



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

TUESDAY, FEBRUARY 10, 2026 AT 6:30 PM

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

PLANNING COMMISSION MEMBERS

**ARMANDO MEDINA, CHAIR
NATALIA LOMELI, VICE CHAIR
VICTOR CUEVAS, PLANNING COMMISSIONER
ALICIA MORALES, PLANNING COMMISSIONER
NOAH LOPEZ, PLANNING COMMISSIONER**

CITY STAFF

**JOSEPH PALOMBI, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
VIVIANA ESPARZA, PLANNING MANAGER
JILLIAN PICADO, SENIOR ADMINISTRATIVE ASSISTANT**

NOTICE IS HEREBY GIVEN that a Special Meeting for the City of Montebello Planning Commission is hereby called to be held on Tuesday, February 10, 2026, at 6:30 p.m. at **City Hall, Council Chambers, located at 1600 West Beverly Boulevard, Montebello, CA 90640**. The meeting will be live-streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.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 **Jillian Picado** at (323) 887-1218, Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 48 hours before this meeting.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the Planning Commission meetings, you may only address the Planning Commission in person on the day of the meeting. The public may only address the Planning Commission during this Special Meeting on items which have been described in the notice of this meeting, in accordance with Government Code Section 54954.3(a). Speakers will be required to fill out a speaker card provided at the door and submit it to **Jillian Picado** prior to the Public Comment announcement period. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person; staff will number and call each speaker card in the order received.

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, February 10, 2026, by 5:30 p.m.** These comments will be submitted to all members of the Planning Commission and will not be read aloud, but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda or otherwise address matters/issues within the subject matter jurisdiction of the Planning Commission. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the Planning Commission, with the exception of non-agenda written item comments, which will be held over for the next regularly scheduled meeting.

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/agenda packet are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#).

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****CORRECTIONS TO THE AGENDA****PUBLIC COMMENTS (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. **APPROVAL OF PLANNING COMMISSION MINUTES – JANUARY 20, 2026.**

PUBLIC HEARING

2. **AMENDMENTS TO PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT.**

RECOMMENDATION:

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

1. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2487, approving Text Code Amendment No. PC-2026-0013-TCA, amending Chapter 17.22 titled *Commercial Zones Generally* of the Montebello Municipal Code ("MMC") to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2488, approving Text Code Amendment No. PC-2026-0014-TCA, amending Title 17 – *Zoning* of the MMC to establish Chapter 17.21 titled *Objective Design Standards*, to provide new objective design standards for residential and mixed-use development projects; and
3. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2489, approving Text Code Amendment No. PC-2026-0015-TCA, amending Chapter 17.74 titled *Site Plan Review* of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an

- exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially; and
4. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2490, related to proposed zone changes under Case No. PC-2026-0016-ZC, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
 5. Adopt Resolution No. 02-26 recommending that the City Council approve an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
 6. Determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA").

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 **February 17, 2026, at 6:30 p.m.** at City Hall Council Chambers located at 1600 W. Beverly Boulevard, Montebello, CA 90640.

I, Jillian Picado, Senior Administrative Assistant for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Thursday, February 05, 2026, 5:30 p.m.**



Jillian Picado, Senior Administrative Assistant



CITY OF MONTEBELLO

PLANNING COMMISSION MEETING AGENDA

MINUTES

TUESDAY, JANUARY 20, 2026 AT 6:30 PM

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

CALL TO ORDER – Chair Medina called the meeting to order at 6:30 p.m.

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

PLEDGE OF ALLEGIANCE – Chair Medina.

CORRECTIONS TO THE AGENDA – None.

PUBLIC COMMENTS (30 MINUTES)

At this time, the general public may address the Commission/Committee on any items listed on the Agenda, including items not listed on the Agenda (Non-Agenda Items) that are within subject matter jurisdiction. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per person. State Law prohibits the Commission/ Committee from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Chairperson.

STAFF COMMUNICATIONS

Director Palombi shared with the Commission that staff attended the Sacramento Contract Cities conference a few weeks prior. Director Palombi explained that staff met with California's Housing and Community Development Department, where they discussed some of the rezoning requirements related to Montebello's Housing Element. Director Palombi elaborated that there will be a special Planning Commission meeting on February 10th, where staff will present on the Comprehensive Rezoning Ordinance for recommendation. Chair Medina inquired about the last time the City's zoning was reviewed. Director Palombi explained that the City's most current zoning map was prepared in 2014. Director Palombi further explained that the City's zoning code is likely dated, consistent with the City's previous General Plan from 1973. Director Palombi elaborated that the upcoming rezoning would bring forth the zoning regulations into consistency with our General Plan. Director Palombi also stated there will be some other amendments to the site plan and review, which will be consistent with state law and streamline the process moving forward.

MINUTES

- 1. APPROVAL OF THE MINUTES FROM THE PLANNING COMMISSION MEETING HELD ON DECEMBER 16, 2025.**

Vice-Chair Lomeli motioned to approve the meeting minutes, and was Seconded by Commissioner Cuevas. Planning Manager, Viviana Esparza, took roll, and the item was approved 3-0.

PUBLIC HEARING

2. CONDITIONAL USE PERMIT (“CUP”) NO. PC-2025-0008-CUP, TO ALLOW THE ESTABLISHMENT AND OPERATION OF A PUBLIC UTILITY FACILITY ON A VACANT COMMERCIAL LOT LOCATED AT 716 WASHINGTON BOULEVARD, MONTEBELLO, CALIFORNIA 90640.

Director Palombi introduced the item, followed by a presentation from Assistant Planner, Ms. Grace Hayashi, regarding the adoption of Resolution No. 13-25, which recommends the Planning Commission approve a Conditional Use Permit No. PC-2025-0008-CUP to allow the establishment and operation of a Public Utility facility, consisting of the on-site development of two new potable water wells and a slump stone block building at 716 Washington Blvd, as well as adopt the Mitigated Negative Declaration (“MND”) prepared in connection with the proposed Conditional Use Permit. During the presentation, Ms. Hayashi noted that the applicant requested an amendment to the resolution, which is Condition 40, that had already been posted on the agenda. Ms. Hayashi explained that Condition 40 requires the applicant to provide a public park improvement that includes a water feature as a central design element to Chet Holifield Park. Upon completion of the staff’s presentation, Commissioner Cuevas and Vice-Chair Lomeli asked Ms. Hayashi about zoning and industrial uses, the number of existing wells in the City, and noise levels. The applicant, Mr. Marcos Campos, on behalf of California Water Service (Cal Water), approached the podium to elaborate on the project. Mr. Campos advised that they’ll be installing engineered sound enclosures to reduce the sound decibel to 60 decibels from the operating equipment. Mr. Campos emphasized that the pump sits directly on the ground to further reduce noise and stated that when there’s little noise in the facility, you virtually don’t hear the equipment operating. Mr. Campos advised that, according to one of the conditions set out in the resolution, Cal Water will be incorporating mature trees along the North and Northeast walls to help mitigate noise. Director Palombi also touched on the outlined condition regarding the use of mature trees to buffer residential uses from the facility. Director Palombi further confirmed the facility meets the noise requirements as outlined in the City’s Municipal Code. Chair Medina inquired about the need for the facility and if Cal Water had considered other locations and sites in more industrial parts of the City. Mr. Campos advised that Cal Water’s need for wells is to improve reliability and supply to their customers since Cal Water only has a certain portion of the interconnects with South Montebello Irrigation, Montebello Land, and San Gabriel Valley. Mr. Campos also explained Cal Water’s focus for getting a secondary well in the City was due to the proximity to some of the recharge basins, improving cost to the customer, and using surface recharge that is available for water resource needs. Chair Medina inquired about the facility’s location in relation to the Council District. Director Palombi advised that it will be located in District 5. Chair Medina inquired about the water feature’s location. Mr. Jim Crawford, another representative from Cal Water, approached the podium to address and explain the rationale behind the water feature’s location. Director Palombi highlighted Condition 39 in the resolution, which is part of the public benefit component and calls for an educational feature at the project site. Commissioner Cuevas inquired about the setback and open space within the project site. Chair Medina inquired about Cal Water’s outreach effort. Vice-Chair Lomeli inquired about the depth of the well and its consistency with their Carob Way location. Chair Medina inquired about safety measures and someone being on site. Commissioner Cuevas asked about the violation of the conditions of approval as outlined in the resolution and corrective action. The Public Hearing was opened at 7:01 p.m. No members of the public approached the podium for comments or questions. The Public Hearing was closed at 7:02 p.m. Vice-Chair Lomeli motioned to adopt Resolution No. 13-25 and approve a CUP No. PC-2025-0008-CUP to allow the establishment and operation of a Public Utility facility, consisting of the on-site development of two new potable water wells and a slump stone block building at 716 Washington Blvd, as well as adopt the Mitigated Negative Declaration (“MND”) prepared in connection with the proposed Conditional Use Permit. Commissioner Cuevas seconded the motion. Ms. Esparza conducted a roll call vote, and the item was approved unanimously 3-0.

MOTIONED: Vice-Chair Lomeli

SECONDED: Commissioner Cuevas

APPROVED: 3-0-0-2

AYES: Chair Medina, Vice-Chair Lomeli, and Commissioner Cuevas

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Morales and Commissioner Lopez

PLANNING COMMISSION ORALS – Chair Medina acknowledged the passing of Commissioner Morales’ grandmother, Sofia Morales, and advised that he was ending the meeting in her honor.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m. to the next regularly scheduled meeting that will be held on February 3, 2026.

Joseph Palombi, Planning Commission Secretary



ITEM # 2

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

TO: Members of the Planning Commission

FROM: Joseph Palombi, Planning & Community Development Director

BY: Viviana Esparza, Planning Manager
Emilie Fernandez, Assistant Planner
Grace Hayashi, Assistant Planner

SUBJECT: **AMENDMENTS TO PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, SITE PLAN REVIEW STANDARDS, AND CORRESPONDING AMENDMENTS TO THE ZONING MAP CONSISTENT WITH THE MONTEBELLO 2040 GENERAL PLAN AND THE CITY'S HOUSING ELEMENT.**

DATE: February 10, 2026

RECOMMENDATION(S):

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

1. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2487, approving Text Code Amendment No. PC-2026-0013-TCA, amending Chapter 17.22 titled *Commercial Zones Generally* of the Montebello Municipal Code ("MMC") to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22; and
2. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2488, approving Text Code Amendment No. PC-2026-0014-TCA, amending Title 17 – *Zoning* of the MMC to establish Chapter 17.21 titled *Objective Design Standards*, to provide new objective design standards for residential and mixed-use development projects; and

3. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2489, approving Text Code Amendment No. PC-2026-0015-TCA, amending Chapter 17.74 titled *Site Plan Review* of the MMC to update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially; and
4. Adopt Resolution No. 02-26 recommending that the City Council introduce and adopt Ordinance No. 2490, related to proposed zone changes under Case No. PC-2026-0016-ZC, approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
5. Adopt Resolution No. 02-26 recommending that the City Council approve an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and
6. Determine and find that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA").

BACKGROUND:

On June 22, 2022, the City Council adopted the City's Housing Element (6th Cycle, 2021-2029), and subsequently was certified by the California Department of Housing and Community Development ("HCD") on July 11, 2022.

On April 10, 2024, the City Council adopted the Montebello 2040 General Plan and the Downtown Montebello Specific Plan and certified a Final Environmental Impact Report ("Final EIR") for both documents. The Montebello 2040 General Plan Update establishes the City's long-term vision, goals, and policies to guide future development throughout the City.

As part of an extensive community engagement conducted from October 2020 through February 2024, approximately 31 public outreach activities were held in connection with the 2040 General Plan, Bike Plan, and Downtown Specific Plan. These community engagement efforts included 12 meetings before the decision-making bodies, 19 public workshops/focus group meetings, and two (2) separate surveys. The Montebello 2040 General Plan reflects input received from the community, stakeholders, and all who participated in the process. Through this community-based and collaborative approach, the General Plan has been designed to represent the interests and feedback of the community and to guide Montebello forward with a vision that supports progressive growth while preserving and enhancing the City's quality of life.

The proposed text code amendments are a matter of citywide importance and are necessary to preserve and protect the public peace, health, safety, and welfare. These amendments serve as a critical implementation tool for the City's Sixth Cycle Housing Element and the Montebello 2040 General Plan by ensuring that adopted goals and policies are realized through corresponding regulatory updates. The amendments advance the City's housing and land use commitments by establishing new zoning classifications consistent with the City's mixed-use standards, codifying Objective Design Standards for residential and mixed-use developments, removing regulatory constraints, streamlining development review processes, and improving consistency with recent State housing legislation. To ensure full alignment with the goals, objectives, and policies of the General Plan and Housing Element, City staff is proposing amendments to the MMC as outlined below.

1. **Chapter 17.22 - Commercial Zones Generally:** Add Sections 17.22.220 through 17.22.240 to establish new mixed-use development standards applicable to the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, along with related updates incorporating mixed-use development provisions into Chapter 17.22.
2. **"New" Chapter 17.21 – Objective Design Standards:** Establish a new chapter within the MMC to provide objective design standards for residential and mixed-use development projects.
3. **Chapter 17.74 – Site Plan Review:** Update thresholds for when a site plan review is required, remove provisions that allow the combination of multiple discretionary entitlement approvals under a single application, and include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially.
4. **Rezoning and Zoning Map Update:** Approve a Zone Change and amend the City's Zoning Map to rezone certain properties to ensure general consistency with the land use designations established by the Montebello 2040 General Plan, specifically the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029).

ENVIRONMENTAL:

The proposed amendments to Title 17 of the Montebello Municipal Code and the Zoning Map are consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The 2040 General Plan includes the City's 6th Cycle Housing Element, which was previously adopted and certified by the California Department of Housing and Community Development and was also analyzed within the Final EIR. The proposed zoning text and

map amendments are within the scope of the certified Final EIR and do not result in new or more severe impacts. No further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168.

ANALYSIS:

Collectively, the proposed zoning text amendments are intended to update Title 17 (Zoning) of the MMC to improve the housing development review process, ensure consistency with the City's General Plan and Housing Element, and maintain compliance with State housing law. These amendments are described in greater detail below.

MIXED-USE STANDARDS (Attachment B)

The Montebello 2040 General Plan encourages mixed-use development as a means to integrate residential, commercial, office, civic, and employment uses in order to reduce vehicle trips and support walkable neighborhoods. Mixed-use development promotes economic development by allowing residential units, commercial uses, and employment opportunities to be located in close proximity. These development patterns support housing opportunities, reduce vehicle miles traveled, and strengthen neighborhood character.

Consistent with the goals and objectives of the Montebello 2040 General Plan, the City Council seeks to establish a flexible zoning framework that allows for high-quality mixed-use development while ensuring compatibility with existing neighborhoods. The intent of the mixed-use regulations is to provide clear development standards, permitted uses, and review procedures to guide future development within the City.

This proposed text amendment would amend Chapter 17.22 (Commercial Zones Generally) of the Montebello Municipal Code to establish mixed-use development standards within the City's C-1 and C-2 commercial zones. The ordinance allows for the integration of residential, commercial, office, civic, and compatible employment uses within a single development. It establishes clear and objective regulations related to permitted and conditionally permitted uses, development intensity, building height, setbacks, parking, open space, and design standards. The mixed-use framework supports both vertical and horizontal development patterns and encourages pedestrian-oriented projects located near transit routes and multimodal corridors. The ordinance also includes incentives for housing development by allowing ministerial review when projects meet established objective design standards.

This ordinance implements the Montebello 2040 General Plan and advances the City's long-term land use, housing, and economic development goals by encouraging infill and redevelopment of underutilized commercial properties, increasing housing opportunities near transit corridors, and supporting local businesses.

The proposed amendments to Chapter 17.22 are set forth in Attachment B, attached hereto and incorporated by reference, with new text shown in underline (example) and deleting the text shown in strikeout (~~example~~).

OBJECTIVE DESIGN STANDARDS (Attachment C)

The State of California has adopted a series of laws to address the ongoing housing crisis and better meet the housing needs of its residents. These laws require cities across California to review and update their residential development and design standards to support faster and more predictable permitting timelines, while still achieving reasonable and high-quality design outcomes. Cities must ensure their local regulations comply with State law and do not unnecessarily hinder the development of housing.

In November 2020, the Southern California Association of Governments (“SCAG”) Regional Council approved the 2020 Sustainable Communities Program (“SCP”) Housing and Sustainable Development (“HSD”) Call for Applications. Through this program, SCAG awarded a Regional Early Action Planning (“REAP”) grant to the City of Montebello to evaluate, document, and modernize its multi-unit and mixed-use development standards and permitting processes. This effort is intended to support a greater understanding of how objective development standards can help increase housing production in Los Angeles County and throughout California.

As part of the REAP program, SCAG retained a design and planning consulting firm to develop a custom zoning “toolkit” of objective development standards tailored to the City of Montebello. This toolkit is intended to assist the City in more efficiently adopting new standards into the zoning code and implementing State housing law requirements.

Objective standards are clear, measurable development criteria used by local agencies to regulate new projects. These standards provide certainty for both applicants and the public and are the sole basis on which a local agency may approve, deny, or condition certain housing projects under State law. Establishing objective standards is a key strategy for cities seeking to increase housing production while maintaining compatibility with community character.

The City’s commitment to objective standards is reflected in Programs 11 and 12 of the City’s 2021–2029 Housing Element. Program 11 calls for the establishment of clear, precise, and objective development standards based on the community’s vision, along with a streamlined approval process for projects that comply with those standards. Program 12 further commits the City to simplifying and making the permitting and regulatory review process more predictable in order to reduce development costs and encourage new housing construction.

Consistent with these commitments, staff is proposing a text amendment to Title 17 of the MMC to add Chapter 17.21 – *Objective Design Standards*, which would establish objective design standards applicable to residential and mixed-use developments. The effort utilizes the guidance of the SCAG objective design standards toolkit and existing standards currently applied by the City, such as the Downtown Montebello Specific Plan requirements for floor area ratio, height, open space, building modulation, frontage, setbacks, and step backs.

For reference, the proposed Ordinance for Chapter 17.21 is set forth in Attachment C.

SITE PLAN REVIEW (Attachment D)

The primary objective of Chapter 17.74 - Site Plan Review (“SPR”) 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. City Staff is proposing several text amendments to Section 17.74.030 – *When Required*, including increasing the thresholds that trigger a site plan review, eliminating language that bundles discretionary entitlements per project, and adding exceptions for qualifying mixed-use and residential projects.

The SPR ordinance was last updated in 1990 and currently requires a site plan review for both commercial and industrial projects involving the construction of five thousand square feet or more of building area, as well as residential projects resulting in three or more dwelling units. The proposed zoning amendment to Section 17.74.030(A) revises the threshold for required site plan reviews in industrial and commercial zoning districts from 5,000 square feet of new construction to 25,000 square feet or more and revises the threshold for residential projects from three or more dwelling units to ten or more dwelling units.

These amendments are intended to better align the level of regulatory review with the scale, complexity, and potential impacts of development. Commercial and industrial projects under 25,000 square feet are generally limited in intensity and are less likely to generate substantial impacts related to traffic, infrastructure demand, environmental effects, or land use compatibility. As such, requiring site plan review for smaller projects may impose unnecessary regulatory burdens without providing a corresponding public benefit. Similarly, increasing the residential threshold from three to ten dwelling units reflects contemporary development patterns and planning objectives. Smaller residential projects such as duplexes, triplexes, and small multi-unit developments, typically have minimal impacts on surrounding neighborhoods and infrastructure and are often consistent with existing zoning standards. Requiring site plan review for projects with as few as three units can create barriers to modest infill development, housing diversity, and the efficient use of urban land. By raising the threshold to ten dwelling units, the City can focus discretionary review on larger residential projects that are more likely to affect neighborhood character, circulation, parking demand, and public services, while streamlining the approval process for smaller-scale housing projects that support local and regional housing goals.

Additionally, Section 17.74.030(A) currently states that a separate site plan review is not required for projects that require approval of a conditional use permit. Staff is proposing that this language be removed from the ordinance, thereby allowing each discretionary entitlement to be processed and approved independently. This change will enable Staff and decision-makers to make distinct findings for each entitlement, rather than combining multiple approvals under a single application.

Processing discretionary entitlements separately improves clarity, transparency, and consistency in project review. Each type of approval looks at different aspects of a project and has its own standards that must be met. Reviewing them independently allows staff and decision-makers to clearly explain how a project meets each set of requirements,

rather than combining multiple approvals into a single decision. This change improves transparency for the public, helps ensure that all applicable standards are properly addressed, and strengthens the overall review process.

Lastly, staff is proposing to add Section 17.74.030(B) to include an exception in the site plan review standards that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households.

This exception is intended to support the development of affordable housing by reducing review time and cost. State housing laws increasingly encourage or require streamlined, ministerial approval processes for housing projects that meet objective development standards and include affordable units. By allowing qualifying projects to proceed through ministerial review, the City is aligning its local regulations with state housing policies, reducing barriers to affordable housing development, and supporting regional and statewide housing production goals.

Projects eligible for this exception would still be required to comply with all applicable zoning, design, and development standards, ensuring compatibility with surrounding areas while advancing housing affordability and equity objectives.

The proposed amendments to Chapter 17.74 are set forth in Attachment D, attached hereto and incorporated by reference, with new text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~).

REZONING AND ZONING MAP UPDATE (Attachments E and F)

Prior to the adoption of the Montebello 2040 General Plan Update, the City's General Plan had last been comprehensively updated in 1973, which was also the last time the City's zoning designations were substantially revised.

In alignment with the proposed zoning text amendments, City staff is proposing to rezone approximately 270 parcels and to amend the Zoning Map accordingly. The proposed rezoning is based on the following criteria:

- To ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element; and
- To correct existing nonconforming or improperly zoned parcels in order to align zoning designations with surrounding land use patterns and current development standards.

Consistent with the proposed mixed-use development standards and objective design standards, the zoning amendments would allow mixed-use development within the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts. These changes focus on the City's primary commercial corridors, including Montebello

Boulevard, Beverly Boulevard, Whittier Boulevard, Washington Boulevard, and Garfield Avenue.

A central objective of the Montebello 2040 General Plan is to preserve and stabilize established residential neighborhoods while directing growth toward key commercial corridors. The proposed comprehensive Zoning Map update advances this vision by enhancing opportunities for increased residential density along these corridors, supporting the provision of affordable and accessible housing, and encouraging mixed-use development. Collectively, the amendments ensure consistency with the land use framework established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element.

For reference, the proposed rezoning ordinance is provided in Attachment E, and the updated City Zoning Map is included in Attachment F.

GENERAL PLAN CONSISTENCY

The proposed Zoning Code amendments and Zoning Map updates are consistent with and meet the goals and policies of the City of Montebello 2040 General Plan. The General Plan emphasizes directing growth to established corridors and neighborhoods through compact, infill development and mixed-use land uses. Policies within "*Our Prosperous Community*" chapter (Policies P2.2, P2.6, P2.7) support corridor-focused development, urban infill, and compact development patterns while preserving and enhancing existing industrial areas to meet current and future needs. The proposed zoning updates align with these policies by allowing increased density and flexibility within designated corridors and neighborhood land use areas, while maintaining protection for existing sites. Additionally, policies within "*Our Well-Planned Community*" chapter (Policies P3.3, P3.4, and P3.6) promote revitalization of established neighborhoods and corridors, encourage the development of diverse and walkable neighborhoods, and support the preservation and expansion of industrial districts.

Although approval of the proposed amendments will bring the majority of identified parcels into alignment with the City's General Plan, with an emphasis on rezoning those sites identified in the City's 6th Cycle Housing Element, the General Plan is not intended to function as a universal solution for every neighborhood. The General Plan does not function as a regulatory document; rather, it provides a vision with goals and policies. As implementation moves forward and additional site-specific and neighborhood-level conditions are evaluated, some parcels may remain inconsistent with the adopted designations. Staff will continue to evaluate those parcels on a case-by-case basis and may be considered for future General Plan designation amendments and/or rezoning to ensure the City's land use policies remain responsive, context-sensitive, and consistent with long-term planning objectives.

Collectively, these policies support the proposed Text Code Amendments and Zoning Map update, that are consistent with and support the Montebello 2040 General Plan by advancing the City's adopted goals, objectives, and future vision for growth and development. The proposed amendments all align with applicable land use objectives,

ensuring that future development is compatible with the future goals of the City and maintain consistency with the General Plan's framework.

The following General Plan goals and policies apply to the proposed Text Code Amendments within Title 17 of the Montebello Municipal Code and the proposed update to the City's Zoning Map:

General Plan "Our Prosperous Community" Element policy 2 (P2.2) *"Promote corridor development."*

General Plan "Our Prosperous Community" Element policy 2 (P2.6) *"Preserve and enhance industrial areas."*

General Plan "Our Prosperous Community" Element policy 2 (P2.7) *"Encourage urban infill and compact development."*

General Plan "Our Well-Planned Community" Element policy 3 (P3.3) *"Revitalize established neighborhoods and corridors".*

General Plan "Our Well-Planned Community" Element policy 3 (P3.4) *"New development will create diverse and walkable neighborhood".*

General Plan "Our Well-Planned Community" Element policy 3 (P3.6) *"Preserve and enhance the industrial district while retaining and expanding existing businesses".*

SUMMARY:

The proposed text code amendment conforms with the Montebello 2040 General Plan and the City's Housing Element, as they implement policies that promote mixed-use development, objective design standards, and consistency between zoning regulations and General Plan land use designations. Staff recommends that the Planning Commission adopt Resolution No. 02-26, recommending that City Council adopt an Ordinance amending various provisions of Title 17 within the Montebello Municipal Code and approving amendments to the City's Zoning Map.

