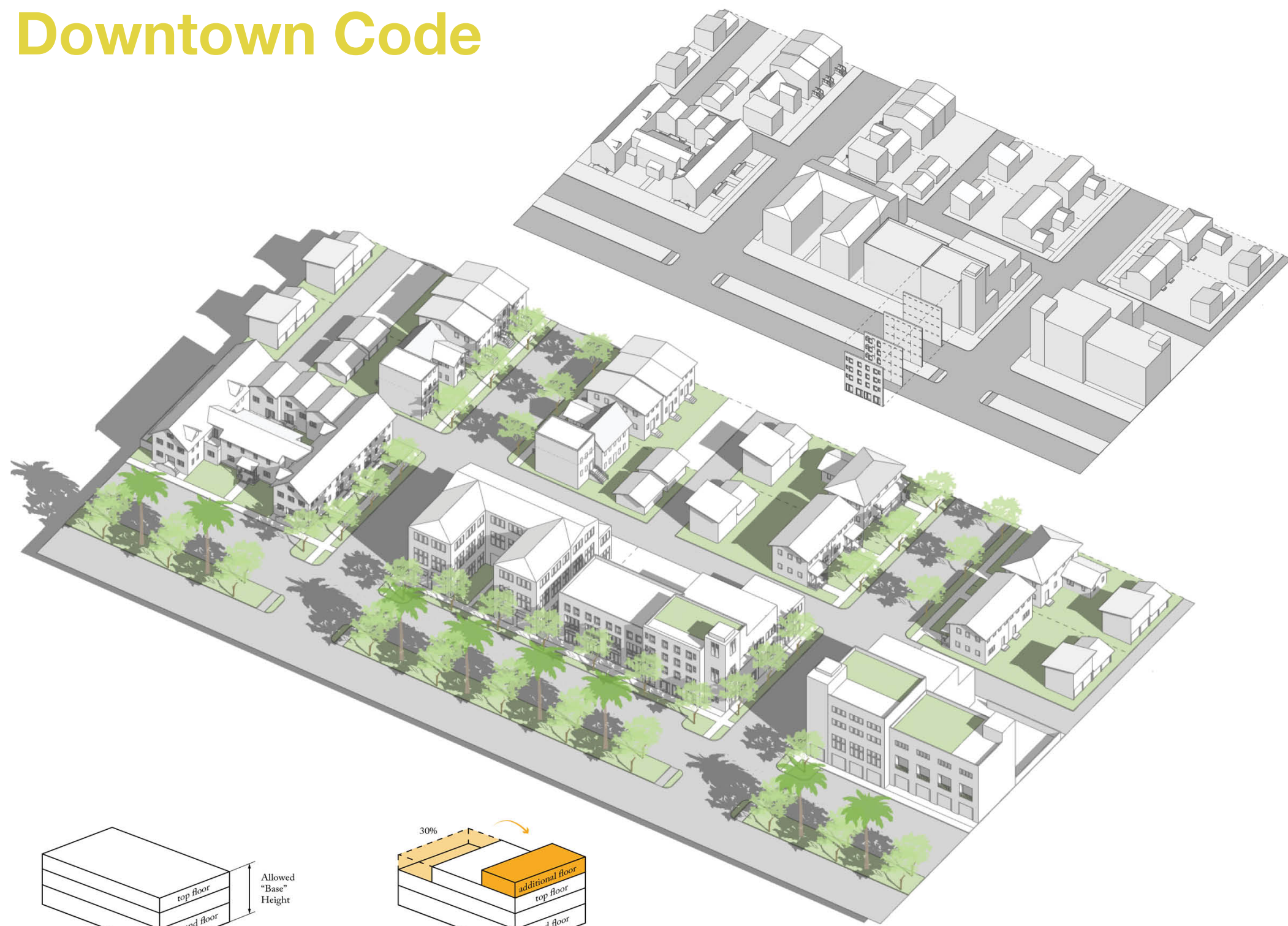
“City of Flowers





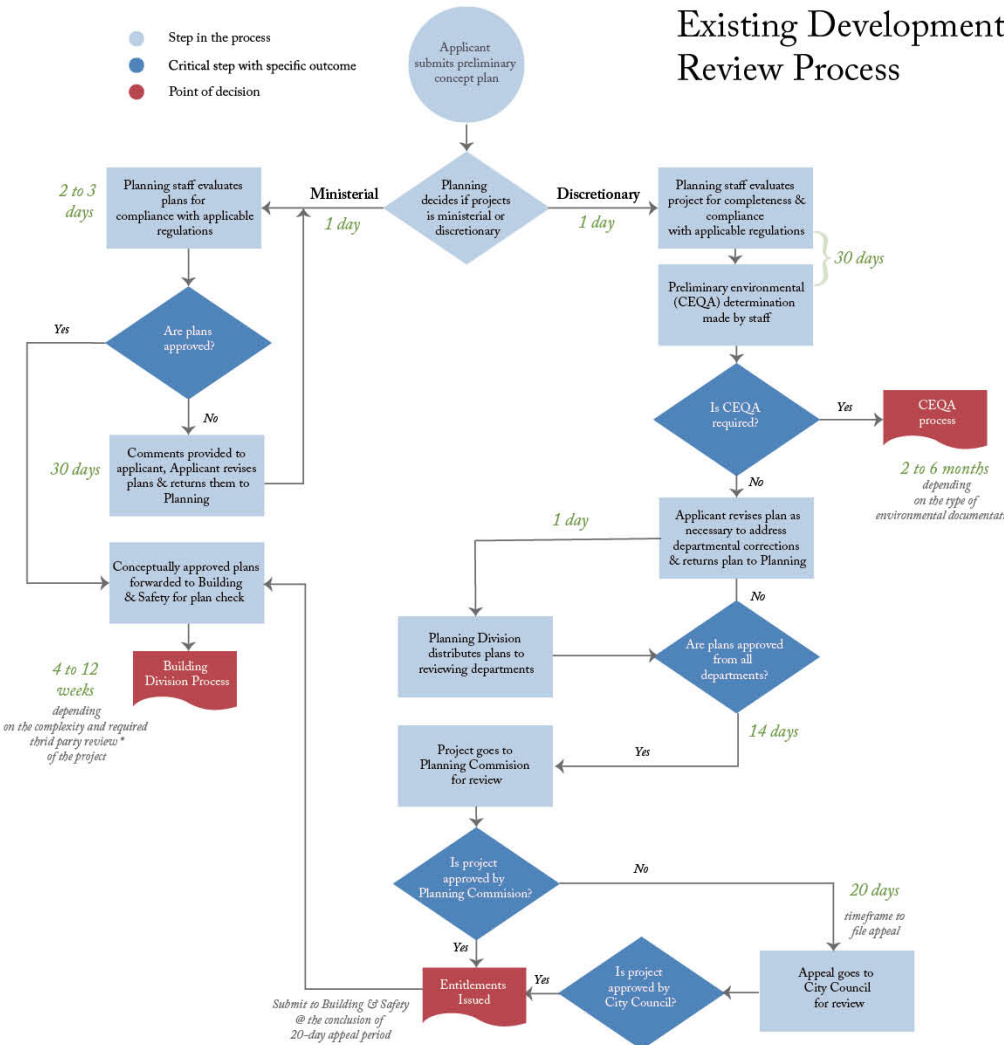


Downtown Code

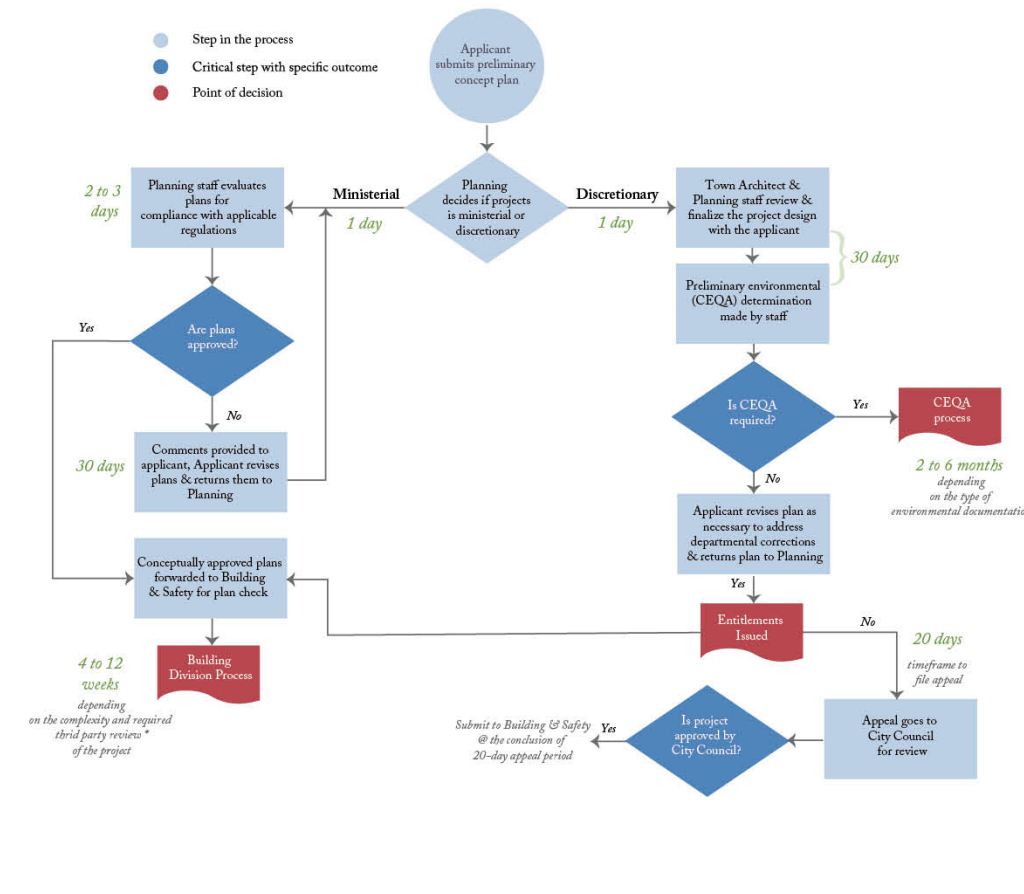


