

# Montebello



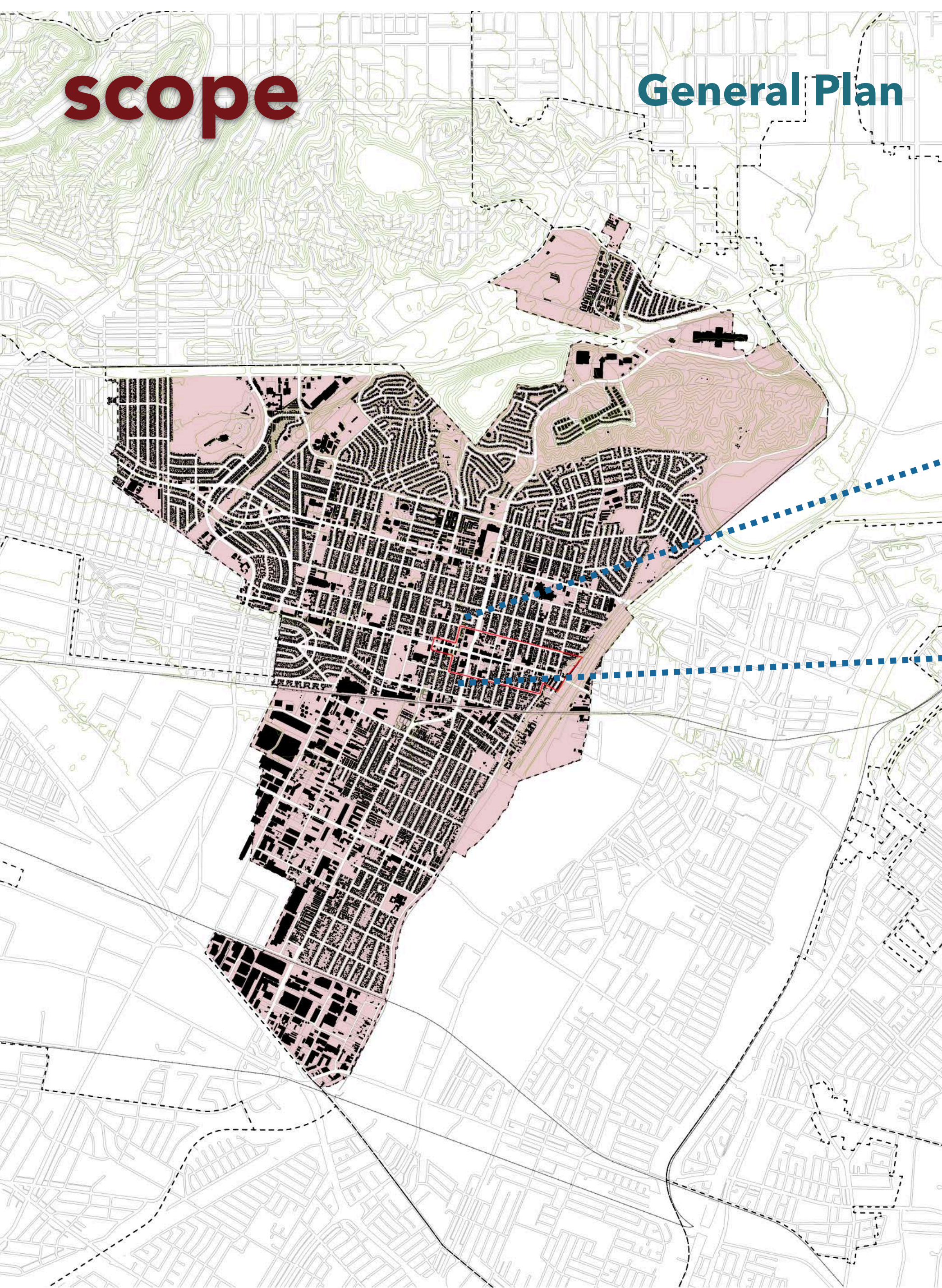
## Our Well Planned & Accessible Community