The proposed zoning code amendments include the establishment of new mixed-use development standards, the adoption of objective design standards for residential and mixed-use developments consistent with the Montebello 2040 General Plan, and revisions to the existing site plan review standards. In addition, the proposed Zoning Map amendments would rezone certain properties to ensure consistency with their underlying General Plan land use designations. Collectively, these amendments are intended to implement the goals, policies, and programs of the City's General Plan and Housing Element in accordance with State Housing Law.

ATTACHMENT(S)

PLANNING COMMISSION AGENDA REPORT - MEETING OF FEBRUARY 10, 2026

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1. Attachment A . Resolution No. 02-26
2. Attachment B. Draft Ordinance No. 2487 -- Mixed-Use Standards
3. Attachment C. Draft Ordinance No. 2488 -- Objective Design Standards
4. Attachment D. Draft Ordinance No. 2489 -- Site Plan Review Standards
5. Attachment E. Draft Ordinance No. 2490 -- Rezoning
6. Attachment F. Updated Zoning Map

**CITY OF MONTEBELLO
PLANNING COMMISSION
RESOLUTION NO. 02-26**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING TEXT CODE AMENDMENTS TO VARIOUS PROVISIONS OF TITLE 17 (ZONING) OF THE CITY OF MONTEBELLO MUNICIPAL CODE, RELATED TO MIXED-USE DEVELOPMENT STANDARDS, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED-USE DEVELOPMENTS, AND SITE PLAN REVIEW STANDARDS, AND APPROVING NEW ZONING CLASSIFICATIONS FOR CERTAIN PARCELS AND AMENDMENTS TO THE CITY'S ZONING MAP CONSISTENT WITH THE CITY'S GENERAL PLAN AND HOUSING ELEMENT

WHEREAS, On June 22, 2022, The City Council adopted the City's Housing Element (6th Cycle, 2021-2029), and subsequently was certified by the California Department of Housing and Community Development ("HCD") on July 11, 2022; and

WHEREAS, On April 10, 2024, the City Council adopted the Montebello 2040 General Plan and Downtown Montebello Specific Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR"). The Montebello 2040 General Plan Update is intended to create the vision, goals, and policies for future development within the City; and

WHEREAS, From October 2020 through February 2024, approximately 31 public outreach activities were held in connection with the 2040 General Plan, Bike Plan, and Downtown Specific Plan; and

WHEREAS, City staff proposes amendments to Title 17 of the Montebello Municipal Code to include the establishment of mixed-use development standards, the adoption of objective design standards for residential and mixed-use developments, and revisions to the existing site plan review standards, and implement corresponding rezoning and zoning map amendments to ensure consistency with the Montebello 2040 General Plan and the City's Housing Element; and

WHEREAS, The Montebello 2040 General Plan and adopted Housing Element establish goals and policies to facilitate mixed-use and residential development, increase housing supply, and ensure consistency with State laws; and

WHEREAS, The proposed text code amendments and zoning map update are a companion effort to Montebello's General Plan and Housing Element, which include commitments from the City to look at ways to encourage housing development by removing constraints, streamlining, and improving the development review process while being consistent with recent State legislation; and

WHEREAS, Pursuant to Government Code section 65853, a zoning ordinance or an amendment to a zoning ordinance which imposes any regulations for the use of buildings, structures, and land as between industry, business, residences, and open space shall be adopted in the manner set forth in Sections 65854 to 65857 of the Government Code; and

WHEREAS, Section 65854 of the Government Code requires that the Planning Commission hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance; and

WHEREAS, Pursuant to Montebello Municipal Code (“MMC”) Chapter 17.76, the Planning Commission must recommend a specific course of action to the City Council after a public hearing has been conducted on any proposed zone change or amendment; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0013-TCA) Ordinance No. 2487 amending Chapter 17 of the MMC adding Sections 17.22.220 through 17.22.240– *Mixed-Use Development Standards* to establish new mixed-use development standards applicable to C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts, as well as other miscellaneous updates to Chapter 17.22 that include language related to the mixed-use development standards; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0014-TCA) Ordinance No. 2488 amending Chapter 17 of the MMC adding Chapter 17.21 – *Objective Design Standards* to create new standards and requirements for new buildings situated along major corridors and neighborhood streets; and

WHEREAS, Staff is proposing Text Code Amendment (PC-2026-0015-TCA) Ordinance No. 2489 amending Chapter 17 of the MMC, specifically Chapter 17.74 – *Site Plan Review* to update the thresholds related to when an SPR is required within residential, commercial, and industrial zoning districts. Additionally, to remove Section 17.74.030(A) that states a separate site plan review is not required for projects that require approval of a conditional use permit. Lastly, to add Section 17.74.030(B) to include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households; and

WHEREAS, Staff is proposing a rezoning (PC-2026-0016-ZC) Ordinance No. 2490 amending the zoning of approximately 270 parcels to ensure consistency with the new 2040 General Plan Land Use Designations, specifically the opportunity sites identified in the City’s 6th Cycle Housing Element (2021-2029), and to correct nonconforming or improperly zoned parcels to ensure consistency with surrounding land use patterns and current development standards; and

WHEREAS, Staff is proposing an amendment to the City’s Zoning Map in correlation with the rezoning to ensure consistency with the land use designations established by the 2040 Montebello General Plan and the opportunity sites identified in the City’s Housing Element; and

WHEREAS, A duly noticed public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other substantial evidence presented at the public hearing and included in the record for this matter; and

WHEREAS, All other legal prerequisites to the adoption of this Resolution have occurred; and

NOW THEREFORE, Planning Commission of the City of Montebello hereby finds, declares and resolves as follows:

SECTION 1. The above Recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. Pursuant to Montebello Municipal Code (MMC) Section 17.76.020, the Planning Commission does hereby initiate the proposed text code amendments of provisions of Title 17 of the MMC to add Section 17.22.220 through 17.22.240 as set forth in Ordinance No. 2487, to add Chapter 17.21 as set forth in the draft Ordinance No. 2488, to amend Chapter 17.74 as set forth in Ordinance No. 2489, to approve the rezoning of certain properties as set forth in Ordinance No. 2490, and to approve an amendment to the City's Zoning Map as set forth in this Resolution No. 02-26.

SECTION 3. The Planning Commission hereby finds that amending Chapter 17 of the MMC to add Sections 17.22.220 through 17.22.240 – *Mixed-Use Standards*, to add Chapter 17.22 – *Objective Design Standards*, to amend and add to Chapter 17.74 – *Site Plan Review*, to amend the zoning of certain parcels, and to amend the existing Zoning Map, is consistent with the objectives and policies of the 2040 General Plan and seeks to propose and implement practices which are responsible to the needs of the community. Additionally, the proposed amendments are not likely to cause any serious public health or welfare problems and will not conflict with any other uses within the City.

SECTION 4. The proposed Text Code Amendments to Chapter 17 of the MMC and rezoning of parcels have been reviewed with respect to applicability and the Planning Commission hereby recommends that the City Council of the City of Montebello find and determine that the proposed amendments to Title 17 of the MMC and the Zoning Map are within the scope of, and consistent with, the 2040 General Plan and Downtown Montebello Specific Plan, for which the City Council certified a Final Environmental Impact Report ("Final EIR") on April 10, 2024 (State Clearinghouse No.2023050665), in compliance with the California Environmental Quality Act ("CEQA").

SECTION 5. Based on the Recitals, staff's report and presentation, and all oral and written testimony, the Planning Commission of the City of Montebello hereby recommends that the City Council of the City of Montebello adopt:

1. Ordinance No. 2487 approving Text Code Amendment (PC-2026-0013-TCA) amending Chapter 17 of the Montebello Municipal Code adding Sections 17.22.220 through 17.22.240 – *Mixed-Use Standards* establishing new mixed-use development standards applicable to C-1 and C-2 zoning districts, as well as other miscellaneous updates to Chapter 17.22 as provided in Exhibit A, attached hereto and incorporated by reference.
2. Ordinance No. 2488 approving Text Code Amendment (PC-2026-0014-TCA) amending Chapter 17 of the Montebello Municipal Code adding Chapter 17.21 – *Objective Design Standards* related to objective design standards for residential and mixed-use development as provided in Exhibit B, attached hereto and incorporated by reference.
3. Ordinance No. 2489 approving Text Code Amendment (PC-2026-0015-TCA) amending Chapter 17 of the Montebello Municipal Code Chapter 17.74 – *Site Plan Review* related to updating the thresholds related to when a Site Plan Review is required within residential, commercial, and industrial zoning districts. Additionally, removing language in Section 17.74.030(A) that states a separate site plan review is not required for projects that require approval of a conditional use permit. Lastly, to add Section 17.74.030(B) to include an exception that would allow certain qualifying mixed-use or residential projects to be reviewed ministerially, rather than through the discretionary site plan review process, when at least 20 percent of the residential units are reserved for low-income households as provided in Exhibit C, attached hereto and incorporated by reference.

4. Ordinance No. 2490 approving a rezone (PC-2026-0016-ZC) approving the rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan, specifically the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029); and as provided in Exhibit D, attached hereto and incorporated by reference.
5. Resolution No. 02-26 approving an amendment to the City's Zoning Map to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's 6th Cycle Housing Element (2021-2029), as provided in Exhibit E, attached hereto and incorporated by reference.

SECTION 6. The Planning Commission Secretary shall certify the adoption of this Resolution, and it shall go into effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of February 2026 by the Planning Commission.

Armando Medina, Chair
Montebello Planning Commission

ATTEST:

I, _____, Secretary of the City of Montebello Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. 02-26 has been duly signed by the Chair, and attested by the Secretary, all at a meeting of the Montebello Planning Commission, held February 10, 2026, and that same was approved and adopted by the following vote to wit:

Chair Medina:	<input type="checkbox"/> AYE <input type="checkbox"/> NOE <input type="checkbox"/> ABSENT <input type="checkbox"/> ABSTAIN
Commissioner Lomeli	<input type="checkbox"/> AYE <input type="checkbox"/> NOE <input type="checkbox"/> ABSENT <input type="checkbox"/> ABSTAIN
Commissioner Morales	<input type="checkbox"/> AYE <input type="checkbox"/> NOE <input type="checkbox"/> ABSENT <input type="checkbox"/> ABSTAIN
Commissioner Cuevas	<input type="checkbox"/> AYE <input type="checkbox"/> NOE <input type="checkbox"/> ABSENT <input type="checkbox"/> ABSTAIN
Commissioner Lopez	<input type="checkbox"/> AYE <input type="checkbox"/> NOE <input type="checkbox"/> ABSENT <input type="checkbox"/> ABSTAIN

Joseph A. Palombi, Secretary
Montebello Planning Commission

“EXHIBIT A”

ORDINANCE NO. 2487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.22 COMMERCIAL ZONES GENERALLY TO INCLUDE MIXED USE DEVELOPMENT STANDARDS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, mixed-use development promotes efficient land uses, economic vitality, housing opportunities, reduced vehicle trips, and enhanced community character; and

WHEREAS, the General Plan encourages mixed-use development to integrate residential, commercial, office, civic, and employment uses to reduce vehicle trips and support walkable neighborhoods; and

WHEREAS, mixed-use development promotes economic development by encouraging residential units with commercial uses and employment opportunities within close proximity to residential areas; and

WHEREAS, the mixed-use is intended to provide clear development standards, permitted uses, and review procedures to guide future development; and

WHEREAS, the City Council desires to provide a flexible zoning framework that allows for high quality development while ensuring compatibility with existing neighborhoods; and

WHEREAS, the City Council finds that establishing mixed-use standards is consistent with the goals and policies of the Montebello General Plan and the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City’s General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.22 of the Montebello Municipal Code is hereby amended in its entirety to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.22 COMMERCIAL ZONES GENERALLY

17.22.010 Scope.

The following regulations shall be applicable to all properties and uses on any commercial (C) zone. The mixed-use sections shall apply to the C-1 and C-2 zones as described in section 17.22.220.

17.22.020 Development standards—Lot area, width and depth.

Exhibit 17.22.020 Commercial Development Standards, not applicable to mixed-use or standalone residential development projects.

**EXHIBIT 17.22.020
COMMERCIAL DEVELOPMENT STANDARDS**

Zone	Minimum Lot			Maximum		
	Area	Width	Depth	Building Height	Floor Area Ratio	Lot Coverage
C-R	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	0.5:1	60%

C-1	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	1:1	Unlimited except for required yard areas
C-2	2,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	3:1	Unlimited except for required yard areas
C-M	7,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	2:1	Unlimited except for required yard areas

17.22.030 Off-street parking and loading.

In addition to the following regulations, each lot or parcel of land in the C zones shall have and maintain off-street parking as prescribed in Chapter 17.52 of this code, Off-Street Parking Regulations. Any use with a gross floor area over six thousand square feet which requires deliveries or shipments must provide off-street loading facilities in accordance with the following requirements:

- A. Required Spaces. Off-street loading spaces shall be provided on the same lot with every building or separate occupancy as follows:

Gross Floor Area (square feet)	Required Spaces
6001 — 10,000	1
10,001 — 20,000	2
20,001 — 50,000	3
50,001 — 100,000	4
100,001 — 200,000	5
Each additional 100,000, or fraction thereof	1

- B. Size. Each off-street loading space shall be not less than twelve feet in width and thirty feet in length and fifteen feet in height. Uses requiring four or more spaces shall have one quarter (twenty-five percent) of the spaces with a minimum width of fourteen feet and a minimum length of sixty feet.
- C. Location. Off-street loading facilities shall be located so that vehicles shall not extend on to public sidewalks or streets or required driveways in the course of loading or unloading goods.

17.22.040 Development standards—Trash areas.

Each lot or parcel shall be provided with facilities for the temporary storage and collection of trash, rubbish and garbage (hereafter "facilities") in accordance with all of the following:

- A. Such facilities may be located within a building, or, if in the open, shall be enclosed by a masonry wall architecturally compatible with the main building and including a solid gate.
- B. Where bulk-type trash containers are used, the same shall be fitted with rubber wheels for ease of movement.
- C. All trash, rubbish and garbage receptacles and surrounding areas shall be regularly cleaned and maintained.
- D. All containers shall be of substantial construction and provided with tight-fitting lids.
- E. All trash storage areas shall be located for convenient vehicular access for pickup and disposal.
- F. Trash areas in setbacks abutting residential zones are prohibited.

17.22.050 Development standards—Mechanical equipment, utilities or satellite dishes.

Each lot or parcel which has mechanical equipment or utilities or similar machinery located outside of the exterior walls of any building (except window-mounted devices), including roof-mounted equipment, shall:

- A. Completely screen all such devices from view from any public right-of-way or adjacent residential uses by either view-obscuring landscaping, or architectural features compatible with the main structure(s);
- B. Maintain all such devices to prevent collection of litter and to avoid unnecessary noise.

17.22.060 Development standards—Signs.

Signs shall be in compliance with Chapter 17.62 of this code.

17.22.070 Development standards—Storage.

Storage shall be limited to accessory storage of commodities sold at retail or utilized in the conduct of a permitted use which is located on the premises. Storage must be within a completely enclosed building, except that vehicles and equipment used in the operation of a permitted use may be stored outdoors on the premises in the C-M zone.

17.22.080 Development standards—Setbacks, buffering and screening.

- A. Minimum setbacks are shown on Exhibit 17.22.080 (A), Setback Requirements for Commercial Zones.
- B. Landscaping is required throughout all required setbacks which abut residential property and throughout all other setbacks and open areas which are visible from the public street right-of-way unless used for parking, access or loading.
- C. A solid wall or decorative building facade must be constructed along all property lines abutting residential property. Such fences or walls must be a minimum of six feet in height. Any solid fence which is constructed within twenty feet of a street right-of-way may not exceed three feet in height.
- D. All fences or walls shall be of materials and design architecturally compatible with the main building.
- E. There shall be no height limit on fences or walls on commercial properties adjacent to residential properties except where the property is adjacent to a residentially-zoned front yard, the fence or wall shall be no more than three feet in height.
- F. 1. If there is a common side or rear lot with residentially-zoned property, the commercially-zoned property must have a solid decorative (on both sides) wall. A wall shall be considered decorative if it incorporates architectural variation on its surface. That is, every six feet the materials or patterns of the wall shall vary.
 - 2. In addition, the facade of such wall which faces the residential property shall be of a material as described in Section 17.10.130 (D).

EXHIBIT 17.22.080 (a)

SETBACK REQUIREMENTS FOR COMMERCIAL ZONES

From Lot Line	Minimum Setback*
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Front	5 feet; 0 feet with a decorative facade.
	10 feet if abutting an R-zone.
	20 feet in C-R if side abuts an R-zone.
Side	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting an R-zone).
	5 feet minimum in first 20 feet back from the street if abutting an R-zone and has a decorative facade.
	5 feet in C-R if abutting R-zone.
Side Facing Street	5 feet; or 0 feet if decorative facade;
	10 feet if C-R or if reverse corner lot abutting R-zone.
Rear	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting R-zone).
	5 feet minimum in first 20 feet back from street if a reverse corner lot abutting an R-zone and has a decorative facade.

* Note: The required yard setback shall be increased to twenty feet for any yard where the driveway enters.

17.22.090 Development standards—Landscaping.

- A. Landscaping shall consist of a combination of trees, groundcover and shrubbery to adequately cover all designated landscaped areas when installed. Plant materials shall cover the designated planting areas from the outset.
1. Shrubs shall be not less than three feet in height when planted and cover not less than thirty percent of the landscaped area.
 2. Trees shall be planted at a rate of one tree for each twenty linear feet of landscaped area (excluding parking lots). Trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain a mature overall height of at least fifteen feet. Of each five required trees, one shall be at least fifteen feet in overall height when planted.
- B. All landscaping shall be maintained in a neat, clean and healthful manner. To that end, each landscaped area shall be provided with a permanent, underground, automated irrigation system.
- C. Nonliving material shall not be substituted for required landscaping, except that decorative rocks or stones may be substituted for groundcover where trees and shrubbery are sufficiently dense, (that is, cover at least seventy percent of the landscape area when planted).

- D. A landscape plan (including plans for a permanent underground automated irrigation system) shall be submitted with the site plan for all commercial development. All landscaping and trees shall be approved by the city planning division, and installed prior to the issuance of a certificate of occupancy.
- E. 1. Where a parking lot is visible from a public street, and lies within fifty feet of that street right-of-way, a five-foot deep landscape strip shall be developed adjacent to the street right-of-way in front of the parking lot.
 - 2. In addition, if more than ten automobile parking spaces exist on a C-zoned lot or parcel of land, trees shall be provided internally in the lot in the amount of one tree for each ten parking spaces. The trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain an overall height at maturity of at least fifteen feet.
- F. All landscaping provided in conjunction with the development of parking facilities serving commercially-zoned properties shall be surrounded by a continuous six-inch concrete curb.

17.22.100 Development standards—Building materials.

- A. A building facade shall be considered decorative if it incorporates architectural variations on its surface. That is, for every six feet in height, an additional surface material or color shall be used.
- B. Metal buildings are prohibited (except for emergency equipment and supply shelters).
- C. Fence materials shall be wrought iron, slump stone, split-face rock, brick, stucco or a similar material as approved by the planning division. (Chain link fencing and nondecorative masonry walls are permitted except where visible from and parallel to public streets or along property lines that adjoin residential property).
- D. Security gates or grills are prohibited on the exterior of windows, doors or other entry ways visible from the public right-of-way.
- E. All exterior building materials are subject to review by the planning division.

17.22.105 Development standards—Color.

- A. The purposes of this section are to establish exterior color standards for structures in the commercial zone to ensure that such structures (except those structures used solely for residential purposes) remain compatible and consistent with surrounding development and the desired character of the community, to promote a positive and attractive business environment in the city and to implement the goals and policies of the city's design guidelines. Providing for exterior color standards will create a sense of aesthetic harmony and encourage higher quality development, therefore improving the quality of life and overall image of the city. For purpose of this section, the term "structures" shall refer solely to the following: buildings, accessory buildings, and fences.

- B. Consistent with the city of Montebello's design guidelines for commercial development, the primary body color of the exterior of a structure in the commercial zone shall be painted or colored in earth tones and neutral colors. Examples of earth tone or neutral colors include off-whites, siennas, light greys, beiges, tans, browns or other similarly subdued tones, shades, or colors. When choosing exterior colors, consideration shall be given to the color of other structures nearby, with the objective being that the exterior colors of adjacent or surrounding structures complement one another.
- C. While earth tones and neutral colors shall serve as the dominant overall primary body color of the exterior of a structure within the commercial zone, brighter colors may be used to accent other structural elements such as doors, window frames and other architectural features. Neon colored paint shall not be allowed on any structure. Such brighter colors and the placement of such brighter colors shall complement the primary body color of the structure as well as highlight decorative details, such as ornaments, trims, fascias, inlays, tile, ironworks, awnings and other architectural features of the structure.
- D. These color standards shall apply to the color of new structures in the commercial zone as well as the re-painting and color of existing structures in the commercial zone. For purposes of this section, "existing structures" shall mean any structure (whether occupied or vacant) located in the commercial zone which is built and in existence prior to the effective date of this section of the zoning code.
- E. Any property owner or designated representative of the owner of any existing structure in the commercial zone whose existing exterior color(s) do not comply with the color standards set forth herein at the time this section becomes effective shall have eighteen months from the effective date of this section to comply with the provisions herein. Moreover, if an existing structure in the commercial zone is re-painted after this section becomes effective and the color(s) used do not conform to these color standards, it shall be subject to code enforcement for compliance.
- F. Exterior Colors—Existing Structures.
 - 1. Permits shall be required to re-paint the exterior of any existing structure in the commercial zone, provided that no fee shall be charged by the city of Montebello for processing or obtaining the permit. In order to obtain the permit to re-paint the existing structure, the property owner or designated representative of the owner of any existing structure in the commercial zone shall submit the proposed exterior color plan to the city's planning division in order to determine if the color plan complies with the color standards set forth herein. For purpose of this section, the terms "exterior color plan," "color plan" or "color plans" shall all refer to any document or rendering describing or depicting the exterior colors to be used on the structure, including but not limited to, a color and materials board or exterior paint color samples. A good faith effort in achieving color compatibility and harmony with adjacent structures is required by all applicants. The planning division shall review and make a determination regarding the proposed color plan. If the color plan is approved by the planning division, a permit shall thereafter be issued to the property owner or designated representative of the

owner of the existing structure. If the color plan is not approved by the planning division, the matter may be appealed to the design review board with no fee assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans. The decision of the design review board is final.

2. With respect to administrative projects other than re-painting of existing structures in the commercial zone, the exterior color plans shall be reviewed by the planning division for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to the design review board. No fee shall be assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the design review board shall be final.
3. With respect to discretionary projects (or projects requiring planning commission or city council review) involving existing structures in the commercial zone, the exterior color plans shall be reviewed by the design review board for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plan by the design review board may appeal the matter to the city council and pay the requisite fee for the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The city council shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the city council shall be final.

G. Exterior Colors—New Structures.

1. Exterior colors to be used on new structures in the commercial zone shall be reviewed either by the planning division or the design review board as part of its general review process for administrative or discretionary projects. Exterior color review shall be required upon request for any permit or other type of building or land use entitlement required by this code with respect to the construction or development of any new structure in the commercial zone. Proposed color plans shall be provided by the applicant as required by the planning division or the design review board. A good faith effort in achieving color compatibility and harmony with adjacent structures is required of all applicants.

2. With respect to administrative projects, the planning division shall review the proposed color plans. Any applicant objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to design review board with no fee assessed upon the applicant for purpose of the appeal. For purpose of appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. With respect to discretionary projects, the planning division shall present the exterior color plans to the design review board. The design review board shall review the proposed color plans and determine compliance with the color standards herein. In reviewing the proposed color plans, the design review board can approve, approve with conditions, or deny the proposed color plans. If the proposed color plans are not approved by the design review board, the applicant can modify the proposed color plans and resubmit them to the design review board, or appeal the matter to the city council within fourteen days of the design review board's action, or the next city council meeting, whichever is sooner. The decision of the city council regarding the appeal of the design review board's determination shall be final.