Existing (left) and Proposed (right) Whittier Boulevard

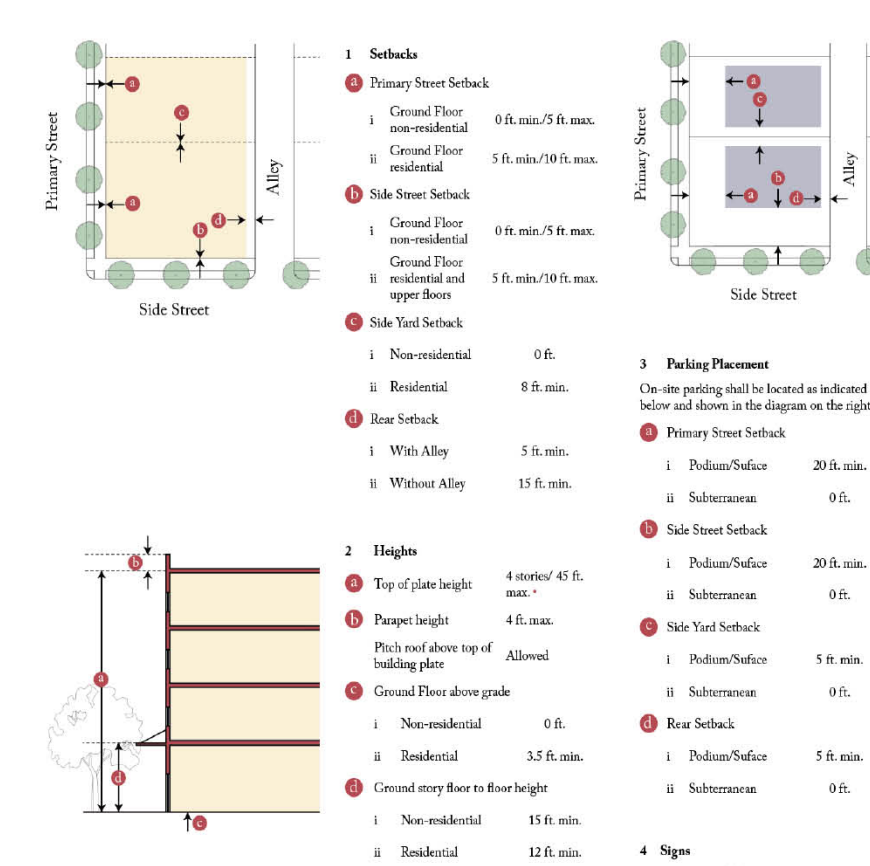
Existing Development Review Process



Proposed Streamlined Process



4.4D Downtown Core



Sign Type	Encroachment
a. Awning Canopy	Within 2 ft. of curb
b. Window Sign	0 ft.
c. Projecting Sign	3 ft.
d. Wall	Sign Thickness
e. Directory/Building ID Sign	Sign Thickness