5-17-21 Focus Group Meeting, 6:30 pm



**scope**

**General Plan**

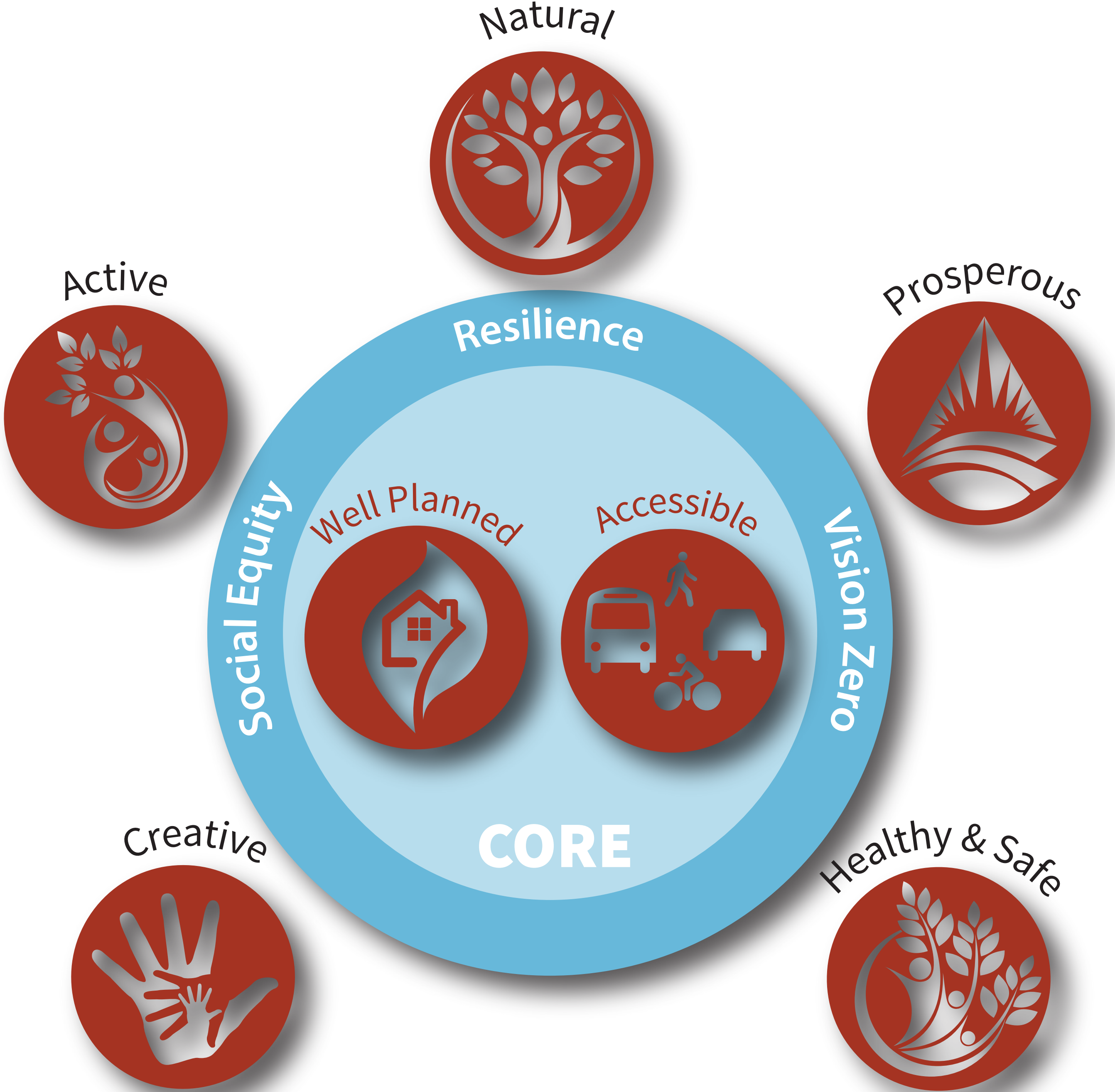


**Downtown Specific Plan**



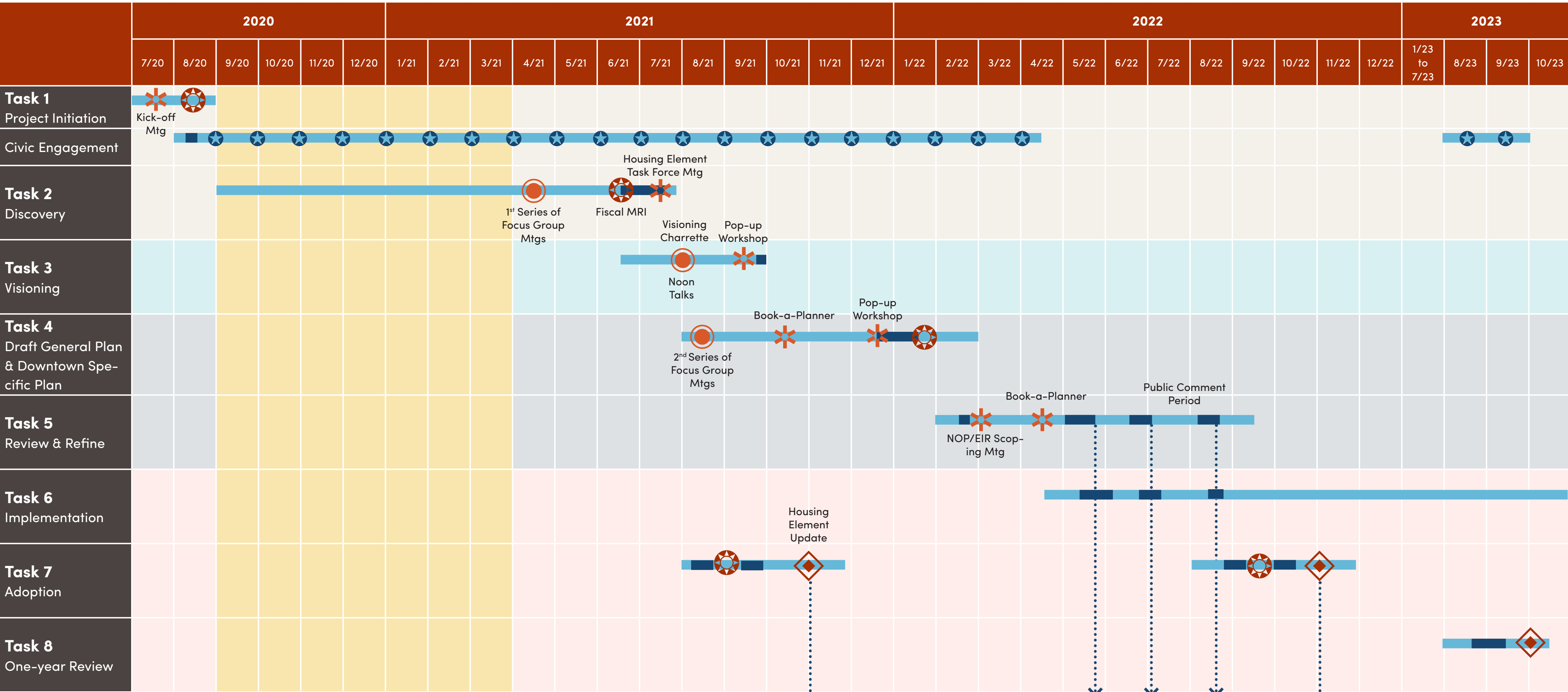


# approach

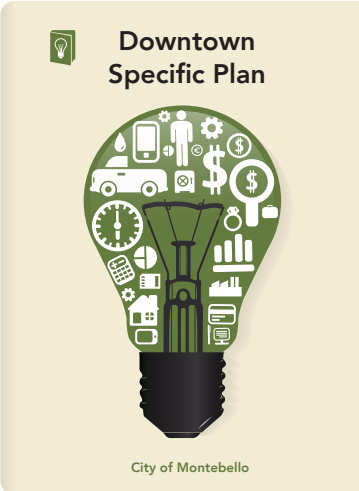




# Project Schedule



- Joint City Council & Planning Commission Meeting
- Pandemic -- slowdown, no public mtg
- Adoption Hearings
- Focus Group Mtgs/ Visioning Charrette
- Monthly Progress Mtg
- Other Mtgs
- Tasks
- City Review