17.22.110 Development standards—Noise.

- A. 1. Every use shall be so operated that the noise inherent and recurrently generated does not exceed the following levels at the lot line of the lot on which the use is located:

Adjacent Zone	Maximum Noise Level: 7 a.m. to 10 p.m.	Maximum Noise Level: 10 p.m. to 7 a.m.
Residential	65 dBA	60 dBA
Commercial	70 dBA	70 dBA
Industrial	75 dBA	75 dBA

2. Every use in the C-R and C-1 zones shall be so operated that the noise inherently and recurrently generated does not exceed sixty dBA between seven a.m. and nine p.m. and fifty-five dBA between ten p.m. and seven a.m. when adjacent to a residential zone.
- B. It is unlawful for any person or any property to create any noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed:
 1. The noise standard for a cumulative period of more than thirty minutes in any hour; or
 2. The noise standard plus five dBA for cumulative period of more than fifteen minutes in any hour; or
 3. The noise standard plus ten dBA for a cumulative period of more than five minutes in any hour; or

4. The noise standard plus fifteen dBA for a cumulative period of more than one minute in any hour; or
 5. The noise standard plus twenty dBA for any period of time.
- C. For the purpose hereof, the peak decibel reading for a noise with a fluctuating noise level (such as live or recorded music) shall be considered as noise level for the entire cumulative period of the noise. Likewise, the time between repetitive intermittent noises (such as banging, pounding, or hammering) shall be included in the cumulative period of the noise.

17.22.120 Limitations on permitted uses—Enclosure.

All uses, including storage, shall be in a completely enclosed building, except as otherwise permitted in this chapter.

17.22.130 Limitations on permitted uses—Sales uses.

All permitted sales shall be limited to retail sales only (C-1 and C-2 only).

17.22.140 Limitations on permitted uses—Storage of certain materials.

Materials which might cause fumes or dust, which constitute a fire hazard, or which are edible by or attractive to rodents or insects shall be stored only in closed containers.

17.22.150 Limitations on permitted uses—Outdoor sales areas.

Permitted outdoor sales areas shall be improved and maintained to comply with all of the regulations of Chapter 17.52 of this code for the improvement and maintenance of off-street parking areas. All permitted outdoor sales and/or display areas visible from the public right-of-way shall be separated from the public right-of-way by a minimum of a ten-foot wide landscape planter located adjacent to the street facing property lines. In addition a minimum of five percent of such lot area used for outdoor sales or display shall be landscaped in accordance with Section 17.22.090 of this code.

17.22.160 Limitations on permitted uses—Temporary uses.

Those temporary uses permitted pursuant to Appendix A, Index of Permitted Uses and to Chapter 12.16 of this code, temporary uses.

17.22.170 Limitations on permitted uses—Conditional uses.

Those conditional uses permitted pursuant to Appendix A, Index of Permitted Uses. (See Chapter 17.70 of this code, Conditional Use Permits.)

17.22.180 Limitations on permitted uses—Civic center district.

All plans for buildings or structures, other than single-family residential units, proposed to be located upon properties included in the district, shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit. (See Chapter 17.40 of this code.)

17.22.190 Limitations on permitted uses—Extended hours permits.

- A. In the general commercial zone, restaurants may stay open between twelve a.m. and seven a.m. only with an extended hours permit. In the C-1 zone, take-out food establishments may stay open between nine p.m. and seven a.m. only with an extended hours permit.
- B. An application for an extended hours permit must be made by the person intending to operate the restaurant in question. The application must be signed by the restaurant operator and must be filed with the city license collector using a standardized form containing the following information:
 - 1. The address of the restaurant for which the application is being submitted;
 - 2. The name and address of the owner(s), partners, officers or directors of the business;
 - 3. The name and address of the applicant;
 - 4. The intended hours of operation;
 - 5. The name and address of any person in charge of the business during the hours between twelve a.m. and seven a.m.
- C.
 - 1. Upon receipt of an application for an extended hours permit, the license collector shall forward the application to the special services officer who will initiate a request for an investigation of the applicant, the business, and the neighborhood by the police department.
 - 2. Within thirty days from receipt of the application, the special services officer will issue the permit if it can be found that:
 - a. The application is complete and in proper form and all information provided is accurate and true;
 - b. The proposed extended hours of operation will not create a public nuisance infringing on the peace and safety of nearby businesses and residents;
 - c. That the extended hours of operation do not conflict with any state or local law, ordinance or existing permit.
 - 2. If the special services officer cannot make one or more of the findings stated in subdivision 1 of this subsection, the permit request cannot be approved. In such case, the applicant may request a city council hearing on the application.

Pending testimony at a public hearing before the city council, the council may issue the permit and may impose special conditions on the permit.

- D. Extended hours permits are not transferable.
- E. Extended hours permits must be renewed on an annual basis. An application form as described must be completed and submitted with the annual business license. The license collector will forward the application to the special services officer to be reviewed for changes or problems which may have occurred during the previous year. Within thirty days, the special services officer will either issue the permit renewal or inform the applicant by certified mail that the permit has been denied.
- F. At any time that it becomes apparent to the special services officer or to the chief of police that an existing permit is in violation of one or more findings stated herein, a hearing before the city council may be scheduled. Pending public testimony, the city council may revoke, suspend, or place special conditions on the permit in question. In no case shall the city council revoke or place permanent special conditions on a permit without a public hearing. However, the city council may suspend or place temporary conditions on a permit at any time. Notice of such suspension must be given to the applicant by certified mail within five days after the city council action.

17.22.200 Limitations on permitted uses—Motels and hotels.

Motels and hotels are permitted in the C-2 and C-M zones, provided the following conditions are met:

- A. All motel/hotel projects shall have a minimum of forty units;
- B. The site for a motel or hotel development must be at least three hundred feet away from residentially-zoned property;
- C. A motel or hotel may not be rented for a single period less than twenty-four hours nor more than thirty days;
- D. Each motel or hotel unit must be at least two hundred twenty-five square feet in size including the restroom and shall provide the following amenities: telephone, television, wall-to-wall carpeting;
- E. Motel and hotel sites shall provide a ten-foot-wide landscape strip along all street frontages; and
- F. All facades of motel and hotel buildings shall be decorative, using three or more different surface materials, textures and colors.

17.22.210 Issuance of building permits for lots abutting a narrow street.

No building permit shall be issued for the construction, reconstruction or relocation of any building or structure to be located on any lot in this zone, abutting upon a street having a lesser width than established by resolution of the city council unless the following requirements are complied with:

- A. Dedication of Street Right-of-Way. When the building permit valuation is fifteen thousand dollars or more, the owner of such lot shall make a formal offer of dedication to the city for public street purposes, and all appurtenant uses, of a

depth equal to one-half of the width of the street as described by resolution of the city council.

- B. Setbacks. The required setback shall be maintained in this zone for all buildings, structures and improvements including off-street parking as measured from the right-of-way width established by resolution of the city council.
- C. Off-Site Improvements. When the building permit valuation is seven thousand five hundred dollars, any building permit shall be subject to provide improvements for curb, gutter and sidewalk in compliance with Section 15.04.070.

17.22.220 Mixed- Use Development Standards – Purpose and Intent

The purpose of this Chapter is to ensure compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment. The requirements of this Chapter shall apply to establish regulations for mixed-use housing opportunities in the City of Montebello (the “City”).

- A. Mixed-use development in the C-1 Zone is intended for predominantly residential areas in proximity to bus routes and multi-modal corridors. The C-1 Zone permits horizontal and vertical mixed- use appropriately scaled for adjacent neighborhoods.
- B. Mixed-use development in the C-2 Zone is intended to accommodate the highest-intensity activity centers in proximity to bus routes and multimodal corridors. The C-2 Zone permits both horizontal and vertical mixed-use development at a scale appropriate for high-intensity uses that benefit from transit access and pedestrian activity.

17.22.230 Permitted uses in Mixed-Use Zone

A. Permitted uses.

In addition to Appendix A- INDEX OF PRIMARY USES, Table 17.22.230 lists the permitted uses and conditionally permitted land uses for the mixed- use developments in the C-1 and C-2 zoned lots indicating the type of approval required to comply with all provisions of this title.

- a. Use not listed. When a use is not specifically listed in Table 17.22.230, the Planning and Community Development Director or his/her designees, shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to, and no more detrimental than, those permitted in the zone, Uses not listed, or otherwise determined by the Planning and Community Development Director or his/her designee to be permitted, are prohibited.

B. Permit requirements.

a. Permitted uses subject to compliance with all applicable provisions of the Montebello Municipal Code, and in compliance with the Mixed-Use Development Standards pursuant to Chapter 17.22 are shown as “P” uses in the tables. Uses shown as “P” will be subject to ministerial review based on the objective design standards in Chapter 17.22 of the Montebello Municipal Code.

b. Uses allowed subject to the approval of a Conditional Use Permit in compliance with Montebello Municipal Code Chapter 17.70, and shown as “CUP” uses in the table.

c. Not allowed in a particular zone and shown as a “—” in the tables.

Table 17.22.230: Permitted uses for Mixed-use projects

		<u>C-1</u>	<u>C-2</u>
1	<u>Commerce, Manufacturing, Processing</u>		
	<u>Artisan/craft manufacturing, commercial kitchen printing and publishing</u>	<u>P</u>	<u>P</u>
	<u>Research and Development</u>	<u>P</u>	<u>P</u>
	<u>Warehouse and Distribution</u>	<u>—</u>	<u>—</u>
	<u>Personal storage facility</u>	<u>—</u>	<u>—</u>
	<u>Makers Space</u>	<u>P</u>	<u>P</u>
2	<u>Retail</u>		
	<u>Supermarket, home improvement center</u>	<u>P</u>	<u>P</u>
	<u>Neighborhood market, pharmacy</u>	<u>P</u>	<u>P</u>
	<u>Restaurants</u>	<u>P</u>	<u>P</u>
	<u>Retail businesses</u>	<u>P</u>	<u>P</u>
	<u>Retail Pop-Ups</u>	<u>P</u>	<u>P</u>
	<u>Restaurant with dancing, live entertainment, craft brewery and winery (including retail sales), nightclub</u>	<u>CUP</u>	<u>CUP</u>
	<u>Medical Marijuana cultivation, manufacturing, sales, delivery, and distribution</u>	<u>—</u>	<u>—</u>
3	<u>Services</u>		
	<u>Personal Services: Personal Services, such as barber and beauty shops, dry cleaning pick-up stores, home electronics and small appliance repair, nail shops - manicure, pedicure, and tailors</u>	<u>P</u>	<u>P</u>
	<u>Personal Services (restricted): Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons</u>	<u>CUP</u>	<u>CUP</u>
	<u>Professional Services: Includes professional offices for banks, commercial art and design, counseling services, scientific and research organizations, media</u>	<u>P</u>	<u>P</u>

	<u>post production and news services, urgent care clinic, and medical clinic (doctor, dentist)</u>		
4	<u>Accessory Commercial Uses</u>		
	<u>Drive-through facility</u>	---	---
	<u>Incidental entertainment</u>	P	P
	<u>Outdoor cafe (Dining)</u>	P	P
	<u>Outdoor display</u>	CUP	CUP
	<u>Outdoor storage</u>	---	CUP
5	<u>Automobile related</u>		
	<u>Vehicle Sales and associated vehicle service and parts</u>	---	CUP
	<u>Vehicle parts, maintenance, or repair, detailing, painting, service stations</u>	---	---
	<u>Drive-through establishments including car wash</u>	---	---
6	<u>Utility, Transportation</u>		
	<u>Mobility hub</u>	P	P
	<u>Parking facility (public or commercial)</u>	P	P
	<u>Utility Facilities and Infrastructure</u>	---	CUP
	<u>Wireless telecommunication facility</u>	CUP	CUP
7	<u>Residential Uses</u>		
	<u>Dwelling, single-family attached</u>	---	---
	<u>Dwelling, multi-family</u>	P	P
	<u>Live/work Unit</u>	P	P
	<u>Transitional housing</u>	P	P
	<u>Emergency shelter</u>	---	---
	<u>Lodging: Hotel, B&B inn</u>	CUP	CUP
8	<u>Accessory Residential Uses</u>		
	<u>Accessory dwelling unit</u>	P	P
	<u>Home occupation</u>	P	P
9	<u>Recreation, Education, Public Assembly</u>		
	<u>Museums, art galleries, and libraries</u>	P	P
	<u>Athletic club/gymnasium, religious facility, and recreational centers</u>	CUP	CUP
	<u>Open Space</u>	P	P
	<u>Studios for arts, dance, music, martial arts</u>	P	P
	<u>Health/fitness facility</u>	CUP	CUP
	<u>Community garden</u>	P	P
	<u>School, public</u>	P	P
	<u>School, private (trade schools, colleges)</u>	CUP	CUP
	<u>Theater, cinema, performing arts, outdoor community events</u>	CUP	CUP
	<u>Art lounges or theaters with alcohol sales</u>	CUP	CUP
	<u>Recreation, entertainment uses</u>	CUP	CUP
	<u>Bowling alleys, billiards parlors, indoor racquetball/pickleball courts,</u>	CUP	CUP
	<u>Farmers market, certified</u>	P	P
10	<u>Other Uses</u>		

	<u>Alcohol sales (on-and off-sale outlets)</u>	<u>CUP</u>	<u>CUP</u>
	<u>Vending machine (regular and reverse)</u>	<u>P</u>	<u>P</u>
	<u>Secondhand stores</u>	<u>---</u>	<u>---</u>
	<u>Day care center — child</u>	<u>CUP</u>	<u>CUP</u>

17.22.240 Development Standards- Mixed-Use Zone

Development Standards- Table 17.22.240 contains development standards applicable to the C-1 and C-2 zones. The standards are intended to assist property owners and project designers in understanding the city’s minimum requirement and expectations for high quality development. The following applies to the requirements of Table 17.22.240.

A . Minimum and Maximum Density. The minimum and maximum density standards are applicable to developments that include residential uses.

B. Intended use. Intended use is established the primary focus for development maximizing the land use intent.

C. Accessory Structures. Include parking structures, trash enclosures and similar supporting structures.

Refer to Table 17.22.240, Mixed-Use Zone Development Standards, for specification not shown here.

Table 17.22.240: Development Standards for Mixed - Use Zone

<u>Development Standards</u>	<u>C-1</u>	<u>C-2</u>
<u>Density</u>		
<u>Minimum</u>	<u>20 du/ac</u>	<u>25 du/ac</u>
<u>Maximum</u>	<u>40 du/ac</u>	<u>60 du/ac</u>
<u>Floor Area Ratio</u>		
<u>Minimum</u>	<u>0.3 FAR</u>	<u>0.3 FAR</u>
<u>Maximum</u>	<u>2.00 FAR</u>	<u>3.0 FAR</u>
<u>Intended use</u>		
<u>Use Type</u>	<u>Neighborhood with residential horizontal or vertical</u>	<u>Commercial/ retail with vertical residential development or residential horizontal or vertical</u>
	<u>Minimum 50% of square footage in mixed-use development to be residential</u>	<u>Minimum 50% of square footage in mixed-use development to be residential</u>
<u>Maximum Height</u>		
<u>Main structure</u>	<u>50 feet</u>	<u>60 feet</u>
<u>Accessory Structures</u>	<u>25 feet, excluding parking structures</u>	
<u>Setbacks</u>		

<u>Front</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side Facing Street</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
<u>Rear</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Accessory Structures</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 5 feet</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 0 feet</u>
<u>Open Space</u>		
<u>Open space types include: Side yard, Courtyard, back yard, Roof deck</u>	<u>Minimum Area: 15% of total lot area</u> <u>Minimum dimensions: 20 ft by 20 ft</u>	
<u>Parking</u>		
<u>Stand- Alone uses</u>	<u>Off street parking shall conform to Exhibit 17.52.050</u>	
<u>Residential Mixed- Use</u>	<u>Residential: 1 space per unit</u> <u>Office/ Retail: 1 space per 300 gross s.f. of building area</u> <u>Live / Work: 1 space per unit; 1 per every 400 gross s.f.</u> <u>Restaurants, Cafes, or similar: 1 space per 200 gross s.f</u> <u>A parking reduction based upon low parking demand may be allowed upon the approval of a Low Demand parking Reduction Agreement by the City.</u>	
<u>Landscaping</u>		
<u>Setback areas</u>	<u>100% landscaped (except walkways and driveways)</u>	

D. Building setback requirement. Buildings utilizing the mixed- use standards in the C-1 or C-2 zoned parcels shall provide a transition for height. Tall elements of the building shall increasingly step back after the second floor adjacent to single-family zones. Every 3 feet over 25 feet, the setback shall increase by three feet.

E. Building frontage. New buildings are to be located in close proximity to the street for an improved relationship to the street and pedestrians.

F. Residential and mixed- use projects that provide a minimum of 20% affordable units may be subject to an administrative review plan approval in accordance with the City's approved objective design standards.

SECTION 4 . (CEQA)

Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the proposed ordinance to establish mixed-use development standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

“EXHIBIT B”

ORDINANCE NO. 2488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, ADDING CHAPTER 17.21 - OBJECTIVE DESIGN STANDARDS TO TITLE 17 OF THE MONTEBELLO MUNICIPAL CODE FOR MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENTS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, the State of California has enacted housing laws, including but not limited to the Housing Accountability Act, the Housing Act of 2019, and other related statutes, which require local governments to apply objective design standards to certain residential and mixed-use projects; and

WHEREAS, State law defines “objective standards” as standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion; and

WHEREAS, the adoption of objective design standards will facilitate the timely production of housing, reduce uncertainty for applicants and the public, and ensure compliance with applicable State housing laws; and

WHEREAS, the City Council desires to provide clarity, predictability, and transparency in the development review process by establishing objective standards applicable to residential and mixed-use projects; and

WHEREAS, the City Council finds that the objective design standards set forth in this Ordinance are consistent with the City’s General Plan, promote high-quality architectural and site design, and protect the public health, safety, and welfare; and

WHEREAS, The City Council has reviewed the Objective Design Standard Ordinance and finds that its adoption is in the best interest of the City of Montebello and its residents; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City's General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.21 of the Montebello Municipal Code is hereby established to read as follows:

Sections:

Chapter 17.21.010

17.21.010 PURPOSE

A. Purpose

The purpose of these objective standards is to provide the public, design professionals and decision makers with objective criteria for mixed use and multifamily residential development in the City. The standards aim to comply with requirements in the Housing Accountability Act, including SB 330. SB 330 defines objective design standards as "standards that involve no personal or subjective judgement by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application."

B. Applicability

The objective design standards apply to new construction multifamily and mixed-use developments with more than 2 housing units. The standards shall apply to new additions

to existing conforming and non-conforming multi-unit residential and mixed-use developments. These standards also apply to commercial components of mixed-use developments. For development standards in the mixed-use zone, please reference Chapter 17.22 of the Montebello municipal code. In addition to the objective design standards, projects must also comply with applicable development standards in the Montebello Municipal Code.

17.21.020 Applicability

- A. These standards apply to all multi-unit residential and mixed-use development in the City with more than 2 housing units, unless the property is within a specific plan, overlay and planned unit development that already implements design standards, in which case those standards shall prevail. The standards shall apply to commercial components of mixed-used developments.
- B. These standards shall apply to new additions to existing conforming and nonconforming multi-unit residential and mixed-use developments where new floor area is added.
- C. All new developments, alterations and expansions of multi-family residential and mixed-used projects shall be processed under the applicable entitlements applications and shall be subject to the findings applicable in such entitlements.

17.21.030 General Standards

The following are general standards that shall be applicable to new multi-unit residential and mixed-use development:

A. Parking

- a. Access to parking:
 - I. No new parking shall be placed between a building and a street, except where allowed adjacent to a side street in the residential zone.
 - II. Parking, including parking garages, shall be accessed from the alley to secondary frontage street when possible. The opening of a parking lot or garage on the frontage shall not exceed two lanes in width.
- b. Tandem parking:
 - I. Up to 30 percent of the total required off-street parking spaces may be provided in tandem configuration. The maximum number of spaces permitted in tandem configuration refers to the total individual spaces, not the total number of tandem spaces.

- II. Tandem shall be a maximum of two parking spaces in depth.
- III. Vehicle movement necessary to move cars parked in a tandem configuration shall not take place on any public street.
- IV. Tandem spaces shall be assigned to the same dwelling unit.
- c. Loading spaces:
 - I. A minimum of one off-street loading space shall be provided for every mixed-use building over 3000 sq.ft. in gross area.
- d. Landscaping:
 - I. Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement.
 - II. Parking areas adjacent to a street or sidewalk shall be screened with landscaping and a decorative wall between 36 and 48 inches in height.
- e. Lighting:
 - I. Outdoor lighting fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
 - II. Lighting shall be energy-efficient and shielded or recessed. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
- f. Parking shall have pedestrian walkway access to the entrance of building.
- g. All end parking stalls shall be abutting landscape planters.
- h. Parking areas, covered and uncovered, shall be screened from public streets frontages. Screening examples include building placement, landscaping or fencing. Landscaping for screening shall not be less than three feet.

B. Open Space

- a. All projects containing a residential component shall include a common open space, no smaller than 15% of the lot area, open from the ground to the sky. This area shall be open to all residents of a development. The open space shall be located on the first floor, or podium level (on top of parking garage or commercial establishments). It should not be located in the required front setback.
- b. Projects complying with the common open space requirement shall not be required to provide private open space for each individual unit.
- c. Residential projects that do not comply with the common open space requirements shall provide for each residential unit a private open space in the form of a balcony, door yard or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

- d. Common open space shall include a combination of paved surfaces and landscaped areas.
- e. Common open space shall be used to mitigate heat by incorporating trees, shade structures and gazebos.
- f. Common spaces shall encourage gathering by including amenities like playgrounds, outdoor dining areas, and barbeques.
- g. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court.

C. Materials and colors

- a. Glossy and reflective colors and materials are prohibited.
- b. Multi-unit development consisting of more than five buildings shall provide a minimum of two distinct color schemes, with a single-color scheme dedicated to not less than forty percent of all residential buildings.
- c. Multi-unit development with ten or more buildings shall provide a minimum of three-color schemes, each color scheme not to exceed thirty percent of all units.
- d. Contrasting colors shall be used for trim, windows, doors, and key architectural elements.
- e. Affordable units and market rate units within the same development shall be constructed of the same materials and details making the units non-distinguishable from one another.

D. Landscaping and Outdoor Lighting Standards

- a. Proposed developments shall incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting etc., where appropriate. The features should be architecturally comparable with the style, color, and material of the principal building on the lot and those in the immediate area.
- b. Plant species should be selected based on their sustainability for an urban environment, cleanliness, and ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should be considered.
- c. The majority of plant materials shall consist of drought tolerant and/or native plants with minimum water requirements.
- d. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design

should provide sufficient sized tree pits or planting beds and appropriate planting mediums to provide for healthy tree growth.

- e. Decorative water features shall re-circulate water and, where available, shall use recycled water.
- f. Site lighting should be shielded by permanently attached light fixtures so that light sources are not visible from a public right-of-way and to prevent off-site glare.

E. Walls and Fences

- a. The style of walls shall be the same or similar to the architectural style of the project.
- b. Both sides of all perimeter walls and fences shall be architecturally treated, except for trash enclosures. The interior of trash enclosures shall be painted with high durability paint.
- c. Perimeter and property line walls shall consist of decorative concrete masonry unit (CMU) with a stucco finish, brick, or stone veneer, slump stone, or split face with pre-cast concrete, block, stone or brick trim cap. Interior walls, fences, and gates shall consist of wrought iron, wood, plastic/wood composites, brick and stone materials. Unfinished concrete mansard unit (CMU), chain link fences, barbed wire, razor wire, electric wire, and similar types are prohibited under all conditions.
- d. The maximum height of walls and fences shall be 6 feet.

F. Utilities, mechanical equipment and trash enclosures

- a. All utility equipment shall be located outside of any pedestrian path-of-travel walkway. All utility equipment shall be placed adjacent to alleyways, within parking areas, rear or side yard, or building “notch-outs” and screened from public view.
- b. If ground mounted mechanical equipment cannot be placed at the rear side of a building away from the street frontage, it shall either be placed on the ground and screened with landscape or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.
- c. All electrical equipment, electrical meters, and junction boxes shall be placed within a utility room. If the utility room is not reasonable, then all equipment has to be designed as an integral part of the building development.

- d. Trees and shrubs shall be placed a minimum of five feet away from the water meter, gas meter, or sewer laterals. Ten feet away from utility poles and minimum three feet away from fire hydrants.
- e. Trash enclosures: Trash, recycling, organic waste, and green bins and dumpsters shall be housed in a covered refuse closure with a gate that screens trash.
- f. Trash enclosures shall be finished with the same primary wall material and color as the nearest building within the development.
- g. Trash enclosures shall have both a vehicular access gate with concrete apron, and a pedestrian entrance. Gates shall be opaque in color.
- h. Trash enclosures shall include interior dusk to dawn lighting for safety and security.

G. Entries

- a. The main entrance, or entrances, shall be emphasized and oriented to the street or major plazas or open space. Secondary entries may be from parking areas, the rear of buildings or interior open spaces.
- b. Building entrances shall connect to public streets, parking areas, and publicly accessible open spaces using pedestrian pathways or sidewalks. For larger sites with multiple buildings, building entrances shall be oriented to face internal open spaces, paseos and recreation amenities.
- c. When residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use.

H. Architectural style and Character

- a. Buildings shall incorporate architectural elements of Mediterranean, Spanish Revival, Contemporary, or other style approved by the Planning and Community Development Director or his/her designee.
- b. Architectural styles shall be applied consistently on all building elevations.

