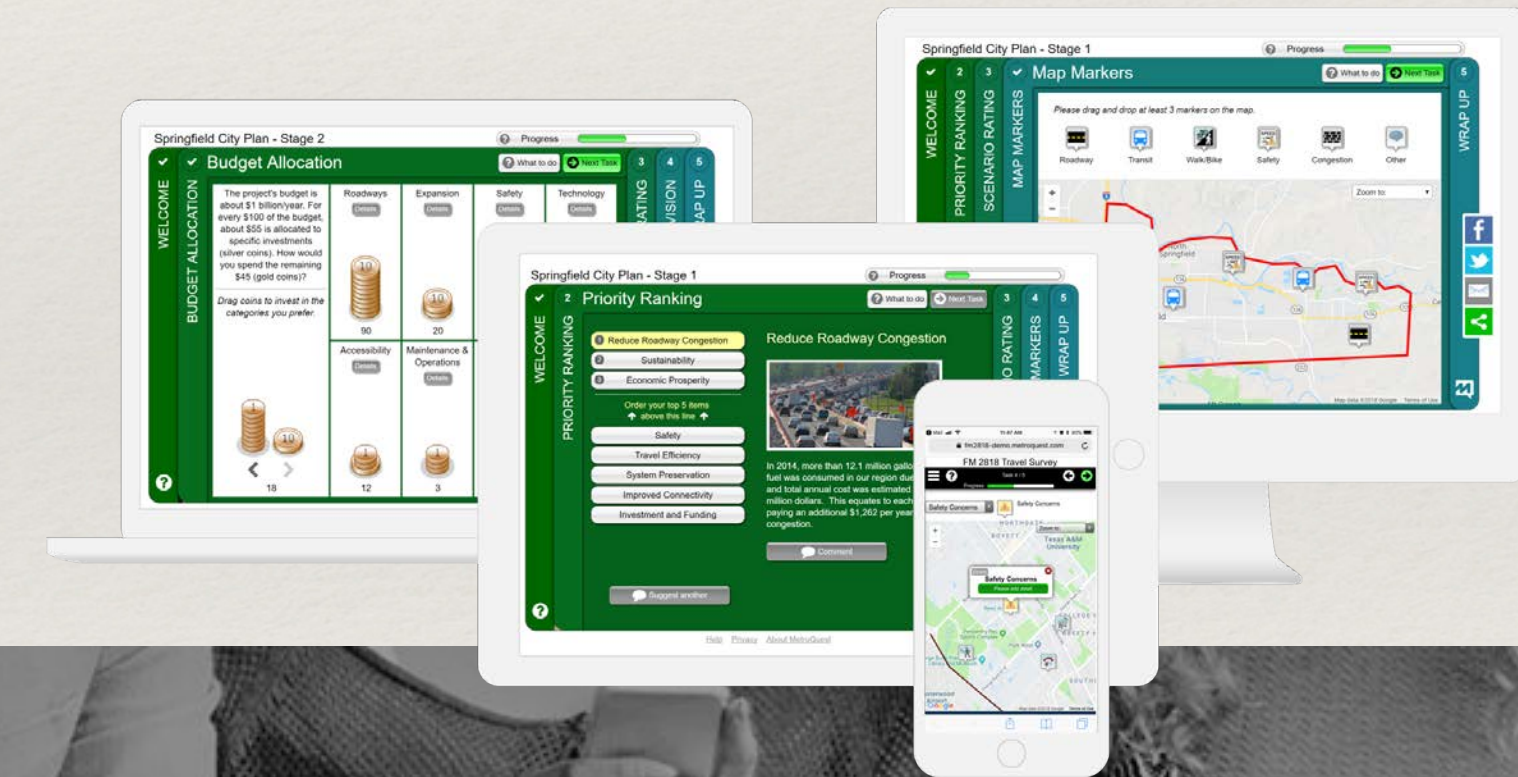


# Survey Results

General Plan, Downtown Specific Plan, Housing Element

# Engaging Survey

1. Increase Participation
2. Broader Demographic
3. Inform & Educate
4. Quantify Input



# English

1

Montebello General Plan & Downtown Plan

Learn a bit about this initiative before you begin.