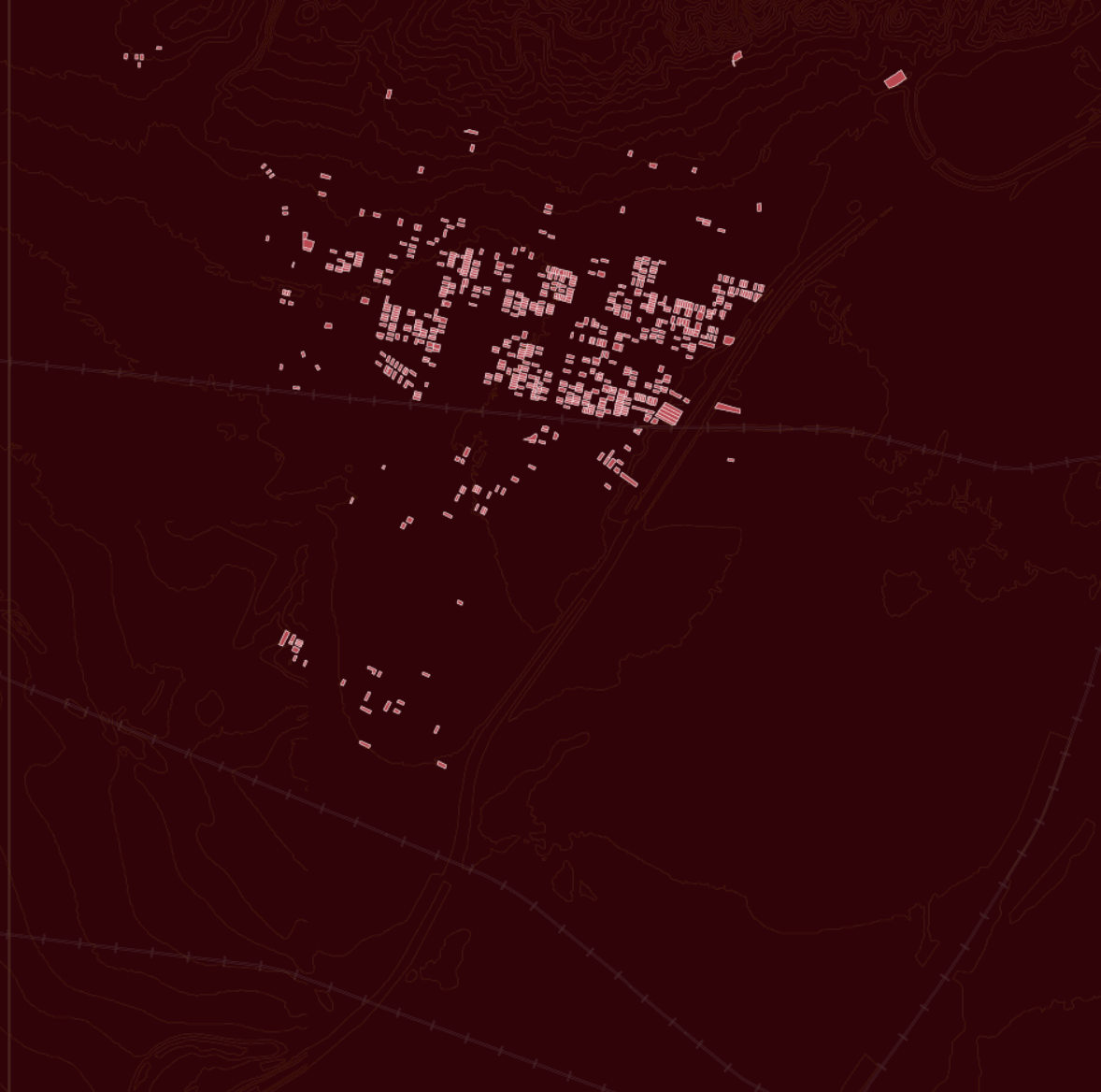
# Well Planned



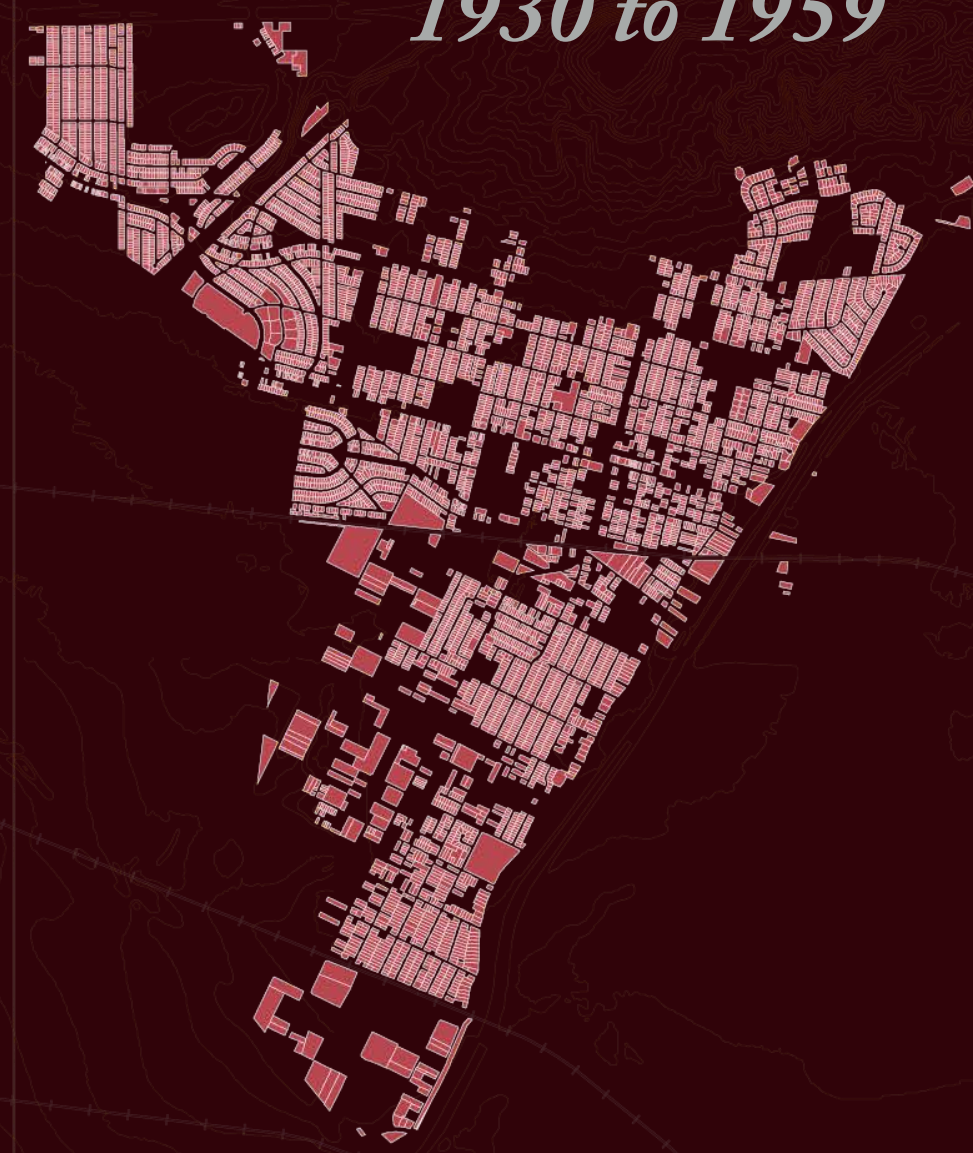


# Development Pattern

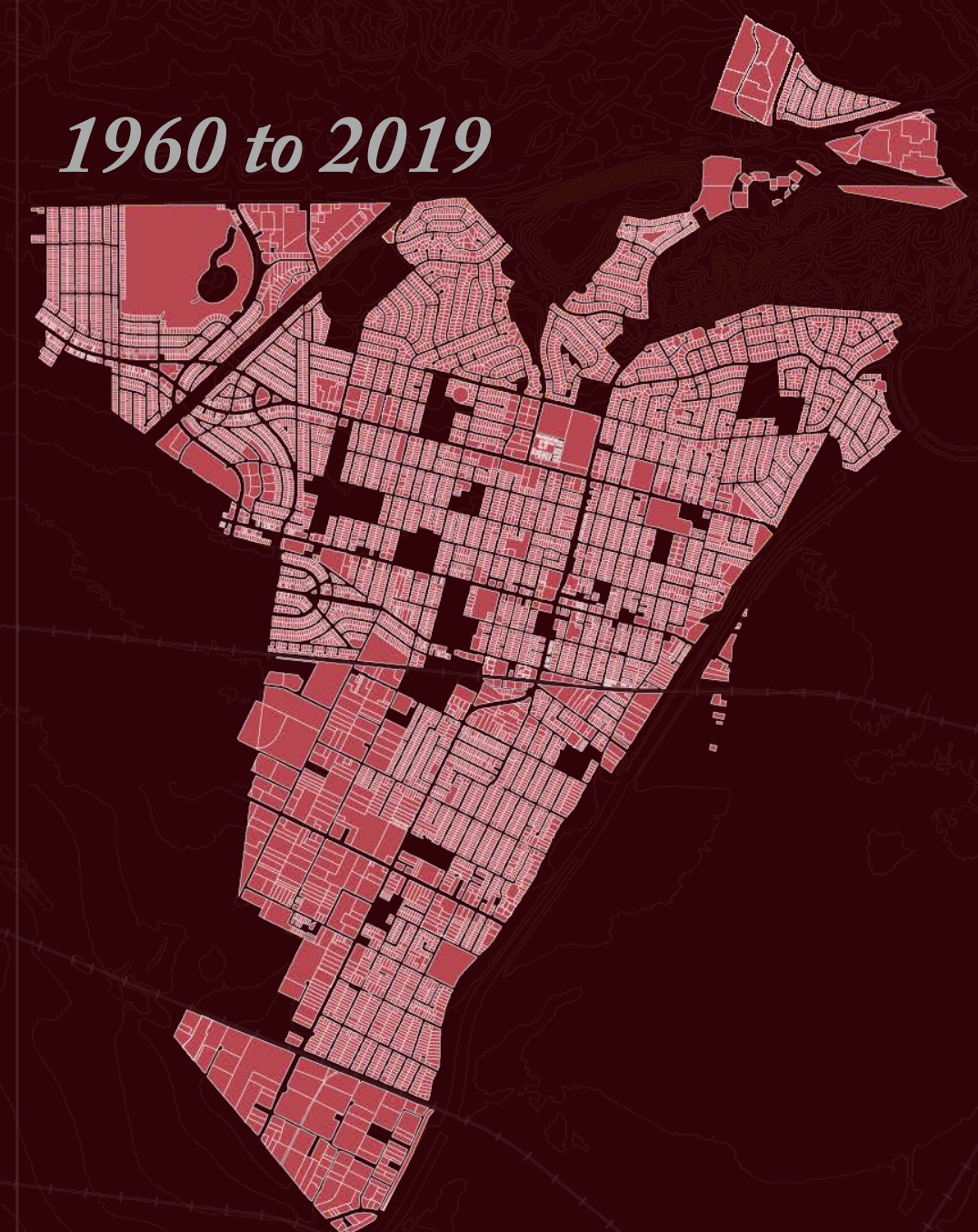
*up to 1930*



*1930 to 1959*



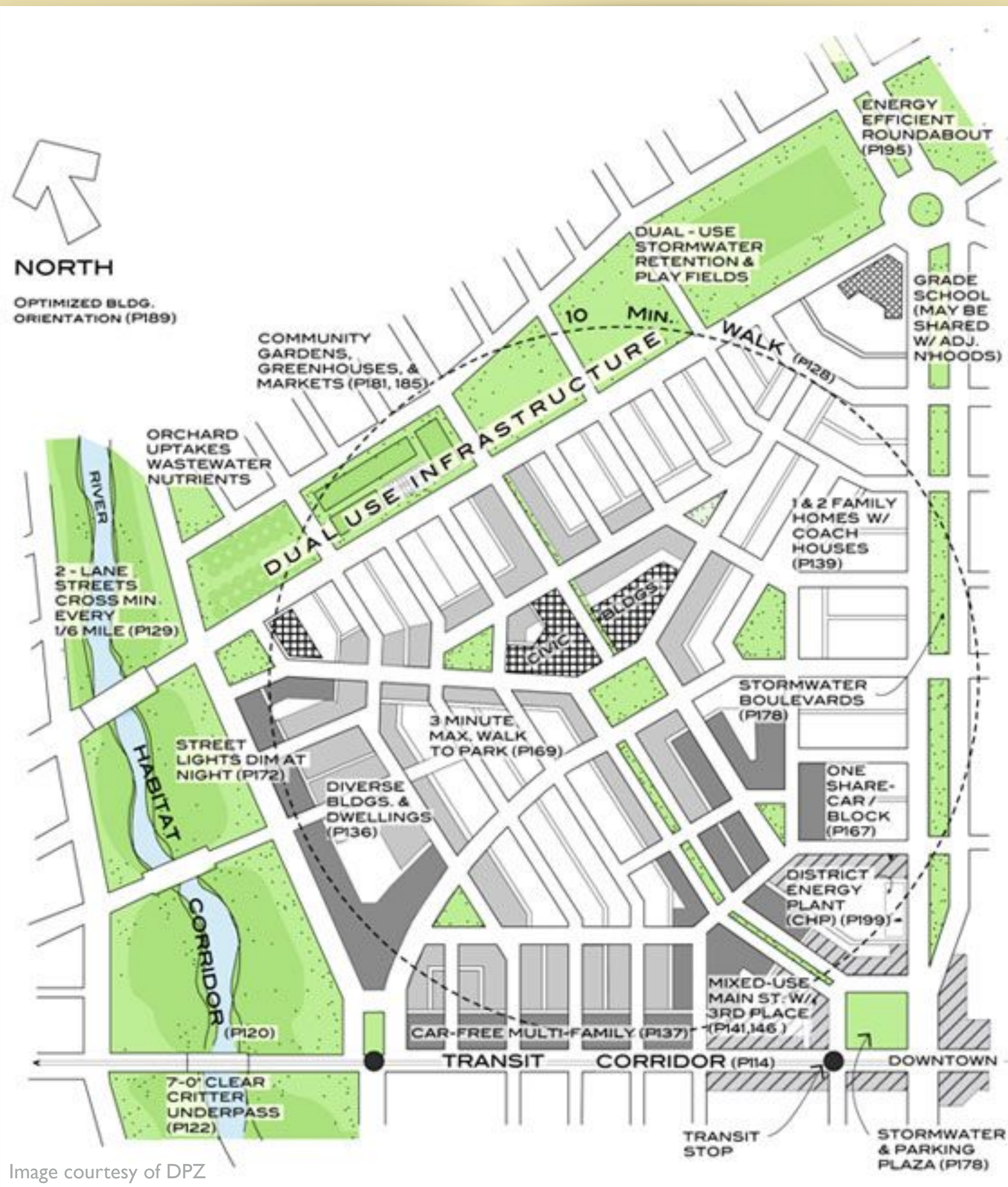