I. Building Massing and Articulation

- a. Buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. These two areas shall correspond, for example, retail or lobbies. For buildings that are single use, the first floor shall be differentiated.
- b. Differentiation shall be achieved through color, texture/material change, variations in projections, or decorative details such as columns or arcades.

- c. Stairways shall be designed as a part of the overall architecture of the building, complementing the buildings' mass and form. Exterior stairwells shall be solid, prefabricated metal stairs are prohibited.

J. Frontage Types

a. Front yard

- I. Front yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at a property line with steps providing access between the sidewalk and the yard. Porches, stoops balconies, and bay windows may encroach into front yards.
- II. Front yards and continuous planters between the curb and sidewalk along the primary and side streets shall be landscaped.
- III. Paved areas shall be limited to walks and driveways.
- IV. Fencing defining the front yard shall not exceed four feet as measured from the adjacent sidewalk.

b. Porch

- I. Porches may be provided on buildings that are set back from the primary/ side street property lines and may encroach into the front yard and side street yard.
- II. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.
- III. Porches shall be designed according to the following requirements:

Dimensions	Minimum	Maximum
Depth (clear)	6 ft.	-
Width (clear)	12 ft.	-
Height: ceiling (clear)	8 ft.	12 ft.
Height: floor above ground	12 in.	3 ft.
Height: fence or hedge	-	3 ft.

c. Door yard

- I. A dooryard is an elevated or at grade garden or terrace that is located in the front yard setback and enclosed by a low wall near or at the property line.
- II. For elevated dooryards, access shall be from stairs or ramp.
- III. Walls or fences shall be consistent with the architectural style of the building in their design, material and finishes.

- IV. Dooryards shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth (clear)	7 ft.	-
Height above grade	0 ft.	3 ft.
Fence or railing may extend to height required by building code.	-	-

d. Stoop

- I. A stoop shall be a stair or landing leading directly from the sidewalk to the building entrance. Stoops shall be the frontage types for ground floor housing that is near the street.
- II. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk. The landing may be covered or uncovered. Landscaping shall be placed on the side of the stoop.
- III. Stoops shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth: Landing (clear)	4 ft.	10 ft.
Width (clear)	4 ft.	10 ft.
Height: floor above grade	12 in.	3 ft.
Height: Fence or hedge	-	3 ft.

e. Shopfront

- I. Storefronts are large openings in a building façade that are enclosed with large transparent windows and doors that provide direct at grade access to ground floor commercial and retail uses. The architectural elements of shopfronts include large windows, doors with glass, transom windows, and a solid base.
- II. Optional elements include awnings, canopies, signage, lighting and cornices.

- III. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazed less than 15%, low emissivity, is acceptable.
- IV. Shopfronts shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Height (clear)	10 ft.	16 ft.
Distance to bottom of awning	8 ft.	10 ft.
Width of storefront bays	10 ft.	15 ft.
Glass area % of ground floor wall	70	90

f. Gallery

- I. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.
- II. Along primary frontages, the gallery columns shall correspond to Shopfront openings. Galleries shall be a minimum if two bays wide.
- III. Galleries shall be designed according to the following dimensional requirements.

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of curb (clear)	2 ft.	-

g. Arcade

- I. Arcades are facades with a ground floor colon made that supports the upper stories of the building, or for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making it ideal for retail or restaurant use.

- II. Along primary frontages, the Arcade shall correspond to shopfront openings. Arcades shall be a minimum of two bays wide.
- III. Arcades shall be designed according to the following dimensions:

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of the curb (clear)	2 ft.	-

h. Balcony

- I. A balcony is a platform enclosed by a wall on the outside of a building, with access from an upper-floor door.
- II. Balcony design character, palettes of material, and approach to detailing shall be consistent and compatible with the building's style.
- III. Balconies of traditionally styled buildings shall have visible supports in the front of projecting beams or braces. Balcony railings on traditional buildings shall be made of wood, wrought iron, steel bar, or tube faithfully simulating true wrought iron.
- IV. Balconies on modern styles buildings may simply project. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes shall be avoided.

i. Bay window

- I. A large window or series of windows projecting from the outer wall of a building and forming a recess within.
- II. Bay windows shall be a maximum of ten feet wide and shall have a height that is equal to or greater than their width.
- III. Bay windows shall be placed a minimum of two feet from any building corner and a minimum of three feet from any other window bay.
- IV. Bay windows shall consist of at least 75% transparent fenestration.

j. Awning

- I. A cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.

- II. Awnings shall be a of simple shed form, made of code-compliant-fire-resistant canvas or materials of similar appearance. Materials that are shiny stiff and synthetic shall be avoided.
- III. Each awning shall correspond to a storefront.
- IV. Upper floor awnings may be provided. Each individual awning shall cover no more than one shopfront or window opening. Signage is not allowed on upper floor awnings.
- V. Awnings shall be positioned so that signage is not obstructed.
- VI. Awning colors and patterns shall be coordinated with the overall design of the building. As appropriate awnings colors may vary between adjacent buildings.
- VII. Internally illuminated and backlit awnings and any associated light diffusers are prohibited.

k. Canopy

- I. A flat, metal awning that extends perpendicularly from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, and metal slats.
- II. Canopies shall be of a simple form, made of metal and/or glass
- III. Canopies shall be supported either from the below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
- IV. Canopies may extend across multiple storefronts.
- V. Canopies shall be positioned so that signage is not obstructed.
- VI. Canopies shall be coordinated with the overall design of the building, all canopies on a single building shall be consistent in their design, color and material.

K. Parklet

- a. A parklet size shall include one or more street parking spaces.
- b. Parklets must be located at least one parking space away from an intersection or street corner.
- c. Parklets are allowed on streets with a speed limit of 25 mph or less.
- d. Parklets must include a platform/deck that flushes with the sidewalk, unless the parklet is designed to be terraced. Parklets must end on sidewalks, and any furniture, heaters, and landscape may not spill into sidewalks.

- e. Stable and sturdy traffic barriers must be installed on all three sides open to roadway traffic. The barrier must have a minimum height of 36 inches and maximum height of 42 inches.
- f. To allow for water flow, Parklets must provide a drainage channel that is a minimum of 3 inches tall and 2 feet wide, along the entire length of the parklet, adjacent to the curb.
- g. Parklet design and construction will be subject to Public Works approval. The design must be flexible to allow for any roadway or utility maintenance. Public Works and Planning and Community Development have the right to close a parklet from use to perform maintenance work on adjacent infrastructure.

L. Pocket Park

- a. The maximum size of a pocket park shall be 0.25 acres.
- b. Pocket parks shall prioritize the needs of surrounding neighborhoods. This may include adding seating, play or fitness equipment, open lawn space, dog run, community gardens, ecological/educational displays, and community bulletin boards.
- c. Pocket parks may be designed to serve as stormwater retention and infiltration areas.

M. Solid Waste Standards

- a. Location, access and design criteria: the location of all solid waste collection and/ or storage spaces shall meet the following criteria:
 - I. To the extent possible, collection/storage location shall be accessed from an alley. Where an alley is not present, collection/storage locations may be accessed from the street. Collection/ storage locations from corner lots shall be accessed from the side street.
 - II. The collection/ storage spaces shall be located to minimize visual noise, and odor impacts to adjacent building occupants both on the subject lot and an adjacent lot.
 - III. Outdoor trash enclosures or collection rooms with a structure shall not be located on the street-facing façade of the structure. Outdoor trash enclosures shall not be located between the building's face and the street.
 - IV. The design of outdoor trash enclosures and exterior facing elements of collection/ storage area attached to, or within a building/ structure, shall complement the architectural features of the building or development they serve. The incorporation of landscaping around trash enclosure is encouraged as a part of a successful design. All outdoor trash

enclosures shall include a solid roof to minimize or prevent spill or trash contaminants from entering the stormwater system.

- V. The property owner or manager shall maintain both the interior spaces and surrounding exterior areas and keep them clean and free of graffiti, trash, residue, debris and leaks.

b. GHG Emissions Reductions Standards

- i. Gas or propane shall not be allowed in residential development.
- ii. All residential development will provide outdoor electrical outlets to accommodate the use of electric landscape equipment.
- iii. New development shall install at least one electric vehicle charging station on the specific project site, or through coordination with the City in other public parking areas within the City.

SECTION 4. ENFORCEMENT AND PENALTIES

1. The City shall enforce the provisions of this ordinance through its Planning and Community Development Department and Building and Safety Division. Unauthorized development that causes significant harm to protected views may be subject to fines, penalties, or removal of the offending structures or obstructions.
2. The City may also issue notices of violation to property owners who fail to comply with view protection requirements.
3. The City shall provide a right to action for property owners who suffer losses (e.g., reduced property value) to either demand for the removal of the obstruction or monetary damages.

SECTION 5. CEQA.

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance to adopt objective design standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and

related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 6. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 8. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

DRAFT

“EXHIBIT C”

ORDINANCE NO. 2489

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.74 OF THE MONTEBELLO MUNICIPAL CODE TO UPDATE THE SITE PLAN REVIEW STANDARDS

WHEREAS, the City of Montebello (“City”) is a general law city, incorporated under the laws of the State of California, with the power to make and enforce within its jurisdictional limits all local, police, sanitary, land use, and other ordinances and regulations not in conflict with general laws of the state; and

WHEREAS, the City currently regulates the Site Plan Review Standards under Chapter 17.74 of the Montebello Municipal Code (“MMC”). The primary objective of Chapter 17.74 - Site Plan Review (“SPR”) is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development; and

WHEREAS, the City Council desires to amend Chapter 17.74 of the MMC in an effort to better align the level of regulatory review with the scale, complexity, and potential impacts of development, as well as to support and encourage the development of affordable housing; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and hereby incorporated into this Ordinance.

SECTION 2. AMENDMENT. Chapter 17.74 of the Montebello Municipal Code is hereby amended to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.74 SITE PLAN REVIEW

17.74.010 Purpose.

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.

17.74.020 Authority to approve development plan.

The planning commission shall have the authority, subject to the procedure and limitations set forth herein, to review and approve, approve with conditions or deny approval of a development plan through a site plan review process.

17.74.030 When required.

A. A site plan review is required for all residential projects resulting in ~~three ten~~ or more dwelling units and for all commercial and industrial projects involving the construction of ~~five thousand~~ 25,000 square feet or more of building area. ~~A separate site plan review is not required for projects which require the approval of a conditional use permit.~~

B. Exceptions: Ministerial review of qualifying residential projects. Applications for residential or mixed-use projects with at least 20 percent of the residential units reserved for lower income households, may be exempt from discretionary review processes, as long as such plans do not require any zoning change, variance, or General Plan amendment.

17.74.040 Application—Form—Fee.

Submittal of corrected construction plans for a building permit plan check shall be considered an application for a site plan review. The application shall be accompanied by a filing fee in an amount established by resolution of the city council.

17.74.050 Application—Accompanying maps and data.

A. An application for a site plan review shall include construction plans and a plot plan of the subject property showing proposed buildings, and any adjacent existing buildings or improvements as well as finished grade and floor elevations for a distance of at least twenty feet beyond the boundaries of the proposed development.

B. In addition, an application shall include a location map showing the subject property as well as the surrounding areas along with a list of names and addresses of all surrounding property owners as set forth in Chapter 17.78 of this code, and any other data as may be required by the director of planning to adequately present the application to the planning commission. This resubmittal shall be considered application for a site plan review by the planning commission.

17.74.060 Application—Hearing.

The director of planning shall set the request for a site plan review for a public hearing before the planning commission in the manner specified in Chapter 17.78 of this code.

17.74.070 Application—Required findings.

- Before any site plan review shall be granted, all of the following findings must be made:
- A. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;
 - B. That the proposed design for improvement is consistent with the general plan;
 - C. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.

17.74.080 Development plan—Conditions of approval.

The commission may approve a development plan subject to a site plan review with such conditions as the commission finds are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of a building permit and certificate of occupancy; and shall restrict and limit the construction and location of all structures within the development.

17.74.090 Application—Determination.

Within twenty days after completion of the public hearing, the planning commission shall announce its findings on the request unless the review period is extended with the consent of the applicant. The commission may approve, conditionally approve or deny a development plan subject to the site plan review process based on the evidence submitted and its own study and knowledge of the circumstances.

17.74.100 Development plan—Notice of decision.

Not later than seven days following the planning commission's action in approving or denying a development plan subject to the site plan review process, a notice shall be mailed to the applicant at the address shown on the application plans and to any other person requesting a copy. Such notice will state the planning commission's decision and all conditions of approval, if any, pursuant to that decision.

17.74.110 Development plan—Modification.

Any condition imposed upon the approval of a development plan subject to a site plan review may be modified or eliminated, or new conditions may be added; provided, that the granting body shall first conduct a public hearing in the same manner as required for the granting of the original application. No such modification shall be made unless the commission or council finds that such modification is necessary to protect the public interest and/or adjacent or abutting properties; or, in case of deletion of an existing condition, that such action is necessary to permit reasonable development of the site.

17.74.120 Appeal and effective date.

The provisions of Chapter 17.78 of this code, regarding appeal of the commission's action and the effective date of approval, shall apply.

17.74.130 Expiration of development plan approval.

The approval of a development plan to the site plan review process shall expire when the building permit application for the development expires, unless otherwise specified by the planning commission.

17.74.140 Development plan—Denial—Refiling.

Where a development plan subject to the site plan review process is denied by the planning commission, or by the city council upon appeal of the decision of the planning commission, the application may be refiled within one year of such decision only if the basis for the denial as

contained in the minutes of the planning commission or city council action is addressed by a revised plan. Any application may be refiled in the same form after one year of the planning commission or city council decision.

SECTION 3. CEQA. Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance amending the City’s site plan review standards in Chapter 17.74 of the MMC would not have the potential to degrade the environment quality or result in significant environmental impacts. The proposed text amendment is consistent with the goals and policies of the Montebello 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental effects of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 4. SEVERABILITY. If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 6. PUBLICATION. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

“EXHIBIT D”

ORDINANCE NO. 2490

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, TO REZONE IDENTIFIED PROPERTIES TO ENSURE CONSISTENCY WITH THE LAND USE DESIGNATIONS ESTABLISHED BY THE 2040 GENERAL PLAN AND THE OPPORTUNITY SITES IDENTIFIED IN THE CITY’S HOUSING ELEMENT

WHEREAS, the City of Montebello (“City”) is authorized under Article XI, Section 7 of the California Constitution and California Government Code Section 65800 et seq. to regulate the use of land through zoning regulations is a general law city organized and existing under the laws of the State of California; and

WHEREAS, The City Council of the City of Montebello adopted the 2040 General Plan by on April 10, 2024, following public hearings and environmental review pursuant to the California Environmental Quality Act (“CEQA”); and

WHEREAS, the City of Montebello 2040 General Plan establishes updated land use designations, policies, and development standards intended to guide long-term growth, promote housing opportunities, support economic development, and ensure orderly and compatible land use patterns throughout the City; and

WHEREAS, California Government Code Section 65860 requires that zoning regulations be consistent with the adopted General Plan; and

WHEREAS, the City’s existing zoning map and zoning classifications for certain parcels are no longer consistent with the land use designations adopted in the Montebello 2040 General Plan; and

WHEREAS, the Montebello 2040 General Plan includes land use designations that accommodate residential, mixed-use, industrial, commercial, and public uses at densities and intensities sufficient to support the City’s long-term housing, employment, and infrastructure needs; and

WHEREAS, the rezoning is consistent with the City’s adopted Housing Element, and implements the Opportunity Sites identified therein; and

WHEREAS, the City’s 2021-2029 Housing Element, certified the California Department of Housing and Community Development (“HCD”), relies in part on zoning consistency and

rezonings to ensure adequate capacity to accommodate the City's assigned Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the rezoning of certain parcels is necessary to implement the policies and programs of the Montebello 2040 General Plan, including but not limited to housing production, affirmatively furthering fair housing, neighborhood compatibility, and transit-supportive development; and

WHEREAS, the parcels proposed for rezoning are identified in Exhibit A of this Ordinance and are being rezoned to zoning designations consistent with the corresponding Land Use Designation identified in the 2040 General Plan as well as the sites identified in the Housing Element; and

WHEREAS, The City Council finds that the rezoning of the parcels identified herein furthers the public interest, promotes the general welfare, and is consistent with the Montebello 2040 General Plan; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds and determines that this Ordinance is consistent with the Montebello 2040 General Plan and serves to ensure consistency between the City's zoning regulation and the 2040 General Plan Land Use Designations. The rezoning established by this Ordinance is consistent with the City's adopted Housing Element and implements the Housing Overlay Opportunity Sites identified therein. The rezoning will implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and revitalization within downtown, corridors, and neighborhoods.

SECTION 3. The proposed rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element is hereby established to read as follows:

EXHIBIT A - List of Parcels to Be Rezoned

APN	Address	Current Zone	New Land Use Designation	New Zone
6350-016-904	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-906	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-905	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-017-906	No Address	M-1	Neighborhood	C-1
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
6354-027-029	801 Union Street	M-2	Corridor	C-2
6354-027-014	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-026	723 Union Street	M-2	Corridor	C-2
6354-027-015	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-001	719 Union Street	M-2	Corridor	C-2
6354-027-016	7653 Telegraph Road	M-2	Corridor	C-2
6354-028-021	1701 Aeros Way	M-2	Corridor	C-2
6354-028-022	1717 Aeros Way	M-2	Corridor	C-2
6354-028-023	1725 Aeros Way	M-2	Corridor	C-2
6354-028-032	1801 Aeros Way	M-2	Corridor	C-2
6354-028-035	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-034	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-025	1724 Aeros Way	M-2	Corridor	C-2
6354-028-026	1734 Aeros Way	M-2	Corridor	C-2
6354-028-033	7733 Telegraph Road	M-2	Corridor	C-2
6354-030-062	7801 Telegraph Road	M-2	Corridor	C-2
6354-030-066	8105 Slauson Avenue	M-2	Corridor	C-2
6354-030-063	8033 Slauson Avenue	M-2	Corridor	C-2
6354-030-056	8023 Slauson Avenue	M-2	Corridor	C-2
6354-030-055	8019 Slauson Avenue	M-2	Corridor	C-2
6354-030-054	7825 Telegraph Road	M-2	Corridor	C-2
6354-030-004	8117 Slauson Avenue	M-2	Corridor	C-2
6354-030-003	8125 Slauson Avenue	M-2	Corridor	C-2
6354-030-001	8129 Slauson Avenue	M-2	Corridor	C-2
6368-002-002	Vacant Parcel	M-2	Corridor	C-2
6368-001-017	8130 Slauson Avenue	M-2	Corridor	C-2
6368-001-009	7799 Telegraph Road	M-2	Corridor	C-2
6368-001-025	7895 Telegraph Road	M-2	Corridor	C-2
6368-001-024	8000 Slauson Avenue	M-2	Corridor	C-2
6368-001-023	8016 Slauson Avenue	M-2	Corridor	C-2
6368-001-002	8040 Slauson Avenue	M-2	Corridor	C-2
6368-001-001	8130 Slauson Avenue	M-2	Corridor	C-2
6353-017-014	1125 Washington Blvd	M-1	Corridor	C-2
6353-017-006	1129 Washington Blvd	M-1	Corridor	C-2
6353-017-019	1101 Washington Blvd	M-1	Corridor	C-2
6353-017-015	1025 S. Greenwood Avenue	M-1	Corridor	C-2
6352-007-062	1033 S. Montebello Blvd Unit A	R-3	Corridor	C-2
6350-022-020	501 S. Montebello Blvd	M-1	Neighborhood	C-2
6354-017-013	1460 S. Greenwood Avenue	C-M	Neighborhood	C-1
6353-012-007	901 S. Greenwood Avenue	C-M	Neighborhood	C-2
6350-022-021	560 S. Greenwood Avenue	C-M	Neighborhood	C-1
6350-022-044	433 S. Montebello Blvd	C-2	Neighborhood	R-3
6349-011-014	400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-010-010	1000 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-011	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-012	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-011-021	1100 W. Olympic Boulevard	C-2	Neighborhood	C-2
6349-015-011	413 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-012	423 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-008	601 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-007	617 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-013	707 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-026-002	1108 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-001	565 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-018-900	801 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-066	808 Jade Place	M-1	Neighborhood	R-3
6350-018-062	816 Jade Place	M-1	Neighborhood	R-3
6350-018-088	821 Aloe Place	M-1	Neighborhood	R-3

EXHIBIT A - List of Parcels to Be Rezoned

6350-018-011	833 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-010	No address	M-1	Neighborhood	C-2
6350-018-009	903 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-013	905 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-001	1005 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-038	311 Mission Road	M-1	Neighborhood	R-3
6350-018-027	1009 Eucalipto Place	M-1	Neighborhood	R-3
6350-018-049	1009 Roble Place	M-1	Neighborhood	R-3
6350-018-016	1009 Sequoia Place	M-1	Neighborhood	R-3
6350-017-022	1105 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-020	1111 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-021	1129 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-907	1213 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-907	1301 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-015	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-001	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-014-010	401 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-007	409 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-006	419 S. Park Avenue	M-1	Neighborhood	C-1
6350-017-906	No address	M-1	Neighborhood	C-1
6350-015-007	1300 W. Colegrove Avenue	M-1	Neighborhood	R-3
6350-015-906	1307 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-017	1309 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-014	No address	M-1	Neighborhood	C-1
6350-015-013	1328 W. Colegrove Avenue	M-1	Neighborhood	C-1
6350-013-002	1417 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-023	1400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-021	1408 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-020	1412 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-022-026	544 Montebello Way	M-1	Neighborhood	C-1
6350-022-024	546 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-029	530 Montebello Way	M-1	Neighborhood	C-1
6353-004-006	1428 Beach Street	M-1	Neighborhood	R-3
6353-004-005	732 S. Maple Avenue	M-1	Neighborhood	R-3
6353-004-004	720 S. Maple Avenue	M-1	Neighborhood	C-1
6353-004-003	710 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-020	652 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-018	600 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-017	1409 W. Mines Avenue	M-1	Neighborhood	R-3
6350-021-905	819 Truck Way	M-1	Neighborhood	C-1
6353-003-019	630 S. Maple Avenue	M-1	Neighborhood	R-3
6350-026-012	1126 Calle Flor	M-1	Neighborhood	R-3
6350-026-900	1128 W. Mines Avenue	M-1	Neighborhood	C-1
6350-026-067	1135 Calle Flor	M-1	Neighborhood	R-3
6350-026-003	1112 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-055	540 Calle Flor	M-1	Neighborhood	R-3
6350-026-043	1122 Calle Flor	M-1	Neighborhood	R-3
6350-026-030	1134 Calle Flor	M-1	Neighborhood	R-3
6350-027-005	525 S. Greenwood Avenue	M-1	Neighborhood	R-3
6350-021-012	835 Truck Way	M-1	Neighborhood	C-1
6350-021-011	839 Truck Way	M-1	Neighborhood	C-1
6350-021-010	845 Truck Way	M-1	Neighborhood	C-1
6350-021-009	847 Truck Way	M-1	Neighborhood	C-1
6350-021-008	855 Truck Way	M-1	Neighborhood	C-1
6350-021-039	500 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-032	520 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-033	528 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-030	528 Montebello Way	M-1	Neighborhood	C-1
6337-002-015	1552 W. Olympic Blvd	R-2	Corridor	C-2
6344-025-024	2001 W. Beverly Blvd	C-R	Neighborhood	C-1
5294-011-014	505 N. 19th Street	C-1	Neighborhood	R-3
5294-011-025	509 N. 18th Street	C-2	Neighborhood	R-1
5294-014-002	506 N. 18th Street	C-1	Neighborhood	R-1
6344-004-031	1709 W. Beverly Blvd	R-3	Corridor	C-2
5294-014-034	1520 W. Beverly Blvd	C-R	Neighborhood	C-1
6345-001-028	1315 W. Beverly Blvd	R-4	Corridor	C-2
5269-013-037	509 N. 3rd Street	R-3	Corridor	C-2

EXHIBIT A - List of Parcels to Be Rezoned

5269-013-057	508 N. 3rd Street	R-3	Corridor	C-2
5269-012-033	512 N. 2nd Street	R-3	Corridor	C-2
5269-012-038	513 N. 1st Street	R-3	Corridor	C-2
5267-008-001	2921 Via Campo	R-1	Corrdior	C-2
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
5267-008-003	2913 Via Campo	R-1	Corridor	C-2
5267-008-026	887 N. Garfield Avenue	R-3	Corridor	C-2
5249-002-033	3544 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-002-002	3542 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-031	3538 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-016	3536 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-027	3534 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-028	3532 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-014	3526 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-013	3524 1/4 Beverly Blvd	C-2	Neighborhood	C-1
5249-001-012	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-011	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-030	3516 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-007	3514 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-029	3510 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-004	3508 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-003	3506 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-002	3504 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-001	3500 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-020	3414 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-019	3412 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-018	No address	C-2	Neighborhood	C-1
5267-022-017	No address	C-2	Neighborhood	C-1
5267-022-016	3404 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-015	3400 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-014	3328 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-038	3320 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-007	3314 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-006	No address	C-2	Neighborhood	C-1
5267-022-037	3308 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-035	3304 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-012	3216 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-006	3212 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-013	3204 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-001	3421 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-002	3417 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-003	3415 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-004	3413 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-033	3409 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-007	3403 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-008	3401 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-029	3335 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-011	3331 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-012	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-013	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-014	3327 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-015	3325 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-016	3323 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-031	3321 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-032	3319 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-019	3317 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-020	3315 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-021	3313 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-030	3311 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-024	3309 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-025	3305 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-026	3301 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-027	3217 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-028	3213 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-014	3205 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-015	3201 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-016	3201 W. Beverly Blvd	C-2	Neighborhood	C-1

