PLANNING COMMISSION
MEETING AGENDA

TUESDAY, JUNE 18, 2024 AT 6:30 PM

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

PLANNING COMMISSION MEMBERS
ALICIA MORALES, CHAIR
AMRANDO MEDINA, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
NATALIA LOMELI, PLANNING COMMISSIONER
JOELLAANN VALDEZ, PLANNING COMMISSIONER

CITY STAFF
JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
MARIA CELESTE ALCANTAR, MANAGEMENT ANALYST

NOTICES

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 **Maria Celeste Alcantar, Management Analyst** at **(323) 887-1486** 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 the **Maria Celeste Alcantar, Management Analyst** 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@montebelloca.gov** up until the day of the meeting, **Tuesday, June 18, 2024 by 6:00 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.

RULES OF DECORUM:
Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

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. JUNE 4, 2024, REGULAR PLANNING COMMISSION MEETING

RECOMMENDATION: Approval of the Minutes from the Planning Commission Meeting held on June 04, 2024.

CONTINUED PUBLIC HEARING

2. Planning Commission Resolution for Site Plan Review ("SPR") Zone Variance ("ZV") and Tentative Tract Map ("TTM") (Case No. PC-2024-0002-SPR/ZV/TTM) to establish a development diagram for 16 legal lots to allow 15 single family residential dwelling units, including zone variances for reduced lot sizes, front setback, and lot coverage. The Planning Commission will also consider adopting a resolution recommending the City Council approve Tentative Tract Map (TTM No. 084478) for the subdivision to subdivide one legal lot to result in the creation of 16 legal lots including a common parcel for streets, utilities, and a private park pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review) Chapter 17.72 et seq. (Variances) and Chapter 16.12 et seq. (Tentative Maps), on an existing lot located at 301 Jacmar Drive.

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

1. Adopt Resolution No. 07-24 Approving the Site Plan Review ("SPR") Zone Variance ("ZV") No. PC-2024-0002-SPR/ZV/TTM to allow the demolition of an existing residence and construct 15 new homes on an existing single-family lot and three zone variances for reduced lot sized, lot coverage and setbacks pursuant to Montebello Municipal Code ("MMC") Chapter 17.74 - Site Plan Review Chapter 17.72 - (Variances)
2. Recommending Approval to the City Council for a Tentative Tract Map ("TTM") (TTM No. 084478) with conditions to allow the subdivision of an existing single-family residence into 16 parcels. (the "Project") for the property located at 301 Jacmar (the "Project Site") with conditions pursuant to Montebello Municipal Code ("MMC") Chapter 16.12 - (Tentative Maps); and

3. DETERMINE AND FIND that the project (ENV No. 02-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

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 **July, 02, 2024 at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, **Maria Celeste Alcantar, Management Analyst** for the City of Montebello hereby certify that a copy of this agenda has been posted on or before **Thursday, June 13, 2024, at 5:30 p.m.**

Maria Celeste Alcantar

Maria Celeste Alcantar, Management Analyst

CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

M I N U T E S

TUESDAY, JUNE 4, 2024 AT 6:30 PM

CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA

CALL TO ORDER – Chair Morales called the meeting to order at 6:35 p.m.

ROLL CALL – Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez.

PLEDGE OF ALLEGIANCE – Chair Morales.

CORRECTIONS TO THE AGENDA – Director Joseph Palombi announced a correction to Item No. 5, clarifying that the proposed subdivision was inadvertently described as establishing 16 single-family lots. Director Palombi stated that the correct request seeks to establish 16 legal lots to accommodate 15 single-family residential units.

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. **Approval of the Minutes from the Planning Commission meeting held on May 07, 2024.**

   Commissioner Lomeli motioned to approve the meeting minutes and was Seconded by Commissioner Cuevas. Director Joseph Palombi took roll, and the item was approved 4-0.

PUBLIC HEARING

2. **SITE PLAN REVIEW ("SRP") (CASE NO. PC-2024-0001-SPR) TO ALLOW THE ADDITION OF A 20,000**

SQUARE FOOT CONCRETE TILT UP BUILDING ADDITION TO AN EXISTING 34,980 SQUARE FOOT TILT UP WAREHOUSE PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW), ON AN EXISTING LOT LOCATED AT 2122 FLOTILLA STREET.

Director Palombi introduced the item. Assistant Planner Emilie Fernandez provided a presentation regarding Site Plan Review ("SRP") (Case No. PC-2024-0001-SPR) to the Planning Commission. The Public Hearing was opened at 6:39 p.m. Upon Ms. Fernandez's presentation, the applicant's representative, Ignacio Crespo spoke regarding the project. There were no requests for public comment. The Public Hearing was closed at 6:42 p.m. Commissioner Lomeli motioned to approve the Resolution recommending the approval of the Site Plan Review ("SRP") (Case No. PC-2024-0001-SPR). Commissioner Lomeli's motion was Seconded by Vice-Chair Medina. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Commissioner Lomeli
SECONDED: Vice-Chair Medina
APPROVED: 5-0-0-0
AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: None.

3. **MODIFICATION OF EXISTING CONDITIONAL USE PERMIT ("CUP") NO. 16-19 (CASE NO. CUP-16-19-M2) TO INCREASE THE SQUARE FOOTAGE OF THE CURRENT CANNABIS CULTIVATION OPERATIONS FROM 21,290 SQUARE FEET TO 25,820 SQUARE FEET FOR THE PROPERTY LOCATED AT 7107 AND 7117 TELEGRAPH ROAD (APN: 6354-024-032 & 037) CONSISTING OF INDOOR CANNABIS CULTIVATION, DISTRIBUTION, AND NON-STORE FRONT DELIVERY TO THE ADJACENT 4,530 SQUARE FOOT OFFICE SPACE LOCATED AT 7109 TELEGRAPH ROAD (APN: 6354-024-033)("PROJECT SITE") WITHIN AN EXISTING COMMERCIAL BUILDING.**

Director Palombi introduced the item. Assistant Planner Grace Hayashi provided a presentation regarding Modification of existing Conditional Use Permit ("CUP") No. 16-19 (Case No. CUP-16-19-M2) to the Planning Commission. The Public Hearing was opened at 6:54 p.m. There were no requests for public comment. The Public Hearing was closed at 6:55 p.m. Vice-Chair Medina motioned to approve the Resolution recommending the approval of Modification of existing Conditional Use Permit ("CUP") No. 16-19 (Case No. CUP-16-19-M2). Vice-Chair Medina motion was Seconded by Commissioner Lomeli. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Vice-Chair Medina
SECONDED: Commissioner Lomeli
APPROVED: 5-0-0-0
AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: None.

4. **MODIFICATION TO CONDITIONAL USE PERMIT ("CUP") NO. 10-06 TO UPGRADE THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM A TYPE 41 LICENSE (ON-SALE BEER & WINE – EATING PLACE) TO A TYPE 47 LICENSE (ON-SALE GENERAL – EATING PLACE) FOR AN EXISTING RESTAURANT LOCATED AT 1923 W. WHITTIER BLVD.**

Director Palombi introduced the item. Assistant Planner Daniel Ruiz provided a presentation regarding Modification of existing Conditional Use Permit ("CUP") No. 10-06 to the Planning Commission. The Public Hearing was opened at 7:03 p.m. Upon Mr. Ruiz's presentation, the applicant's representative Jesse Navarrate was present to answer any questions regarding the project. There were no requests for public comment. The Public Hearing was closed at 7:04 p.m. Commissioner Valdez motioned to approve the Resolution recommending the approval of Modification of existing Conditional Use Permit ("CUP") No. 10-06 to the Planning Commission. Commissioner Valez's motion was Seconded by Commissioner Cuevas. Director Palombi took roll and the item was approved 5-0.

MOTIONED: Commissioner Valdez
SECONDED: Commissioner Cuevas
APPROVED: 5-0-0-0

AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: None.

CONTINUED PUBLIC HEARING

5. **PLANNING COMMISSION RESOLUTION FOR SITE PLAN REVIEW ("SPR") ZONE VARIANCE ("ZV") AND TENTATIVE TRACT MAP ("TTM") (CASE NO. PC-2024-0002-SPR/ZV/TTM) TO ESTABLISH A DEVELOPMENT DIAGRAM FOR 16 NEW SINGLE-FAMILY LOTS TO ALLOW 15 SINGLE FAMILY RESIDENTIAL UNITS, INCLUDING ZONE VARIANCES FOR REDUCED LOT SIZES, FRONT SETBACK, AND LOT COVERAGE. THE PLANNING COMMISSION WILL ALSO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP (TTM NO. 084478) FOR THE SUBDIVISION TO SUBDIVIDE ONE LEGAL LOT TO RESULT IN THE CREATION OF 16 LEGAL LOTS INCLUDING A COMMON PARCEL FOR STREETS, UTILITIES, AND A PRIVATE PARK PURSUANT TO MONTEBELLO MUNICIPAL CODE CHAPTER 17.74 ET SEQ. (SITE PLAN REVIEW) CHAPTER 17.72 ET SEQ. (VARIANCES) AND CHAPTER 16.12 ET SEQ. (TENTATIVE MAPS), ON AN EXISTING LOT LOCATED AT 301 JACMAR DRIVE.**

Director Palombi introduced the item. Assistant Planner Emilie Fernandez provided a presentation regarding Site Plan Review ("SRP") Zone Variance ("ZV") and Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM) to the Planning Commission. The Public Hearing was opened at 7:16 p.m. Subsequent to Ms. Fernandez's presentation, the applicant's representative Mr. John Mark Kozakar on behalf of William M. Molinari and Antonieta Molinari addressed the Planning Commission regarding the proposed project. Commissioner Cuevas questioned if the new project differed from the one proposed on the same site a couple of years ago. He asked Director Palombi to clarify the differences between the previous proposal and the current one. Director Palombi explained the differences and further stated that the project presented today should be considered as a separate and independent project. Director Palombi asked the City Attorney, Austin Ching, for confirmation regarding his statement and the City Attorney concurred.

Commissioner Valdez asked about the type of meaningful outreach conducted by the applicant, specifically questioning whether steps were taken to address public concerns and potential environmental impacts. Commissioner Valdez emphasized the importance of these efforts, referencing the previous project/developer who had conducted an open forum to engage with the community. Commissioner Valdez stated that her inquiry was driven by the significant number of public comments received from residents expressing their concerns. The applicant responded that they had indeed conducted community outreach and taken steps to address public concerns. Several members of the public expressed concerns about potential issues, including the impacts on local wildlife, overflow parking problems, increased trash and the lack of sufficient outreach from the applicant. During the hearing, there were 13 speakers, with 3 in support of the project and 10 in opposition. Additionally, staff received public comments with 5 in opposition and 1 in support. The Planning Commission took a brief recess at 7:58 PM, reconvening and reopening the Public Hearing forum at 8:03 PM. The Public Hearing was closed at 8:21 PM.

The record shall reflect that there was no motion approved for Resolution recommending the approval of Site Plan Review ("SRP") Zone Variance ("ZV") and Tentative Tract Map (Case No. PC-2024-0002-SPR/ZV/TTM). The hearing will be tabled for the next Planning Commission meeting on Tuesday, June 18, 2024, as requested by the Commissioners. The Commissioners have requested that a parking plan, HOA bylaws, a report of the Initial Study/Mitigated Negative Declaration ("IS/MND") from the previously proposed project, and documentation of the community outreach be made available before the next meeting.

MOTIONED: Chair Morales
SECONDED: Commissioner Lomeli
APPROVED: 5-0-0-0
AYES: Chair Morales, Vice-Chair Medina, Commissioner Cuevas, Commissioner Lomeli and Commissioner Valdez
NOES: None.
ABSTAIN: None.
ABSENT: None.

PLANNING COMMISSION ORALS

ADJOURNMENT

The meeting was adjourned at 8:50 p.m. to the next regularly scheduled meeting that will be held on June 18, 2024.

_____

Joseph Palombi, Planning Commission Secretary

ITEM # 2

CITY OF MONTEBELLO
PLANNING COMMISSION AGENDA STAFF REPORT

TO: Honorable Mayor and City Council Members

FROM: Joseph Palombi, Planning & Community Development Director

BY: Emilie Fernandez, Assistant Planner

SUBJECT: **Planning Commission Resolution for Site Plan Review ("SPR") Zone Variance ("ZV") and Tentative Tract Map ("TTM") (Case No. PC-2024-0002-SPR/ZV/TTM) to establish a development diagram for 16 legal lots to allow 15 single family residential dwelling units, including zone variances for reduced lot sizes, front setback, and lot coverage. The Planning Commission will also consider adopting a resolution recommending the City Council approve Tentative Tract Map (TTM No. 084478) for the subdivision to subdivide one legal lot to result in the creation of 16 legal lots including a common parcel for streets, utilities, and a private park pursuant to Montebello Municipal Code Chapter 17.74 et seq. (Site Plan Review) Chapter 17.72 et seq. (Variances) and Chapter 16.12 et seq. (Tentative Maps), on an existing lot located at 301 Jacmar Drive.**

DATE: June 18, 2024

RECOMMENDATION(S):

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

1. Adopt Resolution No. 07-24 Approving the Site Plan Review ("SPR") Zone Variance ("ZV") No. PC-2024-0002-SPR/ZV/TTM to allow the demolition of an existing residence and construct 15 new homes on an existing single-family lot and three zone variances for reduced lot sized, lot coverage and setbacks pursuant to Montebello Municipal Code ("MMC") Chapter 17.74 - Site Plan Review Chapter 17.72 - (Variances)
2. Recommending Approval to the City Council for a Tentative Tract Map ("TTM") (TTM No. 084478) with conditions to allow the subdivision of an existing single-family residence into 16 parcels. (the "Project") for the property located at 301 Jacmar (the "Project Site") with conditions pursuant to Montebello Municipal Code ("MMC") Chapter 16.12 - (Tentative Maps); and

3. DETERMINE AND FIND that the project (ENV No. 02-24-CE) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section (15332) - Class 32 (In-Fill Development) as it meets the conditions set forth under class 32 (In-Fill Development Projects).

BACKGROUND/DISCUSSION:

On January 22, 2024, John Mark Kozakar (the "Applicant") on behalf of William M Molinari ("Property Owner") filed a Master Land Use Application requesting Site Plan Review, multiple Zone Variances and Tentative Tract Map applications to allow the construction of 15 new single-family homes on an existing single family residential lot at the Project Site.

On January 22, 2024, staff issued a deemed complete letter to the Applicant pursuant to California Government Code Section 65943 et seq.

PROJECT /APPLICANT INFORMATION

Project Location:	301 Jacmar Drive
Project Applicant:	John Mark Kozakar on behalf of the Property Owners
Property Owners:	William M. Molinari and Antonieta Molinari
General Plan Designation:	Single Family
Zoning:	R-1 One-Family Residential
Existing Use on Property:	Existing single family residence

ENVIRONMENTAL:

In accordance with the California Environmental Quality Act ("CEQA"), the proposed Project, Case No. PC-2024-0002-SPR/ZV/TTM ENV 02-24-CE, is considered a "project," per the (CEQA) definition of a "project." The project is considered a Class 32 and Categorically Exempt per CEQA Guidelines Section 15332 (In-Fill Development Projects), and none of the limitations set forth in CEQA Guidelines Section 15300.2 apply.

In order to qualify under an exemption pursuant to Class 32 of CEQA Guidelines 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 for the R-1 (Single - Family Residential) zoning designation.

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 60,101 square-foot (1.38 acres) lot located on Jacmar Drive 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 industrial properties.

C. The project has no value as habitat for endangered, rare, or threatened species.
The proposed project is currently developed with an existing single family home. The subject property is surrounded by additional housing developments and is consistent with the land use designation.

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 as the site is currently developed with an existing residential unit.

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.

ANALYSIS:

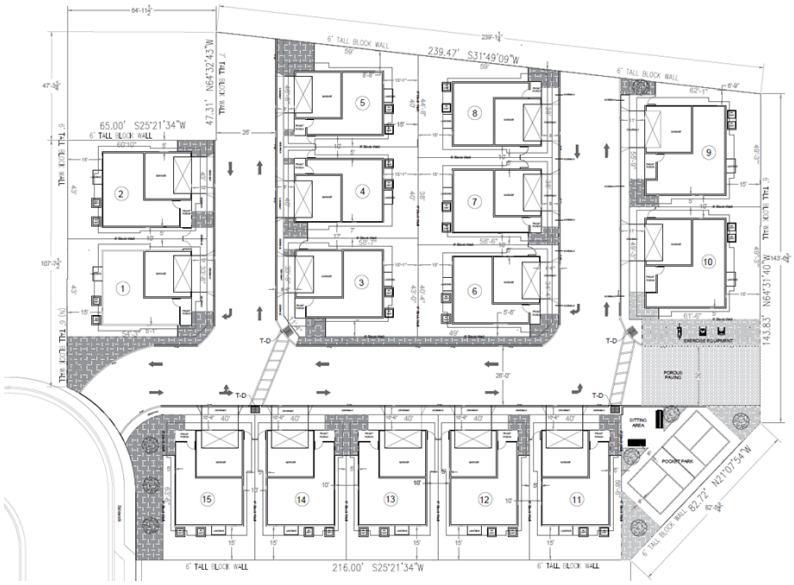
Project Site
Jack Mark Kozakar (the “Applicant”) is proposing to demolish the existing single-family residential home located at 301 Jacmar Drive and construct 15 residential dwelling units and related amenities consistent with plans under Attachment A. The subject site is approximately 60,101 square feet (1.38 acres) within the R-1 (Single-Family residential zone). The subject site currently has a one-story, single-family residence with a swimming pool, landscaping, and mature trees. The subject site is generally west of South Bluff Road and north of Washington Boulevard. The Subject Site is bordered north, east, south, and west by residential properties zones R-1 (Single Family Residential) and R-3 (Multi-Family Residential).