*1960 to 2019*





# Neighborhood

- ▶ Walkable
- ▶ Diversity of building types & uses
- ▶ Range of open spaces





# Building Blocks

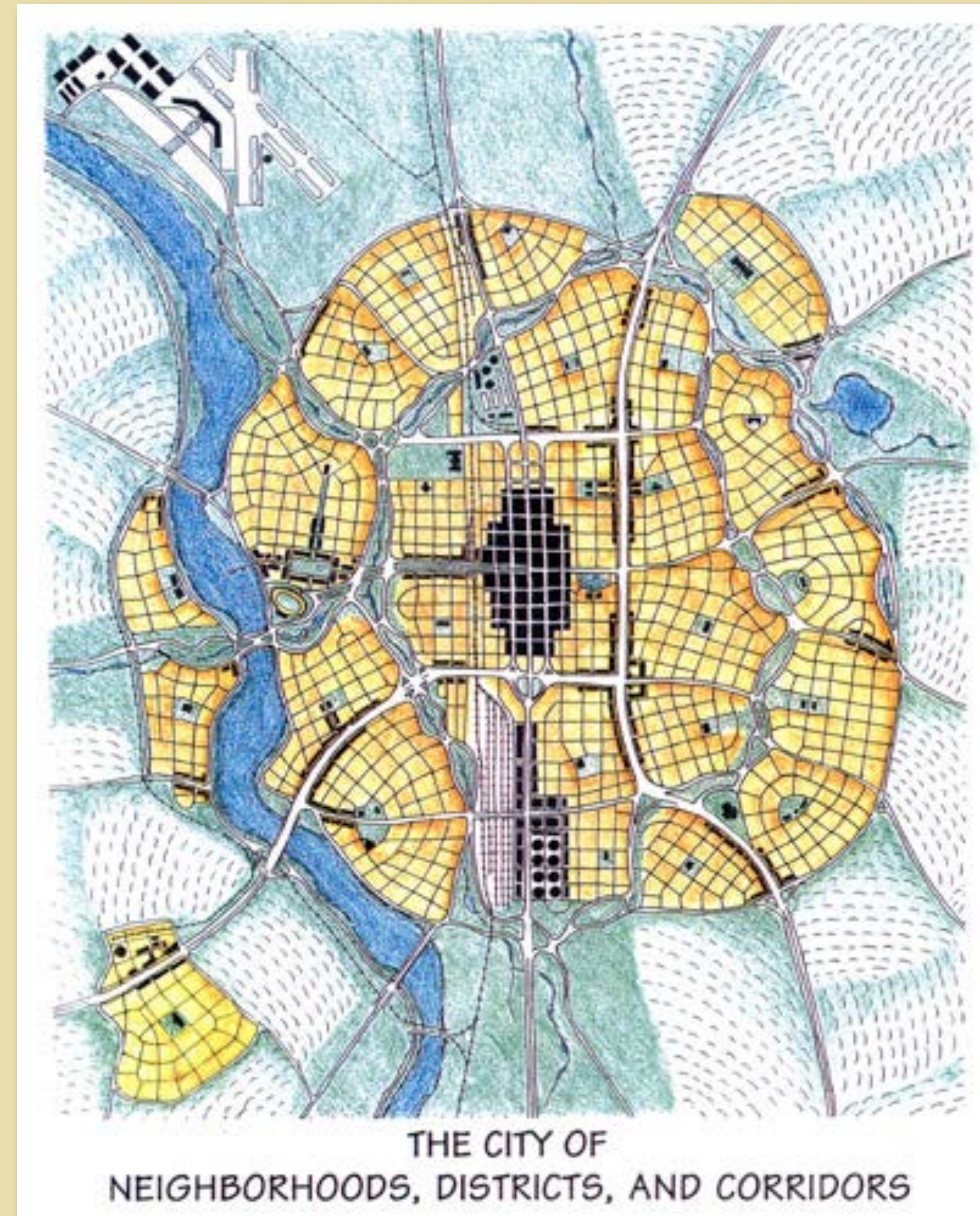
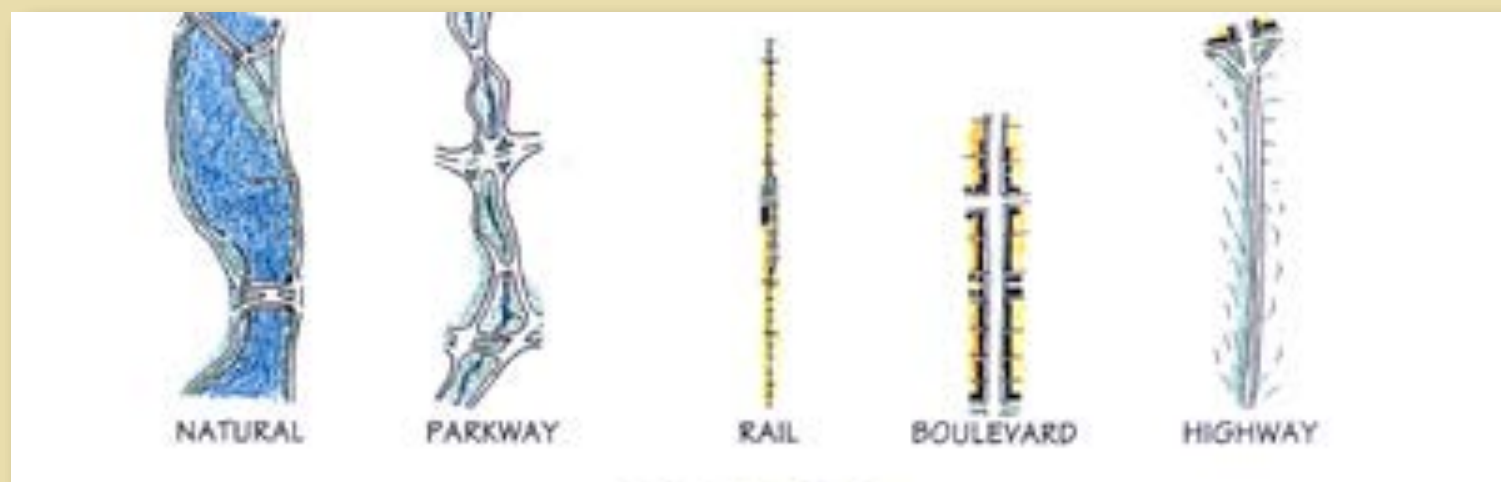
## Neighborhoods & Centers