EXHIBIT A - List of Parcels to Be Rezoned

5267-026-048	3124 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-040	3116 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-050	3108 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-038	3106 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-049	3100 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-046	3020 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-001	3000 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-051	3001 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-028	3015 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-027	3017 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-026	3019 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-025	3027 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-024	3033 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-049	3101 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-011	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-010	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-022	3109 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-007	3111 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-048	3117 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-052	3127 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-047	2913 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-050	2901 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-029	2900 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-028	2910 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-024	525 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-031	480 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-035	2805 W. Beverly Blvd	C-2	Neighborhood	C-1
5268-028-001	500 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-003	508 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-005	512 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-007	516 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-009	520 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-011	524 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-013	528 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-015	532 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-030	536 N. Garfield Avenue	C-2	Neighborhood	C-1
6352-026-107	959 S. Bluff Road	C-2	Neighborhood	R-3
6352-026-120	940 Lilac Lane	C-2	Neighborhood	R-3
6352-026-050	929 S. 4th Street	R-1	Corridor	C-2
6352-026-051	933 S. 4th Street	R-1	Corridor	C-2
6352-026-052	937 S. 4th Street	R-1	Corridor	C-2
6352-026-053	No Address	R-1	Corridor	C-2
6352-028-008	932 S. Montebello Blvd	R-3	Corridor	C-2
6352-027-014	939 S. Montebello Blvd	R-3	Corridor	C-2
6337-007-003	116 S. 22nd Street	R-3	Corridor	C-2
6337-007-004	2120 Allston Street	R-3	Corridor	C-2
6351-002-018	No Address	R-2	Corridor	C-2
6351-002-019	917 S. Concourse Avenue	R-2	Corridor	C-2
6346-012-920	No Address	R-3	Corridor	C-2
6346-012-919	No Address	R-3	Corridor	C-2
6346-012-918	No Address	R-3	Corridor	C-2
6346-012-917	No Address	R-3	Corridor	C-2
6346-012-916	No Address	R-3	Corridor	C-2
6346-012-915	No Address	R-3	Corridor	C-2
6346-012-028	280 N. Montebello Blvd	R-3	Corridor	C-2
6346-012-002	705 W. Madison Avenue	R-2	Neighborhood	R-3
6347-001-003	432 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-004	428 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-005	424 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-006	420 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-007	414 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-008	412 N. Poplar Avenue	C-2	Neighborhood	R-3
6346-004-037	100 E. Harding Avenue	C-2	Neighborhood	R-3
5269-015-068	604 N. Montebello Blvd	C-R	Corridor	C-2
5269-015-067	616 N. Montebello Blvd	R-1	Corridor	C-2
5294-015-043	1305 Masser Place	R-3	Corridor	C-2
6344-005-035	441 N. 16th Street	C-R	Corridor	C-2

5294-010-025	2000 W. Beverly Blvd	R-2	Corridor	C-2
5268-014-024	503 Morris Place	C-R	Neighborhood	C-1
5268-014-021	505 Morris Place	C-R	Neighborhood	R-1
5268-014-023	504 N. Via Val Verde	C-R	Neighborhood	R-1
5268-014-020	500 N. Via Val Verde	C-R	Neighborhood	C-1
6345-003-025	1006 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-024	1012 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-023	1018 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-022	1024 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-021	1126 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-020	1132 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-019	1120 W. Harding Avenue	R-A	Neighborhood	R-1
5267-006-900	No Address	R-1	Open Spaces	C-2
5267-007-901	No Address	R-1	Open Spaces	C-2
5267-007-900	No Address	R-1	Open Spaces	C-2
6352-001-055	1105 S. Bluff Road	R-1	Civic	R-3
5267-010-908	988 Bella Verde Drive (Partial Rezoning consistent with the Housing Element)	R-1	Open Spaces	C-2

SECTION 4 . (CEQA.)

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance to rezone certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s Housing Element does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed rezoning amendment is consistent with the 2040 General Plan and Downtown Montebello Specific Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The 2040 General Plan includes the City’s 6th Cycle Housing Element, which was previously adopted and certified by the California Department of Housing and Community Development and was also analyzed within the Final EIR. The proposed zoning text and map amendments are within the scope of the certified Final EIR and do not result in new or more severe impacts. No further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

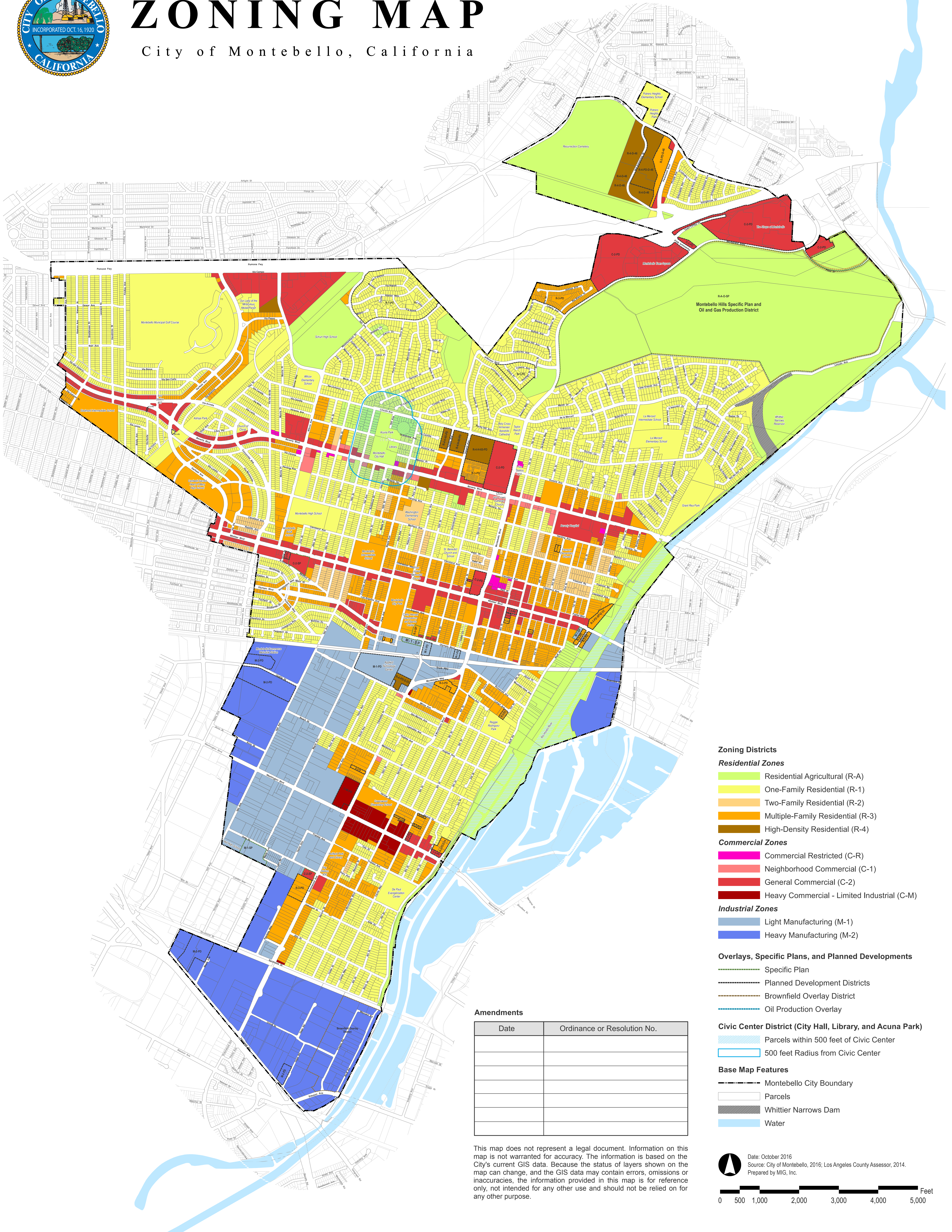
Christopher Jimenez, City Clerk

DRAFT



EXISTING ZONING MAP

City of Montebello, California



- Zoning Districts**
- Residential Zones**
- Residential Agricultural (R-A)
 - One-Family Residential (R-1)
 - Two-Family Residential (R-2)
 - Multiple-Family Residential (R-3)
 - High-Density Residential (R-4)
- Commercial Zones**
- Commercial Restricted (C-R)
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)
 - Heavy Commercial - Limited Industrial (C-M)
- Industrial Zones**
- Light Manufacturing (M-1)
 - Heavy Manufacturing (M-2)
- Overlays, Specific Plans, and Planned Developments**
- Specific Plan
 - Planned Development Districts
 - Brownfield Overlay District
 - Oil Production Overlay
- Civic Center District (City Hall, Library, and Acuna Park)**
- Parcels within 500 feet of Civic Center
 - 500 feet Radius from Civic Center
- Base Map Features**
- Montebello City Boundary
 - Parcels
 - Whittier Narrows Dam
 - Water

Amendments

Date	Ordinance or Resolution No.

This map does not represent a legal document. Information on this map is not warranted for accuracy. The information is based on the City's current GIS data. Because the status of layers shown on the map can change, and the GIS data may contain errors, omissions or inaccuracies, the information provided in this map is for reference only, not intended for any other use and should not be relied on for any other purpose.

Date: October 2016
 Source: City of Montebello, 2016; Los Angeles County Assessor, 2014.
 Prepared by MIG, Inc.

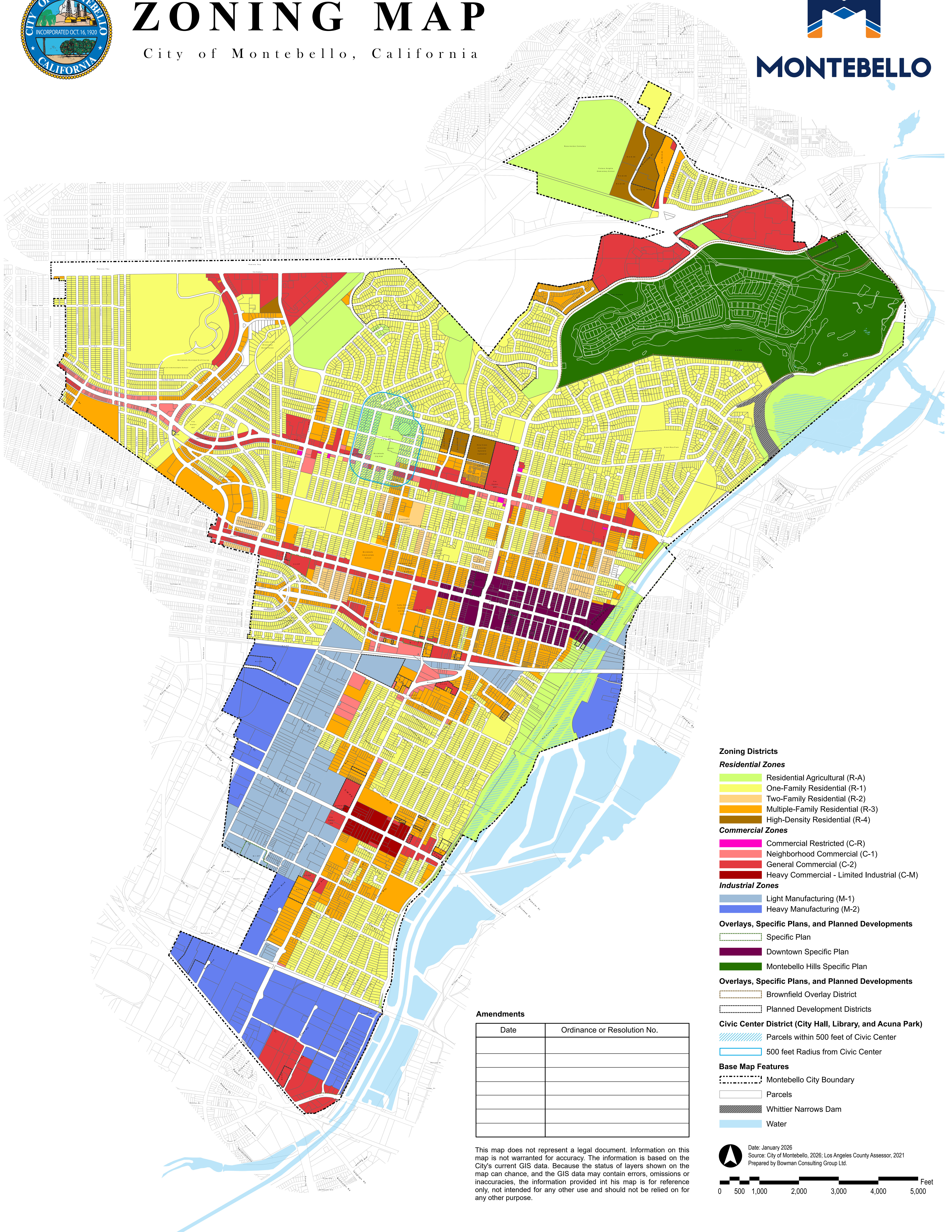


PROPOSED ZONING MAP

City of Montebello, California



MONTEBELLO



Zoning Districts

Residential Zones

- Residential Agricultural (R-A)
- One-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- High-Density Residential (R-4)

Commercial Zones

- Commercial Restricted (C-R)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Commercial - Limited Industrial (C-M)

Industrial Zones

- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

Overlays, Specific Plans, and Planned Developments

- Specific Plan
- Downtown Specific Plan
- Montebello Hills Specific Plan

Overlays, Specific Plans, and Planned Developments

- Brownfield Overlay District
- Planned Development Districts

Civic Center District (City Hall, Library, and Acuna Park)

- Parcels within 500 feet of Civic Center
- 500 feet Radius from Civic Center

Base Map Features

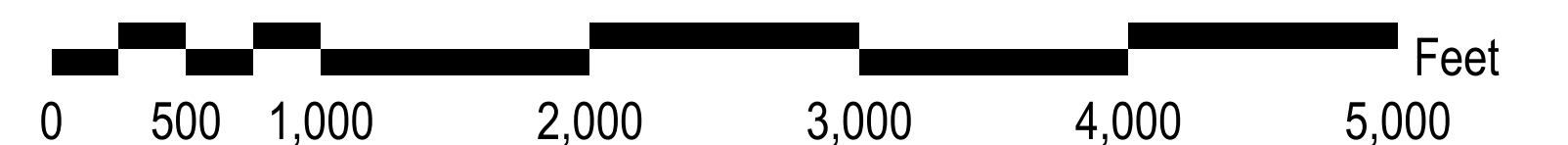
- Montebello City Boundary
- Parcels
- Whittier Narrows Dam
- Water

Amendments

Date	Ordinance or Resolution No.

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Date: January 2026
 Source: City of Montebello, 2026; Los Angeles County Assessor, 2021
 Prepared by Bowman Consulting Group Ltd.



ATTACHMENT B

ORDINANCE NO. 2487

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.22 COMMERCIAL ZONES GENERALLY TO INCLUDE MIXED USE DEVELOPMENT STANDARDS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, mixed-use development promotes efficient land uses, economic vitality, housing opportunities, reduced vehicle trips, and enhanced community character; and

WHEREAS, the General Plan encourages mixed-use development to integrate residential, commercial, office, civic, and employment uses to reduce vehicle trips and support walkable neighborhoods; and

WHEREAS, mixed-use development promotes economic development by encouraging residential units with commercial uses and employment opportunities within close proximity to residential areas; and

WHEREAS, the mixed-use is intended to provide clear development standards, permitted uses, and review procedures to guide future development; and

WHEREAS, the City Council desires to provide a flexible zoning framework that allows for high quality development while ensuring compatibility with existing neighborhoods; and

WHEREAS, the City Council finds that establishing mixed-use standards is consistent with the goals and policies of the Montebello General Plan and the public health, safety, and welfare; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City’s General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.22 of the Montebello Municipal Code is hereby amended in its entirety to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.22 COMMERCIAL ZONES GENERALLY

17.22.010 Scope.

The following regulations shall be applicable to all properties and uses on any commercial (C) zone. The mixed-use sections shall apply to the C-1 and C-2 zones as described in section 17.22.220.

17.22.020 Development standards—Lot area, width and depth.

Exhibit 17.22.020 Commercial Development Standards, not applicable to mixed-use or standalone residential development projects.

**EXHIBIT 17.22.020
COMMERCIAL DEVELOPMENT STANDARDS**

Zone	Minimum Lot			Maximum		
	Area	Width	Depth	Building Height	Floor Area Ratio	Lot Coverage
C-R	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	0.5:1	60%

C-1	5,000 sq. ft.	50 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	1:1	Unlimited except for required yard areas
C-2	2,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	3:1	Unlimited except for required yard areas
C-M	7,500 sq. ft.	25 ft.	100 ft.	35 ft. where common lot line with R-1 (25 ft. for any portion of building within 15 ft. of R-1 property)	2:1	Unlimited except for required yard areas

17.22.030 Off-street parking and loading.

In addition to the following regulations, each lot or parcel of land in the C zones shall have and maintain off-street parking as prescribed in Chapter 17.52 of this code, Off-Street Parking Regulations. Any use with a gross floor area over six thousand square feet which requires deliveries or shipments must provide off-street loading facilities in accordance with the following requirements:

- A. Required Spaces. Off-street loading spaces shall be provided on the same lot with every building or separate occupancy as follows:

Gross Floor Area (square feet)	Required Spaces
6001 — 10,000	1
10,001 — 20,000	2
20,001 — 50,000	3
50,001 — 100,000	4
100,001 — 200,000	5
Each additional 100,000, or fraction thereof	1

- B. Size. Each off-street loading space shall be not less than twelve feet in width and thirty feet in length and fifteen feet in height. Uses requiring four or more spaces shall have one quarter (twenty-five percent) of the spaces with a minimum width of fourteen feet and a minimum length of sixty feet.
- C. Location. Off-street loading facilities shall be located so that vehicles shall not extend on to public sidewalks or streets or required driveways in the course of loading or unloading goods.

17.22.040 Development standards—Trash areas.

Each lot or parcel shall be provided with facilities for the temporary storage and collection of trash, rubbish and garbage (hereafter "facilities") in accordance with all of the following:

- A. Such facilities may be located within a building, or, if in the open, shall be enclosed by a masonry wall architecturally compatible with the main building and including a solid gate.
- B. Where bulk-type trash containers are used, the same shall be fitted with rubber wheels for ease of movement.
- C. All trash, rubbish and garbage receptacles and surrounding areas shall be regularly cleaned and maintained.
- D. All containers shall be of substantial construction and provided with tight-fitting lids.
- E. All trash storage areas shall be located for convenient vehicular access for pickup and disposal.
- F. Trash areas in setbacks abutting residential zones are prohibited.

17.22.050 Development standards—Mechanical equipment, utilities or satellite dishes.

Each lot or parcel which has mechanical equipment or utilities or similar machinery located outside of the exterior walls of any building (except window-mounted devices), including roof-mounted equipment, shall:

- A. Completely screen all such devices from view from any public right-of-way or adjacent residential uses by either view-obscuring landscaping, or architectural features compatible with the main structure(s);
- B. Maintain all such devices to prevent collection of litter and to avoid unnecessary noise.

17.22.060 Development standards—Signs.

Signs shall be in compliance with Chapter 17.62 of this code.

17.22.070 Development standards—Storage.

Storage shall be limited to accessory storage of commodities sold at retail or utilized in the conduct of a permitted use which is located on the premises. Storage must be within a completely enclosed building, except that vehicles and equipment used in the operation of a permitted use may be stored outdoors on the premises in the C-M zone.

17.22.080 Development standards—Setbacks, buffering and screening.

- A. Minimum setbacks are shown on Exhibit 17.22.080 (A), Setback Requirements for Commercial Zones.
- B. Landscaping is required throughout all required setbacks which abut residential property and throughout all other setbacks and open areas which are visible from the public street right-of-way unless used for parking, access or loading.
- C. A solid wall or decorative building facade must be constructed along all property lines abutting residential property. Such fences or walls must be a minimum of six feet in height. Any solid fence which is constructed within twenty feet of a street right-of-way may not exceed three feet in height.
- D. All fences or walls shall be of materials and design architecturally compatible with the main building.
- E. There shall be no height limit on fences or walls on commercial properties adjacent to residential properties except where the property is adjacent to a residentially-zoned front yard, the fence or wall shall be no more than three feet in height.
- F. 1. If there is a common side or rear lot with residentially-zoned property, the commercially-zoned property must have a solid decorative (on both sides) wall. A wall shall be considered decorative if it incorporates architectural variation on its surface. That is, every six feet the materials or patterns of the wall shall vary.
 2. In addition, the facade of such wall which faces the residential property shall be of a material as described in Section 17.10.130 (D).

EXHIBIT 17.22.080 (a)

SETBACK REQUIREMENTS FOR COMMERCIAL ZONES

From Lot Line	Minimum Setback*
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Front	5 feet; 0 feet with a decorative facade.
	10 feet if abutting an R-zone.
	20 feet in C-R if side abuts an R-zone.
Side	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting an R-zone).
	5 feet minimum in first 20 feet back from the street if abutting an R-zone and has a decorative facade.
	5 feet in C-R if abutting R-zone.
Side Facing Street	5 feet; or 0 feet if decorative facade;
	10 feet if C-R or if reverse corner lot abutting R-zone.
Rear	5 feet (15 feet if abutting R-zone); or
	0 feet if no windows or doors (and decorative if abutting R-zone).
	5 feet minimum in first 20 feet back from street if a reverse corner lot abutting an R-zone and has a decorative facade.

* Note: The required yard setback shall be increased to twenty feet for any yard where the driveway enters.

17.22.090 Development standards—Landscaping.

- A. Landscaping shall consist of a combination of trees, groundcover and shrubbery to adequately cover all designated landscaped areas when installed. Plant materials shall cover the designated planting areas from the outset.
1. Shrubs shall be not less than three feet in height when planted and cover not less than thirty percent of the landscaped area.
 2. Trees shall be planted at a rate of one tree for each twenty linear feet of landscaped area (excluding parking lots). Trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain a mature overall height of at least fifteen feet. Of each five required trees, one shall be at least fifteen feet in overall height when planted.
- B. All landscaping shall be maintained in a neat, clean and healthful manner. To that end, each landscaped area shall be provided with a permanent, underground, automated irrigation system.
- C. Nonliving material shall not be substituted for required landscaping, except that decorative rocks or stones may be substituted for groundcover where trees and shrubbery are sufficiently dense, (that is, cover at least seventy percent of the landscape area when planted).

- D. A landscape plan (including plans for a permanent underground automated irrigation system) shall be submitted with the site plan for all commercial development. All landscaping and trees shall be approved by the city planning division, and installed prior to the issuance of a certificate of occupancy.
- E. 1. Where a parking lot is visible from a public street, and lies within fifty feet of that street right-of-way, a five-foot deep landscape strip shall be developed adjacent to the street right-of-way in front of the parking lot.
 - 2. In addition, if more than ten automobile parking spaces exist on a C-zoned lot or parcel of land, trees shall be provided internally in the lot in the amount of one tree for each ten parking spaces. The trees shall be at least six feet in height from the ground to the lowest limb at the time of planting and shall attain an overall height at maturity of at least fifteen feet.
- F. All landscaping provided in conjunction with the development of parking facilities serving commercially-zoned properties shall be surrounded by a continuous six-inch concrete curb.

17.22.100 Development standards—Building materials.

- A. A building facade shall be considered decorative if it incorporates architectural variations on its surface. That is, for every six feet in height, an additional surface material or color shall be used.
- B. Metal buildings are prohibited (except for emergency equipment and supply shelters).
- C. Fence materials shall be wrought iron, slump stone, split-face rock, brick, stucco or a similar material as approved by the planning division. (Chain link fencing and nondecorative masonry walls are permitted except where visible from and parallel to public streets or along property lines that adjoin residential property).
- D. Security gates or grills are prohibited on the exterior of windows, doors or other entry ways visible from the public right-of-way.
- E. All exterior building materials are subject to review by the planning division.

17.22.105 Development standards—Color.

- A. The purposes of this section are to establish exterior color standards for structures in the commercial zone to ensure that such structures (except those structures used solely for residential purposes) remain compatible and consistent with surrounding development and the desired character of the community, to promote a positive and attractive business environment in the city and to implement the goals and policies of the city's design guidelines. Providing for exterior color standards will create a sense of aesthetic harmony and encourage higher quality development, therefore improving the quality of life and overall image of the city. For purpose of this section, the term "structures" shall refer solely to the following: buildings, accessory buildings, and fences.