2

3

4

5

Welcome!

Welcome

Thank you for participating in Montebello's General Plan update. This vital process requires your input in order to help guide the preservation and future growth of Montebello to create a city we all desire.

Español

Next

For more information on the planning process, upcoming meetings, to review progress thus far, and to contact staff please go to the project website at [www.planmontebello.com](http://www.planmontebello.com).

CITY OF

montebello

GENERAL PLAN UPDATE 2040

Priorities

Issues

Tradeoffs

Wrap Up

694

responses

940

written  
comments

# Spanish

3

Más sobre prioridades

Por favor dé su opinión sobre al menos 5 de los 40 elementos

4

5

Bienvenidos!

Prioridades

Los Problemas

Entorno natural

Parques y recreación

Arte y cultura

Seguridad

Vivienda

Comparte tu opinión sobre temas clave relacionados con nuestra ciudad.

Opciones de vivienda

Calidad de vivienda

Asequibilidad de la vivienda

Recursos de vivienda e inquilinos

Carácter de la comunidad

Opciones de vivienda

Califica tu satisfacción con la cantidad de variedad de viviendas disponibles en Montebello.



Utiliza el sistema de clasificación para proporcionar su respuesta.

★ ★ ★ ★ ★

Preferencias

Ultima Pagina

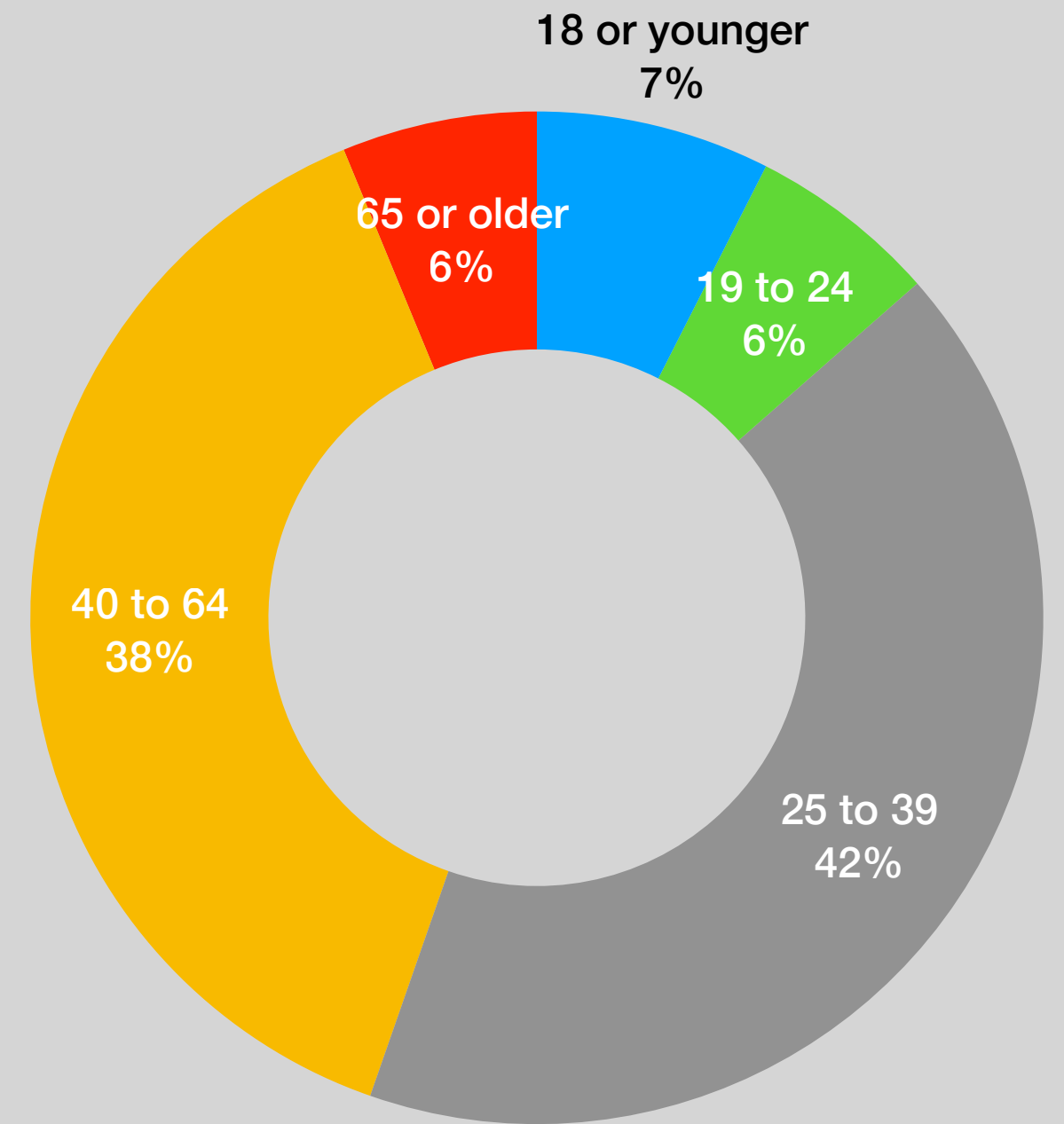
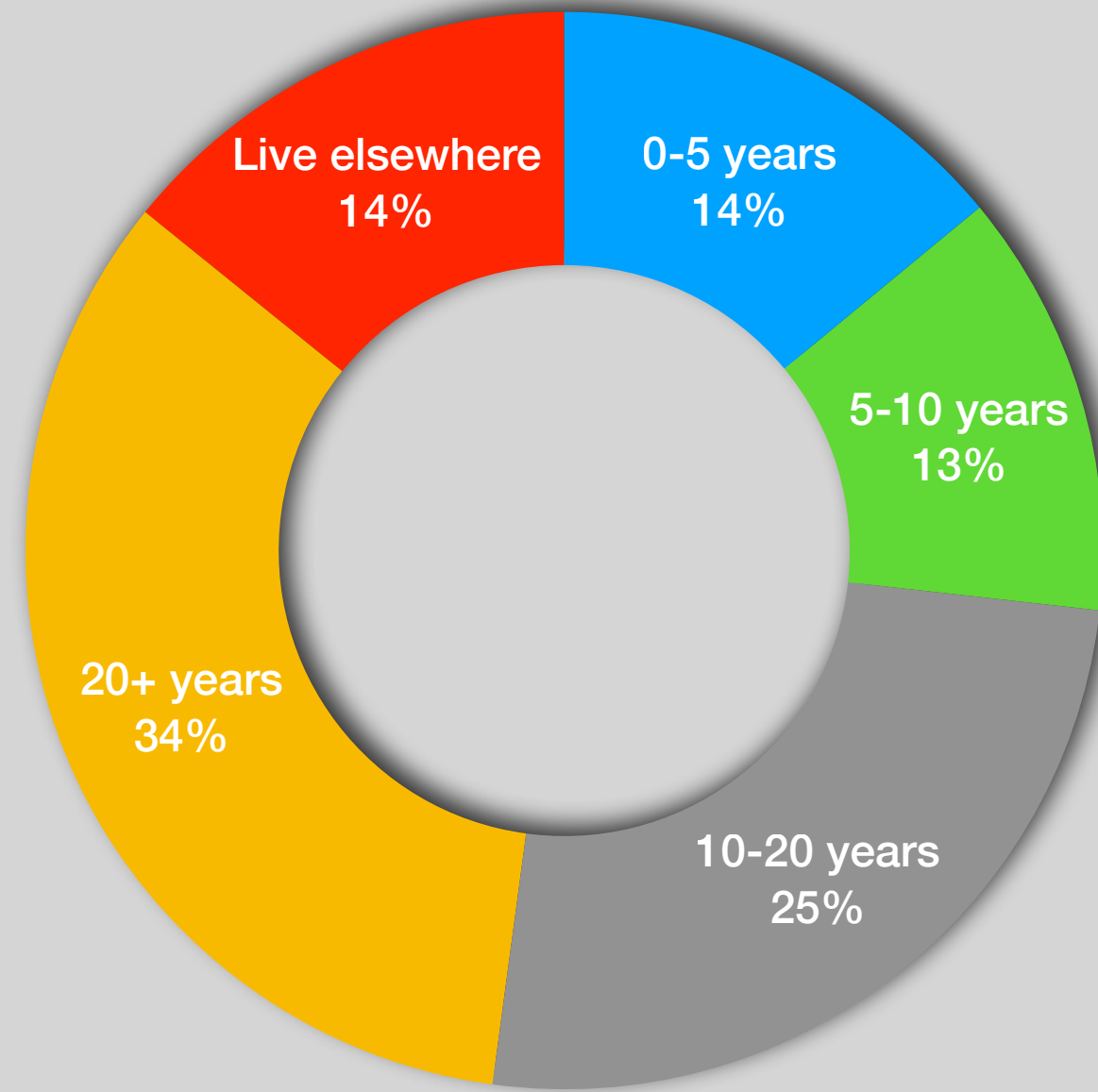
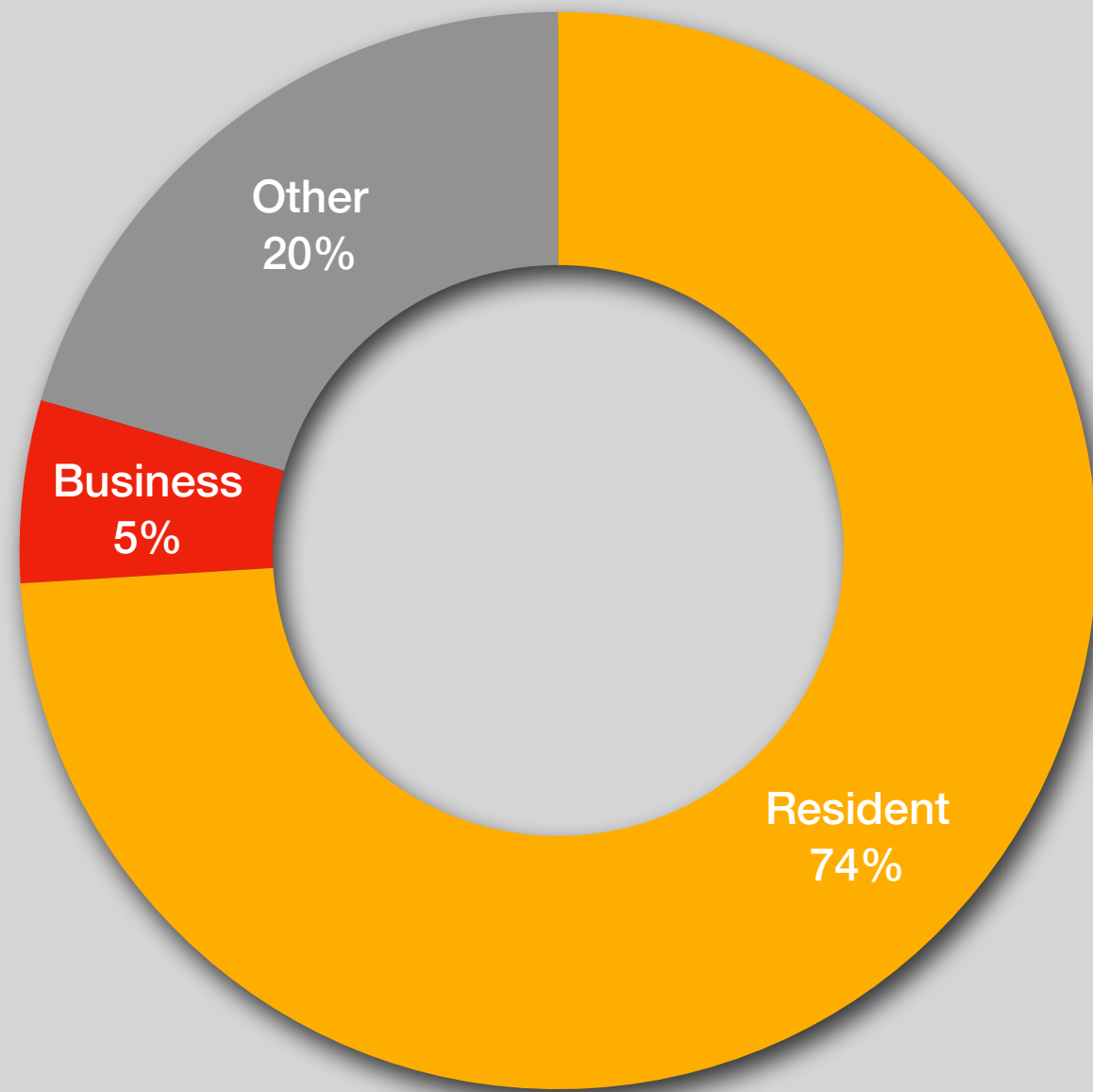
18