## Districts

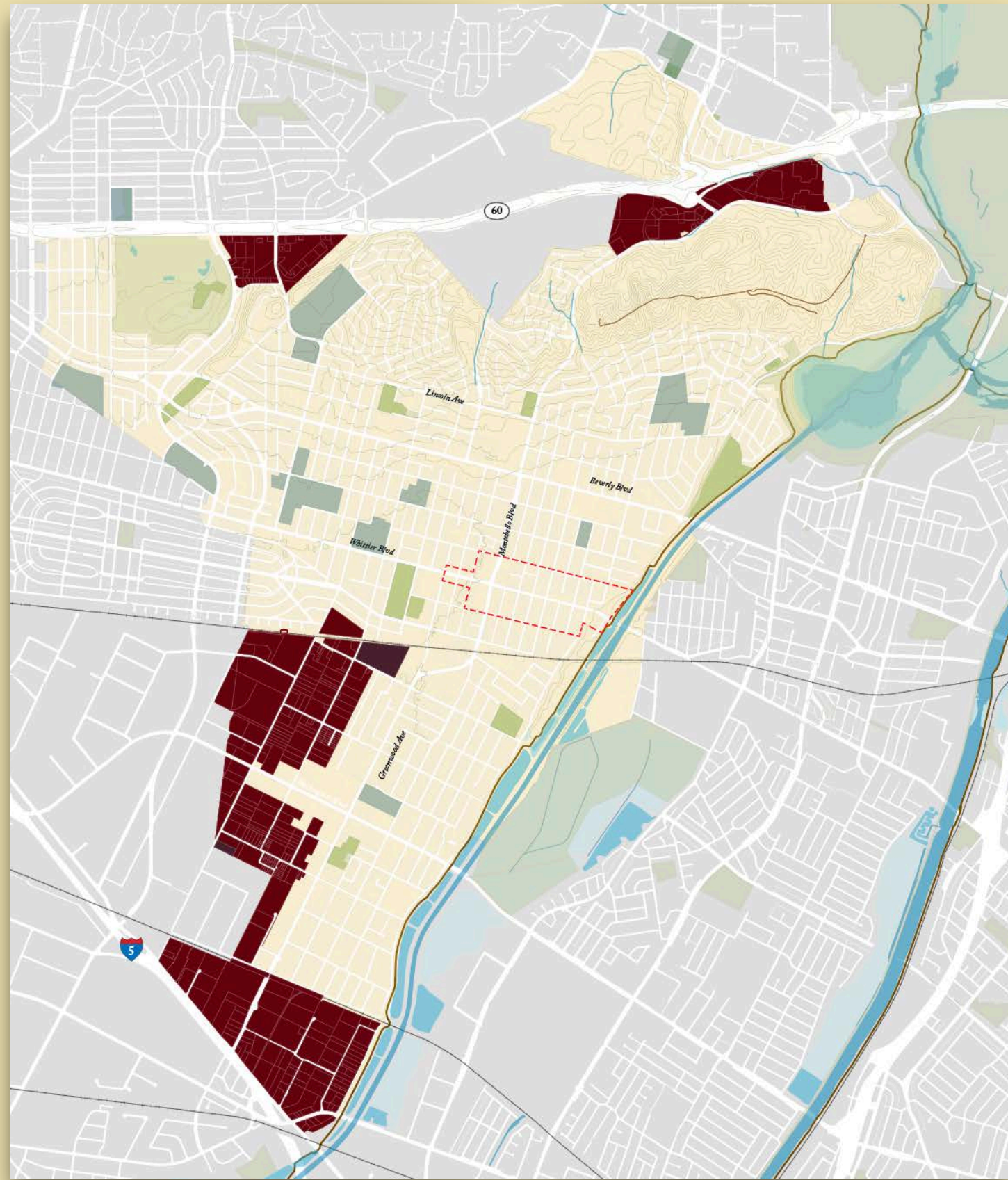


## Corridors

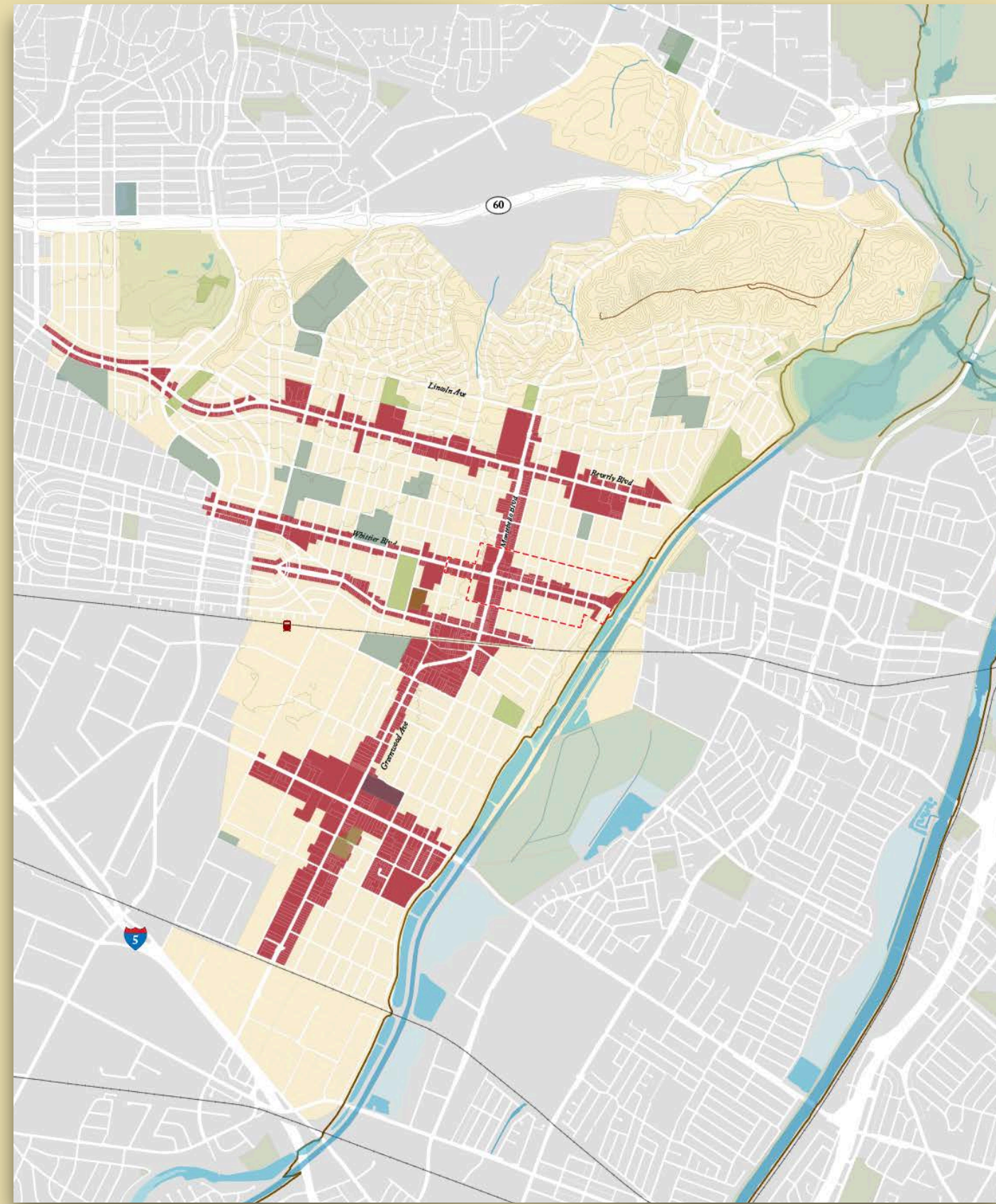




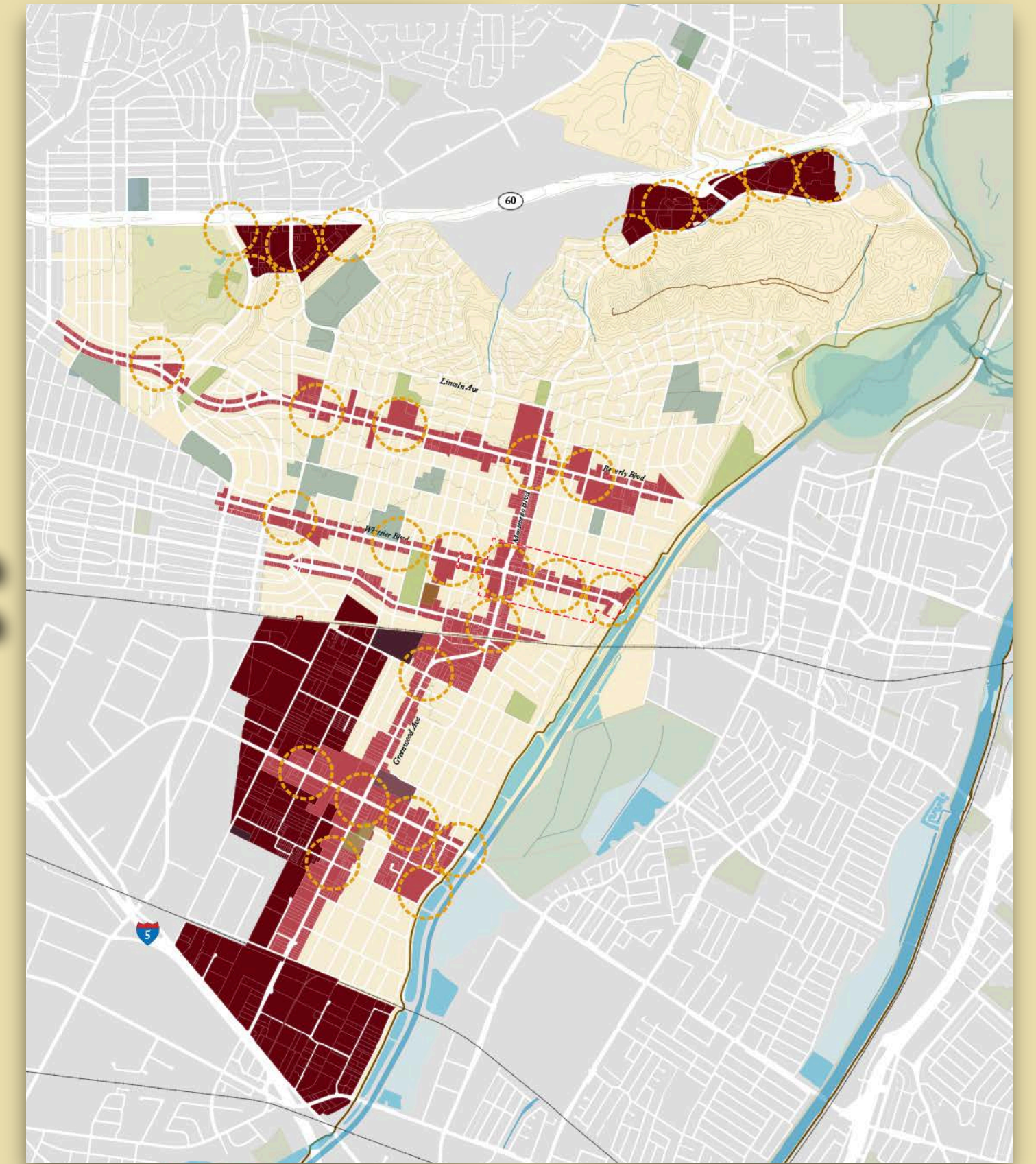
# Urban Form



**Districts**



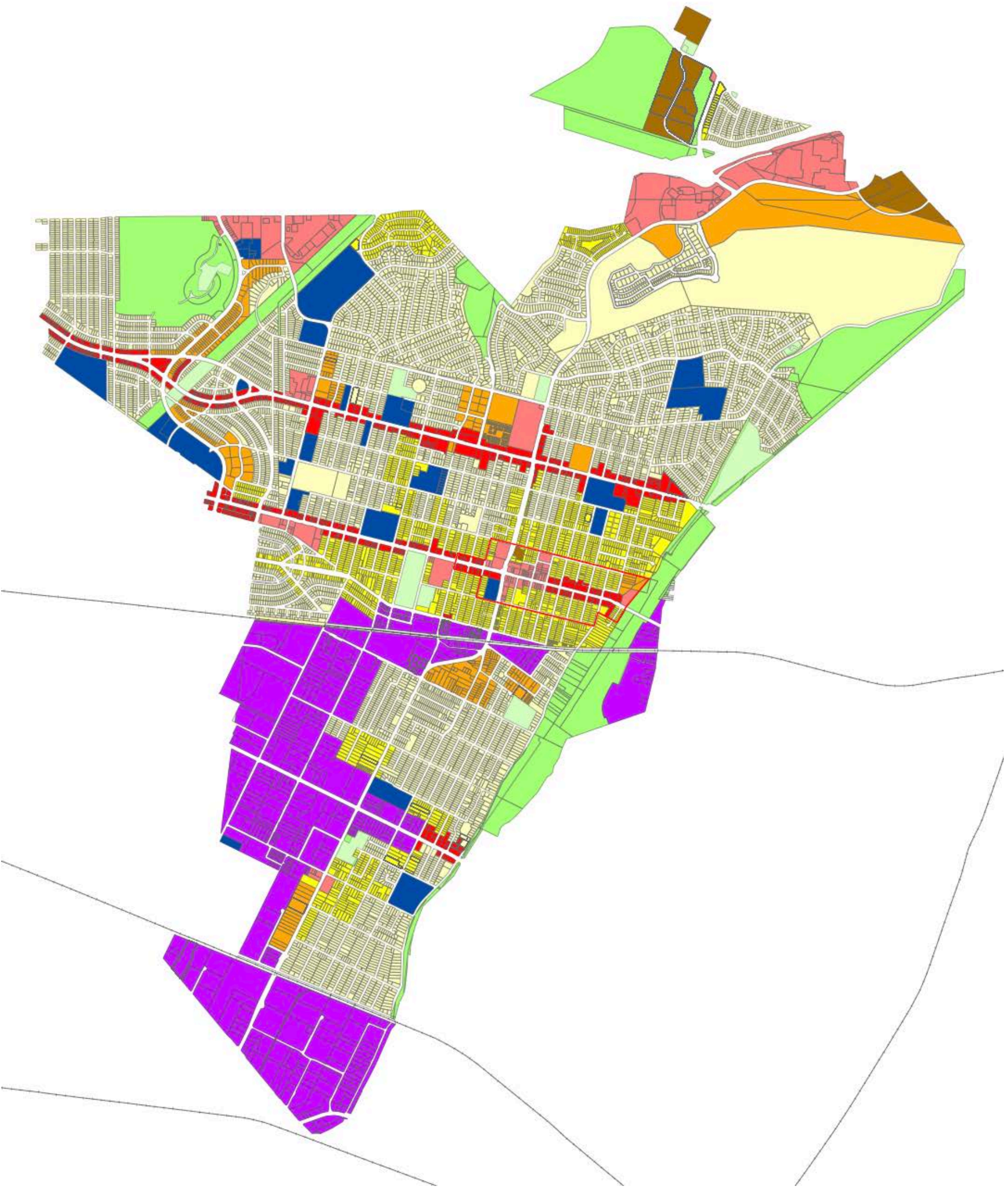
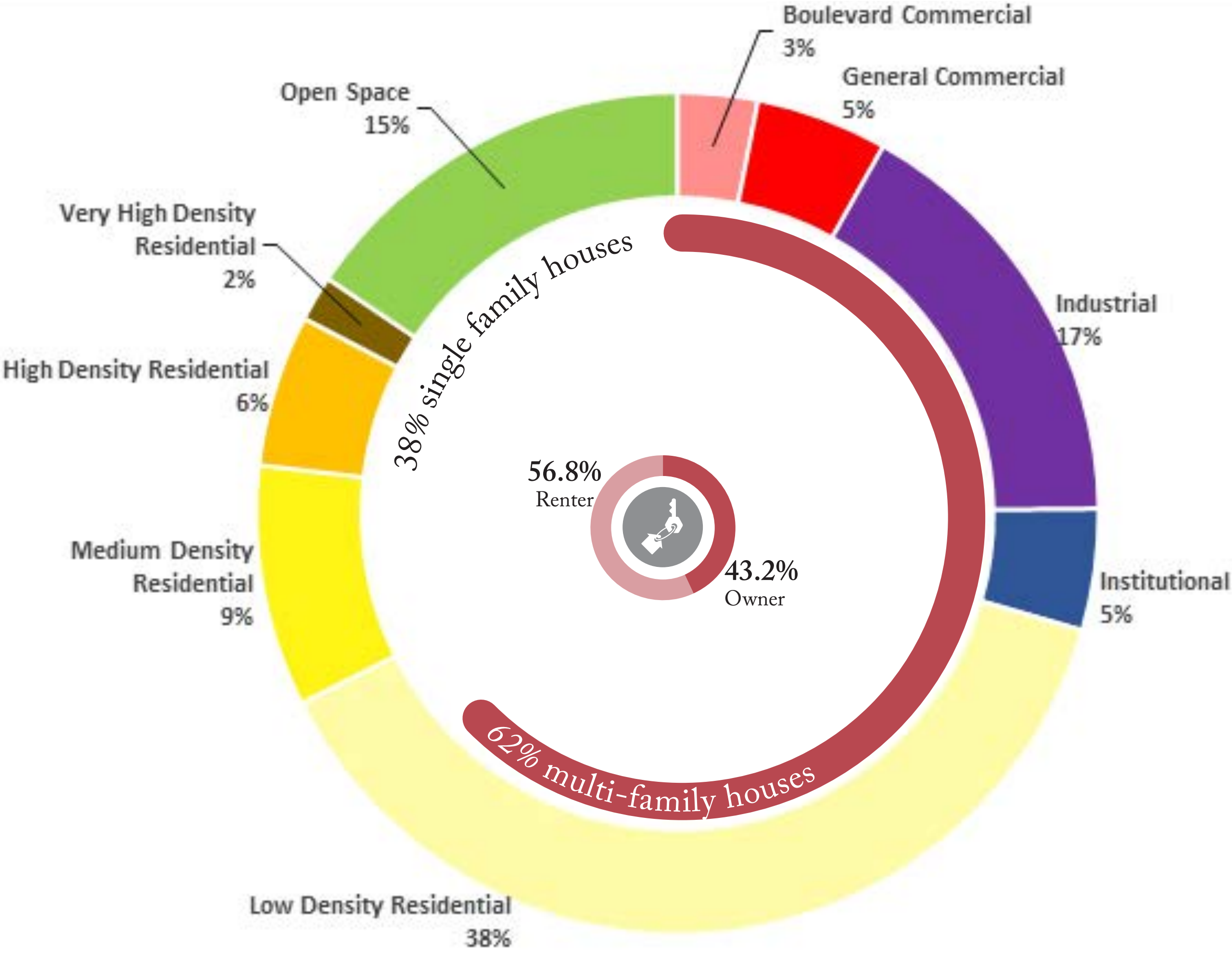
**Corridors**