- B. Consistent with the city of Montebello's design guidelines for commercial development, the primary body color of the exterior of a structure in the commercial zone shall be painted or colored in earth tones and neutral colors. Examples of earth tone or neutral colors include off-whites, siennas, light greys, beiges, tans, browns or other similarly subdued tones, shades, or colors. When choosing exterior colors, consideration shall be given to the color of other structures nearby, with the objective being that the exterior colors of adjacent or surrounding structures complement one another.
- C. While earth tones and neutral colors shall serve as the dominant overall primary body color of the exterior of a structure within the commercial zone, brighter colors may be used to accent other structural elements such as doors, window frames and other architectural features. Neon colored paint shall not be allowed on any structure. Such brighter colors and the placement of such brighter colors shall complement the primary body color of the structure as well as highlight decorative details, such as ornaments, trims, fascias, inlays, tile, ironworks, awnings and other architectural features of the structure.
- D. These color standards shall apply to the color of new structures in the commercial zone as well as the re-painting and color of existing structures in the commercial zone. For purposes of this section, "existing structures" shall mean any structure (whether occupied or vacant) located in the commercial zone which is built and in existence prior to the effective date of this section of the zoning code.
- E. Any property owner or designated representative of the owner of any existing structure in the commercial zone whose existing exterior color(s) do not comply with the color standards set forth herein at the time this section becomes effective shall have eighteen months from the effective date of this section to comply with the provisions herein. Moreover, if an existing structure in the commercial zone is re-painted after this section becomes effective and the color(s) used do not conform to these color standards, it shall be subject to code enforcement for compliance.
- F. Exterior Colors—Existing Structures.
 - 1. Permits shall be required to re-paint the exterior of any existing structure in the commercial zone, provided that no fee shall be charged by the city of Montebello for processing or obtaining the permit. In order to obtain the permit to re-paint the existing structure, the property owner or designated representative of the owner of any existing structure in the commercial zone shall submit the proposed exterior color plan to the city's planning division in order to determine if the color plan complies with the color standards set forth herein. For purpose of this section, the terms "exterior color plan," "color plan" or "color plans" shall all refer to any document or rendering describing or depicting the exterior colors to be used on the structure, including but not limited to, a color and materials board or exterior paint color samples. A good faith effort in achieving color compatibility and harmony with adjacent structures is required by all applicants. The planning division shall review and make a determination regarding the proposed color plan. If the color plan is approved by the planning division, a permit shall thereafter be issued to the property owner or designated representative of the

owner of the existing structure. If the color plan is not approved by the planning division, the matter may be appealed to the design review board with no fee assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans. The decision of the design review board is final.

2. With respect to administrative projects other than re-painting of existing structures in the commercial zone, the exterior color plans shall be reviewed by the planning division for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to the design review board. No fee shall be assessed upon the applicant for purpose of the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The design review board shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the design review board shall be final.
3. With respect to discretionary projects (or projects requiring planning commission or city council review) involving existing structures in the commercial zone, the exterior color plans shall be reviewed by the design review board for compliance with the color standards herein. Any property owner or designated agent of the owner of an existing structure in the commercial zone objecting to a determination or disapproval of the exterior color plan by the design review board may appeal the matter to the city council and pay the requisite fee for the appeal. As part of the appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. The city council shall review appeals and approve, approve with conditions, or deny the proposed color plans of the existing structure in the commercial zone. The decision of the city council shall be final.

G. Exterior Colors—New Structures.

1. Exterior colors to be used on new structures in the commercial zone shall be reviewed either by the planning division or the design review board as part of its general review process for administrative or discretionary projects. Exterior color review shall be required upon request for any permit or other type of building or land use entitlement required by this code with respect to the construction or development of any new structure in the commercial zone. Proposed color plans shall be provided by the applicant as required by the planning division or the design review board. A good faith effort in achieving color compatibility and harmony with adjacent structures is required of all applicants.

2. With respect to administrative projects, the planning division shall review the proposed color plans. Any applicant objecting to a determination or disapproval of the exterior color plans by the planning division may appeal the matter to design review board with no fee assessed upon the applicant for purpose of the appeal. For purpose of appeal, the applicant may provide a written explanation describing why the proposed color plan is required or that no other alternative color scheme can be employed. With respect to discretionary projects, the planning division shall present the exterior color plans to the design review board. The design review board shall review the proposed color plans and determine compliance with the color standards herein. In reviewing the proposed color plans, the design review board can approve, approve with conditions, or deny the proposed color plans. If the proposed color plans are not approved by the design review board, the applicant can modify the proposed color plans and resubmit them to the design review board, or appeal the matter to the city council within fourteen days of the design review board's action, or the next city council meeting, whichever is sooner. The decision of the city council regarding the appeal of the design review board's determination shall be final.

17.22.110 Development standards—Noise.

- A. 1. Every use shall be so operated that the noise inherent and recurrently generated does not exceed the following levels at the lot line of the lot on which the use is located:

Adjacent Zone	Maximum Noise Level: 7 a.m. to 10 p.m.	Maximum Noise Level: 10 p.m. to 7 a.m.
Residential	65 dBA	60 dBA
Commercial	70 dBA	70 dBA
Industrial	75 dBA	75 dBA

2. Every use in the C-R and C-1 zones shall be so operated that the noise inherently and recurrently generated does not exceed sixty dBA between seven a.m. and nine p.m. and fifty-five dBA between ten p.m. and seven a.m. when adjacent to a residential zone.
- B. It is unlawful for any person or any property to create any noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property, to exceed:
 1. The noise standard for a cumulative period of more than thirty minutes in any hour; or
 2. The noise standard plus five dBA for cumulative period of more than fifteen minutes in any hour; or
 3. The noise standard plus ten dBA for a cumulative period of more than five minutes in any hour; or

4. The noise standard plus fifteen dBA for a cumulative period of more than one minute in any hour; or
 5. The noise standard plus twenty dBA for any period of time.
- C. For the purpose hereof, the peak decibel reading for a noise with a fluctuating noise level (such as live or recorded music) shall be considered as noise level for the entire cumulative period of the noise. Likewise, the time between repetitive intermittent noises (such as banging, pounding, or hammering) shall be included in the cumulative period of the noise.

17.22.120 Limitations on permitted uses—Enclosure.

All uses, including storage, shall be in a completely enclosed building, except as otherwise permitted in this chapter.

17.22.130 Limitations on permitted uses—Sales uses.

All permitted sales shall be limited to retail sales only (C-1 and C-2 only).

17.22.140 Limitations on permitted uses—Storage of certain materials.

Materials which might cause fumes or dust, which constitute a fire hazard, or which are edible by or attractive to rodents or insects shall be stored only in closed containers.

17.22.150 Limitations on permitted uses—Outdoor sales areas.

Permitted outdoor sales areas shall be improved and maintained to comply with all of the regulations of Chapter 17.52 of this code for the improvement and maintenance of off-street parking areas. All permitted outdoor sales and/or display areas visible from the public right-of-way shall be separated from the public right-of-way by a minimum of a ten-foot wide landscape planter located adjacent to the street facing property lines. In addition a minimum of five percent of such lot area used for outdoor sales or display shall be landscaped in accordance with Section 17.22.090 of this code.

17.22.160 Limitations on permitted uses—Temporary uses.

Those temporary uses permitted pursuant to Appendix A, Index of Permitted Uses and to Chapter 12.16 of this code, temporary uses.

17.22.170 Limitations on permitted uses—Conditional uses.

Those conditional uses permitted pursuant to Appendix A, Index of Permitted Uses. (See Chapter 17.70 of this code, Conditional Use Permits.)

17.22.180 Limitations on permitted uses—Civic center district.

All plans for buildings or structures, other than single-family residential units, proposed to be located upon properties included in the district, shall be submitted to the planning commission and city council for review and approval prior to the issuance of a building permit. (See Chapter 17.40 of this code.)

17.22.190 Limitations on permitted uses—Extended hours permits.

- A. In the general commercial zone, restaurants may stay open between twelve a.m. and seven a.m. only with an extended hours permit. In the C-1 zone, take-out food establishments may stay open between nine p.m. and seven a.m. only with an extended hours permit.
- B. An application for an extended hours permit must be made by the person intending to operate the restaurant in question. The application must be signed by the restaurant operator and must be filed with the city license collector using a standardized form containing the following information:
 - 1. The address of the restaurant for which the application is being submitted;
 - 2. The name and address of the owner(s), partners, officers or directors of the business;
 - 3. The name and address of the applicant;
 - 4. The intended hours of operation;
 - 5. The name and address of any person in charge of the business during the hours between twelve a.m. and seven a.m.
- C.
 - 1. Upon receipt of an application for an extended hours permit, the license collector shall forward the application to the special services officer who will initiate a request for an investigation of the applicant, the business, and the neighborhood by the police department.
 - 2. Within thirty days from receipt of the application, the special services officer will issue the permit if it can be found that:
 - a. The application is complete and in proper form and all information provided is accurate and true;
 - b. The proposed extended hours of operation will not create a public nuisance infringing on the peace and safety of nearby businesses and residents;
 - c. That the extended hours of operation do not conflict with any state or local law, ordinance or existing permit.
 - 2. If the special services officer cannot make one or more of the findings stated in subdivision 1 of this subsection, the permit request cannot be approved. In such case, the applicant may request a city council hearing on the application.

Pending testimony at a public hearing before the city council, the council may issue the permit and may impose special conditions on the permit.

- D. Extended hours permits are not transferable.
- E. Extended hours permits must be renewed on an annual basis. An application form as described must be completed and submitted with the annual business license. The license collector will forward the application to the special services officer to be reviewed for changes or problems which may have occurred during the previous year. Within thirty days, the special services officer will either issue the permit renewal or inform the applicant by certified mail that the permit has been denied.
- F. At any time that it becomes apparent to the special services officer or to the chief of police that an existing permit is in violation of one or more findings stated herein, a hearing before the city council may be scheduled. Pending public testimony, the city council may revoke, suspend, or place special conditions on the permit in question. In no case shall the city council revoke or place permanent special conditions on a permit without a public hearing. However, the city council may suspend or place temporary conditions on a permit at any time. Notice of such suspension must be given to the applicant by certified mail within five days after the city council action.

17.22.200 Limitations on permitted uses—Motels and hotels.

Motels and hotels are permitted in the C-2 and C-M zones, provided the following conditions are met:

- A. All motel/hotel projects shall have a minimum of forty units;
- B. The site for a motel or hotel development must be at least three hundred feet away from residentially-zoned property;
- C. A motel or hotel may not be rented for a single period less than twenty-four hours nor more than thirty days;
- D. Each motel or hotel unit must be at least two hundred twenty-five square feet in size including the restroom and shall provide the following amenities: telephone, television, wall-to-wall carpeting;
- E. Motel and hotel sites shall provide a ten-foot-wide landscape strip along all street frontages; and
- F. All facades of motel and hotel buildings shall be decorative, using three or more different surface materials, textures and colors.

17.22.210 Issuance of building permits for lots abutting a narrow street.

No building permit shall be issued for the construction, reconstruction or relocation of any building or structure to be located on any lot in this zone, abutting upon a street having a lesser width than established by resolution of the city council unless the following requirements are complied with:

- A. Dedication of Street Right-of-Way. When the building permit valuation is fifteen thousand dollars or more, the owner of such lot shall make a formal offer of dedication to the city for public street purposes, and all appurtenant uses, of a

depth equal to one-half of the width of the street as described by resolution of the city council.

- B. Setbacks. The required setback shall be maintained in this zone for all buildings, structures and improvements including off-street parking as measured from the right-of-way width established by resolution of the city council.
- C. Off-Site Improvements. When the building permit valuation is seven thousand five hundred dollars, any building permit shall be subject to provide improvements for curb, gutter and sidewalk in compliance with Section 15.04.070.

17.22.220 Mixed- Use Development Standards – Purpose and Intent

The purpose of this Chapter is to ensure compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment. The requirements of this Chapter shall apply to establish regulations for mixed-use housing opportunities in the City of Montebello (the “City”).

- A. Mixed-use development in the C-1 Zone is intended for predominantly residential areas in proximity to bus routes and multi-modal corridors. The C-1 Zone permits horizontal and vertical mixed- use appropriately scaled for adjacent neighborhoods.
- B. Mixed-use development in the C-2 Zone is intended to accommodate the highest-intensity activity centers in proximity to bus routes and multimodal corridors. The C-2 Zone permits both horizontal and vertical mixed-use development at a scale appropriate for high-intensity uses that benefit from transit access and pedestrian activity.

17.22.230 Permitted uses in Mixed-Use Zone

A. Permitted uses.

In addition to Appendix A- INDEX OF PRIMARY USES, Table 17.22.230 lists the permitted uses and conditionally permitted land uses for the mixed- use developments in the C-1 and C-2 zoned lots indicating the type of approval required to comply with all provisions of this title.

- a. Use not listed. When a use is not specifically listed in Table 17.22.230, the Planning and Community Development Director or his/her designees, shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to, and no more detrimental than, those permitted in the zone, Uses not listed, or otherwise determined by the Planning and Community Development Director or his/her designee to be permitted, are prohibited.

B. Permit requirements.

a. Permitted uses subject to compliance with all applicable provisions of the Montebello Municipal Code, and in compliance with the Mixed-Use Development Standards pursuant to Chapter 17.22 are shown as “P” uses in the tables. Uses shown as “P” will be subject to ministerial review based on the objective design standards in Chapter 17.22 of the Montebello Municipal Code.

b. Uses allowed subject to the approval of a Conditional Use Permit in compliance with Montebello Municipal Code Chapter 17.70, and shown as “CUP” uses in the table.

c. Not allowed in a particular zone and shown as a “—” in the tables.

Table 17.22.230: Permitted uses for Mixed-use projects

		<u>C-1</u>	<u>C-2</u>
1	<u>Commerce, Manufacturing, Processing</u>		
	<u>Artisan/craft manufacturing, commercial kitchen printing and publishing</u>	<u>P</u>	<u>P</u>
	<u>Research and Development</u>	<u>P</u>	<u>P</u>
	<u>Warehouse and Distribution</u>	<u>—</u>	<u>—</u>
	<u>Personal storage facility</u>	<u>—</u>	<u>—</u>
	<u>Makers Space</u>	<u>P</u>	<u>P</u>
2	<u>Retail</u>		
	<u>Supermarket, home improvement center</u>	<u>P</u>	<u>P</u>
	<u>Neighborhood market, pharmacy</u>	<u>P</u>	<u>P</u>
	<u>Restaurants</u>	<u>P</u>	<u>P</u>
	<u>Retail businesses</u>	<u>P</u>	<u>P</u>
	<u>Retail Pop-Ups</u>	<u>P</u>	<u>P</u>
	<u>Restaurant with dancing, live entertainment, craft brewery and winery (including retail sales), nightclub</u>	<u>CUP</u>	<u>CUP</u>
	<u>Medical Marijuana cultivation, manufacturing, sales, delivery, and distribution</u>	<u>—</u>	<u>—</u>
3	<u>Services</u>		
	<u>Personal Services: Personal Services, such as barber and beauty shops, dry cleaning pick-up stores, home electronics and small appliance repair, nail shops - manicure, pedicure, and tailors</u>	<u>P</u>	<u>P</u>
	<u>Personal Services (restricted): Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons</u>	<u>CUP</u>	<u>CUP</u>
	<u>Professional Services: Includes professional offices for banks, commercial art and design, counseling services, scientific and research organizations, media</u>	<u>P</u>	<u>P</u>

	<u>post production and news services, urgent care clinic, and medical clinic (doctor, dentist)</u>		
4	<u>Accessory Commercial Uses</u>		
	<u>Drive-through facility</u>	---	---
	<u>Incidental entertainment</u>	P	P
	<u>Outdoor cafe (Dining)</u>	P	P
	<u>Outdoor display</u>	CUP	CUP
	<u>Outdoor storage</u>	---	CUP
5	<u>Automobile related</u>		
	<u>Vehicle Sales and associated vehicle service and parts</u>	---	CUP
	<u>Vehicle parts, maintenance, or repair, detailing, painting, service stations</u>	---	---
	<u>Drive-through establishments including car wash</u>	---	---
6	<u>Utility, Transportation</u>		
	<u>Mobility hub</u>	P	P
	<u>Parking facility (public or commercial)</u>	P	P
	<u>Utility Facilities and Infrastructure</u>	---	CUP
	<u>Wireless telecommunication facility</u>	CUP	CUP
7	<u>Residential Uses</u>		
	<u>Dwelling, single-family attached</u>	---	---
	<u>Dwelling, multi-family</u>	P	P
	<u>Live/work Unit</u>	P	P
	<u>Transitional housing</u>	P	P
	<u>Emergency shelter</u>	---	---
	<u>Lodging: Hotel, B&B inn</u>	CUP	CUP
8	<u>Accessory Residential Uses</u>		
	<u>Accessory dwelling unit</u>	P	P
	<u>Home occupation</u>	P	P
9	<u>Recreation, Education, Public Assembly</u>		
	<u>Museums, art galleries, and libraries</u>	P	P
	<u>Athletic club/gymnasium, religious facility, and recreational centers</u>	CUP	CUP
	<u>Open Space</u>	P	P
	<u>Studios for arts, dance, music, martial arts</u>	P	P
	<u>Health/fitness facility</u>	CUP	CUP
	<u>Community garden</u>	P	P
	<u>School, public</u>	P	P
	<u>School, private (trade schools, colleges)</u>	CUP	CUP
	<u>Theater, cinema, performing arts, outdoor community events</u>	CUP	CUP
	<u>Art lounges or theaters with alcohol sales</u>	CUP	CUP
	<u>Recreation, entertainment uses</u>	CUP	CUP
	<u>Bowling alleys, billiards parlors, indoor racquetball/pickleball courts.</u>	CUP	CUP
	<u>Farmers market, certified</u>	P	P
10	<u>Other Uses</u>		

	<u>Alcohol sales (on-and off-sale outlets)</u>	<u>CUP</u>	<u>CUP</u>
	<u>Vending machine (regular and reverse)</u>	<u>P</u>	<u>P</u>
	<u>Secondhand stores</u>	<u>---</u>	<u>---</u>
	<u>Day care center — child</u>	<u>CUP</u>	<u>CUP</u>

17.22.240 Development Standards- Mixed-Use Zone

Development Standards- Table 17.22.240 contains development standards applicable to the C-1 and C-2 zones. The standards are intended to assist property owners and project designers in understanding the city’s minimum requirement and expectations for high quality development. The following applies to the requirements of Table 17.22.240.

A . Minimum and Maximum Density. The minimum and maximum density standards are applicable to developments that include residential uses.

B. Intended use. Intended use is established the primary focus for development maximizing the land use intent.

C. Accessory Structures. Include parking structures, trash enclosures and similar supporting structures.

Refer to Table 17.22.240, Mixed-Use Zone Development Standards, for specification not shown here.

Table 17.22.240: Development Standards for Mixed - Use Zone

<u>Development Standards</u>	<u>C-1</u>	<u>C-2</u>
<u>Density</u>		
<u>Minimum</u>	<u>20 du/ac</u>	<u>25 du/ac</u>
<u>Maximum</u>	<u>40 du/ac</u>	<u>60 du/ac</u>
<u>Floor Area Ratio</u>		
<u>Minimum</u>	<u>0.3 FAR</u>	<u>0.3 FAR</u>
<u>Maximum</u>	<u>2.00 FAR</u>	<u>3.0 FAR</u>
<u>Intended use</u>		
<u>Use Type</u>	<u>Neighborhood with residential horizontal or vertical</u>	<u>Commercial/ retail with vertical residential development or residential horizontal or vertical</u>
	<u>Minimum 50% of square footage in mixed-use development to be residential</u>	<u>Minimum 50% of square footage in mixed-use development to be residential</u>
<u>Maximum Height</u>		
<u>Main structure</u>	<u>50 feet</u>	<u>60 feet</u>
<u>Accessory Structures</u>	<u>25 feet, excluding parking structures</u>	
<u>Setbacks</u>		

<u>Front</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side Facing Street</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
<u>Rear</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>	<u>Minimum: 10 feet</u> <u>Maximum: 20 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Side</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>	<u>Minimum: 0 feet</u> <u>Maximum: 5 feet</u>
	<u>If abutting residential refer to setback requirement Exhibit 17.22.080</u>	
<u>Accessory Structures</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 5 feet</u>	<u>Front: 10 feet</u> <u>Side/ Rear: 0 feet</u>
<u>Open Space</u>		
<u>Open space types include: Side yard, Courtyard, back yard, Roof deck</u>	<u>Minimum Area: 15% of total lot area</u> <u>Minimum dimensions: 20 ft by 20 ft</u>	
<u>Parking</u>		
<u>Stand- Alone uses</u>	<u>Off street parking shall conform to Exhibit 17.52.050</u>	
<u>Residential Mixed- Use</u>	<u>Residential: 1 space per unit</u> <u>Office/ Retail: 1 space per 300 gross s.f. of building area</u> <u>Live / Work: 1 space per unit; 1 per every 400 gross s.f.</u> <u>Restaurants, Cafes, or similar: 1 space per 200 gross s.f</u> <u>A parking reduction based upon low parking demand may be allowed upon the approval of a Low Demand parking Reduction Agreement by the City.</u>	
<u>Landscaping</u>		
<u>Setback areas</u>	<u>100% landscaped (except walkways and driveways)</u>	

D. Building setback requirement. Buildings utilizing the mixed- use standards in the C-1 or C-2 zoned parcels shall provide a transition for height. Tall elements of the building shall increasingly step back after the second floor adjacent to single-family zones. Every 3 feet over 25 feet, the setback shall increase by three feet.

E. Building frontage. New buildings are to be located in close proximity to the street for an improved relationship to the street and pedestrians.

F. Residential and mixed- use projects that provide a minimum of 20% affordable units may be subject to an administrative review plan approval in accordance with the City's approved objective design standards.

SECTION 4 . (CEQA)

Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the proposed ordinance to establish mixed-use development standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT C

ORDINANCE NO. 2488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, ADDING CHAPTER 17.21 - OBJECTIVE DESIGN STANDARDS TO TITLE 17 OF THE MONTEBELLO MUNICIPAL CODE FOR MULTI-UNIT RESIDENTIAL AND MIXED-USE DEVELOPMENTS

WHEREAS, the City of Montebello is a general law city organized and existing under the laws of the State of California; and

WHEREAS, Title 17 of the Montebello Municipal Code establishes zoning regulation to implement the City of Montebello General Plan; and

WHEREAS, the City of Montebello General Plan encourages compact, pedestrian oriented development that integrates residential, commercial, civic and employment uses; and

WHEREAS, the State of California has enacted housing laws, including but not limited to the Housing Accountability Act, the Housing Act of 2019, and other related statutes, which require local governments to apply objective design standards to certain residential and mixed-use projects; and

WHEREAS, State law defines “objective standards” as standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion; and

WHEREAS, the adoption of objective design standards will facilitate the timely production of housing, reduce uncertainty for applicants and the public, and ensure compliance with applicable State housing laws; and

WHEREAS, the City Council desires to provide clarity, predictability, and transparency in the development review process by establishing objective standards applicable to residential and mixed-use projects; and

WHEREAS, the City Council finds that the objective design standards set forth in this Ordinance are consistent with the City’s General Plan, promote high-quality architectural and site design, and protect the public health, safety, and welfare; and

WHEREAS, The City Council has reviewed the Objective Design Standard Ordinance and finds that its adoption is in the best interest of the City of Montebello and its residents; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds that this Ordinance is consistent with the City's General Plan ensuring compatibility between the different land uses operating within the designated mixed-use areas. The mixed-use standards are intended to implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and the revitalization within downtown, corridors, and neighborhoods.

SECTION 3. Chapter 17.21 of the Montebello Municipal Code is hereby established to read as follows:

Sections:

Chapter 17.21.010

17.21.010 PURPOSE

A. Purpose

The purpose of these objective standards is to provide the public, design professionals and decision makers with objective criteria for mixed use and multifamily residential development in the City. The standards aim to comply with requirements in the Housing Accountability Act, including SB 330. SB 330 defines objective design standards as "standards that involve no personal or subjective judgement by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application."

B. Applicability

The objective design standards apply to new construction multifamily and mixed-use developments with more than 2 housing units. The standards shall apply to new additions to existing conforming and non-conforming multi-unit residential and mixed-use developments. These standards also apply to commercial components of mixed-use developments. For development standards in the mixed-use zone, please reference Chapter 17.22 of the Montebello municipal code. In addition to the objective design standards, projects must also comply with applicable development standards in the Montebello Municipal Code.

17.21.020 Applicability

- A. These standards apply to all multi-unit residential and mixed-use development in the City with more than 2 housing units, unless the property is within a specific plan, overlay and planned unit development that already implements design standards, in which case those standards shall prevail. The standards shall apply to commercial components of mixed-used developments.
- B. These standards shall apply to new additions to existing conforming and nonconforming multi-unit residential and mixed-use developments where new floor area is added.
- C. All new developments, alterations and expansions of multi-family residential and mixed-used projects shall be processed under the applicable entitlements applications and shall be subject to the findings applicable in such entitlements.

