

Montebello

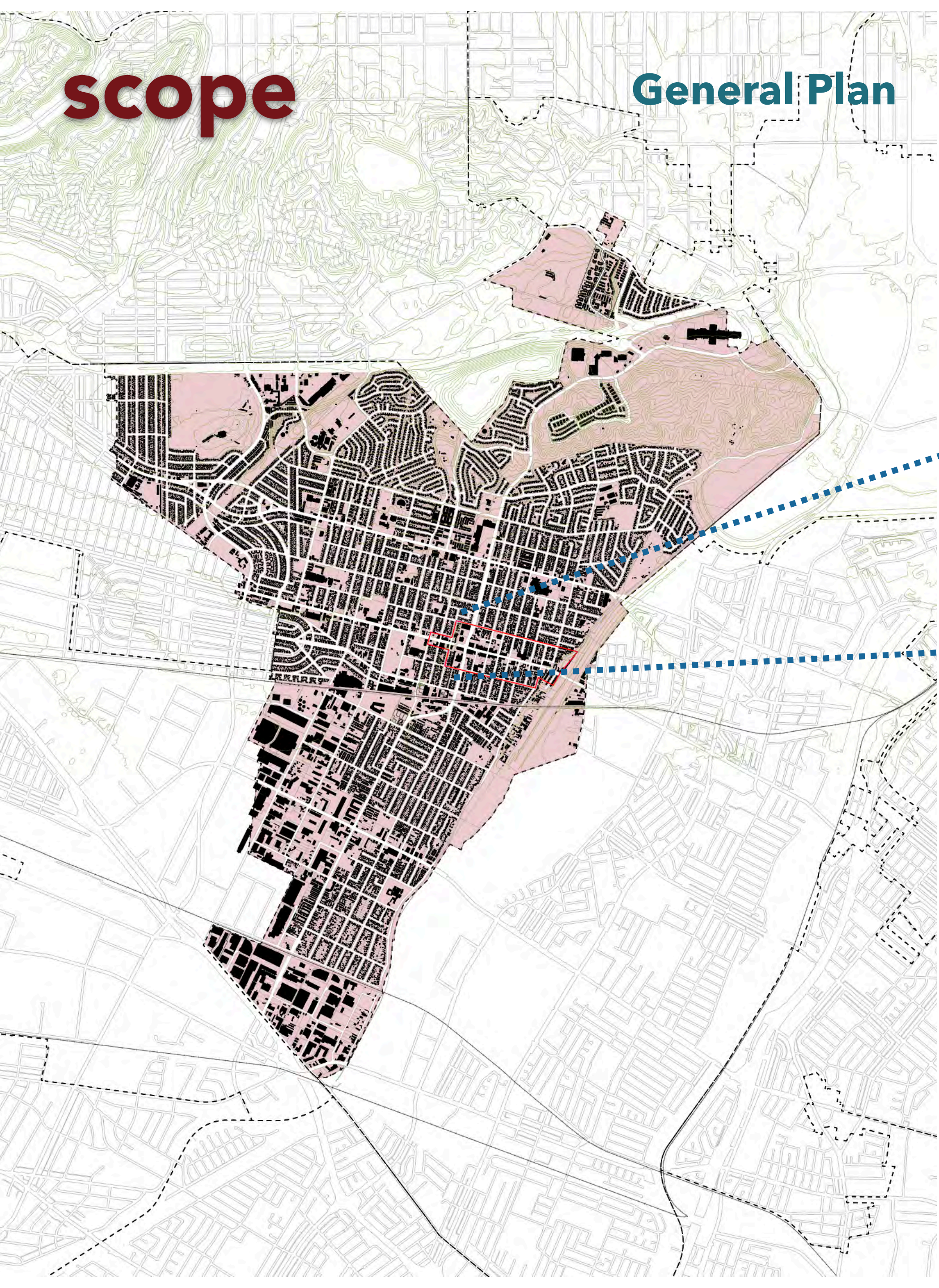


Our Prosperous Community

4-1-21 Focus Group Meeting, 6:30 pm

scope

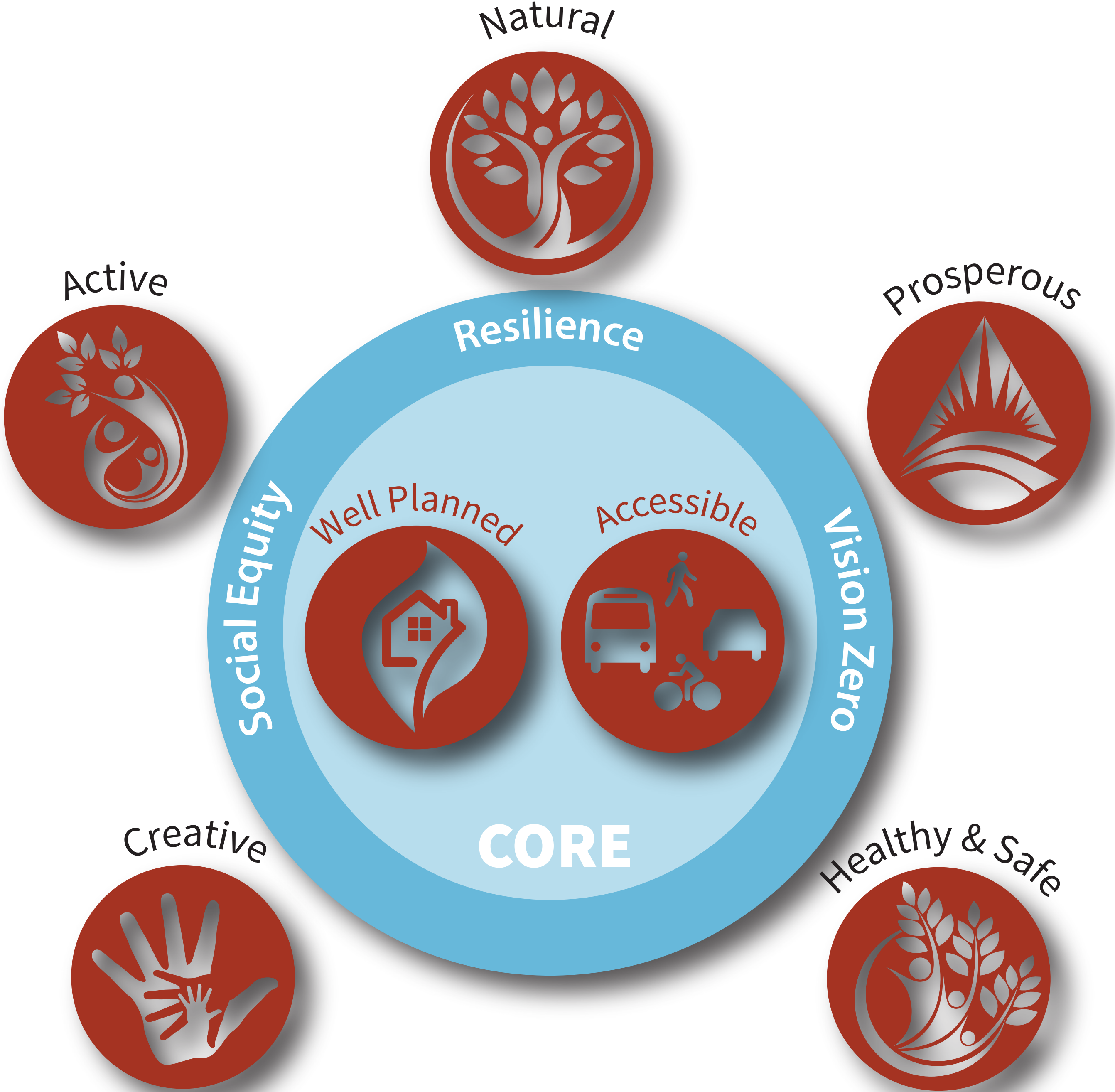
General Plan



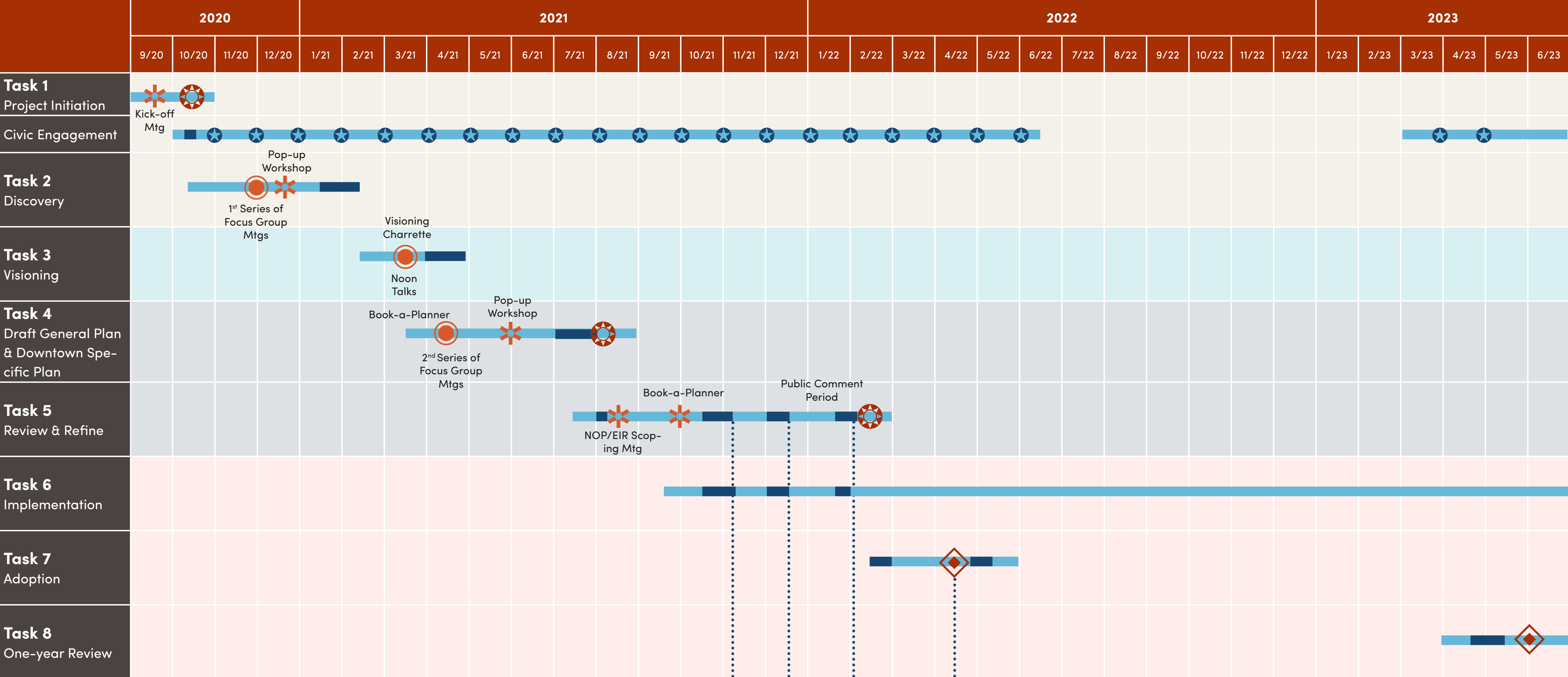
Downtown Specific Plan



approach



Project Schedule



- Joint City Council & Planning Commission Meeting
- Adoption Hearings
- Focus Group Mtgs/ Visioning Charrette
- Monthly Progress Mtg
- Other Mtgs
- Tasks
- City Review