**Neighborhoods, Corridors,  
Districts**

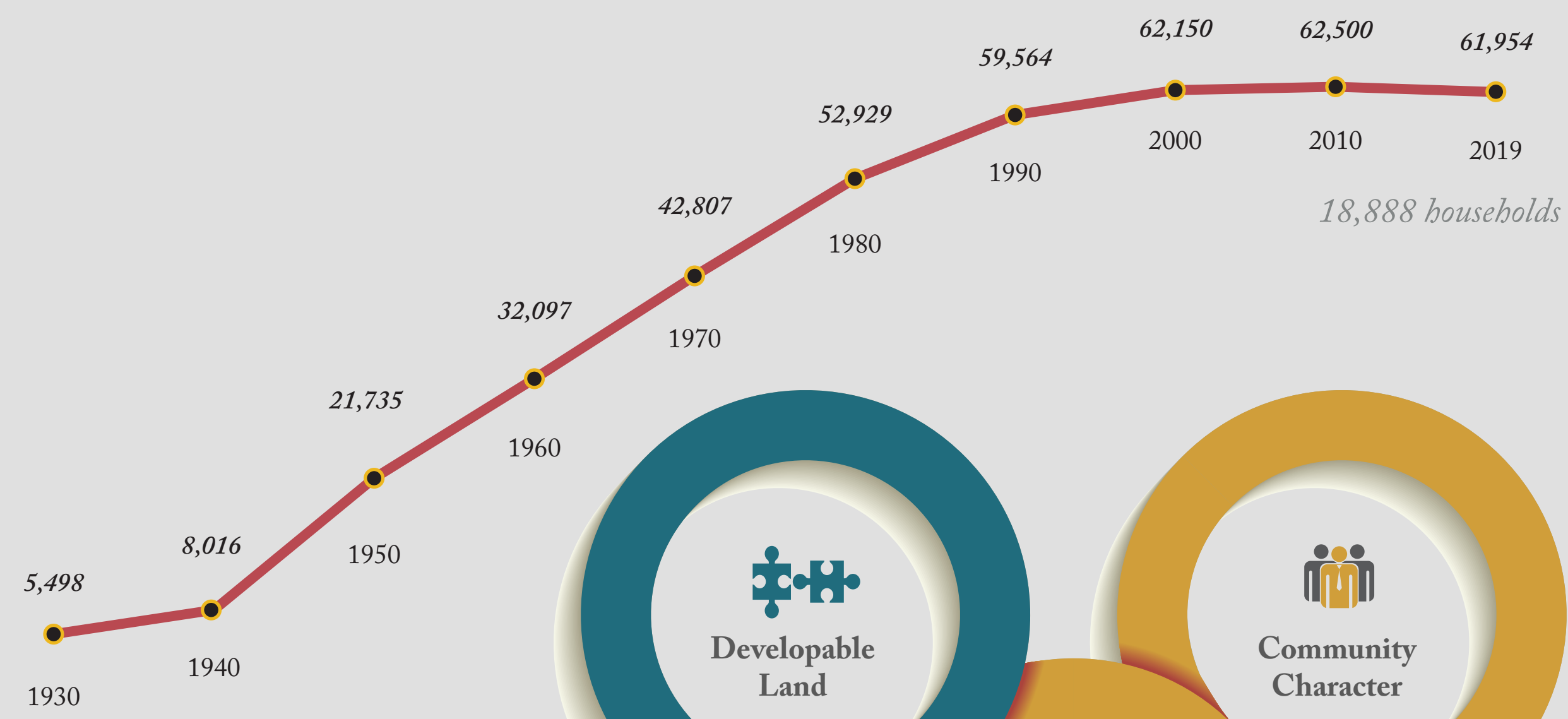
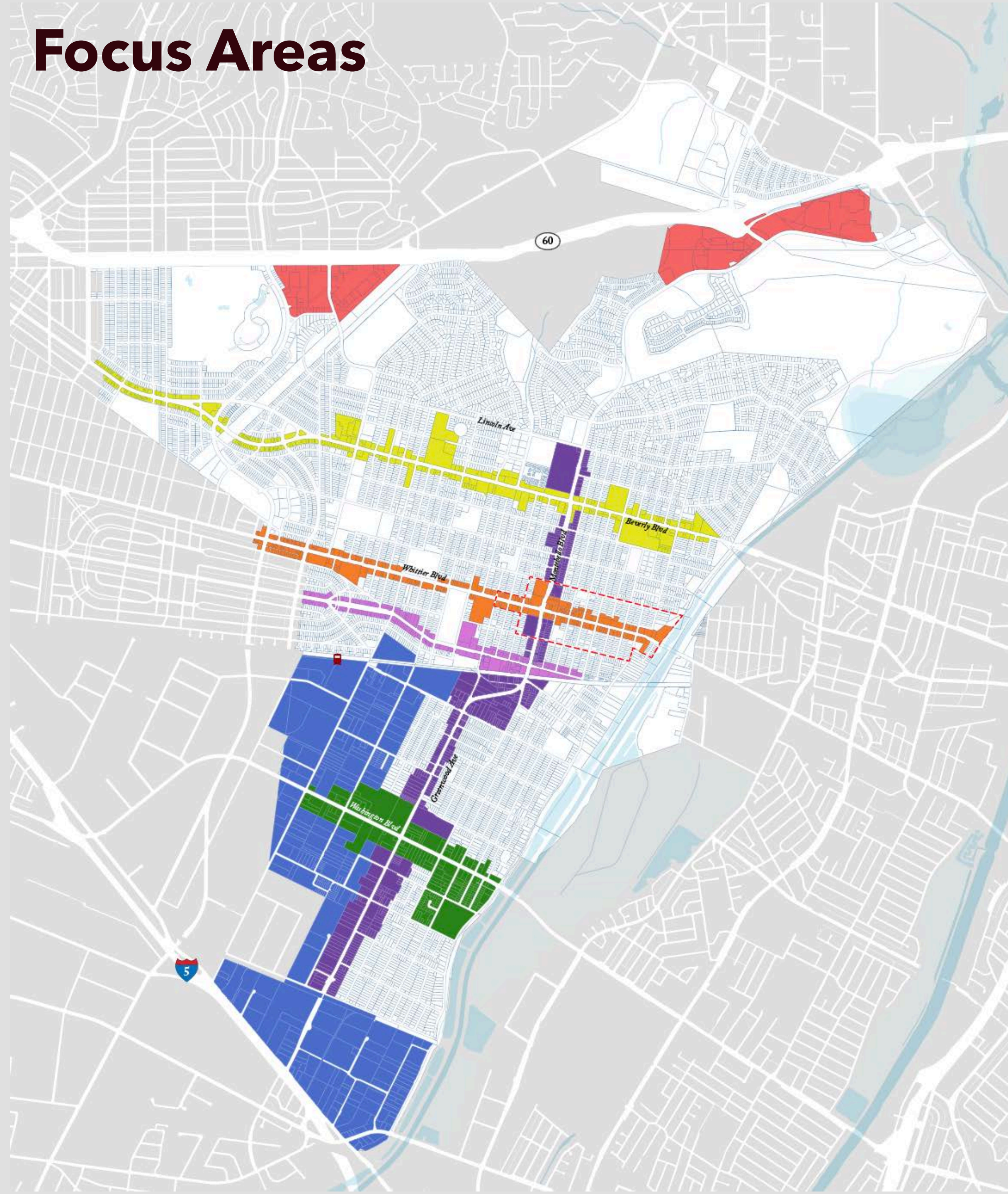