17.21.030 General Standards

The following are general standards that shall be applicable to new multi-unit residential and mixed-use development:

A. Parking

- a. Access to parking:
 - I. No new parking shall be placed between a building and a street, except where allowed adjacent to a side street in the residential zone.
 - II. Parking, including parking garages, shall be accessed from the alley to secondary frontage street when possible. The opening of a parking lot or garage on the frontage shall not exceed two lanes in width.
- b. Tandem parking:
 - I. Up to 30 percent of the total required off-street parking spaces may be provided in tandem configuration. The maximum number of spaces

- permitted in tandem configuration refers to the total individual spaces, not the total number of tandem spaces.
- II. Tandem shall be a maximum of two parking spaces in depth.
 - III. Vehicle movement necessary to move cars parked in a tandem configuration shall not take place on any public street.
 - IV. Tandem spaces shall be assigned to the same dwelling unit.
- c. Loading spaces:
 - I. A minimum of one off-street loading space shall be provided for every mixed-use building over 3000 sq.ft. in gross area.
 - d. Landscaping:
 - I. Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement.
 - II. Parking areas adjacent to a street or sidewalk shall be screened with landscaping and a decorative wall between 36 and 48 inches in height.
 - e. Lighting:
 - I. Outdoor lighting fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
 - II. Lighting shall be energy-efficient and shielded or recessed. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
 - f. Parking shall have pedestrian walkway access to the entrance of building.
 - g. All end parking stalls shall be abutting landscape planters.
 - h. Parking areas, covered and uncovered, shall be screened from public streets frontages. Screening examples include building placement, landscaping or fencing. Landscaping for screening shall not be less than three feet.

B. Open Space

- a. All projects containing a residential component shall include a common open space, no smaller than 15% of the lot area, open from the ground to the sky. This area shall be open to all residents of a development. The open space shall be located on the first floor, or podium level (on top of parking garage or commercial establishments). It should not be located in the required front setback.
- b. Projects complying with the common open space requirement shall not be required to provide private open space for each individual unit.
- c. Residential projects that do not comply with the common open space requirements shall provide for each residential unit a private open space in the

- form of a balcony, door yard or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.
- d. Common open space shall include a combination of paved surfaces and landscaped areas.
 - e. Common open space shall be used to mitigate heat by incorporating trees, shade structures and gazebos.
 - f. Common spaces shall encourage gathering by including amenities like playgrounds, outdoor dining areas, and barbeques.
 - g. All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court.

C. Materials and colors

- a. Glossy and reflective colors and materials are prohibited.
- b. Multi-unit development consisting of more than five buildings shall provide a minimum of two distinct color schemes, with a single-color scheme dedicated to not less than forty percent of all residential buildings.
- c. Multi-unit development with ten or more buildings shall provide a minimum of three-color schemes, each color scheme not to exceed thirty percent of all units.
- d. Contrasting colors shall be used for trim, windows, doors, and key architectural elements.
- e. Affordable units and market rate units within the same development shall be constructed of the same materials and details making the units non-distinguishable from one another.

D. Landscaping and Outdoor Lighting Standards

- a. Proposed developments shall incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting etc., where appropriate. The features should be architecturally comparable with the style, color, and material of the principal building on the lot and those in the immediate area.
- b. Plant species should be selected based on their sustainability for an urban environment, cleanliness, and ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should be considered.
- c. The majority of plant materials shall consist of drought tolerant and/or native plants with minimum water requirements.

- d. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficient sized tree pits or planting beds and appropriate planting mediums to provide for healthy tree growth.
- e. Decorative water features shall re-circulate water and, where available, shall use recycled water.
- f. Site lighting should be shielded by permanently attached light fixtures so that light sources are not visible from a public right-of-way and to prevent off-site glare.

E. Walls and Fences

- a. The style of walls shall be the same or similar to the architectural style of the project.
- b. Both sides of all perimeter walls and fences shall be architecturally treated, except for trash enclosures. The interior of trash enclosures shall be painted with high durability paint.
- c. Perimeter and property line walls shall consist of decorative concrete masonry unit (CMU) with a stucco finish, brick, or stone veneer, slump stone, or split face with pre-cast concrete, block, stone or brick trim cap. Interior walls, fences, and gates shall consist of wrought iron, wood, plastic/wood composites, brick and stone materials. Unfinished concrete mansard unit (CMU), chain link fences, barbed wire, razor wire, electric wire, and similar types are prohibited under all conditions.
- d. The maximum height of walls and fences shall be 6 feet.

F. Utilities, mechanical equipment and trash enclosures

- a. All utility equipment shall be located outside of any pedestrian path-of-travel walkway. All utility equipment shall be placed adjacent to alleyways, within parking areas, rear or side yard, or building “notch-outs” and screened from public view.
- b. If ground mounted mechanical equipment cannot be placed at the rear side of a building away from the street frontage, it shall either be placed on the ground and screened with landscape or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.

- c. All electrical equipment, electrical meters, and junction boxes shall be placed within a utility room. If the utility room is not reasonable, then all equipment has to be designed as an integral part of the building development.
- d. Trees and shrubs shall be placed a minimum of five feet away from the water meter, gas meter, or sewer laterals. Ten feet away from utility poles and minimum three feet away from fire hydrants.
- e. Trash enclosures: Trash, recycling, organic waste, and green bins and dumpsters shall be housed in a covered refuse closure with a gate that screens trash.
- f. Trash enclosures shall be finished with the same primary wall material and color as the nearest building within the development.
- g. Trash enclosures shall have both a vehicular access gate with concrete apron, and a pedestrian entrance. Gates shall be opaque in color.
- h. Trash enclosures shall include interior dusk to dawn lighting for safety and security.

G. Entries

- a. The main entrance, or entrances, shall be emphasized and oriented to the street or major plazas or open space. Secondary entries may be from parking areas, the rear of buildings or interior open spaces.
- b. Building entrances shall connect to public streets, parking areas, and publicly accessible open spaces using pedestrian pathways or sidewalks. For larger sites with multiple buildings, building entrances shall be oriented to face internal open spaces, paseos and recreation amenities.
- c. When residential and commercial uses are combined in the same structure, separate entrances shall be provided for each use.

H. Architectural style and Character

- a. Buildings shall incorporate architectural elements of Mediterranean, Spanish Revival, Contemporary, or other style approved by the Planning and Community Development Director or his/her designee.
- b. Architectural styles shall be applied consistently on all building elevations.

I. Building Massing and Articulation

- a. Buildings of three stories in height or more shall be designed to differentiate a building's base from the rest of the structure. These two areas shall correspond,

for example, retail or lobbies. For buildings that are single use, the first floor shall be differentiated.

- b. Differentiation shall be achieved through color, texture/material change, variations in projections, or decorative details such as columns or arcades.
- c. Stairways shall be designed as a part of the overall architecture of the building, complementing the buildings' mass and form. Exterior stairwells shall be solid, prefabricated metal stairs are prohibited.

J. Frontage Types

a. Front yard

- I. Front yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at a property line with steps providing access between the sidewalk and the yard. Porches, stoops balconies, and bay windows may encroach into front yards.
- II. Front yards and continuous planters between the curb and sidewalk along the primary and side streets shall be landscaped.
- III. Paved areas shall be limited to walks and driveways.
- IV. Fencing defining the front yard shall not exceed four feet as measured from the adjacent sidewalk.

b. Porch

- I. Porches may be provided on buildings that are set back from the primary/ side street property lines and may encroach into the front yard and side street yard.
- II. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.
- III. Porches shall be designed according to the following requirements:

Dimensions	Minimum	Maximum
Depth (clear)	6 ft.	-
Width (clear)	12 ft.	-
Height: ceiling (clear)	8 ft.	12 ft.
Height: floor above ground	12 in.	3 ft.
Height: fence or hedge	-	3 ft.

c. Door yard

- I. A dooryard is an elevated or at grade garden or terrace that is located in the front yard setback and enclosed by a low wall near or at the property line.
- II. For elevated dooryards, access shall be from stairs or ramp.
- III. Walls or fences shall be consistent with the architectural style of the building in their design, material and finishes.
- IV. Dooryards shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth (clear)	7 ft.	-
Height above grade	0 ft.	3 ft.
Fence or railing may extend to height required by building code.	-	-

d. Stoop

- I. A stoop shall be a stair or landing leading directly from the sidewalk to the building entrance. Stoops shall be the frontage types for ground floor housing that is near the street.
- II. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk. The landing may be covered or uncovered. Landscaping shall be placed on the side of the stoop.
- III. Stoops shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Depth: Landing (clear)	4 ft.	10 ft.
Width (clear)	4 ft.	10 ft.
Height: floor above grade	12 in.	3 ft.
Height: Fence or hedge	-	3 ft.

e. Shopfront

- I. Storefronts are large openings in a building façade that are enclosed with large transparent windows and doors that provide direct at grade

access to ground floor commercial and retail uses. The architectural elements of shopfronts include large windows, doors with glass, transom windows, and a solid base.

- II. Optional elements include awnings, canopies, signage, lighting and cornices.
- III. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazed less than 15%, low emissivity, is acceptable.
- IV. Shopfronts shall be designed according to the following dimensional requirements:

Dimensions	Minimum	Maximum
Height (clear)	10 ft.	16 ft.
Distance to bottom of awning	8 ft.	10 ft.
Width of storefront bays	10 ft.	15 ft.
Glass area % of ground floor wall	70	90

f. Gallery

- I. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.
- II. Along primary frontages, the gallery columns shall correspond to Shopfront openings. Galleries shall be a minimum of two bays wide.
- III. Galleries shall be designed according to the following dimensional requirements.

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of curb (clear)	2 ft.	-

g. Arcade

- I. Arcades are facades with a ground floor colonnade that supports the upper stories of the building, or for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making it ideal for retail or restaurant use.
- II. Along primary frontages, the Arcade shall correspond to shopfront openings. Arcades shall be a minimum of two bays wide.
- III. Arcades shall be designed according to the following dimensions:

Dimensions	Minimum	Maximum
Depth (clear)	10 ft.	16 ft.
Width (clear)	20 ft.	80 ft.
Width: single bay (clear)	10 ft.	16 ft.
Height (clear)	12 ft.	16 ft.
Distance from face of the curb (clear)	2 ft.	-

h. Balcony

- I. A balcony is a platform enclosed by a wall on the outside of a building, with access from an upper-floor door.
- II. Balcony design character, palettes of material, and approach to detailing shall be consistent and compatible with the building's style.
- III. Balconies of traditionally styled buildings shall have visible supports in the front of projecting beams or braces. Balcony railings on traditional buildings shall be made of wood, wrought iron, steel bar, or tube faithfully simulating true wrought iron.
- IV. Balconies on modern style buildings may simply project. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes shall be avoided.

i. Bay window

- I. A large window or series of windows projecting from the outer wall of a building and forming a recess within.
- II. Bay windows shall be a maximum of ten feet wide and shall have a height that is equal to or greater than their width.
- III. Bay windows shall be placed a minimum of two feet from any building corner and a minimum of three feet from any other window bay.
- IV. Bay windows shall consist of at least 75% transparent fenestration.

j. Awning

- I. A cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.
- II. Awnings shall be a of simple shed form, made of code-compliant-fire-resistant canvas or materials of similar appearance. Materials that are shiny stiff and synthetic shall be avoided.
- III. Each awning shall correspond to a storefront.
- IV. Upper floor awnings may be provided. Each individual awning shall cover no more than one shopfront or window opening. Signage is not allowed on upper floor awnings.
- V. Awnings shall be positioned so that signage is not obstructed.
- VI. Awning colors and patterns shall be coordinated with the overall design of the building. As appropriate awnings colors may vary between adjacent buildings.
- VII. Internally illuminated and backlit awnings and any associated light diffusers are prohibited.

k. Canopy

- I. A flat, metal awning that extends perpendicularly from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, and metal slats.
- II. Canopies shall be of a simple form, made of metal and/or glass
- III. Canopies shall be supported either from the below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
- IV. Canopies may extend across multiple storefronts.
- V. Canopies shall be positioned so that signage is not obstructed.
- VI. Canopies shall be coordinated with the overall design of the building, all canopies on a single building shall be consistent in their design, color and material.

K. Parklet

- a. A parklet size shall include one or more street parking spaces.
- b. Parklets must be located at least one parking space away from an intersection or street corner.
- c. Parklets are allowed on streets with a speed limit of 25 mph or less.

- d. Parklets must include a platform/deck that flushes with the sidewalk, unless the parklet is designed to be terraced. Parklets must end on sidewalks, and any furniture, heaters, and landscape may not spill into sidewalks.
- e. Stable and sturdy traffic barriers must be installed on all three sides open to roadway traffic. The barrier must have a minimum height of 36 inches and maximum height of 42 inches.
- f. To allow for water flow, Parklets must provide a drainage channel that is a minimum of 3 inches tall and 2 feet wide, along the entire length of the parklet, adjacent to the curb.
- g. Parklet design and construction will be subject to Public Works approval. The design must be flexible to allow for any roadway or utility maintenance. Public Works and Planning and Community Development have the right to close a parklet from use to perform maintenance work on adjacent infrastructure.

L. Pocket Park

- a. The maximum size of a pocket park shall be 0.25 acres.
- b. Pocket parks shall prioritize the needs of surrounding neighborhoods. This may include adding seating, play or fitness equipment, open lawn space, dog run, community gardens, ecological/educational displays, and community bulletin boards.
- c. Pocket parks may be designed to serve as stormwater retention and infiltration areas.

M. Solid Waste Standards

- a. Location, access and design criteria: the location of all solid waste collection and/ or storage spaces shall meet the following criteria:
 - I. To the extent possible, collection/storage location shall be accessed from an alley. Where an alley is not present, collection/storage locations may be accessed from the street. Collection/ storage locations from corner lots shall be accessed from the side street.
 - II. The collection/ storage spaces shall be located to minimize visual noise, and odor impacts to adjacent building occupants both on the subject lot and an adjacent lot.
 - III. Outdoor trash enclosures or collection rooms with a structure shall not be located on the street-facing façade of the structure. Outdoor trash enclosures shall not be located between the building's face and the street.
 - IV. The design of outdoor trash enclosures and exterior facing elements of collection/ storage area attached to, or within a building/ structure, shall

complement the architectural features of the building or development they serve. The incorporation of landscaping around trash enclosure is encouraged as a part of a successful design. All outdoor trash enclosures shall include a solid roof to minimize or prevent spill or trash contaminants from entering the stormwater system.

- V. The property owner or manager shall maintain both the interior spaces and surrounding exterior areas and keep them clean and free of graffiti, trash, residue, debris and leaks.

- b. GHG Emissions Reductions Standards
 - i. Gas or propane shall not be allowed in residential development.
 - ii. All residential development will provide outdoor electrical outlets to accommodate the use of electric landscape equipment.
 - iii. New development shall install at least one electric vehicle charging station on the specific project site, or through coordination with the City in other public parking areas within the City.

SECTION 4. ENFORCEMENT AND PENALTIES

1. The City shall enforce the provisions of this ordinance through its Planning and Community Development Department and Building and Safety Division. Unauthorized development that causes significant harm to protected views may be subject to fines, penalties, or removal of the offending structures or obstructions.
2. The City may also issue notices of violation to property owners who fail to comply with view protection requirements.
3. The City shall provide a right to action for property owners who suffer losses (e.g., reduced property value) to either demand for the removal of the obstruction or monetary damages.

SECTION 5. CEQA.

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance to adopt objective design standards to ensure consistency with the goals and policies established by the Montebello 2040 General Plan does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed text amendment is consistent with the 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No.

2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 6. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 8. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

DRAFT

ATTACHMENT D

ORDINANCE NO. 2489

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, AMENDING CHAPTER 17.74 OF THE MONTEBELLO MUNICIPAL CODE TO UPDATE THE SITE PLAN REVIEW STANDARDS

WHEREAS, the City of Montebello (“City”) is a general law city, incorporated under the laws of the State of California, with the power to make and enforce within its jurisdictional limits all local, police, sanitary, land use, and other ordinances and regulations not in conflict with general laws of the state; and

WHEREAS, the City currently regulates the Site Plan Review Standards under Chapter 17.74 of the Montebello Municipal Code (“MMC”). The primary objective of Chapter 17.74 - Site Plan Review (“SPR”) is to minimize or preclude potential adverse impacts to the public interest or on abutting properties and adjacent residential, commercial and industrial neighborhoods, resulting from the design or layout of a proposed development; and

WHEREAS, the City Council desires to amend Chapter 17.74 of the MMC in an effort to better align the level of regulatory review with the scale, complexity, and potential impacts of development, as well as to support and encourage the development of affordable housing; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and hereby incorporated into this Ordinance.

SECTION 2. AMENDMENT. Chapter 17.74 of the Montebello Municipal Code is hereby amended to read as follows (new language is underlined, while removed language is ~~stricken~~):

Chapter 17.74 SITE PLAN REVIEW

17.74.010 Purpose.

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.

17.74.020 Authority to approve development plan.

The planning commission shall have the authority, subject to the procedure and limitations set forth herein, to review and approve, approve with conditions or deny approval of a development plan through a site plan review process.

17.74.030 When required.

A. A site plan review is required for all residential projects resulting in ~~three~~ ten or more dwelling units and for all commercial and industrial projects involving the construction of ~~five thousand~~ 25,000 square feet or more of building area. ~~A separate site plan review is not required for projects which require the approval of a conditional use permit.~~

B. Exceptions: Ministerial review of qualifying residential projects. Applications for residential or mixed-use projects with at least 20 percent of the residential units reserved for lower income households, may be exempt from discretionary review processes, as long as such plans do not require any zoning change, variance, or General Plan amendment.

17.74.040 Application—Form—Fee.

Submittal of corrected construction plans for a building permit plan check shall be considered an application for a site plan review. The application shall be accompanied by a filing fee in an amount established by resolution of the city council.

17.74.050 Application—Accompanying maps and data.

A. An application for a site plan review shall include construction plans and a plot plan of the subject property showing proposed buildings, and any adjacent existing buildings or improvements as well as finished grade and floor elevations for a distance of at least twenty feet beyond the boundaries of the proposed development.

B. In addition, an application shall include a location map showing the subject property as well as the surrounding areas along with a list of names and addresses of all surrounding property owners as set forth in Chapter 17.78 of this code, and any other data as may be required by the director of planning to adequately present the application to the planning commission. This resubmittal shall be considered application for a site plan review by the planning commission.

17.74.060 Application—Hearing.

The director of planning shall set the request for a site plan review for a public hearing before the planning commission in the manner specified in Chapter 17.78 of this code.

17.74.070 Application—Required findings.

Before any site plan review shall be granted, all of the following findings must be made:

- A. That the proposed design for improvement complies with all requirements of the Montebello Municipal Code;
- B. That the proposed design for improvement is consistent with the general plan;
- C. That the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare.

17.74.080 Development plan—Conditions of approval.

The commission may approve a development plan subject to a site plan review with such conditions as the commission finds are warranted by the circumstances involved. These conditions may include the dedication and development of streets adjoining the property and other improvements. All such conditions shall be binding upon the applicants, their successors and assigns; shall run with the land; shall limit and control the issuance and validity of a building permit and certificate of occupancy; and shall restrict and limit the construction and location of all structures within the development.

17.74.090 Application—Determination.

Within twenty days after completion of the public hearing, the planning commission shall announce its findings on the request unless the review period is extended with the consent of the applicant. The commission may approve, conditionally approve or deny a development plan subject to the site plan review process based on the evidence submitted and its own study and knowledge of the circumstances.

17.74.100 Development plan—Notice of decision.

Not later than seven days following the planning commission's action in approving or denying a development plan subject to the site plan review process, a notice shall be mailed to the applicant at the address shown on the application plans and to any other person requesting a copy. Such notice will state the planning commission's decision and all conditions of approval, if any, pursuant to that decision.

17.74.110 Development plan—Modification.

Any condition imposed upon the approval of a development plan subject to a site plan review may be modified or eliminated, or new conditions may be added; provided, that the granting body shall first conduct a public hearing in the same manner as required for the granting of the original application. No such modification shall be made unless the commission or council finds that such modification is necessary to protect the public interest and/or adjacent or abutting properties; or, in case of deletion of an existing condition, that such action is necessary to permit reasonable development of the site.

17.74.120 Appeal and effective date.

The provisions of Chapter 17.78 of this code, regarding appeal of the commission's action and the effective date of approval, shall apply.

17.74.130 Expiration of development plan approval.

The approval of a development plan to the site plan review process shall expire when the building permit application for the development expires, unless otherwise specified by the planning commission.

17.74.140 Development plan—Denial—Refiling.

Where a development plan subject to the site plan review process is denied by the planning commission, or by the city council upon appeal of the decision of the planning commission, the application may be refiled within one year of such decision only if the basis for the denial as

contained in the minutes of the planning commission or city council action is addressed by a revised plan. Any application may be refiled in the same form after one year of the planning commission or city council decision.

SECTION 3. CEQA. Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance amending the City’s site plan review standards in Chapter 17.74 of the MMC would not have the potential to degrade the environment quality or result in significant environmental impacts. The proposed text amendment is consistent with the goals and policies of the Montebello 2040 General Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental effects of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

SECTION 4. SEVERABILITY. If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 6. PUBLICATION. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Christopher Jimenez, City Clerk

ATTACHMENT E

ORDINANCE NO. 2490

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, TO REZONE IDENTIFIED PROPERTIES TO ENSURE CONSISTENCY WITH THE LAND USE DESIGNATIONS ESTABLISHED BY THE 2040 GENERAL PLAN AND THE OPPORTUNITY SITES IDENTIFIED IN THE CITY'S HOUSING ELEMENT

WHEREAS, the City of Montebello ("City") is authorized under Article XI, Section 7 of the California Constitution and California Government Code Section 65800 et seq. to regulate the use of land through zoning regulations is a general law city organized and existing under the laws of the State of California; and

WHEREAS, The City Council of the City of Montebello adopted the 2040 General Plan by on April 10, 2024, following public hearings and environmental review pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City of Montebello 2040 General Plan establishes updated land use designations, policies, and development standards intended to guide long-term growth, promote housing opportunities, support economic development, and ensure orderly and compatible land use patterns throughout the City; and

WHEREAS, California Government Code Section 65860 requires that zoning regulations be consistent with the adopted General Plan; and

WHEREAS, the City's existing zoning map and zoning classifications for certain parcels are no longer consistent with the land use designations adopted in the Montebello 2040 General Plan; and

WHEREAS, the Montebello 2040 General Plan includes land use designations that accommodate residential, mixed-use, industrial, commercial, and public uses at densities and intensities sufficient to support the City's long-term housing, employment, and infrastructure needs; and

WHEREAS, the rezoning is consistent with the City's adopted Housing Element, and implements the Opportunity Sites identified therein; and

WHEREAS, the City's 2021-2029 Housing Element, certified the California Department of Housing and Community Development ("HCD"), relies in part on zoning consistency and

rezonings to ensure adequate capacity to accommodate the City's assigned Regional Housing Needs Allocation ("RHNA"); and

WHEREAS, the rezoning of certain parcels is necessary to implement the policies and programs of the Montebello 2040 General Plan, including but not limited to housing production, affirmatively furthering fair housing, neighborhood compatibility, and transit-supportive development; and

WHEREAS, the parcels proposed for rezoning are identified in Exhibit A of this Ordinance and are being rezoned to zoning designations consistent with the corresponding Land Use Designation identified in the 2040 General Plan as well as the sites identified in the Housing Element; and

WHEREAS, The City Council finds that the rezoning of the parcels identified herein furthers the public interest, promotes the general welfare, and is consistent with the Montebello 2040 General Plan; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and made a part of the findings in support of this Ordinance.

SECTION 2. FINDINGS. The City Council hereby finds and determines that this Ordinance is consistent with the Montebello 2040 General Plan and serves to ensure consistency between the City's zoning regulation and the 2040 General Plan Land Use Designations. The rezoning established by this Ordinance is consistent with the City's adopted Housing Element and implements the Housing Overlay Opportunity Sites identified therein. The rezoning will implement goals and policies of the Montebello General Plan by providing opportunities for integrated residential, commercial, office, civic and compatible employment within the city while also promoting a pedestrian oriented environment, infill development, and revitalization within downtown, corridors, and neighborhoods.