PROJECT DESCRIPTION

The applicant seeks approval from the Planning Commission for Site Plan Review and related variances to accommodate the construction of 15 single-family residential dwelling units (the "propsoed Project") that would include the subdivision of an existing improved site with a comprised lot area of approximately 60,101 square feet (or 1.38 acres). In addition, the applicant seeks a recommendation from the Planning Commission regarding VTTM No. 084478. The Site Plan Review is required for all residential projects resulting in three or more dwelling units. The project will result in 15 dwelling units pursuant to the proposed subdivsion; therefore, the Site Plan approval is required. The units will have between 3 to 4 bedrooms and either 2.5 or 3.5 bathrooms. Each unit will be two stories, have one living room, kitchen, dining room and two car garages. A Zone Variance is required when wanting to deviate from the Montebello Municipal Code. The standard size requirement for single family lots is 5,000 square feet per unit, the proposed residential units would range from 2,420 to 3,428 square feet. The applicant is also

deviating from the lot coverage standards. For the R-1 Zone, the allowed lot coverage is 40%, and the applicant is proposing lot coverages ranging from 41.68% to 47.82%. The standards for setbacks include 20 feet in front, 5 on each side and 10 feet from the back. The applicant will comply with the sides and back setback but is requesting the front setback to range between 4.5 to 6.5 feet. A Tentative Tract Map application is required for any subdivision that results in five or more parcels.

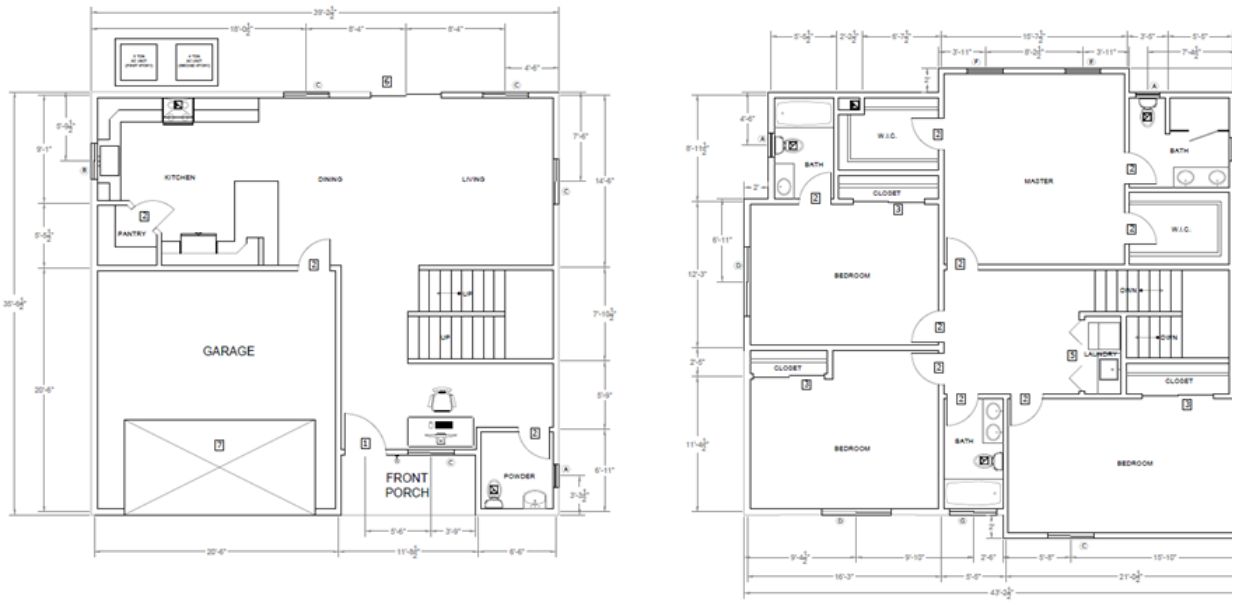
Attachment A: Site Plan



The following table list the zoning designations of the surrounding land uses:

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

The following is intended to illustrate the development diagram associated with the Floor Plans of one two of the units related to this project:



FLOORPLAN - UNITS 9 & 10
SCALE: 1/4" = 1'

GENERAL PLAN

The Project conforms to the following goals and policies of the Montebello General Plan.

General Plan Goal to Encourage urban infill and compact development A2.7a states a goal "Promote infill development on vacant and underutilized sites…."

General Plan Goal for development that will create diverse and walkable neighborhoods A3.4b states a goal "Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds."

General Plan Goal to retrofit suburban development P3.6 states the goal to "Integrate more housing choices in existing subdivisions". The proposed project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of the 15 new Single-Family residential homes, providing future Montebello residents with more housing choices in existing residential neighborhoods. The current project site has one home on the lot and the lot size can be utilized for more homes, growing the community. With this increase in housing, it is supporting the General Plan goals by responding to the needs of the community and by reflecting the density standards that are outlined in the housing element of the General Plan.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

SITE PLAN REVIEW (MMC 17.74)

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.

Section 17.74.030- When required explains that a site plan review is required for all residential projects resulting in the construction of three or more units.

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

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

The 15 proposed units will all have a two-car garage, and heights will not exceed 25 feet, access to all units be via a driveway, the units will have open space and the setbacks will be landscaped. The applicant is requesting a zone variance from the R-1 standards regarding the minimum required setbacks, lot sizes and the lot coverage percentage per unit. A Site Plan is required due to the project resulting in three or more units according to Section 17.74.030.

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

The proposed project site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas with different housing types. The project site has the capacity for more development and the density is appropriate to the neighborhood and surrounding uses. Similar projects have also been approved in the close vicinity. The current plans are for 15 units with full roads, fire department turn around, and a small park for the residents to enjoy. The zone variance will not cause substantial environmental damage or injure fish or wildlife or their habitat.

C. 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 addition will not have any significant adverse impact on the surrounding properties as the surrounding area is currently developed with an existing single-family unit. The zone variances and subsequent development would not be harmful to the general welfare of the neighborhood, city or create problems for the public health or safety. It would increase the welfare by first supporting investments, bringing in construction and related jobs, and providing housing to the community. The current use is R-1 single family residential, and the proposed residential zoning will not change. All the immediate surrounding land uses are consistent with residential housing. The addition of this project will be consistent with the surrounding land uses and will not have an adverse impact on surrounding properties.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)
VARIANCES (MMC Chapter 17.72 et seq.)

The sole purpose of the variance is to ensure that no property, because of special circumstance applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zone. No variance shall be granted by other properties

in the same vicinity and zone.

A Zone Variance is being requested to deviate from the development standards within an R-1 Zone. The applicant is requesting to deviate from the standards for lot size, setback, and lot coverage. According to the MMC section 17.10.020 development standards for new development, new development of a single-family residential unit, the lot size must be 5,000 square feet. The front setback must be 20 feet, the rear 10 feet, and sides 5 feet and the lot coverage standard is also 40 percent. The applicant is seeking to deviate from all three of the stated requirements.

Zone Variance Requests		
	Standard	Request
1. Lot Sizes	5,000 Square feet	2,420 to 3,428 Square Feet
2. Lot Coverage	40%	41.68% to 47.82%
3. Front Setbacks	20 Feet	4.5 to 6.5 feet

Pursuant to section 17.72.060 of the MMC, before any variance shall be granted, the Planning Commission satisfy that the applicant has demonstrated the following facts:

A. Describe the special major unusual circumstance applicable to the subject property, which do not generally apply to other properties in the vicinity and with the same zoning designation.

Unlike other properties in the surrounding neighborhood, the subject site is very large for a single-family home. It is a unique 1.38-acre lot. There is not another house like it in the neighborhood. Currently, the unit is providing very little benefit to the neighborhood with so much land being underutilized. Without the zone variance request in this application, the applicant believes they would be deprived of maximizing the market value of their property. The increased property values of this new residential development would increase property tax revenues for the City. Further rejection of the zone variance requests would deprive the applicant of privileges enjoyed by other properties in the vicinity under identical zoning classifications by not being able to fully utilize the project site.

1. *The lot sizes: This single-family residential lot is special to the neighborhood as there is no other lot in the surrounding area that is the same size, making it difficult to design the homes on such a unique sized lot to optimize the area for each unit, resulting in reduced lot sizes.*
2. *Lot coverage: As a result of the lot sizes being smaller than usual, which is not typical, the applicant requests to use as much space as possible causing the lot coverage to be more than usual.*
3. *Front setbacks: With the reduced sizes and the lot coverage being above than typically allowed, this unusual case has put the applicant in the position to design the houses in a way that would best benefit the future homeowner. Although the design of the house can allow the applicant to have a larger front yard, the applicant has decided to use the space to*

allow for a larger private backyard for each of the residents and apply for the zone variance.

B. Detail how due to the special or unusual circumstance a described above, strict application of the Zoning Code would result in practical difficulties or unnecessary hardships, or would deprive the property privileges enjoyed by other properties in the vicinity and with the same zoning designation.

The existing property is in some disrepair, and it is the goal of the applicant to revitalize the lot which would result in the demolition of the existing house and replacing it with modern housing. The house is currently 85 years old and no longer the best use for a lot that size for the city for housing density. The zoning code does not allow the applicant to best utilize the lot with its unique size the applicant is requesting to optimize their lot, allowing the future homeowners to use as much of their lot as possible.

1. *The lot sizes: If the lot sizes were up to standard, there essentially would not be enough room on the lot to accommodate as many homes as the applicant is requesting. The applicant is trying to utilize the lot and has retained inspiration from surrounding developments that have similar lot sizes. Without the minimized lot sizes, the project would not be possible.*
2. *Lot coverage: If the applicant would design the houses using the Montebello Municipal code requirements, the houses would be extremely small and not suitable for a growing family, which the applicant hopes to house.*
3. *Front Setbacks: If the applicant were to abide by the front yard setbacks, the future homeowners would have a large front yard and an extremely small backyard. The applicant decided to utilize the space and provide a larger backyard to optimize the space in the best way.*

C. Explain how the Zoning Variance is necessary for the preservation of the substantial property right to allow a reasonable use of the subject property, which is possessed by other properties in the vicinity and with the same zoning designation.

To properly utilize the future lots the applicant is requesting to apply these zone variances to properly utilize the area on the lot and to design each lot to properly maintain the most use out of the project site that is being redeveloped.

1. *Lot sizes: The lot sizes being smaller than required allows for more units which gives the applicant a mechanism to provide more housing options to Montebello residents.*
2. *Lot Coverage: Being able to build more on each lot provides the units with a bigger house for bigger rooms, kitchen and bathroom areas providing a more comfortable to provide a more attractive home to any future residents.*
3. *Front setback: Having a smaller front setback allows the residents to enjoy more space in the backyard of the units which is necessary with many of the new housing developments having such a small backyard. Although the applicant will take away from the front setback, every unit will also have an attached garage for two cars.*

D. Describe how the proposed Zone Variance will not cause an adverse effect on the public welfare or surrounding properties.

The site for the proposed use would not adversely affect the general welfare of the surrounding property owners because the size of the house and the two-story construction is consistent with the majority of the houses in the neighborhood. The property immediately south of the residence, although zoned R-1 single family residential does have three story town homes. There are many other properties in the immediate surroundings with greater densities, assuring this addition will not have any effects on the neighbors or the surrounding area.

1. *Lot sizes: The variance of lot sizes will not affect the surrounding users as there currently are units in the surrounding area that are similar sizes and have no effect on the surrounding properties.*
2. *Lot coverage: Although the lots will be above the allowed lot coverage, and the lots will be fully built out, every unit will be of a similar design, the consistency will ensure no unit will stand out from the others.*
3. *Front setback: Although the lots will have a very small front yard, the units will still each have a two-car garage for the residents. This will help with any concerns regarding the limited driveway that will result from the front setback variance.*

E. Describe how the granting of the Zone variance will be consistent with the general plan and intent of the Zoning Code and will not adversely affect the General Plan.

The proposed project provides single family homes in a neighborhood that also has single family units keeping the use consistent with the current zoning and type of development with similar square footage. The proposed project has been properly notified and will be consistent with the general plan as the project site is has been designated for residential units.

REQUIRED FINDINGS MONTEBELLO MUNICIPAL CODE (MMC)

TENTATIVE TRACT MAP (MMC Chapter 16.12 et seq.)

A. Describe how the proposed map is consistent with the General Plan and Specific plans as described in California Government Code Section 65451.

The proposed project that would be allowed through this subdivision would result in over 23,000 square feet of open space and medium cost for 15 families. The zone is consistent with the general plan and provides additional housing in the R1-Zone that is designated for single family housing developments making the project consistent with the general plan.

B. Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans;

The general plan seeks to balance open space with developed space, and to group uses in neighborhoods for mutual enjoyment of the occupants and the residents. The project provides open space and a private park as well as houses for sale. The development will allow the future resident to enjoy quality housing in a safe and secure environment. The development will also allow for modest growth in the city that will benefit business and the school system.

C. Describe how the site is physically suitable for the type of development.

The existing property has been developed as a single-family home since 1938. The house is aging and is in disrepair. Since its original construction, the community has grown around the house, and many of the developments around it have now have much greater density. The combination of the property's size as well as the denser development around it makes it suitable for this type of housing. The project will have 16 parcels, with 15 single family homes on each separate parcels with a parcel for streets, utilities and a private park which will be owned by all of the homes and managed by a home owners association that will be set upon completion of construction.

D. Describe how the site is physically suitable for the proposed density of the development;

The site is suitable for the proposed density as many of the developments in the surrounding neighborhood also have similar densities and the square footage of the lot can be designed to provide 15 homes. The now underutilized lot will provide housing to Montebello residents.

E. Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife and their habitat;

The existing house has been built since 1938 as a single-family home, there is no wildlife on the property that can be impacted.

F. Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems;

According to a study conducted by the applicant, the project is estimated to produce less than 113 trips per day including 7 trips during the AM peak hour and 8 during the PM peak hours. The modern construction techniques will be employed for the project with lessen the likelihood of termites and other insects that have the potential of appearing because of the project.

G. Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

The height of the project will not exceed 25 feet in elevation; thus, it will not conflict with any neighbor's rights with respect to blocking views. The utility easement on the west side of the property for electrical and communication cabling will be maintained. The utility engineering for the project will likely create or renew utility access for the project location itself as well as for the neighborhood.

H. Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.

The Los Angeles County Sanitation District will ensure that the construction of these units will not be of great impact to the sewer systems.

SUMMARY:

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

- On May 23, 2024, the Public Hearing Notice was published in the Daily Journal (Whittier Daily News).
- On May 23, 2024, the Public Hearing Notice was mailed to property owners within the 300-foot radius from the exterior boundaries of the Project Site.