# Land Use





# Focus Areas



## RHNA obligation

**5,174 units in 8 years**

1,311 Very-low income units

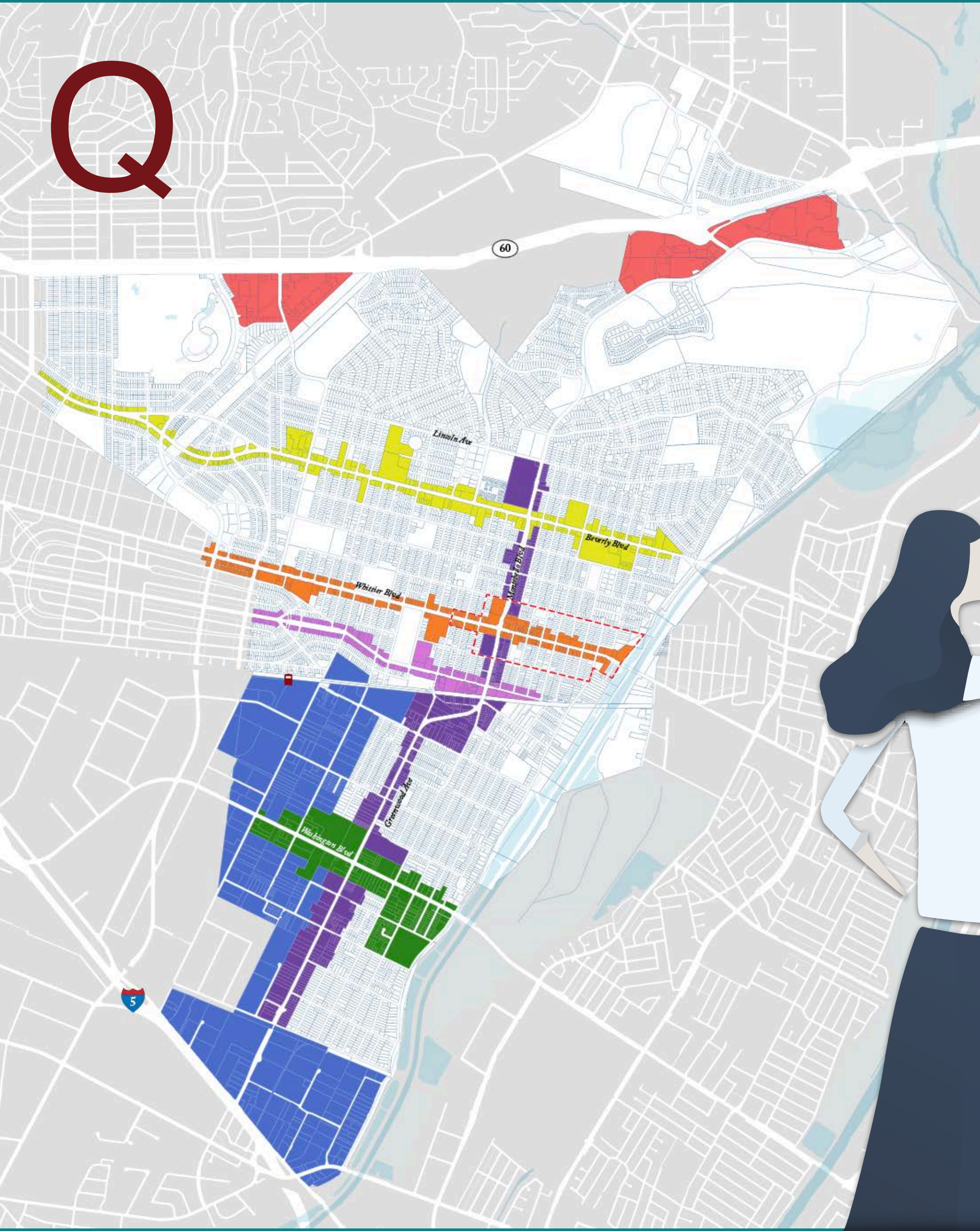
705 Low income units

775 Moderate income units

2,383 Above-moderate income units



# Q



Do you **agree** or **disagree**?

Over the next 20 years, Montebello should

- a) *Direct new growth to commercial districts & corridors*
- b) *Enhance the appearance of districts, corridors, & gateways*
- c) *Allow intensification through conversion of vacant lots, underutilized sites, & parking areas to buildings in the downtown*
- d) *Create a range of housing opportunities & choices*



# Accessible





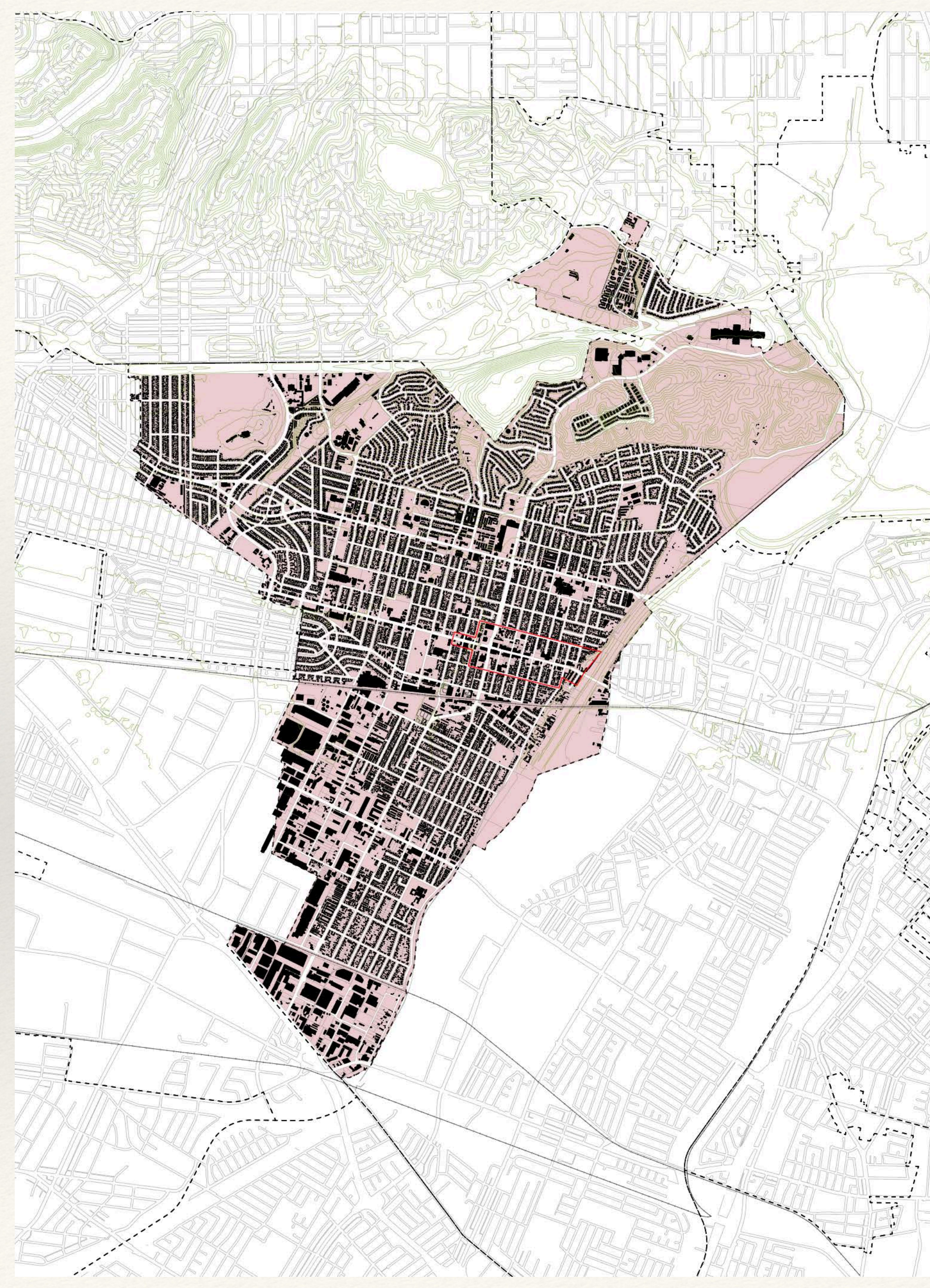
# Citywide Mobility Profile

## Mobility Profile

- ▶ Current travel patterns
- ▶ Vehicular, transit, pedestrian, & bicycle networks
- ▶ Parking conditions
- ▶ Goods movement
- ▶ Future transit improvements (Eastside Phase 2 on Washington Blvd)
- ▶ Accident/safety characteristics

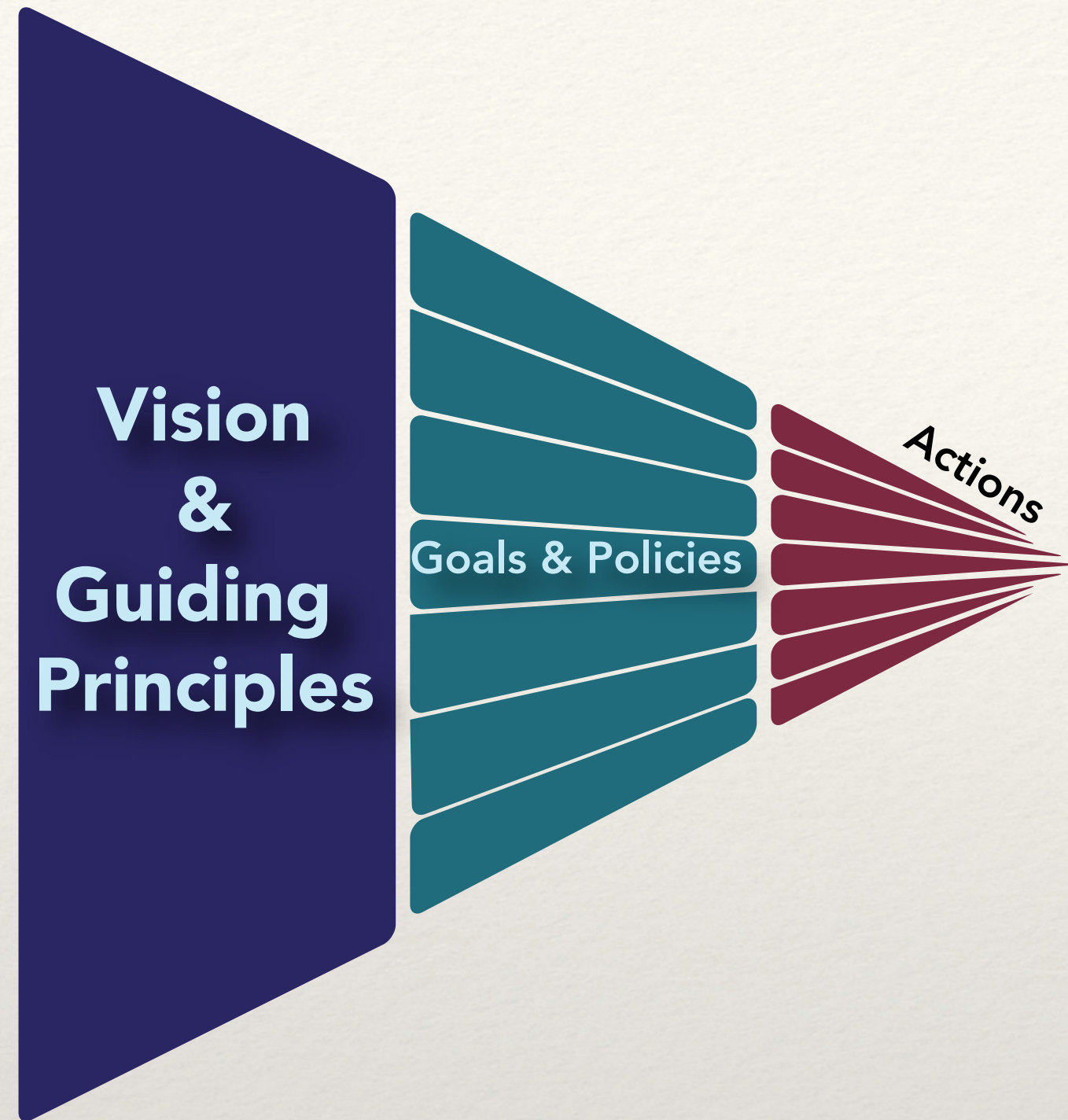
Based on:

- ▶ Research & observations
- ▶ Input from City staff & the public





## Our Accessible Community (circulation element)



- ▶ Citywide long-term transportation vision
- ▶ Refine roadway classification & uses
- ▶ Enhance connectivity with City & to the region
- ▶ Identify supporting Goals & Policies