1st Draft Admin Draft Final Draft

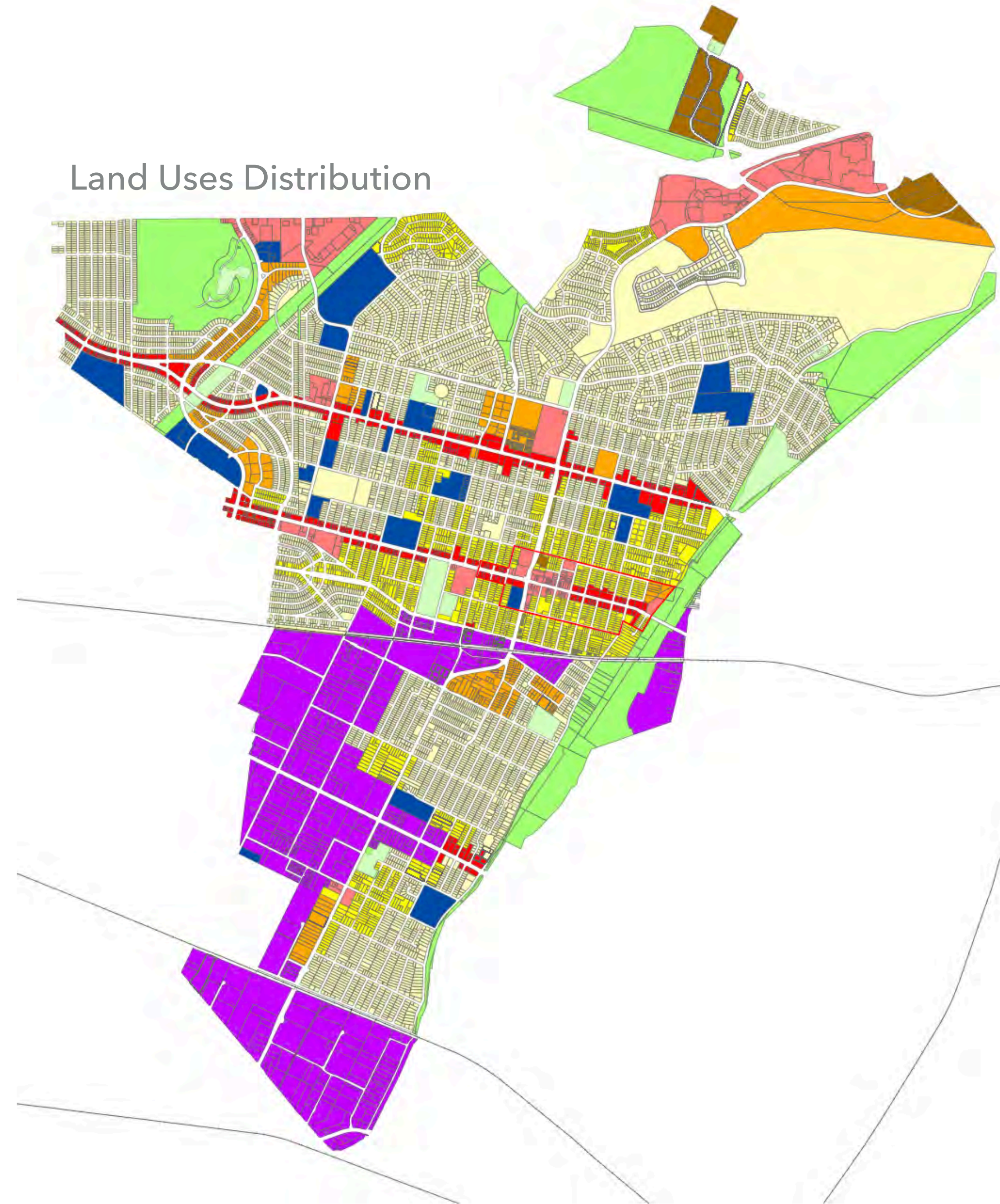


Q



1. What do you think are Montebello's **greatest assets**?

2. What are Montebello's **greatest challenges**?



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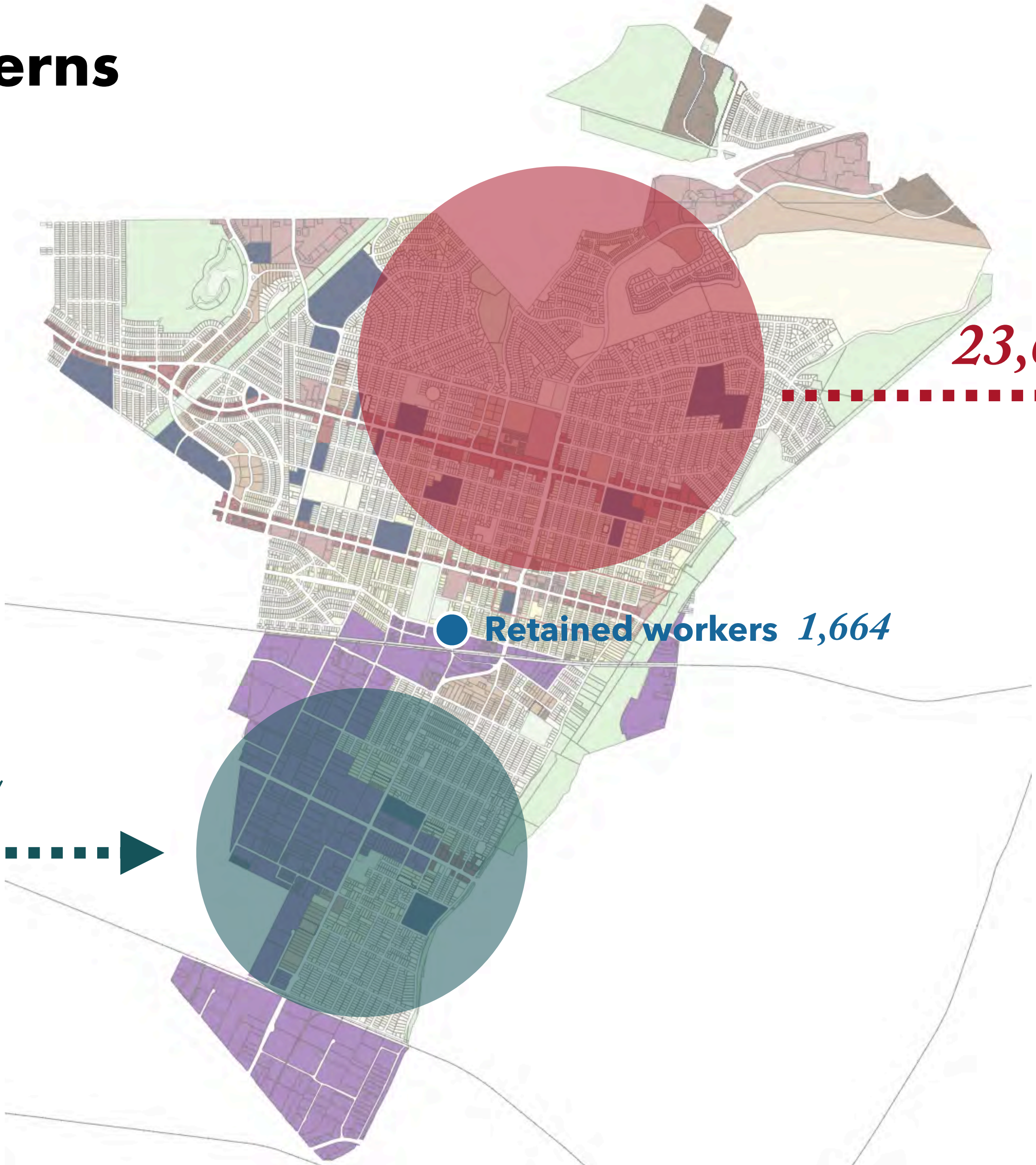