ATTACHMENT(S)

1. Attachment A-Site Plan, Floor Plan, and Elevations
2. Attachment B-Tentative Tract Map
3. Attachment C-Resolution No 07-24
4. Attachment D-CEQA Notice of Exemption

EXHIBIT A

NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF MONTEBELLO BUILDING DEPARTMENT.
2. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.N.O.
4. ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
5. ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC.3800.
6. THE CONTRACTOR DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFETY EXECUTE ALL WORKS.
7. SEPERATE BUILDING PERMITS SHALL BE TAKEN FOR ELECTRICAL AND MECHANICAL PORTIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. THE BUILDING PERMIT SHALL BE PROCESS BY THE ARCHITECT AND PAID BY THE CONTRACTOR. ALL OTHER PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
8. REQUIRED PERMITS SHALL BE OBTAINED FROM THE "STATE DIVISION OF SAFETY & CAL. OSHA" FOR ANY TRENCHES OR EXCAVATIONS.
9. SEPARATE PLANS SHALL BE PLAN CHECKED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY MODIFICATION TO EXISTING AUTOMATIC FIRE-EXTINGUISHING SYSTEM AS APPLICABLE.
10. ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
11. ALL FUTURE CONDITIONED SPACES SHALL COMPLY WITH "TITLE 24" STATE ENERGY CONSERVATION REQUIREMENTS.
12. ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED ANDR REPAIRED TO MATCH EXISITNG OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
13. THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTIO.N
14. THE CONSTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
15. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
16. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, ON OTHER SHEETS.
17. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT
18. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED. FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT
19. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR
20. ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNDAMAGED CONDITION.
21. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS: THEY SHALL BE ONE AND THE SAME.
22. THE CONTRACTOR SHALL BE COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN TRADES SHALL BE TEH RESPONSIBLITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO TEH TENANT

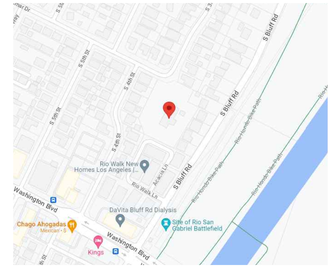
ABBREVIATIONS + SYMBOLS

&	And
L	Angle
@	At
℄	Centerline
ø	Diameter or Round
⊥	Perpendicular
#	Pound or Number
(E)	Existing
ACOUS.	Acoustical
A.D.	Area Drain
ADJ.	Adjustable
AGGR.	Aggregate
AL.	Aluminum
APPROX.	Approximate
ARCH.	Architectural
ASB.	Asbestos
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
CAB.	Cabinet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
CLG.	Ceiling
CLKG.	Caulking
CLO.	Closet
CLR.	Clear
COL.	Column
CONC.	Concrete
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CTSK.	Countersink
CNTR.	Counter
CTR.	Center
DBL.	Double
DEPT.	Department
D.F.	Drinking Fountain
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DWR.	Drawer
DS.	Down spout
D.S.P.	Dry Standpipe
DWG.	Drawing
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panel board
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXIST.	Existing
EXPO.	Exposed
EXP.	Expansion
EXT.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FPRF.	Fireproof
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hose Bib
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
HGT.	Height
I.D.	Inside Diameter (Dim.)
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
LAB.	Laboratory
LAM.	Laminated
LAV.	Lavatory
LKR.	Locker
LT.	Light
MAX.	Maximum
M.C.	Medicine Cabinet
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not In Contract
NO. OR #	Number
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
O.D.	Outside Diameter (Dim.)
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PRCST.	Pre-Cast
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.D.	Paper Tower Dispenser
P.T.D/R	Combination Paper towel Dispenser & receptacle
PTN.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.O.	Rough Opening
RWD.	Redwood
R.W.L.	Rain Water Leader
S.	South
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser le
SECT.	Section
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptac
SPEC.	Specification
SQ.	Square
SST.	Stainless Steel
S.SK.	Service Sink
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
SYM.	Symmetrical
TRD.	Tread
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TER.	Terrazzo
T.&G.	Tongue and Groove
THK.	Thick
T.P.	Top of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
VERT.	Vertical
VEST.	Vestibule
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
W/O	Without
WP.	Waterproof
WSCT.	Wainscot
WT.	Weight

PROJECT:

JACMAR

301 JACMAR DR
MONTEBELLO, CA 90640



SCOPE OF WORK

- ZONE VARIANCE OF EXISTING RD-1 ZONE
- CONSTRUCTION OF 15 UNITS ON (E) PROPERTY
- DEMO (E) HOME, DRIVEWAY, POOL AND TREES

FIRE DEPARTMENT NOTES

SEE SHEET F-100 FOR FIRE DEPARTMENT ACCESS
DEAD-END APPARATUS TURNAROUND

DEFERRED SUBMITTALS

1. Landscape Plan for all residential development
2. County of Los Angeles low impact development stormwater management requirements for large-scale non-designated projects.
3. Hydrology Analysis, Geotechnical Report including percolation tests and LID recommendations, and Low Impact Development plan to retain the Delta Stormwater Quality Design Volume on site through infiltration to City of engineer for review.
4. Erosion and sediment control plan for City Engineer review
5. All engineering and reports stamped and signed by registered civil engineer and structural engineer
6. Earthwork calcs stamped by the Civil Engineer of Record
7. Fire Flow report based on 2019 Edition California Fire Code and local amendments
8. Fire Hydrant Plan based on 2019 Edition California Fire Code and City of Montebello local amendments.
9. 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.
10. 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
11. Fire Standpipe plan based on 2019 Edition California Fire Code and NFPA 14.
12. Fire Alarm Plan based on 2019 Edition California Fire Code and NFPA 72 and Montebello Fire Department's plan check submittal requirements and notes.

CONTRACTOR NOTES

1. CONTRACTORSHALL INSPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE TO REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF POSSIBLE TRASH DUMPSTERS, GENERAL SITE ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
2. CONTRACTOR SHALL VERIFY KEYING REQUIREMENTS OF ALL LOCKS WITH TENANT PRIOR TO ORDERING HARDWARE AS SPECIFIED HEREIN
3. THESE DRAWINGS AND WRITTEN SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. REFER ALSO TO BID INSTRUCTIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
4. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED FIRST SUBMITTING SPECIFICATIONS, SAMPLES, COST AND TIME SCHEDULE IMPACT DATE TO P.M. FOR APPROVAL
5. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE P.M. IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN CONSTRUCTION COMPLETION SCHEDULE
6. IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE JOBSITE AT ALL TIMES
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, (ETC) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE NOT A SUBCONTRACTOR TO TEH GENERAL CONTRACTOR
8. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SPOIL, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETX SHALL BE LEFT CLEAN AND READY FOR CABINETRY
9. NO HAZARDOUS MATERIALS TO BE STORED ON SITE

PROJECT DIRECTORY

Property Owner
WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI
301 JACMAR DR
MONTEBELLO, CA 90640

Applicant
John Mark Construction Company
Jack Kozakar
125 N Marengo Ave
Pasadena, CA 91101
213-215-3605
License: 1020426

Architect
To Be Determined

Civil Engineering Company
Martin Engineers
Pete H. Martin
5025 Crown Ave
La Canada, CA 91011
818-495-3024
License: RCE 24889

SHEET INDEX

T-100 COVER SHEET
C-1 TOPOGRAPHIC SURVEY
A-100 EXISTING SITE PLAN/DEMOLITION SCOPE
A-101 PROPOSED SITE PLAN

UNITS 1&2
A-200 FLOORPLAN
A-201 ELEVATIONS
A-202 ELEVATIONS
A-203 ROOF PLAN

UNITS 3-8 & 11-15
A-300 FLOORPLAN
A-301 ELEVATIONS
A-302 ELEVATIONS
A-303 ROOF PLAN

UNITS 9&10
A-400 FLOORPLAN
A-401 ELEVATIONS
A-402 ELEVATIONS
A-403 ROOF PLAN

A-500 FRONT EXTERIOR FINISH OPTIONS
A-600 RENDERING
F-100 FIRE DEPARTMENT ACCESS DEAD-END APPARATUS TURNAROUND

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 GREEN BUILDING CODE (GBC)
2019 CALIFORNIA ENERGY CODE

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION, LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS AND CITY OF HUNTINGTON AMENDMENTS.

PROJECT INFO./BUILDING DATA

(EXISTING) OCCUPANCY CODES
- EXISTING ZONE: RD-1
- EXISTING USE: SINGLE FAMILY RESIDENCE
- BUILDING TYPE OF CONSTRUCTION: V
- FIRE SPRINKLERS: NO
- ONE STORY HOME

(NEW) OCCUPANCY CODES
- EXISTING ZONE: RD-1
- EXISTING USE: SINGLE FAMILY RESIDENCE
- BUILDING TYPE OF CONSTRUCTION: V
- FIRE SPRINKLERS: NO
- TWO STORY HOME

PROPERTY SUMMARY

Legal Description: TR=EL CARMEL TRACT*LOT COM AT MOST E COR OF LOT 7 TR NO 18286 TH S 63ø38' E TO A PT S 32ø45' W 304.67 FT AND N 63ø 38' W 115 FT FROM MOST E COR OF LOT 103 TH N 32ø45' E TO A LINE PARALLEL WITH AND DIST SW AT R/A 65 FT FROM NE LINE OF SD LOT 103 TH NW ON SD PARALLEL LINE TO A PT N 63ø38' W 185.06 FT AND S 26ø22' W FROM SD MOST E COR OF LOT 103 TH N 26ø22' E TO SD NE LINE TH NW AND FOLLOWING BDRY LINE OF SD LOT 103 TO BEG POR OF LOT 103

APN: 6352-026-029
Year Built: 1938
Property W'xD': 209' x 305'
Lot Sq Ft: 63,745 Sq Ft

Current Property Type: Single Family Residence
Current Lot Coverage: 5%
Existing Building Description:
Units: 1
Total Building Sq Ft: 2,968 Sq Ft
House Sq Ft: 2,186 Sq Ft
Garaage Sq Ft: 782 Sq Ft
Bedrooms/Bathrooms: 4/4

Proposed Property Type: Single Family Residence
Proposed Total Lot Coverage: 28%
Proposed Building Description:
Units: 15

Roofed Area Per Unit/ (Bed/Bath):
-Unit 1:1,231 Sq Ft (4/2.5)
-Unit 2:1,231 Sq Ft (4/2.5)
-Unit 3:1,108 Sq Ft (3/2.5)
-Unit 4:1,060 Sq Ft (3/2.5)
-Unit 5:1,060 Sq Ft (3/2.5)
-Unit 6:1,108 Sq Ft (3/2.5)
-Unit 7:1,060 Sq Ft (3/2.5)
-Unit 8:1,060 Sq Ft (3/2.5)
-Unit 9:1,302 Sq Ft (4/3.5)
-Unit 10:1,302 Sq Ft (4/3.5)
-Unit 11:1,215 Sq Ft (3/2.5)
-Unit 12:1,215 Sq Ft (3/2.5)
-Unit 13:1,215 Sq Ft (3/2.5)
-Unit 14:1,215 Sq Ft (3/2.5)
-Unit 15:1,215 Sq Ft (3/2.5)

Total Roofed Area: 17,597

PARKING

Existing Parking: 2 Car Garage plus driveway

Proposed Parking: 2 Enclosed spaces per dwelling unit

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY: ANTHONY SANCHEZ

DATE: 1.11.24

SHEET: COVER SHEET

SCALE: N.T.S.

SHEET #: T-100

Abbreviations:
CO = Septic Clean-Out
FFE = Finish Floor Elevation
FG = Finish Grade
FL = Flow Line Elevation
FS = Finish Surface Elevation
GR = Exist Grade Elevation
PP = Power Pole
R = Reference
SS = Sanitary Sewer
TC =Top of Curb
TG = Top of Grate Elevation
TS = Top of Slope
TW = Top of Wall Elevation
UV = Utility Vault
WM = Water Meter
FD = Found
NTG = Nothing

Legend:
Centerline
RightofWay
Lot Line
Wall
Building
Pavement
Fence
Pool
Contour 1'
Power Lines
Power Pole

Jacmar Drive
Jacmar Drive
House
House
House
House
House
House
House
Pool
House
Multi Story Building

N 63°38'00" W 29.95'
L=37.95, R=50.00
43°29'23"
N 63°38'00" W 107.79'
S 26°22'00" W 216.00'
N 26°22'00" E 65.00'
N 63°38'00" W 70.06'
N 32°45'00" E 59.86'
S 20°11'01" E 28.82'
S 63°38'00" E 100.00'
S 63°38'00" E 139.55'
N 32°45'00" E 60.85'

Scale 1/16" = 1'
8 16 24 32

Statement of Engineer:
I Peter H. Martin, RCE #24889, hereby certify, that this Site Plan and Survey correctly shows the location of all buildings situated on the above premises, to an accuracy of 0.15' and 50 ppm.

by:

REGISTERED PROFESSIONAL ENGINEER
PETER H. MARTIN
No.24889
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA

Lot Area:
58,240.65 Sq.Ft.
1.337 Ac.

Martin Engineers Peter H. Martin RCE 24889	5025 Crown Ave. La Cañada, CA 91011 818-495-3024	PREPARED FOR: John Mark Construction Company, Inc APN: 6352-026-029	Site Survey 201 Jacmar Dr. Montebello, CA 90640	DATE: 10/11/23	C-1 SHEET 1 OF 1

Legend.

Centerline

RightofWay

Lot Line

Wall

Fence

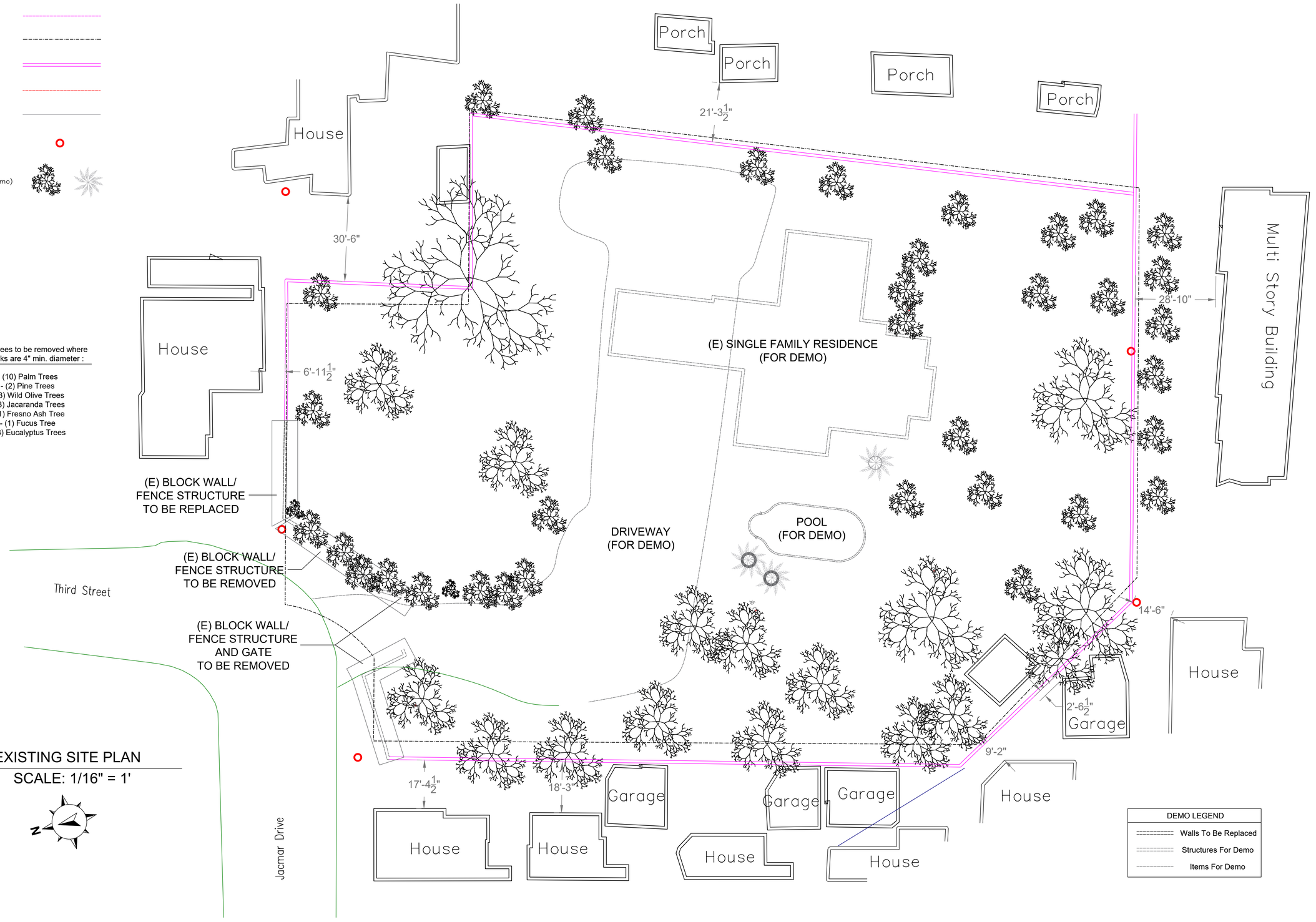
Contour 1'

Power Pole

Trees (For Demo)

List of trees to be removed where all trunks are 4" min. diameter :

- (10) Palm Trees
- (2) Pine Trees
- (3) Wild Olive Trees
- (3) Jacaranda Trees
- (1) Fresno Ash Tree
- (1) Fucus Tree
- (3) Eucalyptus Trees



DEMO LEGEND

- Walls To Be Replaced
- Structures For Demo
- Items For Demo

EXISTING SITE PLAN

SCALE: 1/16" = 1'

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY: ANTHONY SANCHEZ

DATE: 1.11.24

SHEET: (E) SITE PLAN/ DEMO PLAN

SCALE: 1/16" = 1'

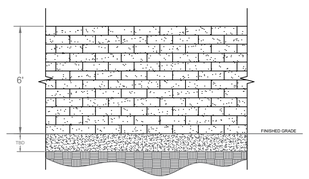
SHEET #: A-100

PROPOSED SITE PLAN
SCALE: 1/16" = 1'

TREE - 4" TRUNK MIN.