## Downtown Specific Plan



- ▶ Localized approach to support new development & activities
- ▶ Improve circulation & connectivity
- ▶ Create pedestrian-friendly destination for residents & visitors
- ▶ Address short- & long-term parking needs



# Vehicular Circulation

- ▶ Findings:
  - ▶ Roadway network needs to accommodate diverse users, including industrial uses in southwest corner of City
  - ▶ Traffic around SR-60 & I-5 ramps can affect local circulation, especially during peak hours or with accidents on the freeway
  - ▶ Good east/west truck route connectivity, but limited north/south truck routes





# Q



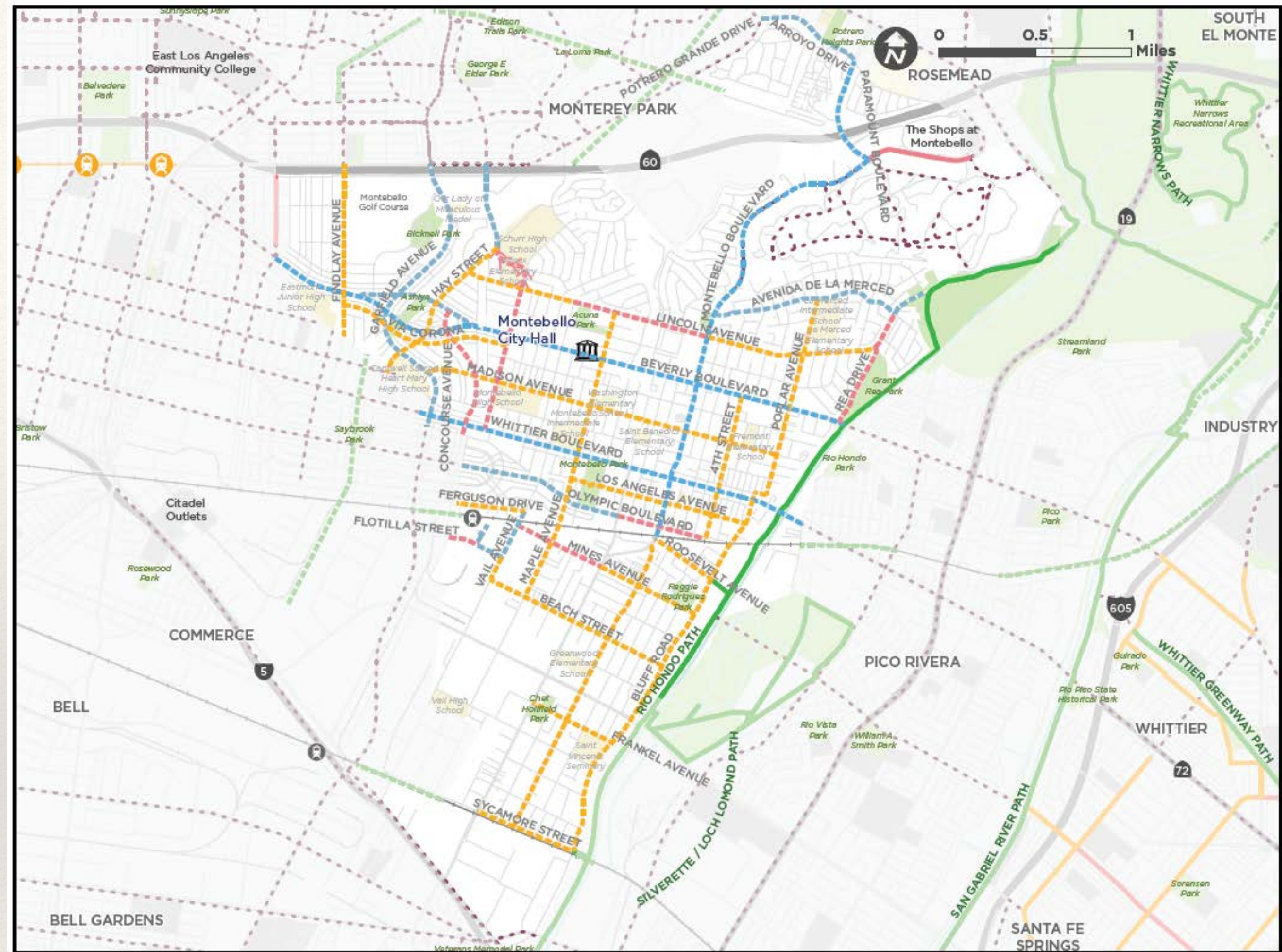
- a. Where do you experience congestion during the morning & evening commute periods?
- b. Are there any streets or intersections you avoid because they are too congested & result in substantial travel delays?



# Active Transportation

## Findings:

- ▶ Low percentage of residents walk or bike
- ▶ Few dedicated bicycle lanes or routes
- ▶ Limited pedestrian amenities (such as shade trees, buffers, storefronts)



Source: San Gabriel Valley Regional Active Transportation Plan & Greenway Network Study (2019)

February 2019

### Bikeway Network

Recommended / Existing

- Shared-Use Path (Class I)
- Buffered Bike Lane (Class II)
- Bike Lane (Class II)
- Neighborhood Greenway (Class III)
- Separated Bikeway (Class IV)

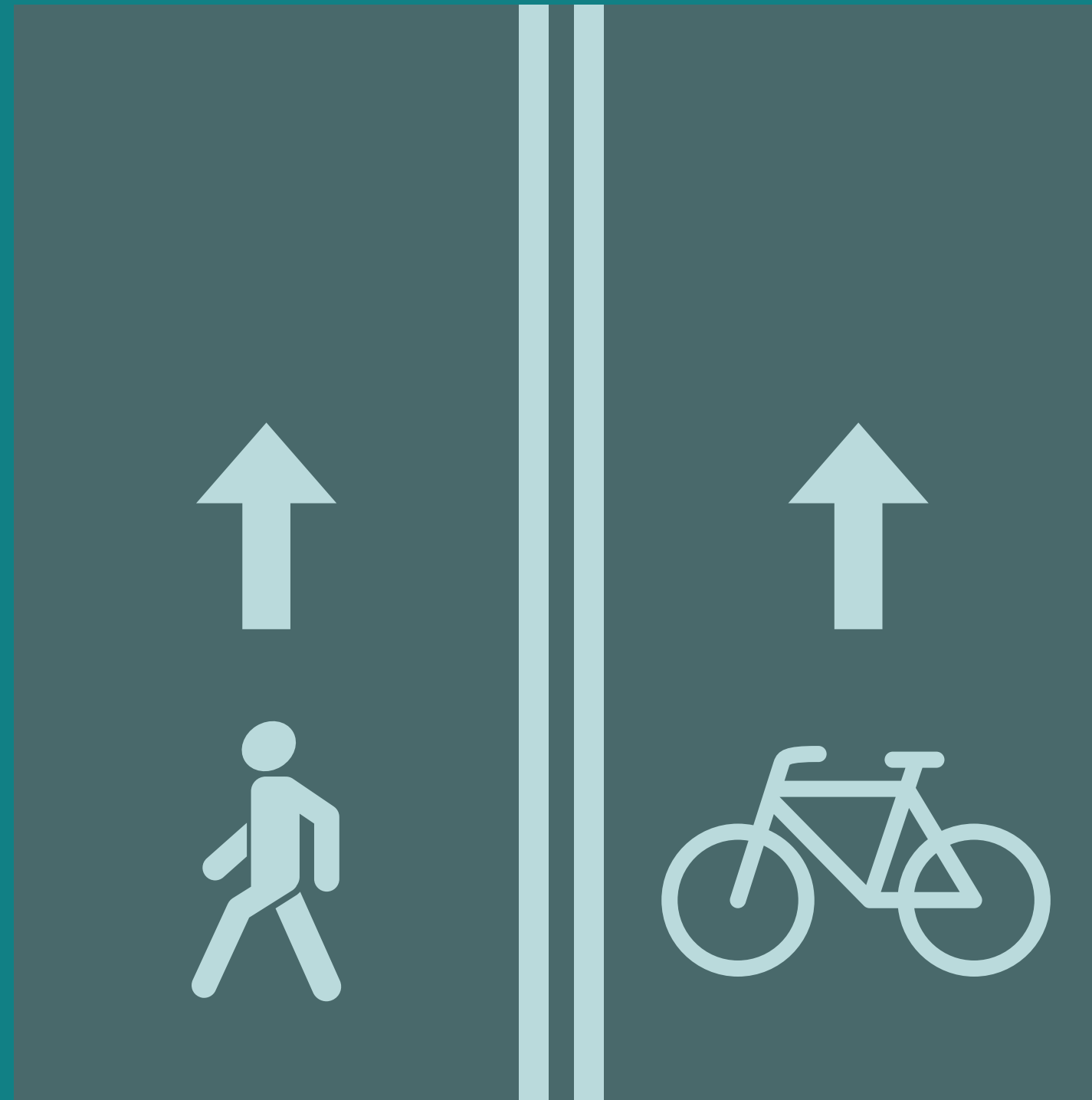
Potential Shared-Use Path (Class I)

Bike Lane Uphill Only

Bikeways Proposed in Other Plans



# Q



- a. What destinations in the City would you like to be able to more easily walk or bike to?
- b. Are there major barriers or inconveniences that discourage you from walking or biking?
- c. Are there certain streets you would like to be prioritized for pedestrians or cyclists?



# Parking

## Findings:

- ▶ Unrestricted on-street parking allowed along most streets
- ▶ High usage of on-street parking along commercial corridors
- ▶ Separate off-street parking lots provided for individual businesses or uses







Is there enough parking at your place of  
a. residence, or do you need to park on-street or in a private lot?

b. How difficult is it to find parking at your destination?

**Do you think parking management** (i.e.: time limits, residential permits, meters) **would help address parking issues?**  
c.





# Charrette

June 21-24

@ TBD

## Technical Presentations @ Noon

- |                 |  |
|-----------------|--|
| Monday, 6/21    | Montebello Economy<br><i>Sue Sturmer</i>   |
| Tuesday, 6/22   | Vibrant Places<br><i>Vinayak Bharne</i>  |
| Wednesday, 6/23 | Mobility & Parking<br><i>Tim Erney</i>   |
| Thursday, 6/24  | Great Neighborhoods<br><i>Vinayak Bharne</i><br>Codifying the Vision<br><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](http://www.planmontebello.com) for latest updates.*



Come share your ideas about  
**Montebello**





English <http://metroquestsurvey.com/vh71v>

Spanish <http://metroquestsurvey.com/jr48i>

**SURVEY**



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