3. What kinds of **retail/ dining amenities** would you like to see more of in Montebello & where?

Where do Montebello residents go for entertainment, shopping & nightlife?



Commuting Patterns



23,649

Outgoing workers

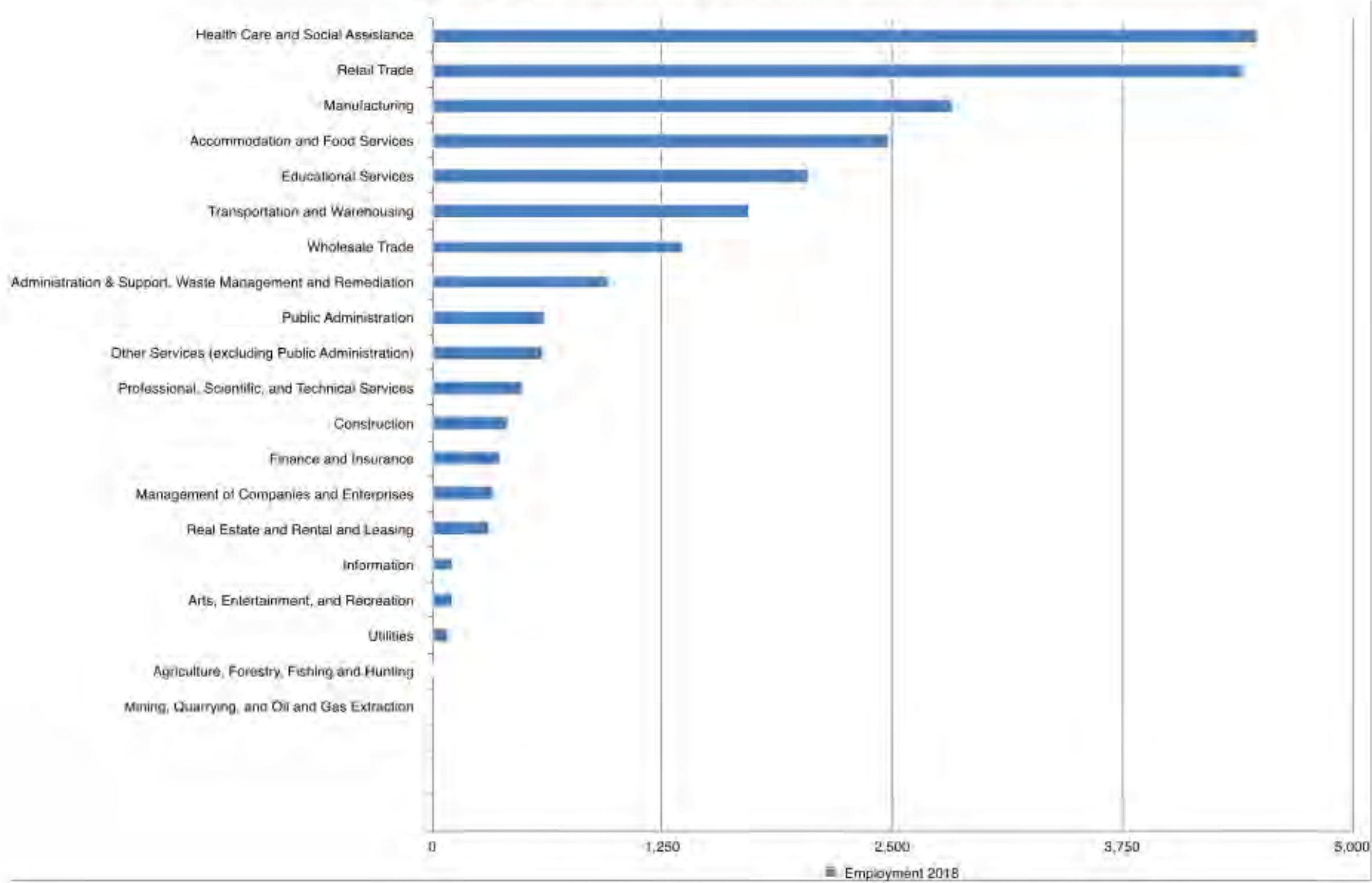
Retained workers 1,664

19,435

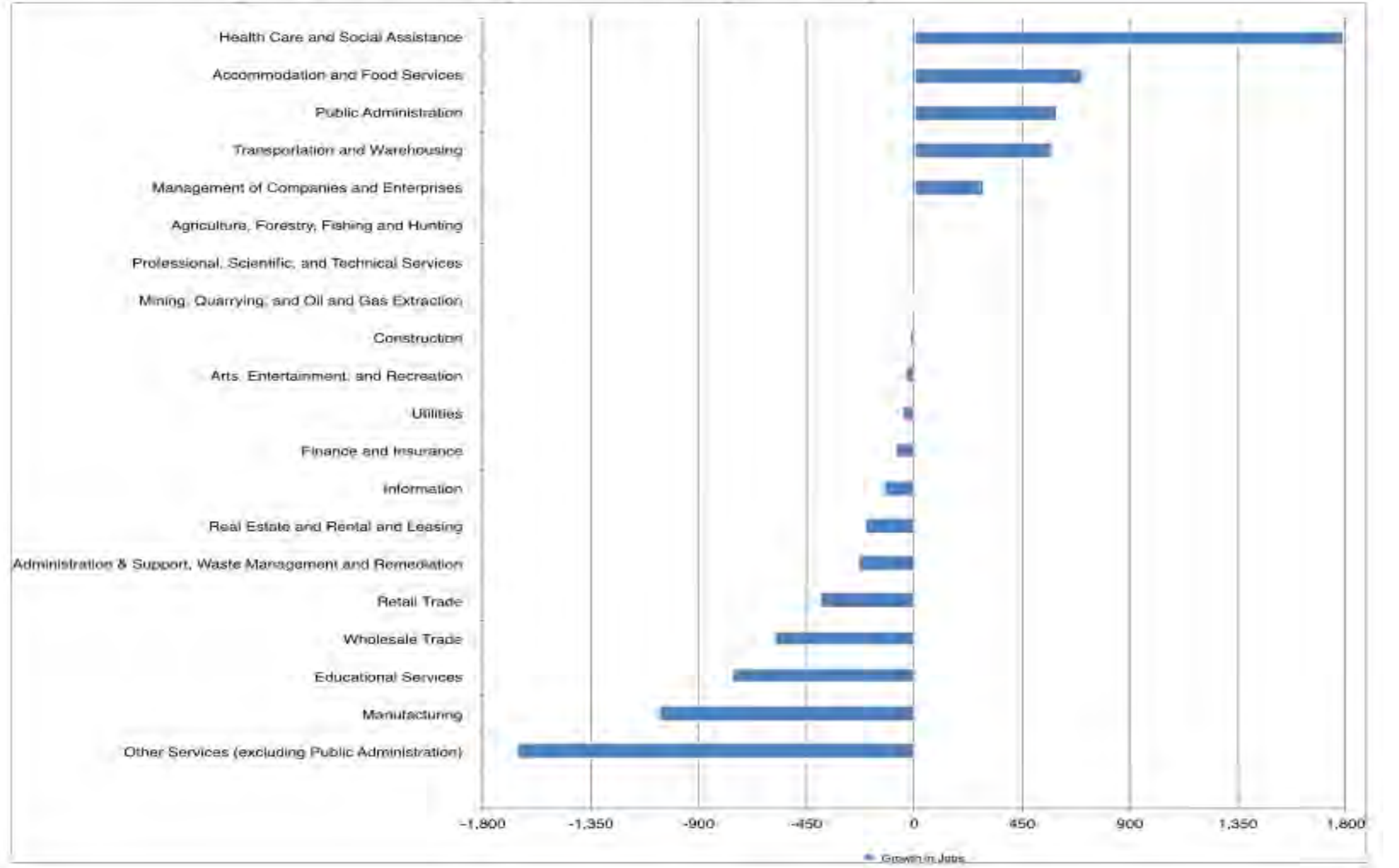
Incoming workers

92%

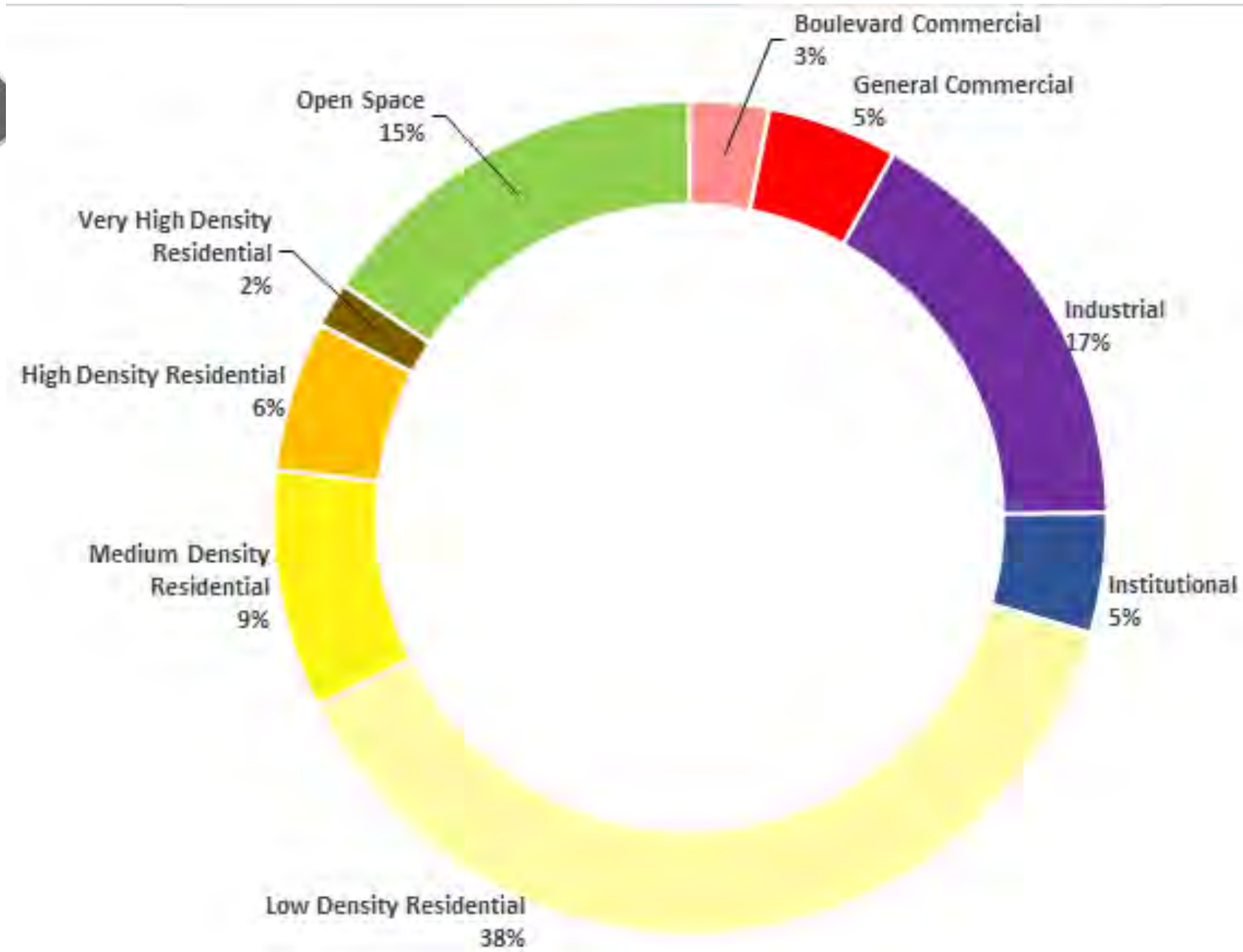
Top Employment Sectors of Montebello Residents 2018