T-D TRUNCATED DOMES

LANDSCAPE



(N) 6' WALL DETAIL - DECORATIVE MASON WALL
SCALE: 1/4"=1'

* SLUMPSTONE PER 17.10.130.D OF MONTEBELLO MUNICPAL CODE

	UNIT #1	UNIT #2	UNIT #3	UNIT #4	UNIT #5	UNIT #6	UNIT #7	UNIT #8	UNIT #9	UNIT #10	UNIT #11	UNIT #12	UNIT #13	UNIT #14	UNIT #15	TOTAL
PRIVATE Open Space (Sq Ft)																
Front Porch	59	59	39	35	35	39	35	35	56	56	45	45	45	45	45	**673**
Walkway	122	101	153	102	101	99	112	112	156	162	116	116	116	116	116	**1,800**
Driveway	170	170	136	136	136	146	146	146	187	187	177	177	177	177	177	**2,445**
Front Yard Landscape	91	123	85	94	238	56	63	69	181	109	119	119	118	119	118	**1,702**
Back Yard Landscape	942	933	966	924	1022	902	830	1018	1104	978	887	887	887	887	887	**14,054**
Backyard Hardscape	56	56	56	56	56	56	56	56	59	59	56	56	56	56	56	**846**

COMMON Open Space (Sq Ft)	
Street	13,034
North Entrance Landscape	1,4054
Right of Way	1,512
Landscape (In Front Of Units)	158
Porous Pavement	1,341
"Exercise Equipment " Landscape	573
Pickleball Court	880
Pickleball Landscape	615
Pickleball Court Pavement	851

Units:

FOOTPRINT: 17,536 Sq Ft

ROOFED AREA: 24,155 Sq Ft

PAVEMENT:

PRIVATE OPEN AREA: 21,520 Sq Ft

TOTAL OF HARDSCAPE AND LANDSCAPED AREAS: 41,504 Sq Ft

STREET: 13,034 Sq Ft

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

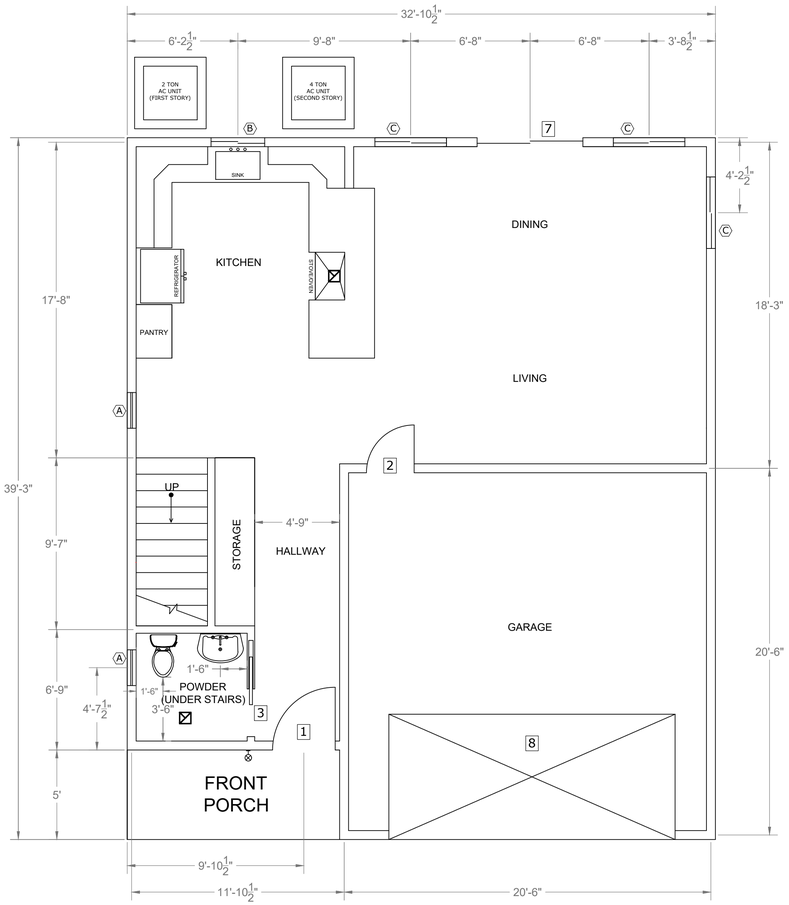
DRAWN BY: ANTHONY SANCHEZ

DATE: 1.11.24

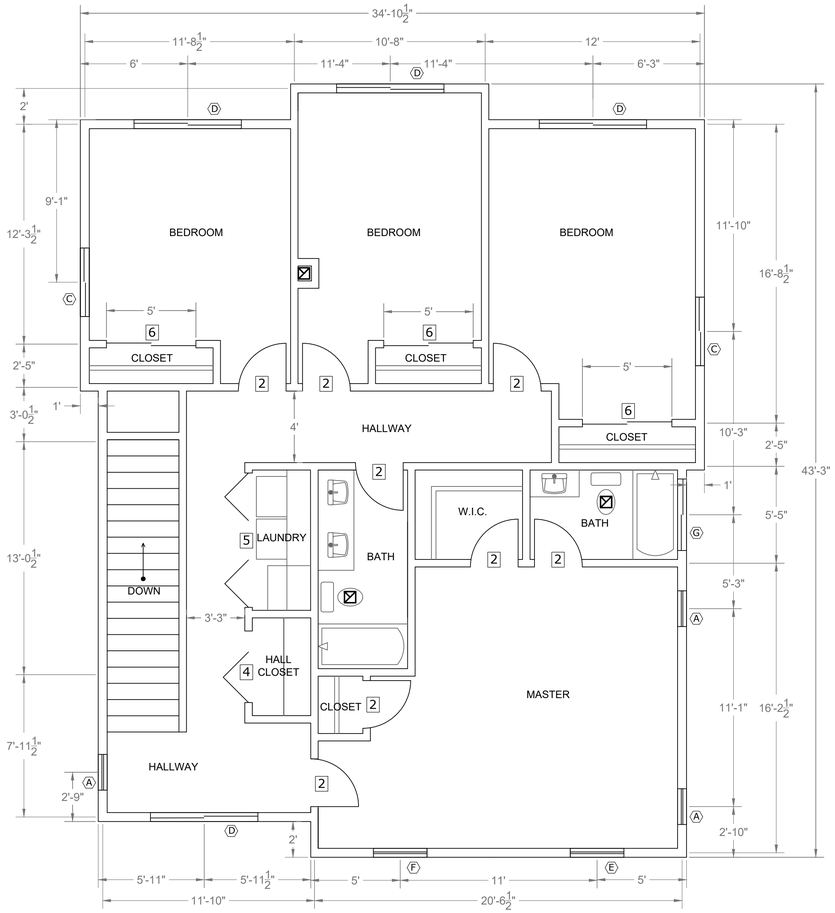
SHEET: PROPOSED SITE PLAN

SCALE: 1/16" = 1'

SHEET #: A-101



FIRST STORY



SECOND STORY

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

Sq Ft For Unit 1 & 2	
First Story	742
Second Story	1312
Habitable Unit Sq Ft	2054
Garage Sq Ft	400
Covered Area	1231

TYP FLOORPLAN - UNITS 1 & 2

SCALE: 1/4" = 1'

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

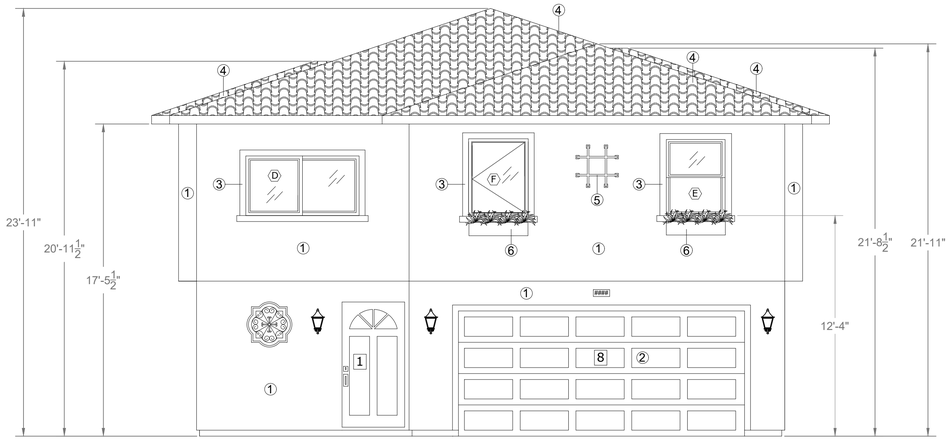
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: FLOORPLAN - SUITE 1 &2

SCALE: 1/4"=1'

SHEET #: A-200



UNIT 1 & 2 - SOUTH ELEVATION

SCALE: 1/4"=1'

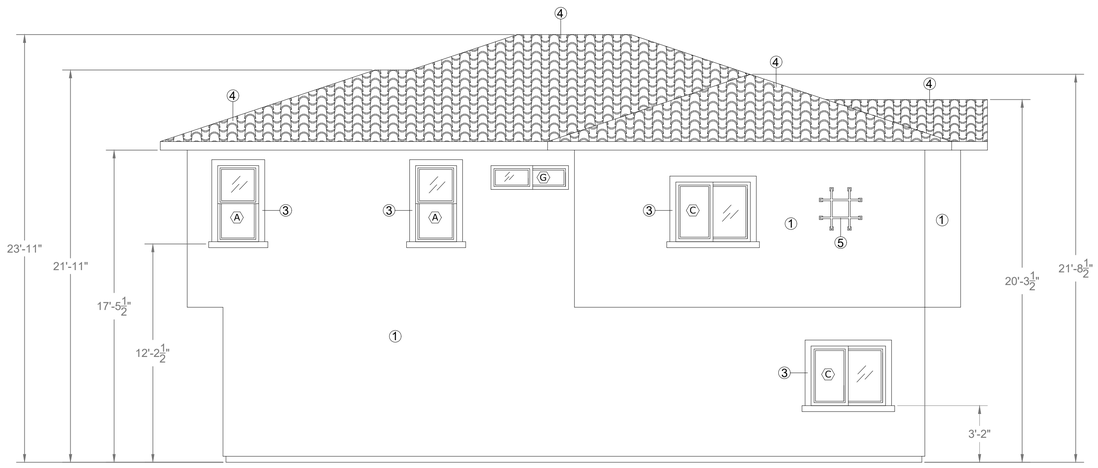
MATERIAL LIST:

① Stucco
② Wood Garage Door
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron
⑥ Planter Box

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



UNIT 1 & 2 - EAST ELEVATION

SCALE: 1/4"=1'

MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

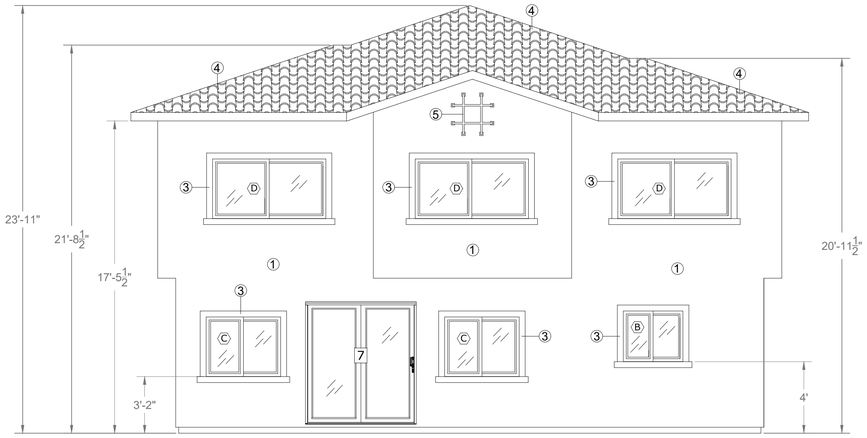
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: ELEVATION - UNITS 1&2

SCALE: 1/4"=1'

SHEET #: A-201



UNIT 1 & 2 - NORTH ELEVATION

SCALE: 1/4"=1'

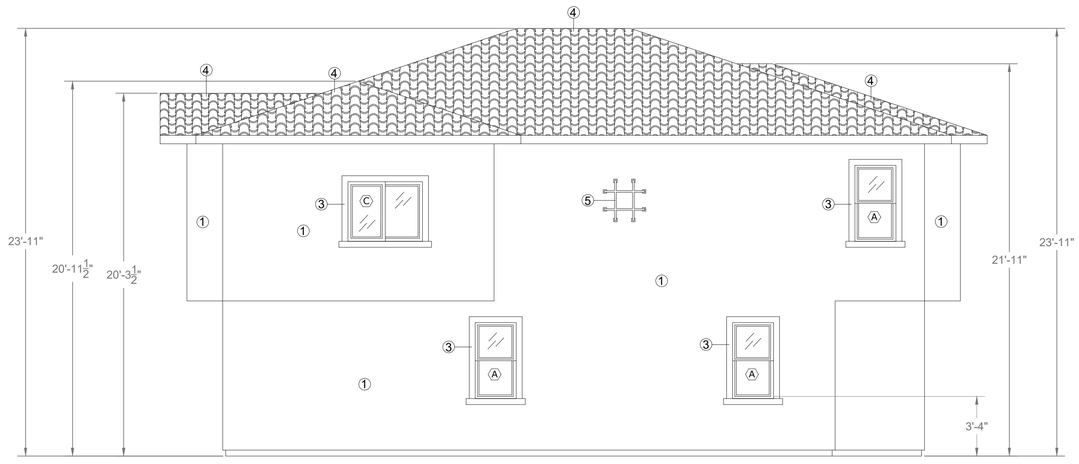
MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



UNIT 1 & 2 - WEST ELEVATION

SCALE: 1/4"=1'

MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

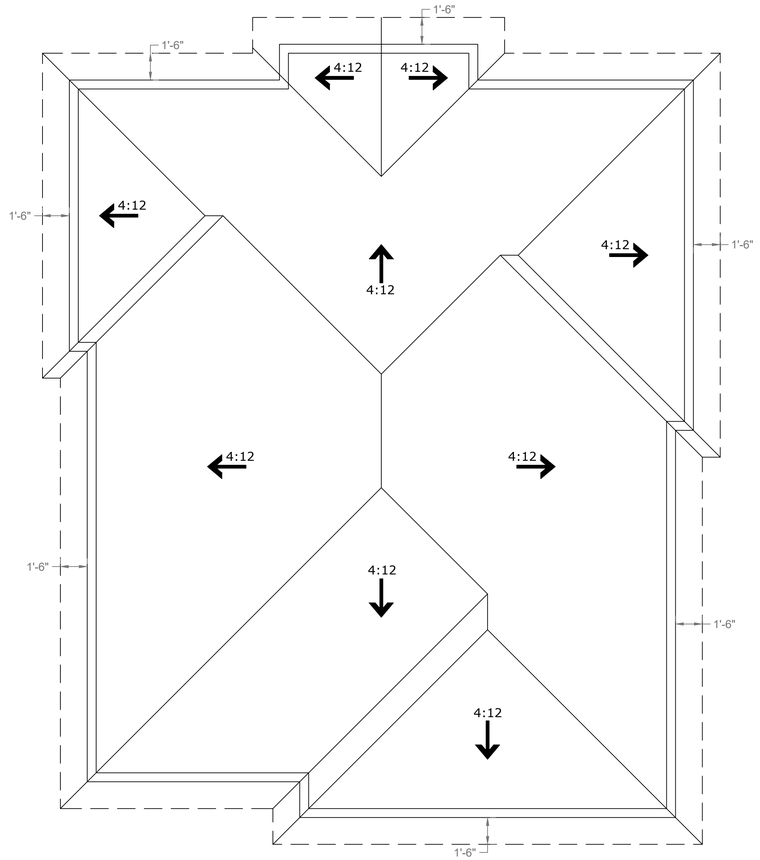
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: ELEVATION - UNITS 1&2

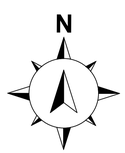
SCALE: 1/4"=1'

SHEET #: A-202



UNITS 1 & 2 - ROOF PLAN

SCALE: 1/4"=1'



JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

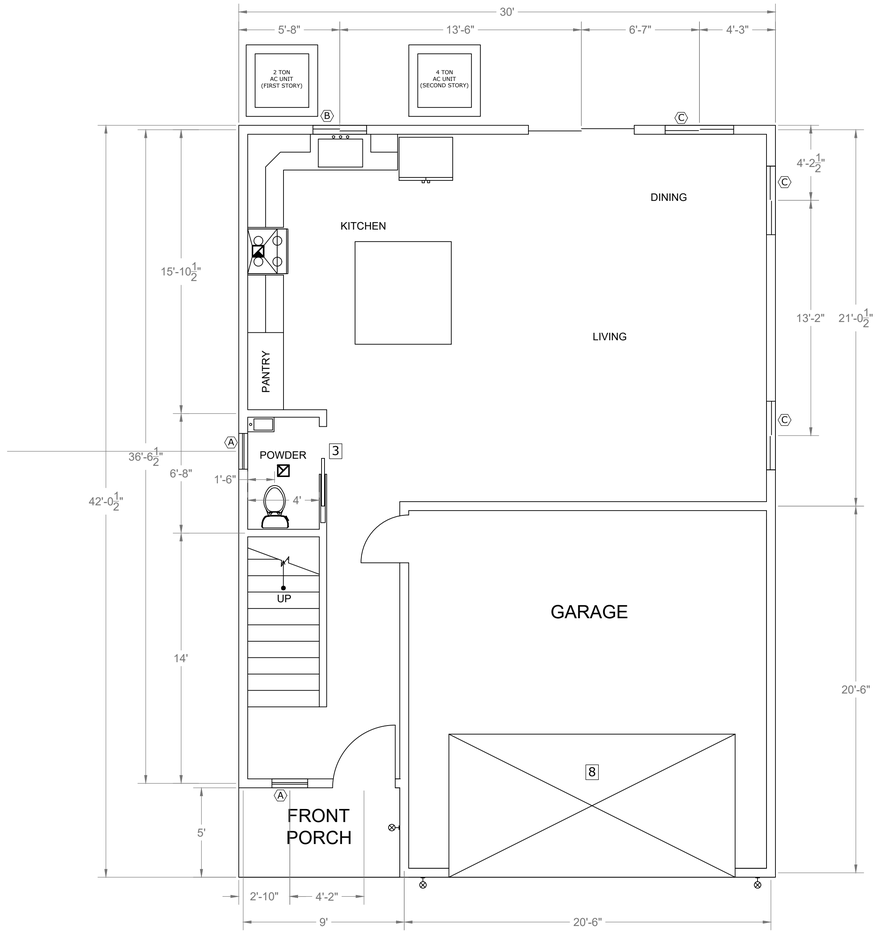
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
ROOF PLAN -
SUITE 1 &2

SCALE:
1/4"=1'

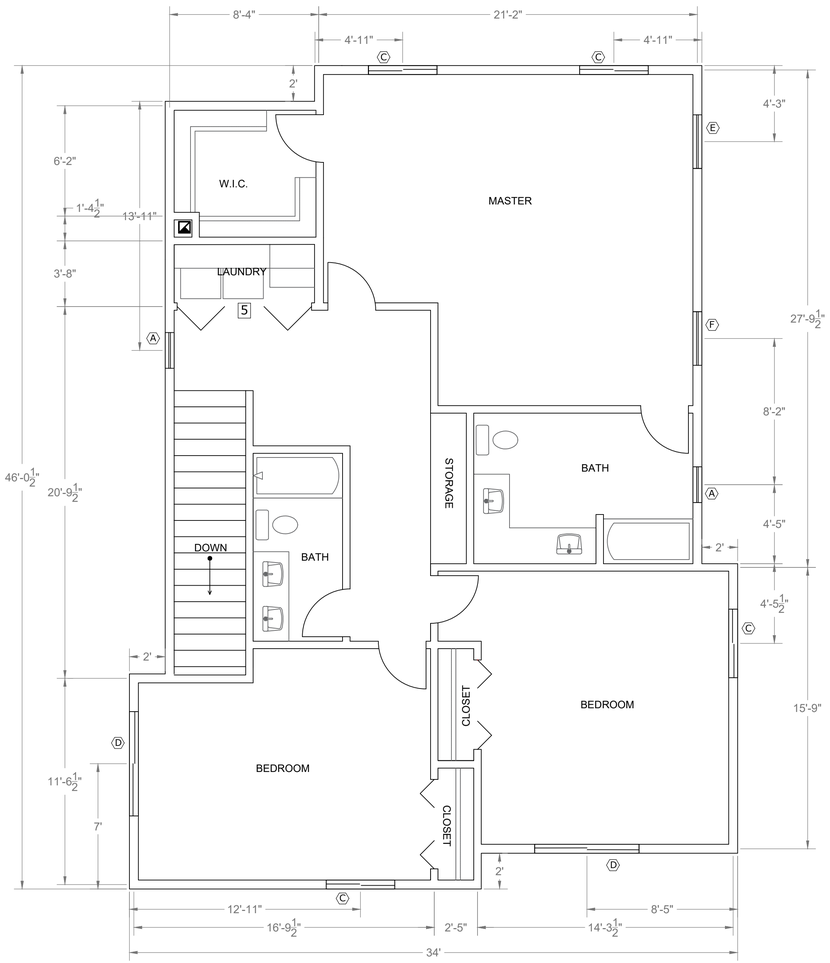
SHEET #:
A-203



Sq Ft For Units 3 & 6	
First Story	618
Second Story	1108
Habitable Unit Sq Ft	1743
Garage Sq Ft	400
Covered Area	1108

Sq Ft For Units 4, 5, 7 &8	
First Story	576
Second Story	1030
Habitable Unit Sq Ft	1623
Garage Sq Ft	400
Covered Area	1060

Sq Ft For Units 11-15	
First Story	727
Second Story	1317
Habitable Unit Sq Ft	2047
Garage Sq Ft	400
Covered Area	1215

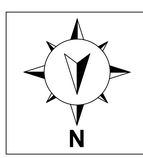


FLOORPLAN - UNITS 3, 4, 5, 6, 7, 8,11-15

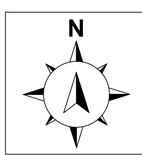
SCALE: 1/4"=1'

* EGRESS WINDOW

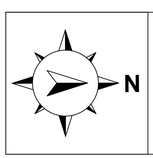
SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft



UNIT 3
UNIT 4
UNIT 5



UNIT 6
UNIT 7
UNIT 8



UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

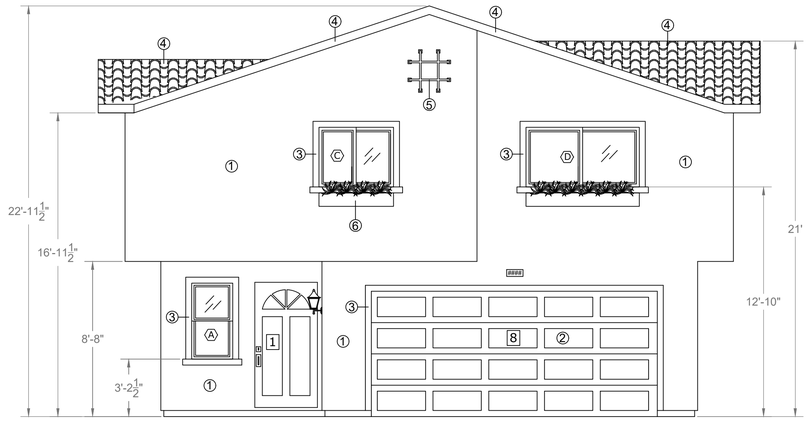
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
FLOORPLAN -
UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE:
1/4"=1'

SHEET #:
A-300



NORTH ELEVATION
(UNITS 3, 4 &5)

SOUTH ELEVATION
(UNITS 6, 7, &8)

EAST ELEVATION
(UNITS 11-15)

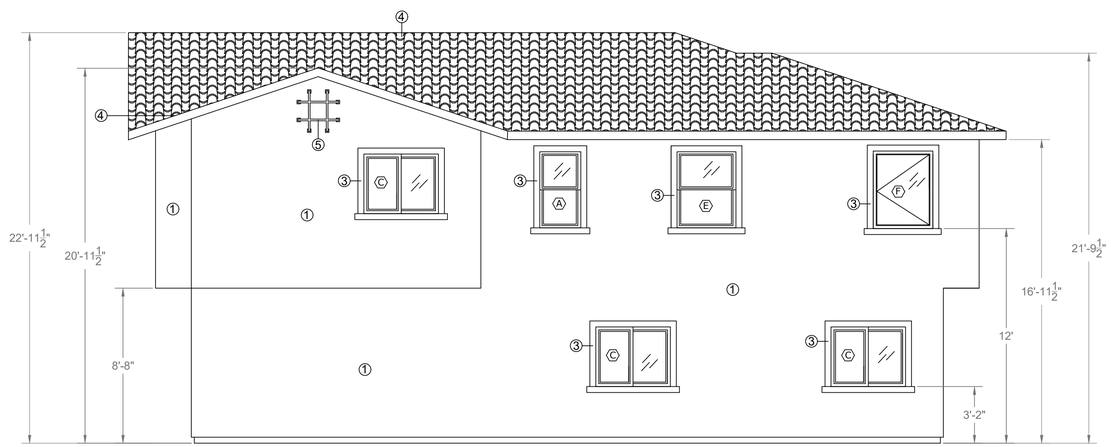
MATERIAL LIST:
① Stucco
② Wood Garage Door
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron
⑥ Planter Box

* Front Elevation for Units 11,13, and 15 to have partial stone exterior

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



WEST ELEVATION
(UNITS 3, 4 &5)

EAST ELEVATION
(UNITS 6, 7, &8)

NORTH ELEVATION
(UNITS 11-15)

MATERIAL LIST:
① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

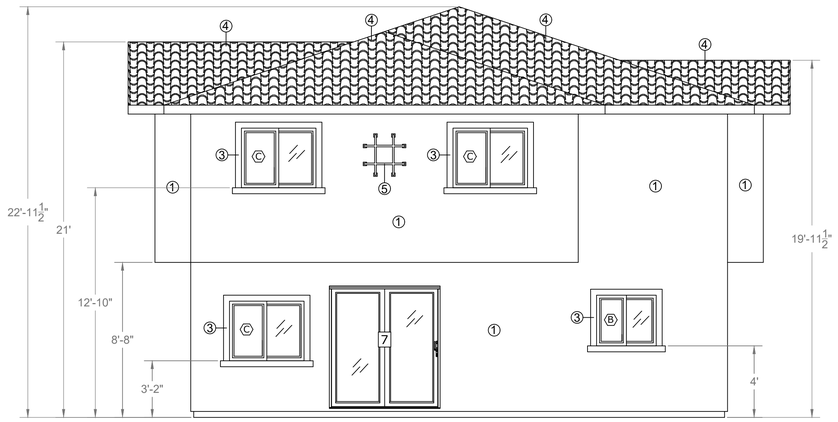
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
ELEVATION -
UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE:
1/4"=1'

SHEET #:
A-301



SOUTH ELEVATION
(UNITS 3, 4 &5)

NORTH ELEVATION
(UNITS 6, 7, &8)

WEST ELEVATION
(UNITS 11-15)

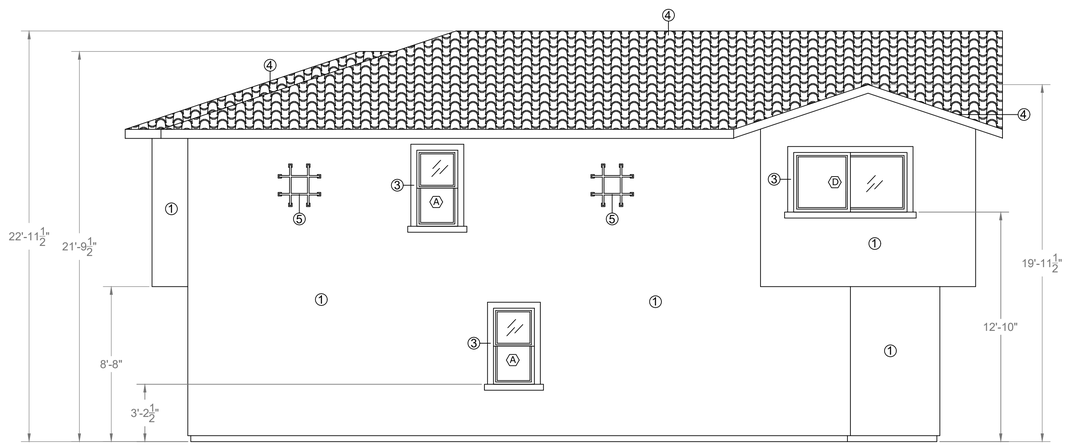
MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	24 x 36	2 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Pocket Door	32 x 84
4	Bi-Fold Closet Door	48 x 84
5	Bi-Fold Laundry Door	90 x 84
6	Sliding Closet Door	60 x 84
7	Exterior Sliding Door	72 x 84
8	Garage Door	180 x 84



EAST ELEVATION
(UNITS 3, 4 &5)

WEST ELEVATION
(UNITS 6, 7, &8)

SOUTH ELEVATION
(UNITS 11-15)

MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

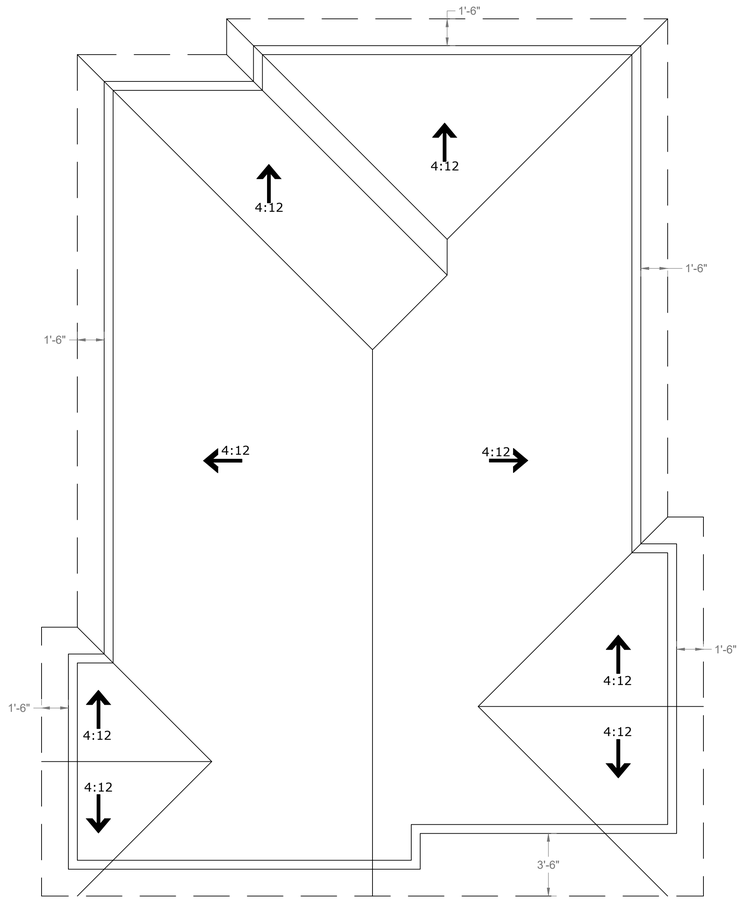
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
ELEVATION -
UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE:
1/4"=1'

SHEET #:
A-302



ELEVATION - UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE: 1/4" = 1'