responses

30

written  
comments

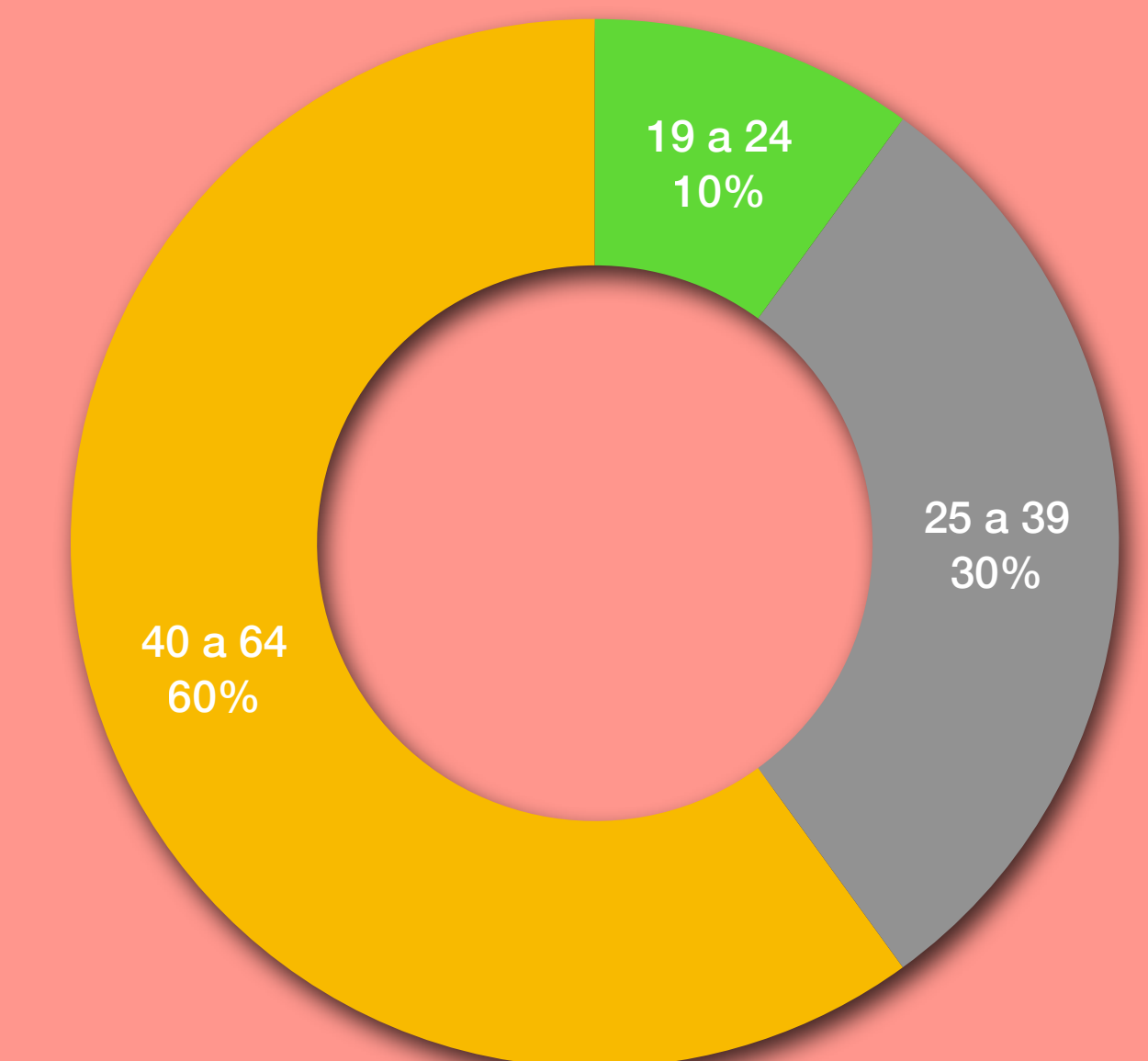