5 On-site Open Space

Open Space type	Minimum Area	Minimum Dimensions
1 Side Garden	15% of total lot area	20 ft. by 20 ft.
2 Courtyard		
3 Back yard		
4 Roof deck		

6 Building Size and Separation

Building length along	Maximum
1 Primary Street	150 ft. max.
2 Side Street	100 ft. max.
3 Building separation along Primary Street	0 ft.

7 Frontage Elements, Encroachments, and Access

Element	Requirement
1 Awning	To R.O.W. line
2 Shop front	0 ft.
3 Sign	5 ft.
4 Door	To R.O.W. line

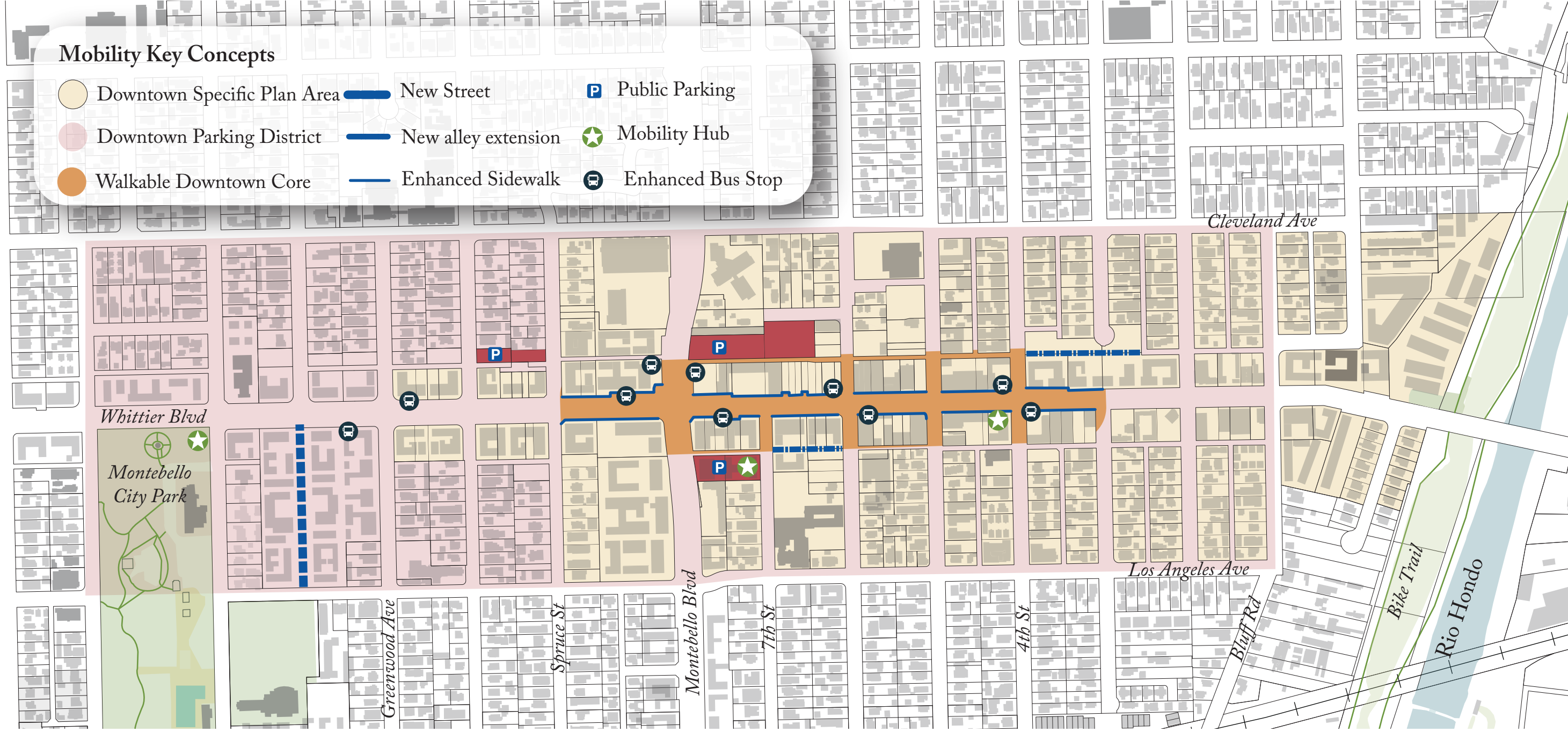
c. 1. Pedestrian Access: All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.

2. Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.

Washington Boulevard



Mobility





Creative Prosperity
Cultural Tourism
Education for Creativity
Cultural Equity
Historic Preservation
Public Art
Capacity & Leadership



Housing Development

Potential Added Value

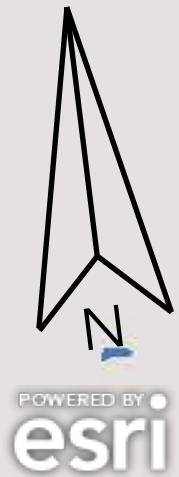
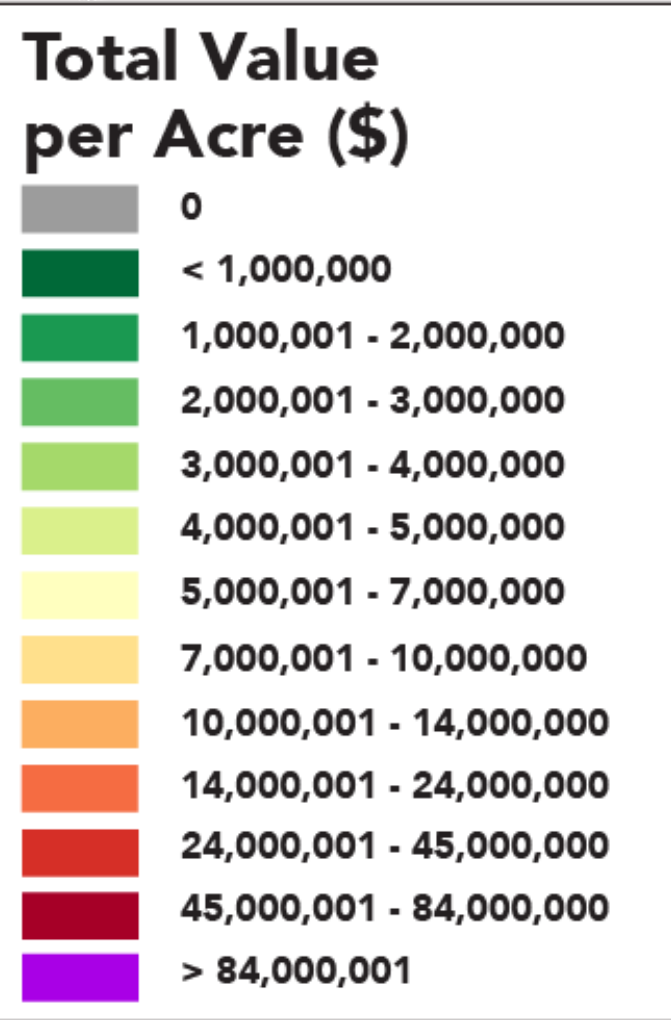
Short-term
+ \$3.1 B

Longterm (Mid Density)
+ \$0.8 B

Midterm
+ \$1.2 B

Longterm (Low Density)
+ \$0.6 B

\$5.7 B





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City of Montebello General Plan Update and Downtown Montebello Specific Plan Environmental Impact Report (EIR) Scoping Meeting