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

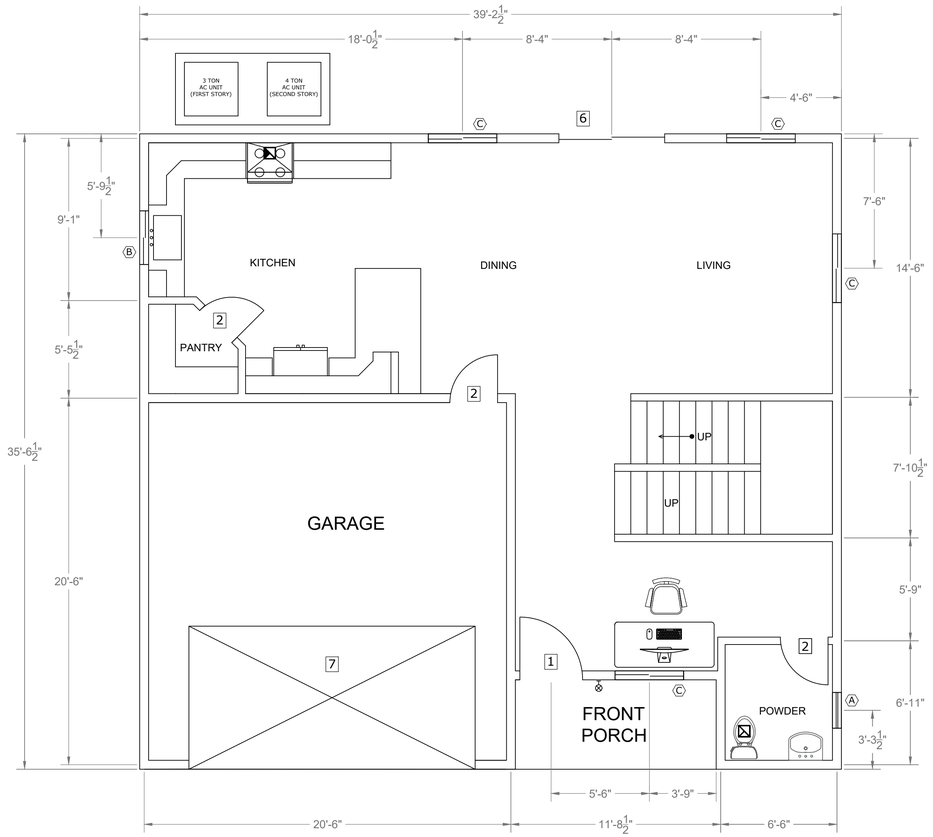
DRAWN BY:
ANTHONY SANCHEZ

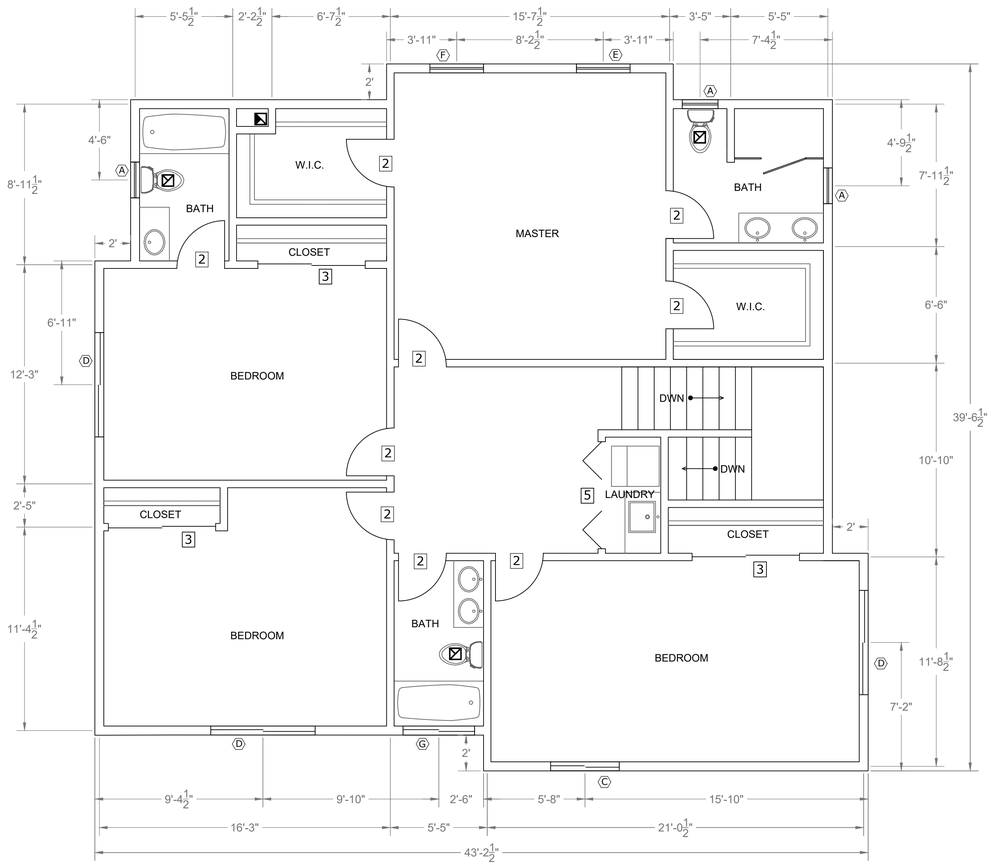
DATE:
11.22.23

SHEET:
ROOF PLAN -
UNITS 3, 4, 5, 6, 7, 8,11-15

SCALE:
1/4"=1'

SHEET #:
A-303





FLOORPLAN - UNITS 9 & 10

SCALE: 1/4" = 1'

N

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	36 x 48	4.3 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

Sq Ft For Units 9 & 10	
First Story	846
Second Story	1461
Habitable Unit Sq Ft	2307
Garage Sq Ft	400
Covered Area	1337

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Sliding Closet Door	72 x 84
4	Glass Shower Door	30 x 72
5	Bi-Fold Laundry Door	72 x 84
6	Exterior Sliding Door	72 x 84
7	Garage Door	180 x 84

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

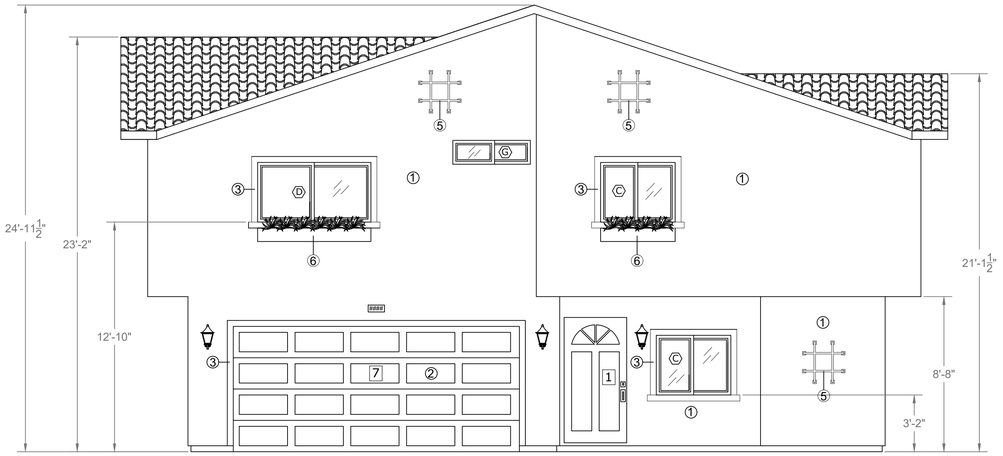
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: FLOORPLAN - SUITE 9&10

SCALE: 1/4"=1'

SHEET #: A-400



MATERIAL LIST:

① Stucco
② Wood Garage Door
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

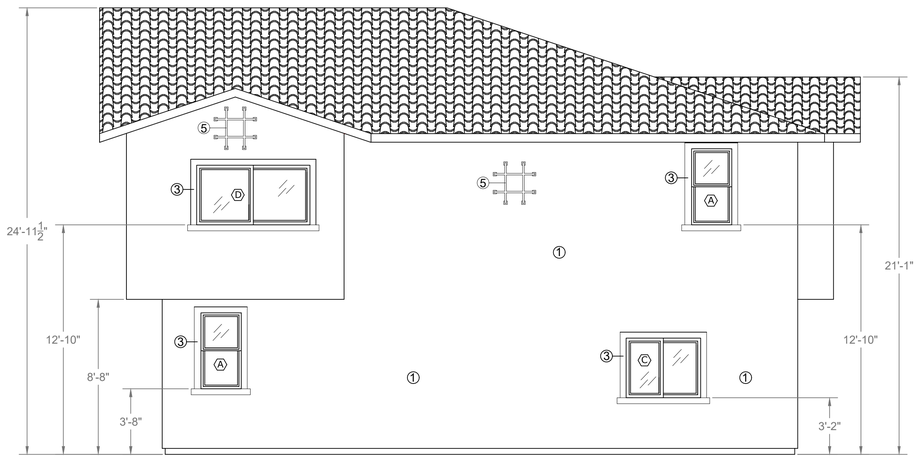
UNITS 9 & 10 - NORTH ELEVATION

* Front (North) Elevation for Units 9 to have partial stone exterior

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	36 x 48	4.3 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Sliding Closet Door	72 x 84
4	Glass Shower Door	30 x 72
5	Bi-Fold Laundry Door	72 x 84
6	Exterior Sliding Door	72 x 84
7	Garage Door	180 x 84



MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

UNITS 9 & 10 - WEST ELEVATION

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

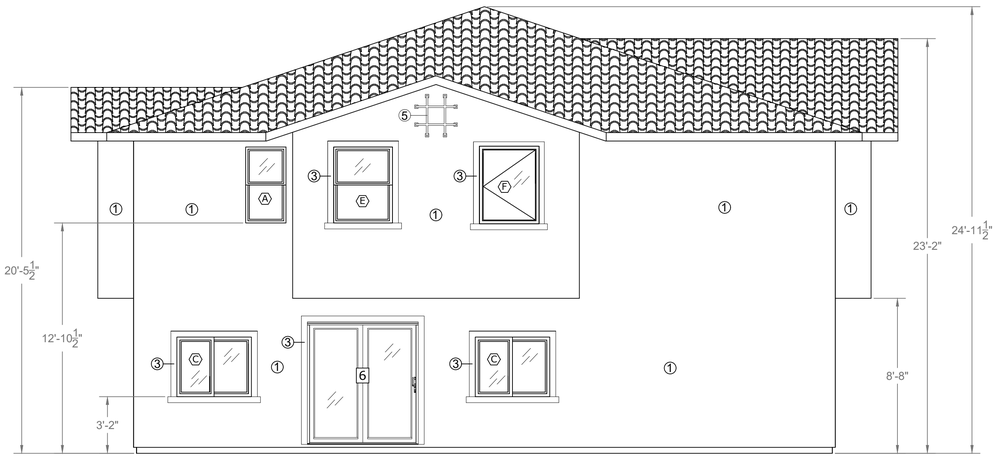
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: ELEVATION - UNITS 9 & 10

SCALE: 1/4"=1'

SHEET #: A-401



MATERIAL LIST:

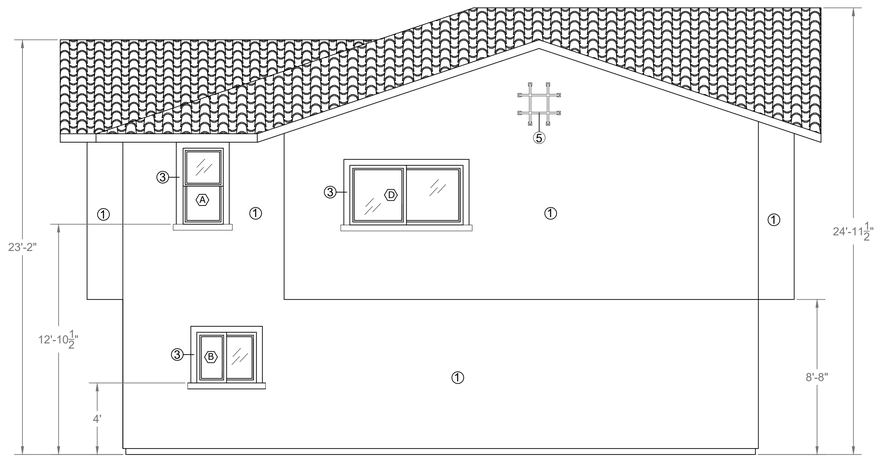
① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

UNITS 9 & 10 - SOUTH ELEVATION

* EGRESS WINDOW

SCHEDULE FOR RETROFIT WINDOWS			
SYM	WINDOW TYPE	SIZE	OPENABLE AREA
Ⓐ	Single Hung	36 x 48	4.3 sq ft
Ⓑ	Slider	36 x 30	2.6 sq ft
Ⓒ	Slider	48 x 36	4.6 sq ft
Ⓓ*	Slider	72 x 36	7.3 sq ft
Ⓔ	Single Hung	36 x 48	4.3 sq ft
Ⓕ*	Casement	36 x 48	7.0 sq ft
Ⓖ	Slider	48 x 12	2.1 sq ft

DOOR LEGEND		
1	Entry Swing Door	36 x 84
2	Interior Swing Door	32 x 84
3	Sliding Closet Door	72 x 84
4	Glass Shower Door	30 x 72
5	Bi-Fold Laundry Door	72 x 84
6	Exterior Sliding Door	72 x 84
7	Garage Door	180 x 84



MATERIAL LIST:

① Stucco
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron

UNITS 9 & 10 - EAST ELEVATION

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

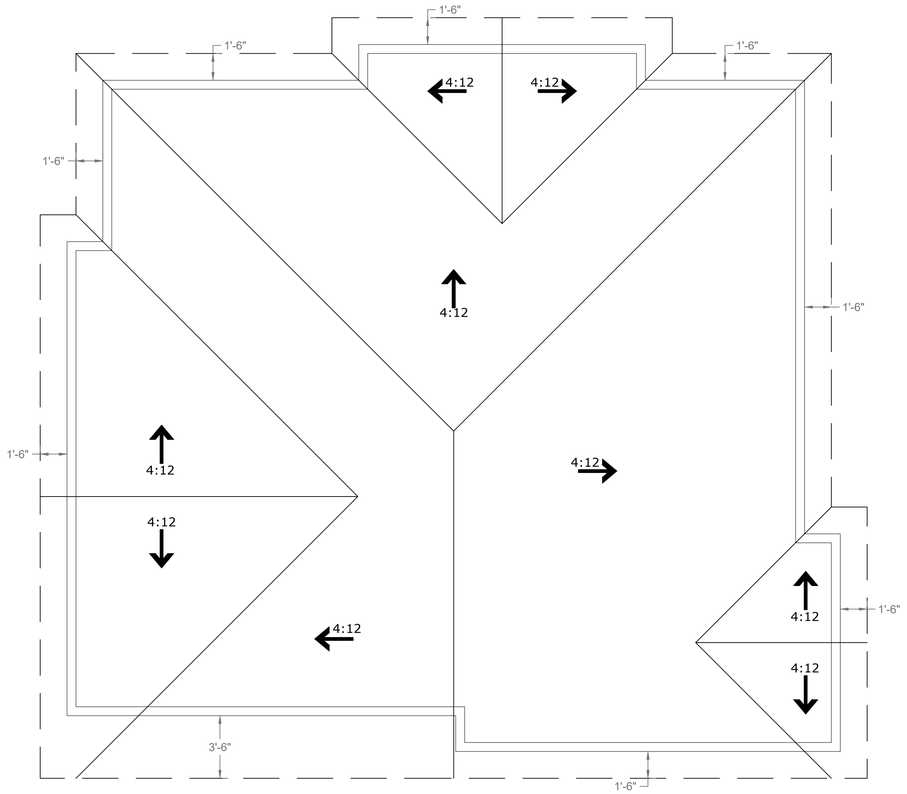
DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: ELEVATION - UNITS 9 & 10

SCALE: 1/4"=1'

SHEET #: A-402



ROOF PLAN - UNITS 9 & 10

SCALE: 1/4" = 1'

N

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

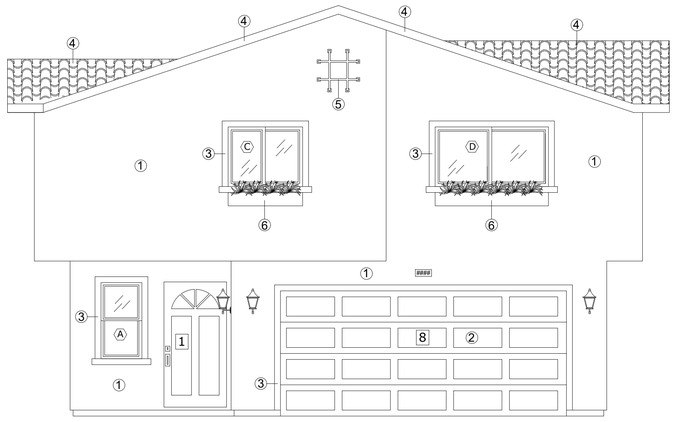
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

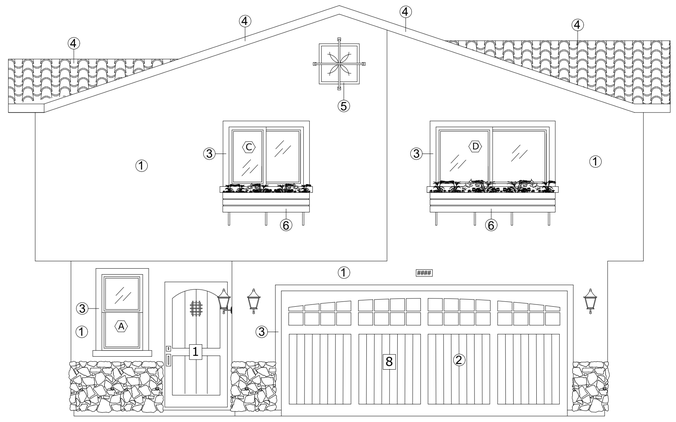
SHEET:
ROOF PLAN -
SUITE 9&10

SCALE:
1/4"=1'

SHEET #:
A-403



OPTION #1



OPTION #2

MATERIAL LIST:

① Stucco
② Wood Garage Door
③ Architectural Foam Trim (Around Windows)
④ Spanish Style Roofing Tile
⑤ Decorative Iron
⑥ Planter Box

MATERIAL LIST:

① Stucco
② Wood Garage Door
③ Exterior Wood Trim
④ Spanish Style Roofing Tile
⑤ Decorative Iron
⑥ Planter Box

JMCC

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
TYP FRONT ELEVATION OPTIONS

SCALE:
1/4"=1'

SHEET #:
A-500

* Unit represented in rendering is Unit 3

* Unit represented in rendering is Unit 4

RENDERINGS

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS:
302 JACMAR DR
MONTEBELLO, CA 90640

PROJECT:
TENTATIVE TRACT MAP

CLIENT:
WILLIAM M. MOLINARI AND
M. ANTONIETA MOLINARI

REVISION DATE:

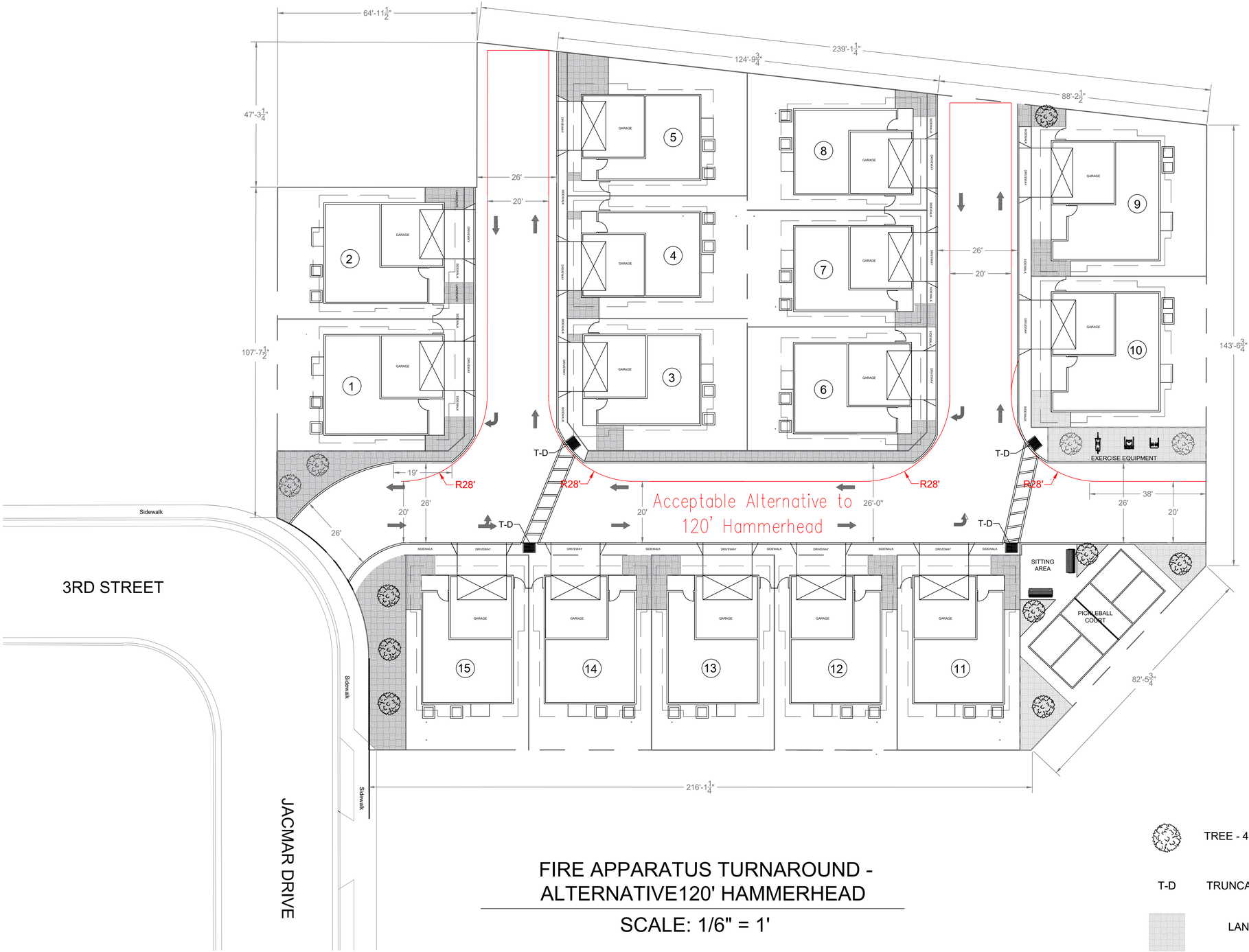
DRAWN BY:
ANTHONY SANCHEZ

DATE:
11.22.23

SHEET:
RENDERINGS

SCALE:
N/A

SHEET #:
A-600



FIRE APPARATUS TURNAROUND - ALTERNATIVE120' HAMMERHEAD

SCALE: 1/6" = 1'

TREE - 4" TRUNK MIN.

T-D TRUNCATED DOMES

LANDSCAPE

JOHN MARK CONSTRUCTION CO.

PROJECT ADDRESS: 302 JACMAR DR MONTEBELLO, CA 90640

PROJECT: TENTATIVE TRACT MAP

CLIENT: WILLIAM M. MOLINARI AND M. ANTONIETA MOLINARI

REVISION DATE:

DRAWN BY: ANTHONY SANCHEZ

DATE: 11.22.23

SHEET: DEAD END APPARATUS TURNAROUND

SCALE: N/A

SHEET #: F-100

EXHIBIT B

SCALE: 1" = 40'

SHEET 1 OF 2

TENTATIVE TRACT MAP NO. 084478

IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 103 OF EL CARMEL TRACT, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 7 PAGES 134 AND 135 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF LOS ANGELES.

SURVEYORS' STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of

Willim M. Molinari and M. Antonieta Molinari October 22, 2023

Peter H Martin

Lic. No. 24889 Date: April 5, 2024

REGISTERED PROFESSIONAL ENGINEER
PETER H. MARTIN
No.24889
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA

COUNTY SURVEYORS' STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this_____day of _____, 20 ____.

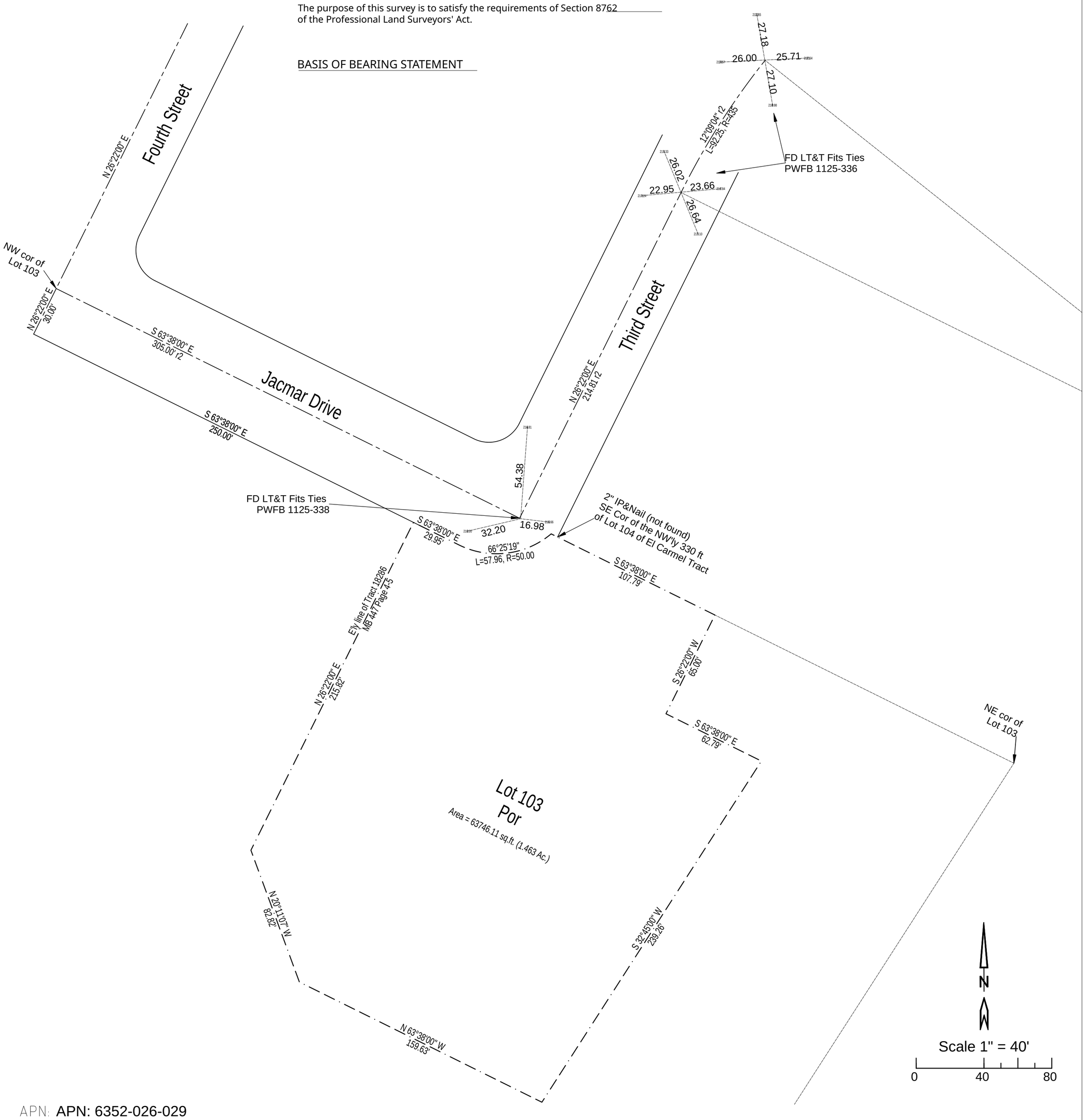
_____
County Surveyor (Deputy)

Lic. No. _____

PURPOSE STATEMENT

The purpose of this survey is to satisfy the requirements of Section 8762 of the Professional Land Surveyors' Act.

BASIS OF BEARING STATEMENT



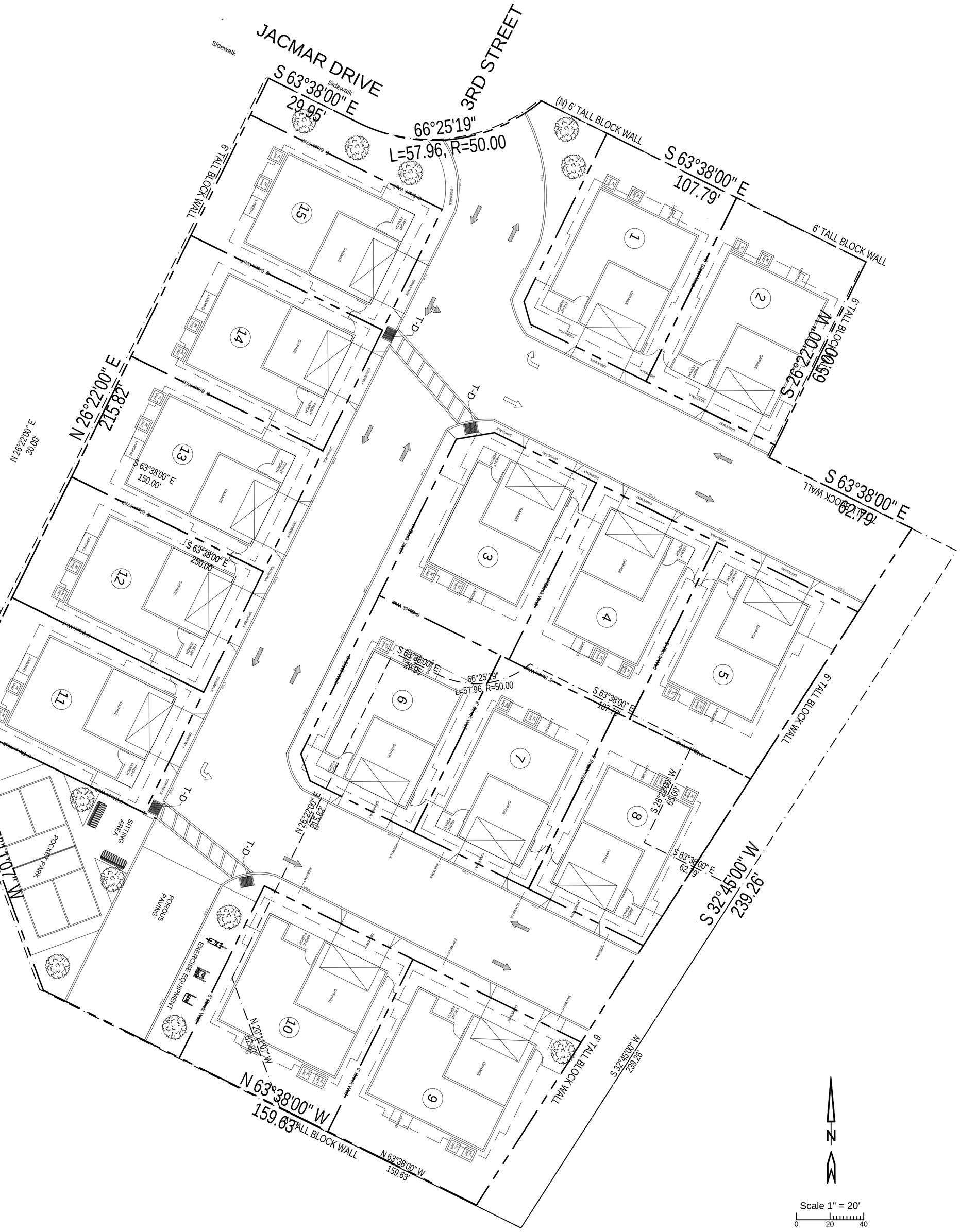
APN: APN: 6352-026-029

SCALE:

TENTATIVE TRACT MAP NO. 084478

IN THE CITY OF MONTEBELLO
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 103 OF EL CARMEL TRACT, IN THE CITY OF MONTEBELLO, COUNTY OF LOS ANGELES, AS RECORDED IN BOOK 7 PAGES 134 AND 135 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF COUNTY OF LOS ANGELES.



N

Scale 1" = 20'

0 20 40

APN: APN: 6352-026-029

EXHIBIT C

CITY OF MONTEBELLO
PLANNING COMMISSION

RESOLUTION NO. 07-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO APPROVING SITE PLAN REVIEW, THREE (3) ZONE VARIANCES AND A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF A TENTATIVE TRACT MAP (TTM NO. 084478) (PC-2024-0002-SPR/ZV/TTM) WITH CONDITIONS TO PERMIT THE CONSTRUCTION OF 15 SINGLE-FAMILY HOMES ON 16 DIFFERENT PARCELS AT 301 JACMAR DRIVE AND ADOPTING A NOTICE OF EXEMPTION UNDER CEQA 15332- CLASS 32 (IN-FILL DEVELOPMENT)

WHEREAS, a Site Plan Review (SPR) Zone Variance (ZV) and Tentative Tract Map (TTM) application has been received and accepted; and

WHEREAS, the Site Plan Review would allow the addition of 15 single family units on 16 units ("Project") for John Mark Kozakar ("Applicant") on behalf of William M. Molinari and Antonieta Molinari ("Property Owner") at the property located at 301 Jacmar Drive ("Project Site") pursuant to Montebello Municipal Code (MMC) Chapter 17.74- Site Plan Review, Chapter 17.72- Variances and Chapter 16.12 Tentative Maps; and

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

WHEREAS, the Site Plan Review, Zone Variances and Tentative Tract Map for Case No. PC-2024-0002-SPR/ZV/TTM / ENV No. 02-24-CE is considered a "project", as per CEQA's definition of a "project"; and

WHEREAS, the Project is Categorically Exempt per CEQA §15332, Class 32 (In Fill Development) and meets the conditions set forth under 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 matters presented at the public hearing and included in the record for this matter, and all other legal prerequisites to the adoption of this Resolution have occurred; 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

A. GENERAL PLAN. The Planning Commission of the City of Montebello finds that the proposed Project is consistent with the General Plan.

Per the Montebello General Plan, the Project conforms to:

1. **General Plan Goal to Encourage urban infill and compact development A2.7a** states a goal "Promote infill development on vacant and underutilized sites…."

2. **General Plan Goal for development that will create diverse and walkable neighborhoods A3.4b** states a goal "Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds."

3. **General Plan Goal to retrofit suburban development P3.6** states the goal to "Integrate more housing choices in existing subdivisions".

   The proposed project conforms to the City of Montebello General Plan Land Use Element as the proposed use will allow the Montebello community to benefit from the addition of the 15 new Single-Family residential homes, providing future Montebello residents with more housing choices in existing residential neighborhoods. The current project site has one home on the lot and the lot size can be utilized for more homes, growing the community. With this increase in housing, it is supporting the General Plan goals by responding to the needs of the community and by reflecting the density standards that are outlined in the housing element of the General Plan.

B. 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 Montebello Municipal Code;

   The 15 proposed units will all have a two-car garage, and heights will not exceed 25 feet, access to all units be via a driveway, the units will

have open space and the setbacks will be landscaped. The applicant is requesting a zone variance from the R-1 standards regarding the minimum required setbacks, lot sizes and the lot coverage percentage per unit. A Site Plan is required due to the project resulting in three or more units according to Section 17.74.030.

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

   The proposed project site is consistent with the general plan and reflects the goals that were set in place when designating certain zoning areas with different housing types. The project site has the capacity for more development and the density is appropriate to the neighborhood and surrounding uses. Similar projects have also been approved in the close vicinity. The current plans are for 15 units with full roads, fire department turn around, and a small park for the residents to enjoy. The zone variance will not cause substantial environmental damage or injure fish or wildlife or their habitat.

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 addition will not have any significant adverse impact on the surrounding properties as the surrounding area is currently developed with an existing single-family unit. The zone variances and subsequent development would not be harmful to the general welfare of the neighborhood, city or create problems for the public health or safety. It would increase the welfare by first supporting investments, bringing in construction and related jobs, and providing housing to the community. The current use is R-1 single family residential, and the proposed residential zoning will not change. All the immediate surrounding land uses are consistent with residential housing. The addition of this project will be consistent with the surrounding land uses and will not have an adverse impact on surrounding properties.