Change in Jobs in the City of Montebello (2008-2018)



Q



4. What kind of **jobs** should the City be able to attract? & where should they be located?

TAXABLE VALUE PER ACRE

AVERAGE SINGLE-FAMILY RESIDENTIAL VALUE PER ACRE: \$2,135,654

The Shops at Montebello

\$5,370,549 per acre



The 3400 Block of W Beverly Blvd

\$11,776,543 per acre

\$7,515,916 per acre

\$10,355,206 per acre



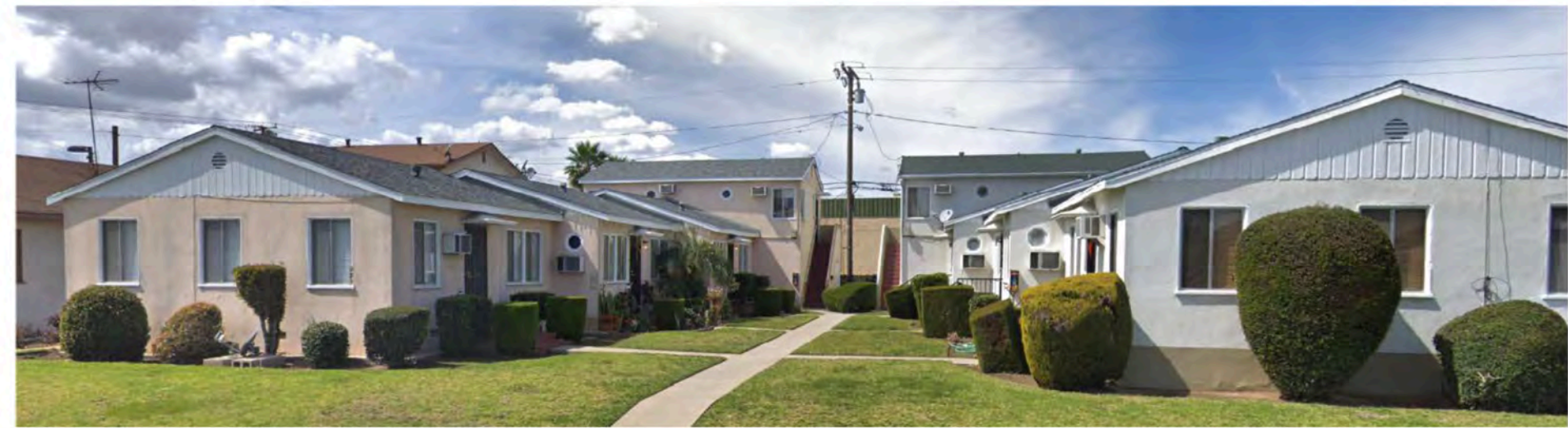
FAR: 1.1
Base Year: 1993

FAR: 0.56
Base Year: 1993

FAR: 1.1
Base Year: 2009

Bungalow Bar

\$5,885,712 per acre