June 13, 2023



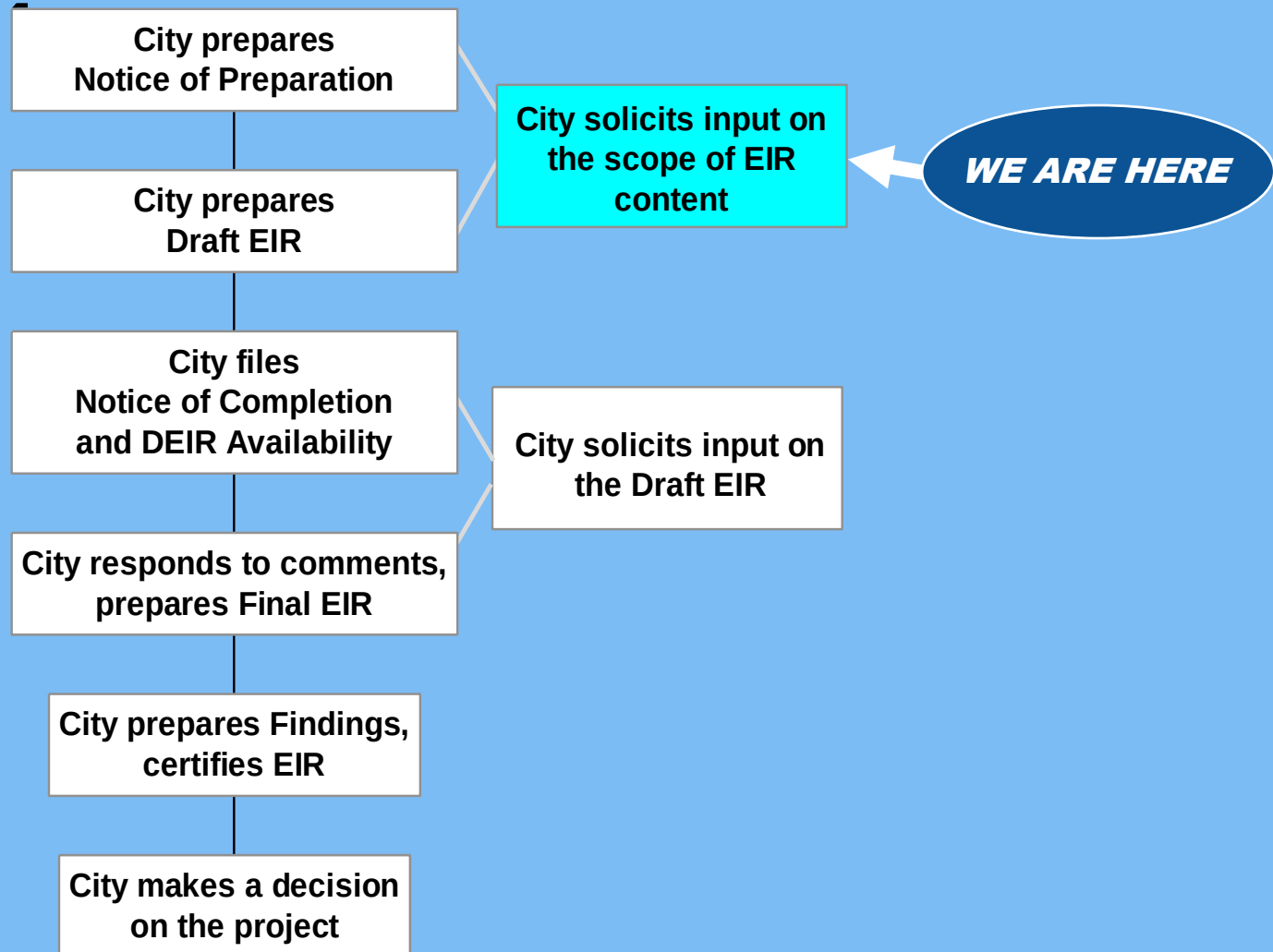
The Purposes of the California Environmental Quality Act (CEQA)

- **Disclose the potential significant environmental effects of proposed actions**
- **Identify ways to avoid or reduce adverse environmental effects**
- **Consider feasible alternatives to proposed actions**
- **Foster interagency coordination in the review of projects**
- **Enhance public participation in the planning process**

Scoping Meeting Purposes

- **Inform the community and concerned agencies about the project and the EIR**
- **Solicit input regarding the EIR scope**
- **Inform the community about future opportunities for input**

The EIR Process



EIR Schedule

- Notice of Preparation (NOP) published May 25, 2023
- Close of NOP period: Thursday, July 13, 2023
- Public Review Draft EIR Release: December 2023
- Response to Comments / Final EIR: late Winter/early Spring 2024
- Final EIR/Project Hearings: Spring 2024

We welcome your comments on...

- **The scope, focus, and content of the EIR**
- **Mitigation measures to avoid or reduce environmental effects**
- **Alternatives to avoid or reduce environmental effects**

Please submit written comments to:

Joseph Palombi, Director

City of Montebello Planning and Community Development Department

1600 West Beverly Boulevard

Montebello, California 90640

Email: jpalombi@Montebelloca.gov