C. ZONE VARIANCE. Pursuant to Section 17.72 of the MMC before any zone variance review shall be granted, all of the following findings must be made:

1. Describe the special major unusual circumstance applicable to the subject property, which do not generally apply to other properties in the vicinity and with the same zoning designation.

   Unlike other properties in the surrounding neighborhood, the subject site is very large for a single-family home. It is a unique 1.38-acre lot. There is not another house like it in the neighborhood. Currently, the unit is providing very little benefit to the neighborhood with so much land being underutilized. Without the zone variance request in this application, the applicant believes they would be deprived of maximizing the market value of their property. The increased property values of this new residential development would increase property tax revenues for the City. Further rejection of the zone variance requests would deprive the applicant of privileges enjoyed by other properties in the vicinity under identical zoning classifications by not being able to fully utilize the project site.

   i. *The lot sizes: This single-family residential lot is special to the neighborhood as there is no other lot in the surrounding area that is the same size, making it difficult to design the homes on such a unique sized lot to optimize the area for each unit, resulting in reduced lot sizes.*
   ii. *Lot coverage: As a result of the lot sizes being smaller than usual, which is not typical, the applicant requests to use as much space as possible causing the lot coverage to be more than usual.*
   iii. *Front setbacks: With the reduced sizes and the lot coverage being above than typically allowed, this unusual case has put the applicant in the position to design the houses in a way that would best benefit the future homeowner. Although the design of the house can allow the applicant to have a larger front yard, the applicant has decided to use the space to allow for a larger private backyard for each of the residents and apply for the zone variance.*

2. Detail how due to the special or unusual circumstance a described above, strict application of the Zoning Code would result in practical difficulties or unnecessary hardships, or would deprive the property privileges enjoyed by other properties in the vicinity and with the same zoning designation.

   The existing property is in some disrepair, and it is the goal of the applicant to revitalize the lot which would result in the demolition of the

existing house and replacing it with modern housing. The house is currently 85 years old and no longer the best use for a lot that size for the city for housing density. The zoning code does not allow the applicant to best utilize the lot with its unique size the applicant is requesting to optimize their lot, allowing the future homeowners to use as much of their lot as possible.

i. *The lot sizes: If the lot sizes were up to standard, there essentially would not be enough room on the lot to accommodate as many homes as the applicant is requesting. The applicant is trying to utilize the lot and has retained inspiration from surrounding developments that have similar lot sizes. Without the minimized lot sizes, the project would not be possible.*
ii. *Lot coverage: If the applicant would design the houses using the Montebello Municipal code requirements, the houses would be extremely small and not suitable for a growing family, which the applicant hopes to house.*
iii. *Front Setbacks: If the applicant were to abide by the front yard setbacks, the future homeowners would have a large front yard and an extremely small backyard. The applicant decided to utilize the space and provide a larger backyard to optimize the space in the best way.*

3. Explain how the Zoning Variance is necessary for the preservation of the substantial property right to allow a reasonable use of the subject property, which is possessed by other properties in the vicinity and with the same zoning designation.

To properly utilize the future lots the applicant is requesting to apply these zone variances to properly utilize the area on the lot and to design each lot to properly maintain the most use out of the project site that is being redeveloped.

i. *Lot sizes: The lot sizes being smaller than required allows for more units which gives the applicant a mechanism to provide more housing options to Montebello residents.*
ii. *Lot Coverage: Being able to build more on each lot provides the units with a bigger house for bigger rooms, kitchen and bathroom areas providing a more comfortable to provide a more attractive home to any future residents.*

iii. *Front setback: Having a smaller front setback allows the residents to enjoy more space in the backyard of the units which is necessary with many of the new housing developments having such a small backyard. Although the applicant will take away from the front setback, every unit will also have an attached garage for two cars.*

4. Describe how the proposed Zone Variance will not cause an adverse effect on the public welfare or surrounding properties.

   The site for the proposed use would not adversely affect the general welfare of the surrounding property owners because the size of the house and the two-story construction is consistent with the majority of the houses in the neighborhood. The property immediately south of the residence, although zoned R-1 single family residential does have three story town homes. There are many other properties in the immediate surroundings with greater densities, assuring this addition will not have any effects on the neighbors or the surrounding area.

   i. *Lot sizes: The variance of lot sizes will not affect the surrounding users as there currently are units in the surrounding area that are similar sizes and have no effect on the surrounding properties.*
   ii. *Lot coverage: Although the lots will be above the allowed lot coverage, and the lots will be fully built out, every unit will be of a similar design, the consistency will ensure no unit will stand out from the others.*
   iii. *Front setback: Although the lots will have a very small front yard, the units will still each have a two-car garage for the residents. This will help with any concerns regarding the limited driveway that will result from the front setback variance.*

5. Describe how the granting of the Zone variance will be consistent with the general plan and intent of the Zoning Code and will not adversely affect the General Plan.

   The proposed project provides single family homes in a neighborhood that also has single family units keeping the use consistent with the current zoning and type of development with similar square footage. The proposed project has been properly notified and will be consistent with the general plan as the project site is has been designated for residential units.

D. TENTATIVE TRACT MAP. Pursuant to Section 16.12 of the MMC before a tentative tract map shall be granted, all of the following findings must be made:

A. Describe how the proposed map is consistent with the General Plan and Specific plans as described in California Government Code Section 65451.

The proposed project that would be allowed through this subdivision would result in over 23,000 square feet of open space and medium cost for 15 families. The zone is consistent with the general plan and provides additional housing in the R1-Zone that is designated for single family housing developments making the project consistent with the general plan.

B. Describe how the design or improvements of the proposed subdivision are consistent with the applicable general and specific plans;

The general plan seeks to balance open space with developed space, and to group uses in neighborhoods for mutual enjoyment of the occupants and the residents. The project provides open space and a private park as well as houses for sale. The development will allow the future resident to enjoy quality housing in a safe and secure environment. The development will also allow for modest growth in the city that will benefit business and the school system.

C. Describe how the site is physically suitable for the type of development.

The existing property has been developed as a single-family home since 1938. The house is aging and is in disrepair. Since its original construction, the community has grown around the house, and many of the developments around it have now have much greater density. The combination of the property's size as well as the denser development around it makes it suitable for this type of housing. The project will have 16 parcels, with 15 single family homes on each separate parcels with a parcel for streets, utilities and a private park which will be owned by all of the homes and managed by a home owners association that will be set upon completion of construction.

D. Describe how the site is physically suitable for the proposed density of the development;

The site is suitable for the proposed density as many of the developments in the surrounding neighborhood also have similar densities and the square footage of the lot can be designed to provide 15 homes. The now underutilized lot will provide housing to Montebello residents.

E. Describe how the design of the subdivision or proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife and their habitat;

The existing house has been built since 1938 as a single-family home, there is no wildlife on the property that can be impacted.

F. Describe how the design of the subdivision or the proposed improvement is not likely to cause serious public health problems;

According to a study conducted by the applicant, the project is estimated to produce less than 113 trips per day including 7 trips during the AM peak hour and 8 during the PM peak hours. The modern construction techniques will be employed for the project with lessen the likelihood of termites and other insects that have the potential of appearing because of the project.

G. Describe how the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

The height of the project will not exceed 25 feet in elevation; thus, it will not conflict with any neighbor's rights with respect to blocking views. The utility easement on the west side of the property for electrical and communication cabling will be maintained. The utility engineering for the project will likely create or renew utility access for the project location itself as well as for the neighborhood.

H. Describe how the discharge of waste from the proposed subdivision into the existing sewer system would not add to or result in violation of existing water quality control standards.

The Los Angeles County Sanitation District will ensure that the construction of these units will not be of great impact to the sewer systems.

SECTION 3. CEQA. The Planning Commission approves and adopts the CEQA Categorical Exemption § 15332 (In Fill Development) Class 32 exemption. A Class 32 exemption under CEQA § 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 CEQA Guidelines 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 for the R-1 (Single - Family Residential) zoning designation.

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 60,101 square-foot (1.38 acres) lot located on Jacmar Drive 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 industrial properties.

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

The proposed project is currently developed with an existing single family home. The subject property is surrounded by additional housing developments and is consistent with the land use designation.

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 as the site is currently developed with an existing residential unit.

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.

SECTION 4. APPROVALS. The Planning Commission hereby approves Site Plan Review ("SPR") Case No. PC-2024-0002-SPR/ZV?TTM with conditions to permit the addition of a 20,000 square foot warehouse to an existing warehouse. ("Project") for John Mark Kozakar ("Applicant") on behalf of William M. Molinari ("Property Owner") at the property located at 301 Jacmar Drive ("Project Site") pursuant to MMC Chapter 17.74 – Site Plan Review, Chapter 17.72- Variances and, Chapter 16.12- Tentative Maps.

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 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, SPR, ZV and TTM (Case No. PC-2024-0002-SPR/ZV/TTM) 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. 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 17.62.080 ("Signs- Residential Zones") of the MMC and the provisions set forth in the SPR.

7. 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.

8. 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.(Case No. PC-2024-0002-SPR/ZV/TTM)

9. The Applicant or successor in interest shall meet the applicable code requirements and all other City Department regulations.

10. 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.

11. 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.

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 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 this SPR (Case No. PC-2024-0002-SPR/ZV/TTM) 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.

15. 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.

16. 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.

17. The development and utilization of the site shall be subject to the review and approval of the Building Department. Additional Montebello Public Works Department requirements may be required prior to issuing building permits.

18. 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.

19. **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.

20. 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.

21. The applicant shall submit detailed landscape and irrigation plans prepared by a licensed Landscape Architect, 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.

22. 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.

23. 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.

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 street shall be swept at the end of the day if visible soil material is carried onto adjacent public paved roads.

27. 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.

28. An application for a Tentative Tract Map to subdivide the lots into 16 separate units, and a final map shall be approved prior to the issuance of building permits.

29. The specifications of the Montebello Public Works Department and the Building Division shall be complied with:

    The Applicant will continue to work with the Building Department to finalize the certification of the Tract Map and will, upon request, provide the Building Department with any additional information or documentation required.

30. 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.

31. All trees shall be at least twenty-four inch (24”) box or equivalent.

32. All landscape planters shall be surrounded by a six (6) inch concrete curb.

33. 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”.

34. 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.

35. Any inevitable exposed wires shall be neatly bolted and painted to match the building color.

36. 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.

37. Any substantial change or modification to the proposed site plan shall be

subject to review and approval by the Planning Commission.

Building Division Conditions

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.

3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.

4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

5. Applicant shall submit a site plan with proposed addressing and file an address assignment application with the City.

6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

9. a) Observation of cleared areas and benches prepared to receive fill;
10. b) Observation of the removal of all unsuitable soils and other materials;

11. c) The approval of soils to be used as fill material;

12. d) Inspection of compaction and placement of fill;

13. e) The testing of compacted fills; and

14. f) The inspection of review of drainage devices.

15. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.

16. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

17. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

18. Separate application and plan review is required for Electrical plans showing the electrical system design serving all proposed units.

19. Separate application and plan review is required for Plumbing plans showing the utility, including but not limited to water, sewer, and gas lines, design servicing all proposed units.

20. Project shall comply with the CalGreen Residential mandatory requirements.

21. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.

22. Demolition permit is required for any existing buildings, including but not limited to a pool and a detached storage shed, which are to be demolished.

23. Separate building permit is required for the perimeter block wall/fence.

24. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

25. A separate permit is required for Fire Sprinklers.

26. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

27. Reviewed by: Building Division/AJ/JK
28. JN: 240081
29. DATE: 1/29/2024

Public Works Department

The following conditions and public improvements will be required to be performed and completed in an acceptable manner to the City in accordance with all applicable rules and laws. Federal, State, County and local laws and regulations for project implementation must be adhere to throughout the duration of the project. The Public Works Department may require other information or may impose additional conditions and requirements as deemed necessary to protect public health and safety.

General:

1) Onsite Groundwater Monitoring Wells, including legally removed, permanent, temporary and active wells, must be depicted on all site plans, grading plans and all other relevant plans. Include a legend that demonstrates ownership, date installed, and type of monitoring well and all other relevant information.

2) Provide Tentative Tract Map which incorporates the adopted conditions of approval and any specific criteria noted by the city. The tentative map must also show existing drainage patterns of all properties adjacent to the site, including relevant topographic elevations from the adjacent properties.

3) Provide demolition plan for existing buildings and pavement. Show utilities to be capped and abandoned at the property lines.

4) Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Diversion Program form. The Construction & Demolition Debris Diversion Program is also applicable with respect to the grading process.

5) Provide Grading and drainage plans, geotechnical report (the report shall provide recommendations for pavement thicknesses, over excavation limits, and etc), infiltration report, and all other applicable reports/plans must be submitted to the Community Development Department for review and approval.

6) Provide a hydrology and hydraulics report prepared by a professional engineer subject to review and approval. All storm drainage facilities serving the development must accommodate a 50-year storm.

7) Provide an on-site utility plan (sewer and water) for review and approval. This plan must include water service for domestic flow, fire flow, and backflow prevention. A water and sewer system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main and sewer as necessary in the public right-of-way.

8) Engineer to show the location of the sewer mainline, nearest manholes, lateral serving the project and configuration of the onsite sewer including diameter and material of the onsite sewer.

9) Engineer to show the location of the water mainline, water meters servicing the development and any newly proposed water meter locations.

10) Engineer to show will serve letter from the water purveyor.

11) Engineer to submit sewer study.

12) Provide a street improvement plan. The street improvement must pavement rehabilitation (2-inch grinding and overlay) along the entire property frontage and up to the street centerline.

13) All public works improvements must comply with the standards and specifications of the city of Montebello or Los Angeles County.

14) Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004004, Order No. ORDER NO. R4-2021-0105 and local Ordinances. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues.

15) Provide and submit SWPPP and pay the fee to the State of California Water Quality Board then submit SWPPP with WDID# to the city.

16) A recorded Covenant and Agreement indicating that the owner of the subject development is aware and agrees to maintain all stormwater BMP features for this project is required. The covenant shall include operation and maintenance guidelines prepared by the project civil engineer/architect.

17) The Engineering Division issues all encroachment/excavation permits in the public right-of-way. Permits are issued to valid State of California licensed contractors to perform the necessary work.

18) Alternative engineering methods for filtration and infiltration must be used to defray a percentage of the storm water runoff into the storm drain system.

19) Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

21) All USA/Dig Alert paint markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement once offsite improvements are completed.

22) The applicant must record the Final Map after the City Council approves the final map and the City Council accepts any applicable bonds or agreements.

23) The applicant/ property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filling a Final Map with the city for approval.

24) Covenants Conditions & Restrictions (CC&R) conforming to these conditions of approval must be filed for approval. The CC&R must be approved as to form by the City Attorney; the applicant must pay for all costs associated with such review. A copy of the approved recorded CC&R must be submitted before final inspection and clearance of the building permit.

25) The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

Fire Department

1) Fire flow analysis showing the existing infrastructure meets/exceeds the 2022 Edition California Fire Code, Appendix B/BB.

2) The development shall comply with all applicable provisions of the California Fire Code, referenced NFPA standards, and local ordinances.
3) Additional requirements may be added during the plan check process, if applicable.

PASSED AND ADOPTED this 4th day of June 2024 by the Planning Commission.

Commissioner Cuevas: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Morales: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Valdez: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Lomeli: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN
Commissioner Medina: ( ) AYE ( ) NOE ( ) ABSENT ( ) ABSTAIN

_____
Alicia Morales, Chair

ATTEST:

_____
Joseph A. Palombi, Director
Planning & Community Development Department

EXHIBIT D

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: Site Plan Review, Zone Variance and Tentative Tract Map to allow the demolition of the existing single family residential unit and construction of 15 new units on 16 separate parcels.

Project Location: 301 Jacmar Drive, Montebello, CA 90640
Case Number(s): PC-2024-0002-SPR/ZV/TTM & ENV No. 02-24-CE

Description of Nature, Purpose, and Beneficiaries of Project: Site Plan Review ("SPR") Zone Variance ("ZV") and Tentative Tract Map ("TTM") Case No. PC-2024-0002-SPR/ZV/TTM to allow the construction of 15 new single-family homes on 16 separate lots at 301 Jacmar Drive ("Project Site").

Name of the Public Agency Approving the Project: City of Montebello
Name of Person or Agency Carrying Out the Project: John Mark Kozakar behalf of William Molinari and Antonieta Molinari, ("Property Owner")

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 Guidelines Section 15332 (In-Fill Development)
☐ Statutory Exemptions. State code number:

Justification for Project Exemption:

The Project is Categorically Exempt per §15332 - Class 32 (In-Fill Development), as none of the limitations set forth in CEQA Guidelines 15300.2 apply. To qualify under an exemption pursuant to Class 32 of Section § 15332 (In Fill Development Projects), the following environmental findings must also be made. The project is consistent with the General Plan as well as applicable zoning designation and regulations being in the R-1 zone with various permitted uses, the Project occurs within City limits and is on a project site of no more than five (5) acres, and the Project Site has no value as habitat for endangered, rare, or threatened species because it is on an existing developed site. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Joseph A. Palombi, Director of Planning & 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