SECTION 3. The proposed rezoning of certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City's Housing Element is hereby established to read as follows:

EXHIBIT A - List of Parcels to Be Rezoned

APN	Address	Current Zone	New Land Use Designation	New Zone
6350-016-904	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-906	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-016-905	400 S. Taylor Avenue	M-1	Neighborhood	C-1
6350-017-906	No Address	M-1	Neighborhood	C-1
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
6354-027-029	801 Union Street	M-2	Corridor	C-2
6354-027-014	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-026	723 Union Street	M-2	Corridor	C-2
6354-027-015	7601 Telegraph Road	M-2	Corridor	C-2
6354-027-001	719 Union Street	M-2	Corridor	C-2
6354-027-016	7653 Telegraph Road	M-2	Corridor	C-2
6354-028-021	1701 Aeros Way	M-2	Corridor	C-2
6354-028-022	1717 Aeros Way	M-2	Corridor	C-2
6354-028-023	1725 Aeros Way	M-2	Corridor	C-2
6354-028-032	1801 Aeros Way	M-2	Corridor	C-2
6354-028-035	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-034	7709 Telegraph Road	M-2	Corridor	C-2
6354-028-025	1724 Aeros Way	M-2	Corridor	C-2
6354-028-026	1734 Aeros Way	M-2	Corridor	C-2
6354-028-033	7733 Telegraph Road	M-2	Corridor	C-2
6354-030-062	7801 Telegraph Road	M-2	Corridor	C-2
6354-030-066	8105 Slauson Avenue	M-2	Corridor	C-2
6354-030-063	8033 Slauson Avenue	M-2	Corridor	C-2
6354-030-056	8023 Slauson Avenue	M-2	Corridor	C-2
6354-030-055	8019 Slauson Avenue	M-2	Corridor	C-2
6354-030-054	7825 Telegraph Road	M-2	Corridor	C-2
6354-030-004	8117 Slauson Avenue	M-2	Corridor	C-2
6354-030-003	8125 Slauson Avenue	M-2	Corridor	C-2
6354-030-001	8129 Slauson Avenue	M-2	Corridor	C-2
6368-002-002	Vacant Parcel	M-2	Corridor	C-2
6368-001-017	8130 Slauson Avenue	M-2	Corridor	C-2
6368-001-009	7799 Telegraph Road	M-2	Corridor	C-2
6368-001-025	7895 Telegraph Road	M-2	Corridor	C-2
6368-001-024	8000 Slauson Avenue	M-2	Corridor	C-2
6368-001-023	8016 Slauson Avenue	M-2	Corridor	C-2
6368-001-002	8040 Slauson Avenue	M-2	Corridor	C-2
6368-001-001	8130 Slauson Avenue	M-2	Corridor	C-2
6353-017-014	1125 Washington Blvd	M-1	Corridor	C-2
6353-017-006	1129 Washington Blvd	M-1	Corridor	C-2
6353-017-019	1101 Washington Blvd	M-1	Corridor	C-2
6353-017-015	1025 S. Greenwood Avenue	M-1	Corridor	C-2
6352-007-062	1033 S. Montebello Blvd Unit A	R-3	Corridor	C-2
6350-022-020	501 S. Montebello Blvd	M-1	Neighborhood	C-2
6354-017-013	1460 S. Greenwood Avenue	C-M	Neighborhood	C-1
6353-012-007	901 S. Greenwood Avenue	C-M	Neighborhood	C-2
6350-022-021	560 S. Greenwood Avenue	C-M	Neighborhood	C-1
6350-022-044	433 S. Montebello Blvd	C-2	Neighborhood	R-3
6349-011-014	400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-010-010	1000 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-011	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-010-012	1018 W. Olympic Boulevard	C-2	Neighborhood	C-2
6350-011-021	1100 W. Olympic Boulevard	C-2	Neighborhood	C-2
6349-015-011	413 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-012	423 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-008	601 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-007	617 W. Olympic Blvd	M-1	Neighborhood	C-2
6349-015-013	707 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-026-002	1108 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-001	565 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-018-900	801 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-066	808 Jade Place	M-1	Neighborhood	R-3
6350-018-062	816 Jade Place	M-1	Neighborhood	R-3
6350-018-088	821 Aloe Place	M-1	Neighborhood	R-3

EXHIBIT A - List of Parcels to Be Rezoned

6350-018-011	833 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-010	No address	M-1	Neighborhood	C-2
6350-018-009	903 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-013	905 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-001	1005 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-018-038	311 Mission Road	M-1	Neighborhood	R-3
6350-018-027	1009 Eucalipto Place	M-1	Neighborhood	R-3
6350-018-049	1009 Roble Place	M-1	Neighborhood	R-3
6350-018-016	1009 Sequoia Place	M-1	Neighborhood	R-3
6350-017-022	1105 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-020	1111 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-021	1129 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-017-907	1213 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-907	1301 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-015	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-001	1329 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-014-010	401 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-007	409 S. Park Avenue	M-1	Neighborhood	C-1
6350-014-006	419 S. Park Avenue	M-1	Neighborhood	C-1
6350-017-906	No address	M-1	Neighborhood	C-1
6350-015-007	1300 W. Colegrove Avenue	M-1	Neighborhood	R-3
6350-015-906	1307 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-017	1309 W. Olympic Blvd	M-1	Neighborhood	C-2
6350-015-014	No address	M-1	Neighborhood	C-1
6350-015-013	1328 W. Colegrove Avenue	M-1	Neighborhood	C-1
6350-013-002	1417 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-023	1400 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-021	1408 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-012-020	1412 W. Olympic Blvd	C-2	Neighborhood	R-3
6350-022-026	544 Montebello Way	M-1	Neighborhood	C-1
6350-022-024	546 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-029	530 Montebello Way	M-1	Neighborhood	C-1
6353-004-006	1428 Beach Street	M-1	Neighborhood	R-3
6353-004-005	732 S. Maple Avenue	M-1	Neighborhood	R-3
6353-004-004	720 S. Maple Avenue	M-1	Neighborhood	C-1
6353-004-003	710 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-020	652 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-018	600 S. Maple Avenue	M-1	Neighborhood	C-1
6353-003-017	1409 W. Mines Avenue	M-1	Neighborhood	R-3
6350-021-905	819 Truck Way	M-1	Neighborhood	C-1
6353-003-019	630 S. Maple Avenue	M-1	Neighborhood	R-3
6350-026-012	1126 Calle Flor	M-1	Neighborhood	R-3
6350-026-900	1128 W. Mines Avenue	M-1	Neighborhood	C-1
6350-026-067	1135 Calle Flor	M-1	Neighborhood	R-3
6350-026-003	1112 W. Mines Avenue	M-1	Neighborhood	R-3
6350-026-055	540 Calle Flor	M-1	Neighborhood	R-3
6350-026-043	1122 Calle Flor	M-1	Neighborhood	R-3
6350-026-030	1134 Calle Flor	M-1	Neighborhood	R-3
6350-027-005	525 S. Greenwood Avenue	M-1	Neighborhood	R-3
6350-021-012	835 Truck Way	M-1	Neighborhood	C-1
6350-021-011	839 Truck Way	M-1	Neighborhood	C-1
6350-021-010	845 Truck Way	M-1	Neighborhood	C-1
6350-021-009	847 Truck Way	M-1	Neighborhood	C-1
6350-021-008	855 Truck Way	M-1	Neighborhood	C-1
6350-021-039	500 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-032	520 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-021-033	528 S. Greenwood Avenue	M-1	Neighborhood	C-1
6350-022-030	528 Montebello Way	M-1	Neighborhood	C-1
6337-002-015	1552 W. Olympic Blvd	R-2	Corridor	C-2
6344-025-024	2001 W. Beverly Blvd	C-R	Neighborhood	C-1
5294-011-014	505 N. 19th Street	C-1	Neighborhood	R-3
5294-011-025	509 N. 18th Street	C-2	Neighborhood	R-1
5294-014-002	506 N. 18th Street	C-1	Neighborhood	R-1
6344-004-031	1709 W. Beverly Blvd	R-3	Corridor	C-2
5294-014-034	1520 W. Beverly Blvd	C-R	Neighborhood	C-1
6345-001-028	1315 W. Beverly Blvd	R-4	Corridor	C-2
5269-013-037	509 N. 3rd Street	R-3	Corridor	C-2

EXHIBIT A - List of Parcels to Be Rezoned

5269-013-057	508 N. 3rd Street	R-3	Corridor	C-2
5269-012-033	512 N. 2nd Street	R-3	Corridor	C-2
5269-012-038	513 N. 1st Street	R-3	Corridor	C-2
5267-008-001	2921 Via Campo	R-1	Corrdior	C-2
5267-008-900	2917 Via Campo	R-1	Corridor	C-2
5267-008-003	2913 Via Campo	R-1	Corridor	C-2
5267-008-026	887 N. Garfield Avenue	R-3	Corridor	C-2
5249-002-033	3544 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-002-002	3542 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-031	3538 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-016	3536 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-027	3534 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-028	3532 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-014	3526 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-013	3524 1/4 Beverly Blvd	C-2	Neighborhood	C-1
5249-001-012	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-011	3524 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-030	3516 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-007	3514 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-029	3510 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-004	3508 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-003	3506 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-002	3504 W. Beverly Blvd	C-2	Neighborhood	C-1
5249-001-001	3500 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-020	3414 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-019	3412 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-018	No address	C-2	Neighborhood	C-1
5267-022-017	No address	C-2	Neighborhood	C-1
5267-022-016	3404 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-015	3400 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-014	3328 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-038	3320 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-007	3314 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-006	No address	C-2	Neighborhood	C-1
5267-022-037	3308 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-022-035	3304 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-012	3216 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-006	3212 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-023-013	3204 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-001	3421 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-002	3417 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-003	3415 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-004	3413 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-033	3409 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-007	3403 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-008	3401 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-029	3335 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-011	3331 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-012	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-013	3329 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-014	3327 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-015	3325 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-016	3323 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-031	3321 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-032	3319 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-019	3317 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-020	3315 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-021	3313 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-030	3311 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-024	3309 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-025	3305 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-026	3301 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-027	3217 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-005-028	3213 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-014	3205 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-015	3201 W. Beverly Blvd	C-2	Neighborhood	C-1
6342-006-016	3201 W. Beverly Blvd	C-2	Neighborhood	C-1

EXHIBIT A - List of Parcels to Be Rezoned

5267-026-048	3124 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-040	3116 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-050	3108 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-038	3106 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-049	3100 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-026-046	3020 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-001	3000 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-051	3001 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-028	3015 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-027	3017 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-026	3019 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-025	3027 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-024	3033 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-049	3101 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-011	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-010	3105 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-022	3109 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-007	3111 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-048	3117 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-052	3127 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-047	2913 W. Beverly Blvd	C-2	Neighborhood	C-1
6343-001-050	2901 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-029	2900 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-028	2910 W. Beverly Blvd	C-2	Neighborhood	C-1
5267-027-024	525 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-031	480 N. Garfield Avenue	C-2	Neighborhood	C-1
6343-005-035	2805 W. Beverly Blvd	C-2	Neighborhood	C-1
5268-028-001	500 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-003	508 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-005	512 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-007	516 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-009	520 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-011	524 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-013	528 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-015	532 N. Garfield Avenue	C-2	Neighborhood	C-1
5268-028-030	536 N. Garfield Avenue	C-2	Neighborhood	C-1
6352-026-107	959 S. Bluff Road	C-2	Neighborhood	R-3
6352-026-120	940 Lilac Lane	C-2	Neighborhood	R-3
6352-026-050	929 S. 4th Street	R-1	Corridor	C-2
6352-026-051	933 S. 4th Street	R-1	Corridor	C-2
6352-026-052	937 S. 4th Street	R-1	Corridor	C-2
6352-026-053	No Address	R-1	Corridor	C-2
6352-028-008	932 S. Montebello Blvd	R-3	Corridor	C-2
6352-027-014	939 S. Montebello Blvd	R-3	Corridor	C-2
6337-007-003	116 S. 22nd Street	R-3	Corridor	C-2
6337-007-004	2120 Allston Street	R-3	Corridor	C-2
6351-002-018	No Address	R-2	Corridor	C-2
6351-002-019	917 S. Concourse Avenue	R-2	Corridor	C-2
6346-012-920	No Address	R-3	Corridor	C-2
6346-012-919	No Address	R-3	Corridor	C-2
6346-012-918	No Address	R-3	Corridor	C-2
6346-012-917	No Address	R-3	Corridor	C-2
6346-012-916	No Address	R-3	Corridor	C-2
6346-012-915	No Address	R-3	Corridor	C-2
6346-012-028	280 N. Montebello Blvd	R-3	Corridor	C-2
6346-012-002	705 W. Madison Avenue	R-2	Neighborhood	R-3
6347-001-003	432 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-004	428 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-005	424 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-006	420 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-007	414 N. Poplar Avenue	C-2	Neighborhood	R-3
6347-001-008	412 N. Poplar Avenue	C-2	Neighborhood	R-3
6346-004-037	100 E. Harding Avenue	C-2	Neighborhood	R-3
5269-015-068	604 N. Montebello Blvd	C-R	Corridor	C-2
5269-015-067	616 N. Montebello Blvd	R-1	Corridor	C-2
5294-015-043	1305 Masser Place	R-3	Corridor	C-2
6344-005-035	441 N. 16th Street	C-R	Corridor	C-2

5294-010-025	2000 W. Beverly Blvd	R-2	Corridor	C-2
5268-014-024	503 Morris Place	C-R	Neighborhood	C-1
5268-014-021	505 Morris Place	C-R	Neighborhood	R-1
5268-014-023	504 N. Via Val Verde	C-R	Neighborhood	R-1
5268-014-020	500 N. Via Val Verde	C-R	Neighborhood	C-1
6345-003-025	1006 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-024	1012 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-023	1018 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-022	1024 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-021	1126 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-020	1132 W. Harding Avenue	R-A	Neighborhood	R-1
6345-003-019	1120 W. Harding Avenue	R-A	Neighborhood	R-1
5267-006-900	No Address	R-1	Open Spaces	C-2
5267-007-901	No Address	R-1	Open Spaces	C-2
5267-007-900	No Address	R-1	Open Spaces	C-2
6352-001-055	1105 S. Bluff Road	R-1	Civic	R-3
5267-010-908	988 Bella Verde Drive (Partial Rezoning consistent with the Housing Element)	R-1	Open Spaces	C-2

SECTION 4 . (CEQA.)

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”), the proposed ordinance to rezone certain properties to ensure consistency with the land use designations established by the Montebello 2040 General Plan and the opportunity sites identified in the City’s Housing Element does not have the potential to degrade the quality of the environment or have a significant effect on the environment. The proposed rezoning amendment is consistent with the 2040 General Plan and Downtown Montebello Specific Plan, for which a Final Environmental Impact Report (Final EIR) was approved by the City Council on April 10, 2024 (SCH No. 2023050665), in compliance with CEQA Guidelines. The Final EIR evaluated the environmental impacts of implementing the General Plan, Specific Plan, and related zoning updates, and includes adopted findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

The 2040 General Plan includes the City’s 6th Cycle Housing Element, which was previously adopted and certified by the California Department of Housing and Community Development and was also analyzed within the Final EIR. The proposed zoning text and map amendments are within the scope of the certified Final EIR and do not result in new or more severe impacts. No further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168.

SECTION 5. SEVERABILITY

If any action, subsection, line, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid or unconstitutional, either facially or as applied, by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, and each and every individual section, subsection, line, sentence, clause, phrase, or word without regard to any such decision.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after approval by the City Council.

SECTION 7. PUBLICATION

The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, AND ADOPTED 11TH DAY OF MARCH 2026.

Georgina Tamayo, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold M. Alvarez-Glasman, City Attorney

I HEREBY CERTIFY that the foregoing Ordinance was introduced at the regular meeting of the City Council on the 25th day of February, 2026, and was adopted by the City Council of the City of Montebello at its meeting held on the 11th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

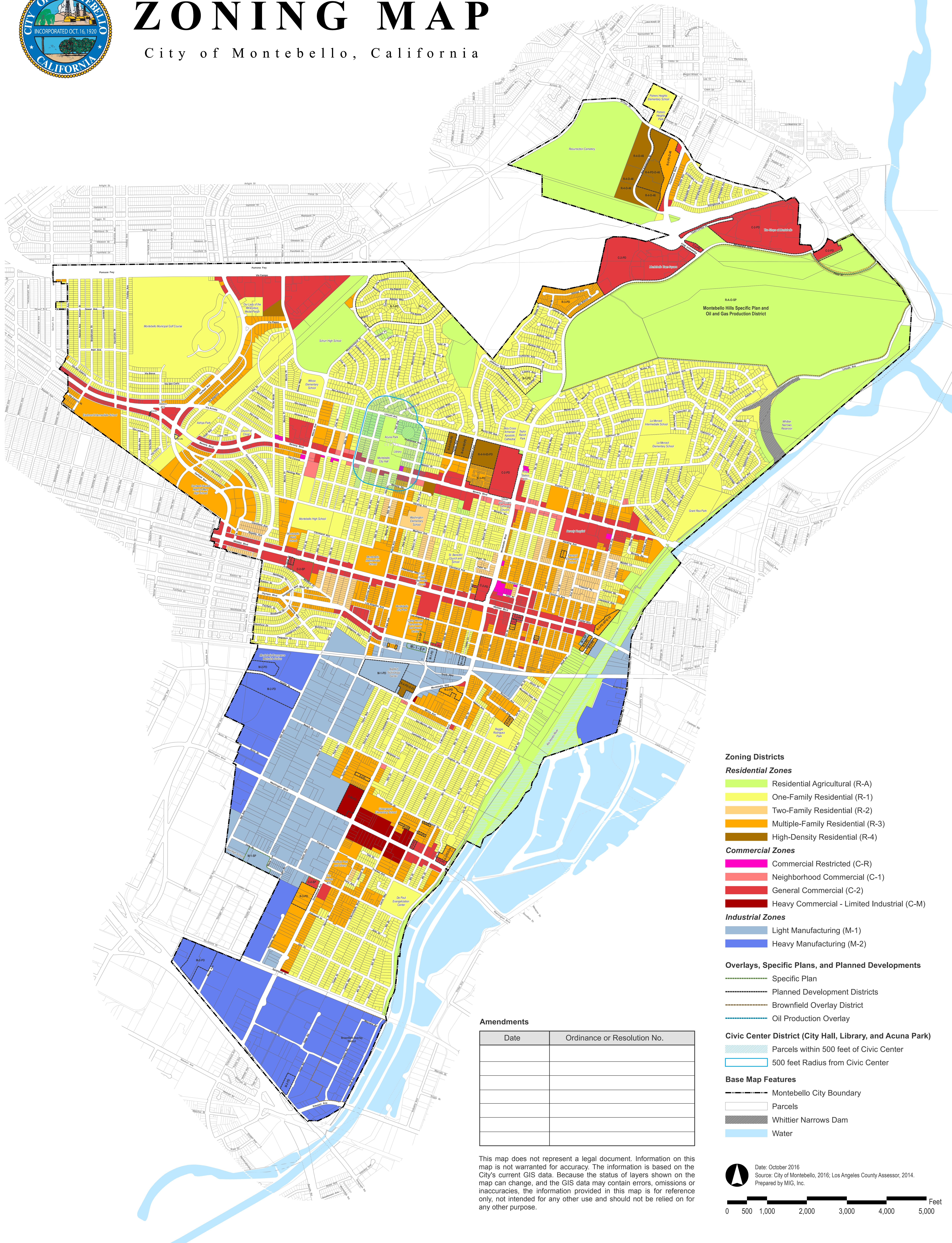
ABSTAIN:

Christopher Jimenez, City Clerk

DRAFT

EXISTING ZONING MAP

City of Montebello, California



- Zoning Districts**
- Residential Zones**
- Residential Agricultural (R-A)
 - One-Family Residential (R-1)
 - Two-Family Residential (R-2)
 - Multiple-Family Residential (R-3)
 - High-Density Residential (R-4)
- Commercial Zones**
- Commercial Restricted (C-R)
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)
 - Heavy Commercial - Limited Industrial (C-M)
- Industrial Zones**
- Light Manufacturing (M-1)
 - Heavy Manufacturing (M-2)
- Overlays, Specific Plans, and Planned Developments**
- Specific Plan
 - Planned Development Districts
 - Brownfield Overlay District
 - Oil Production Overlay
- Civic Center District (City Hall, Library, and Acuna Park)**
- Parcels within 500 feet of Civic Center
 - 500 feet Radius from Civic Center
- Base Map Features**
- Montebello City Boundary
 - Parcels
 - Whittier Narrows Dam
 - Water

Amendments

Date	Ordinance or Resolution No.

This map does not represent a legal document. Information on this map is not warranted for accuracy. The information is based on the City's current GIS data. Because the status of layers shown on the map can change, and the GIS data may contain errors, omissions or inaccuracies, the information provided in this map is for reference only, not intended for any other use and should not be relied on for any other purpose.

Date: October 2016
 Source: City of Montebello, 2016; Los Angeles County Assessor, 2014.
 Prepared by MIG, Inc.

Feet

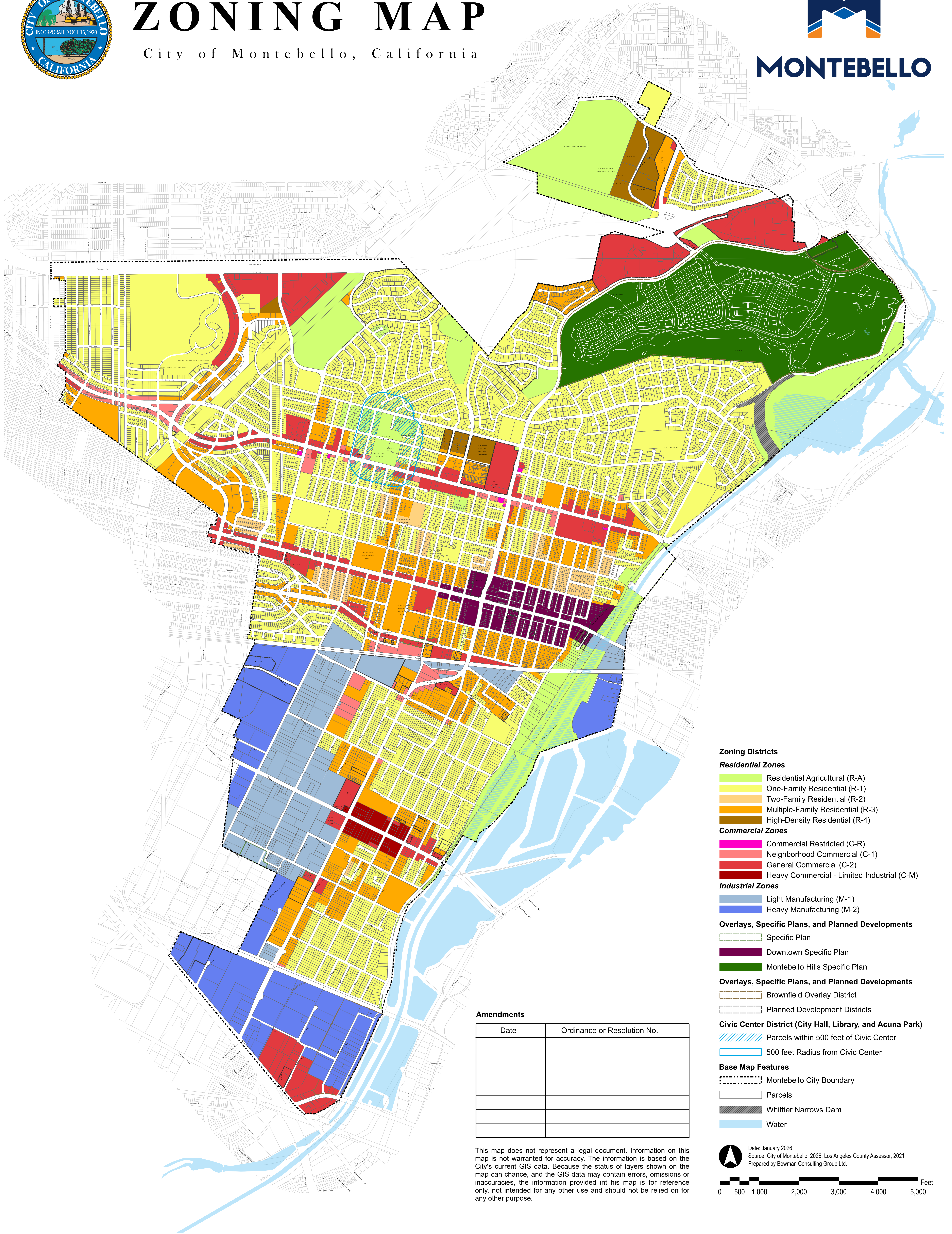


PROPOSED ZONING MAP

City of Montebello, California



MONTEBELLO



Zoning Districts

Residential Zones

- Residential Agricultural (R-A)
- One-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- High-Density Residential (R-4)

Commercial Zones

- Commercial Restricted (C-R)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Commercial - Limited Industrial (C-M)

Industrial Zones

- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

Overlays, Specific Plans, and Planned Developments

- Specific Plan
- Downtown Specific Plan
- Montebello Hills Specific Plan

Overlays, Specific Plans, and Planned Developments

- Brownfield Overlay District
- Planned Development Districts

Civic Center District (City Hall, Library, and Acuna Park)

- Parcels within 500 feet of Civic Center
- 500 feet Radius from Civic Center

Base Map Features

- Montebello City Boundary
- Parcels
- Whittier Narrows Dam
- Water

Amendments

Date	Ordinance or Resolution No.

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Date: January 2026
 Source: City of Montebello, 2026; Los Angeles County Assessor, 2021
 Prepared by Bowman Consulting Group Ltd.