Samra Transport

\$862,518 per acre



Rio Walk

\$12,437,703 per acre



Montebello Collection

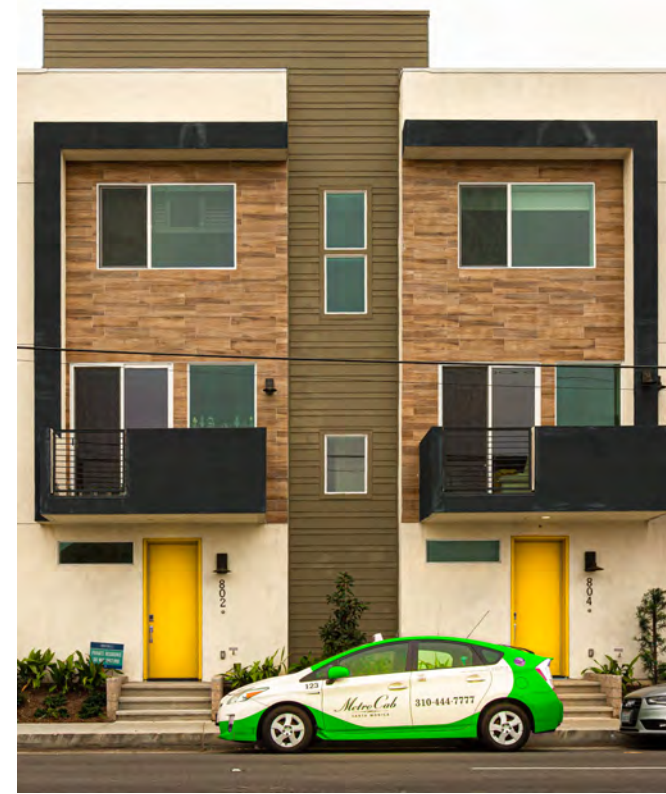
\$13,396,032 per acre



Royal Paper

\$1,670,524 per acre





Q



5. What type/s of new **multifamily housing** are in demand? What is the best area for this type of development?



6. What are the opportunities & challenges of **Whittier, Beverly, Washington, Montebello Blvd?**



7. What can improve **Downtown** ?

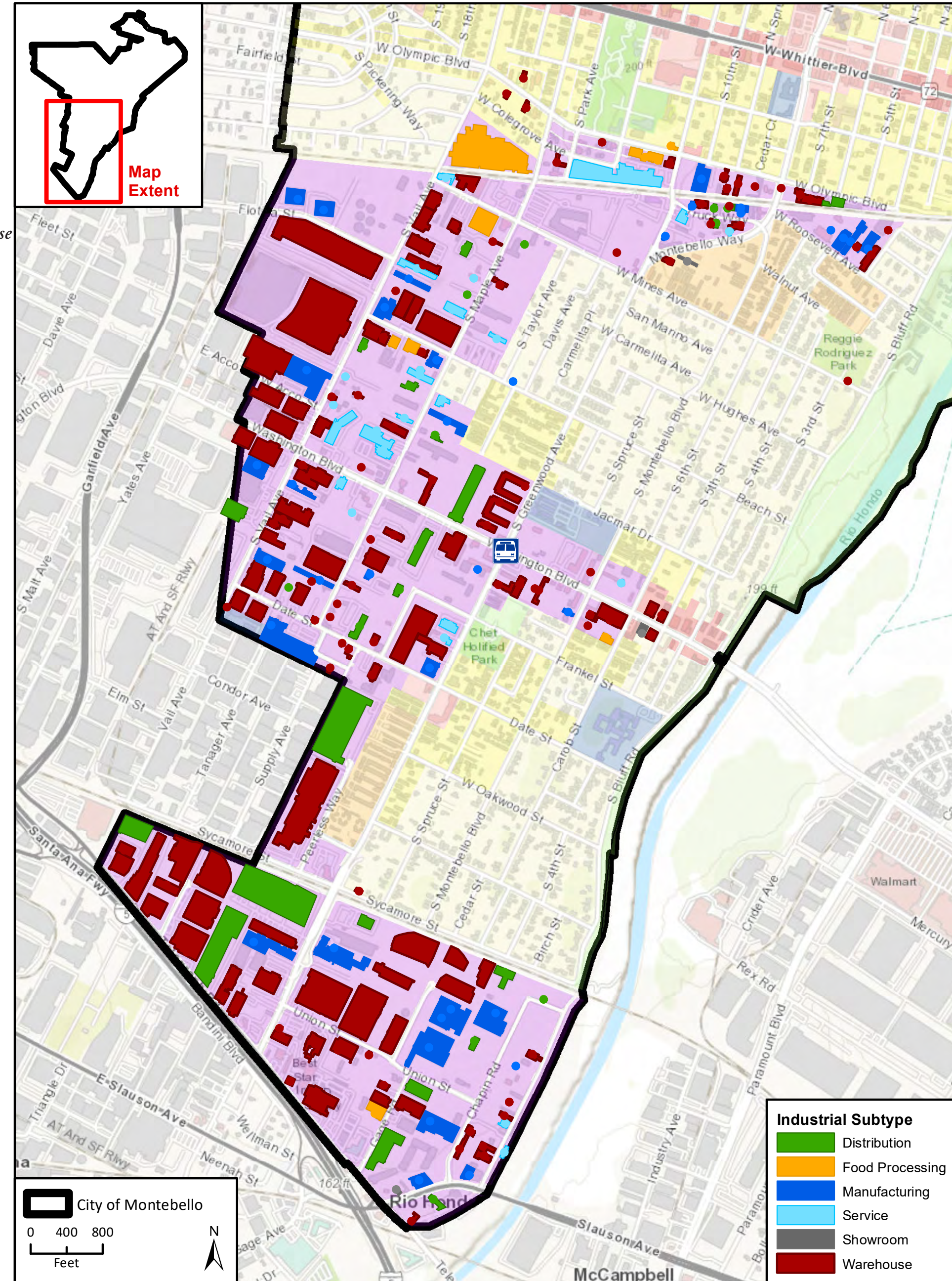
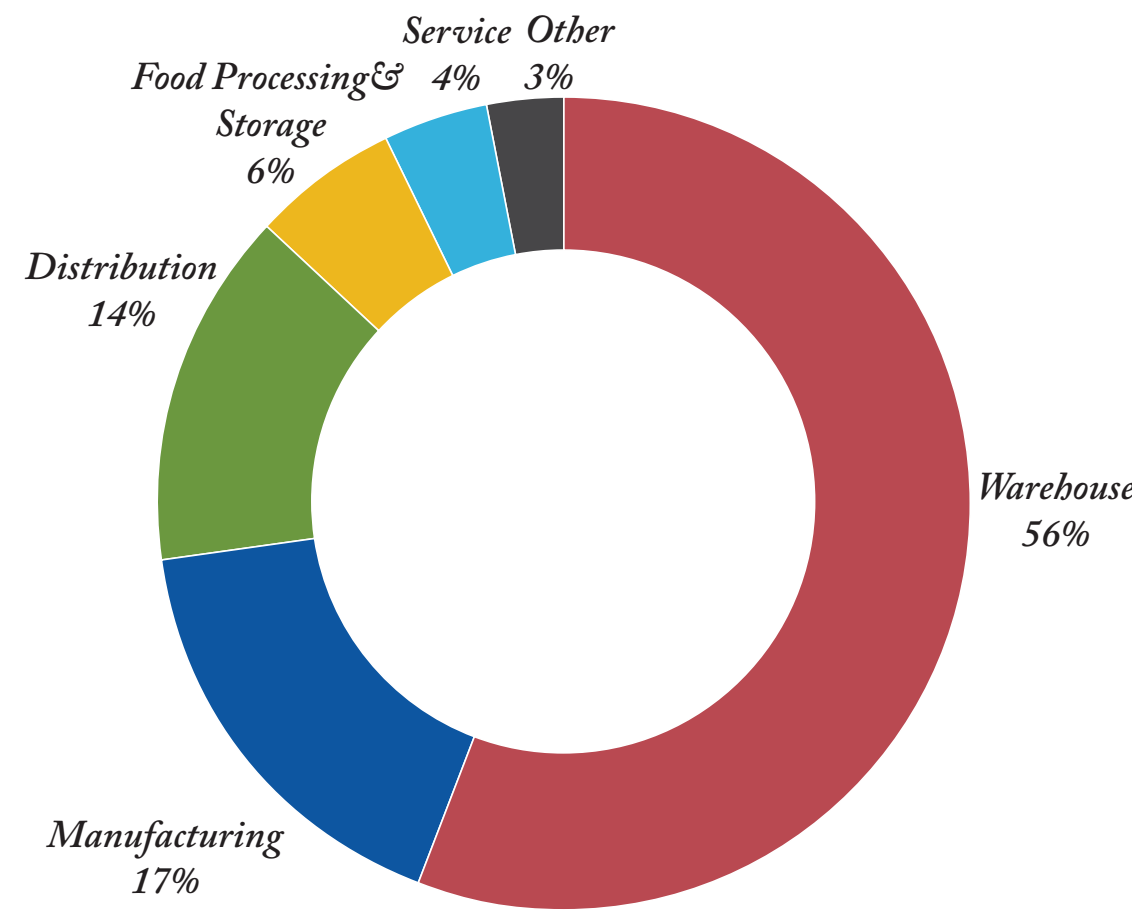


Montebello's Industrial Sector

Samra Transport
\$862,518 per acre



Royal Paper
\$1,670,524 per acre

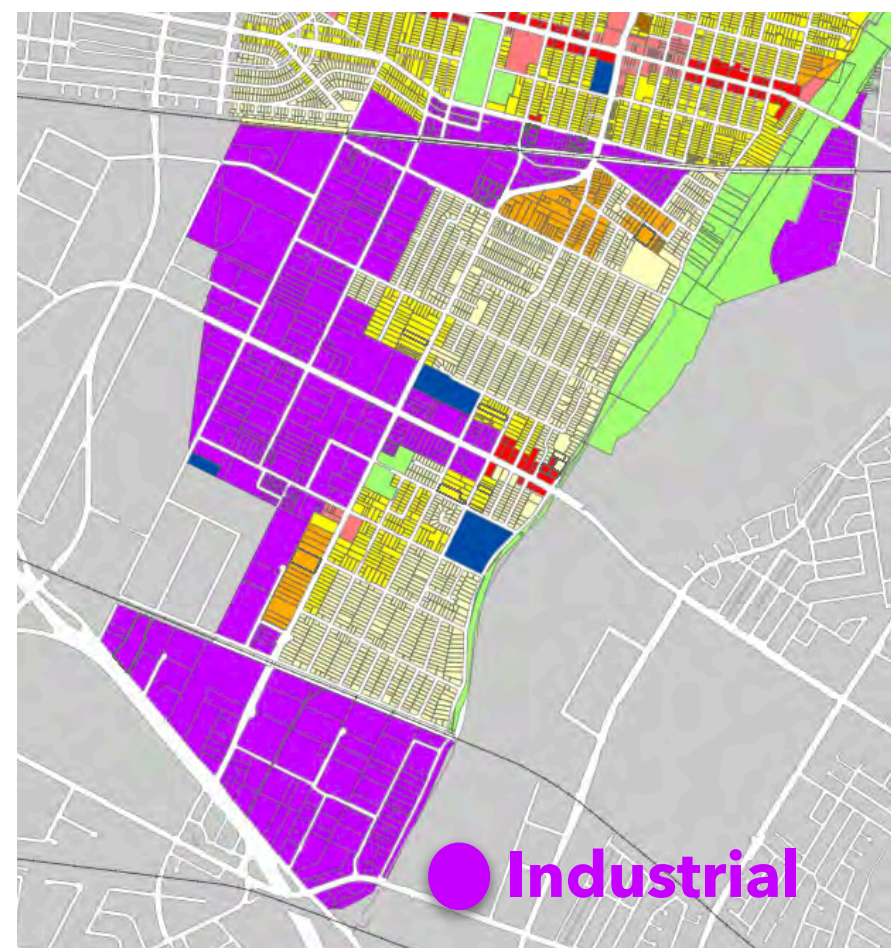


Basemap data provided by Esri, Los Angeles County, Land Use from Southern California Association of Governments; Property information from COSTAR. Montebello_MarketProfile_v2

Q



8. The City has a number of **industrial** locations. Should these be **preserved, expanded or redeveloped** into other uses ?



share ideas
about Montebello



focus group meetings

March 25

Our Creative & Active Community

April 1

Our Prosperous Community

April 8

Our Natural, Healthy & Safe Community

May 17

Our Well Planned & Accessible Community

Time: 6:30 pm

All meetings will take place virtually. Links to join the meetings are posted at www.planmontebello.com

For more information contact (323) 887-1200



www.planmontebello.com

Charrette

June 21-24

@ TBD

Technical Presentations @ Noon

- | | |
|-----------------|--|
| Monday, 6/21 | Montebello Economy
<i>Sue Sturmer</i> |
| Tuesday, 6/22 | Vibrant Places
<i>Vinayak Bharne</i> |
| Wednesday, 6/23 | Mobility & Parking
<i>Tim Erney</i> |
| Thursday, 6/24 | Great Neighborhoods
<i>Vinayak Bharne</i>
Codifying the Vision
<i>Kaizer Rangwala</i> |

Evening Presentations

- Monday, 6/21 @ 6 pm;
Tuesday, 6/22 @ 6 pm; &
Wednesday, 6/23 @ 6 pm

Open House

- Thursday, 6/24 @ 6 pm

*The above listed dates and times are tentative. Please see
www.planmontebello.com for latest updates.*



Come share your ideas about
Montebello



www.planmontebello.com
generalplanupdate@cityofmontebello.com