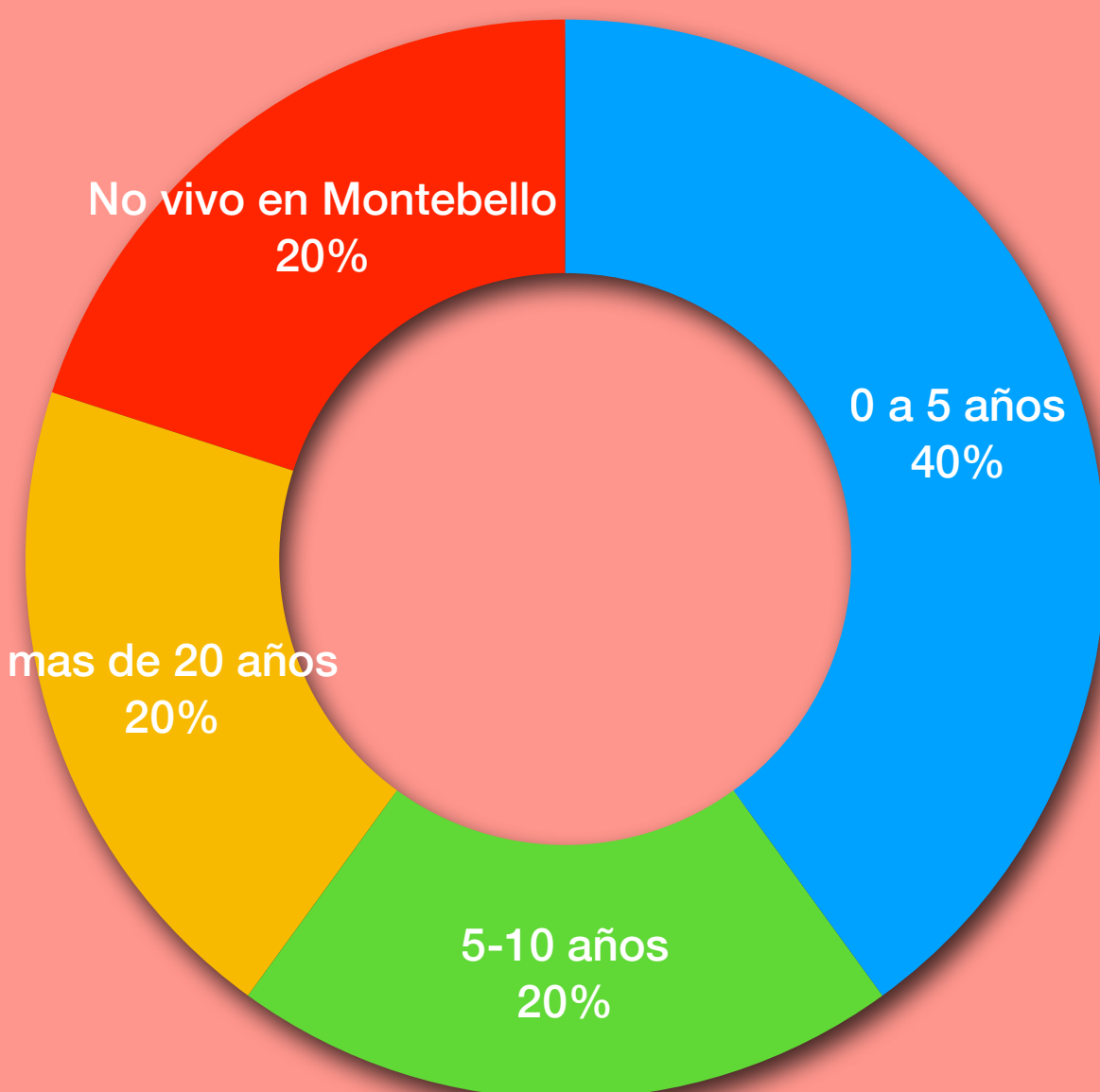
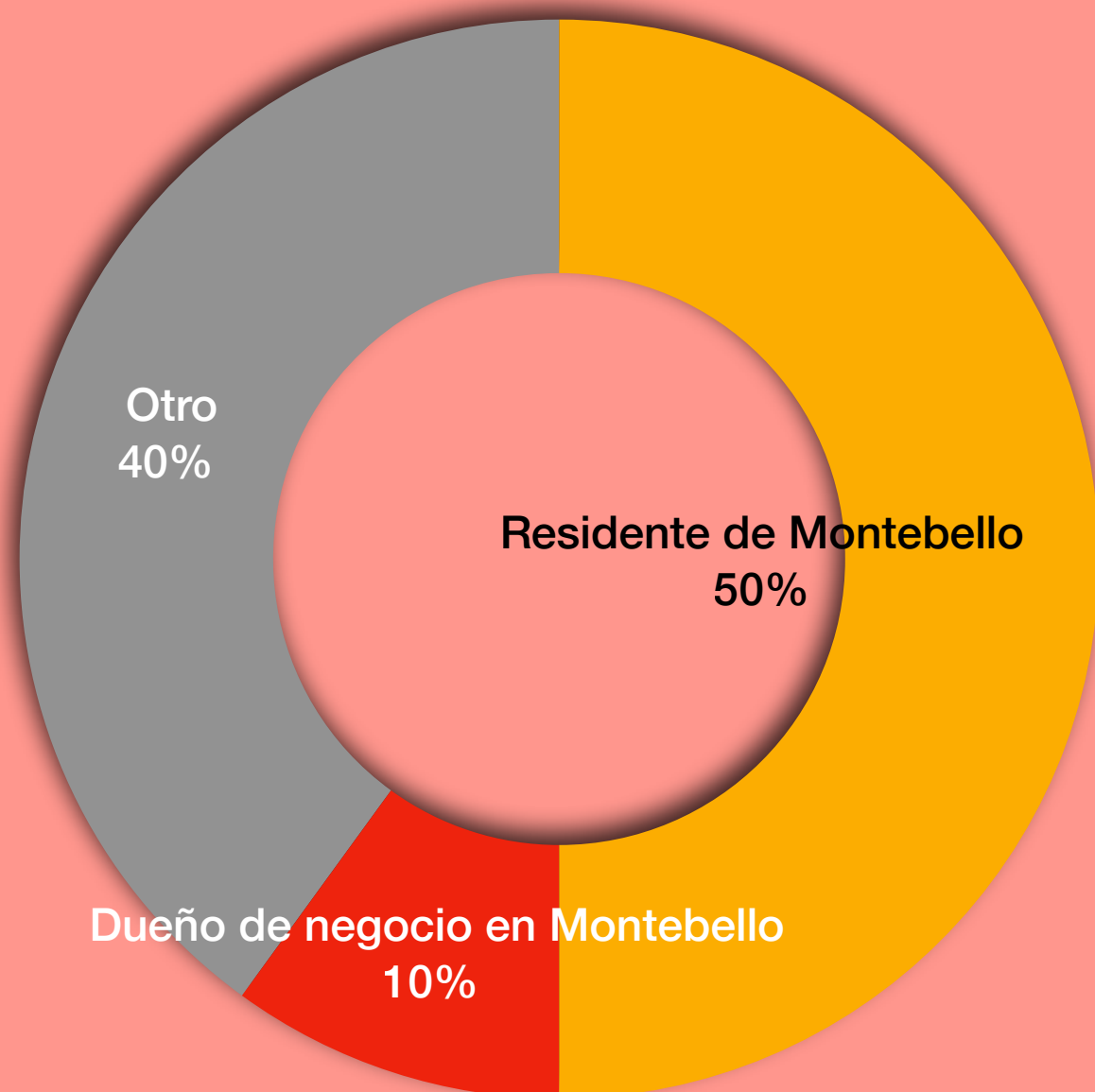
English



Years in Montebello

Age

Spanish



# Priorities Ranked

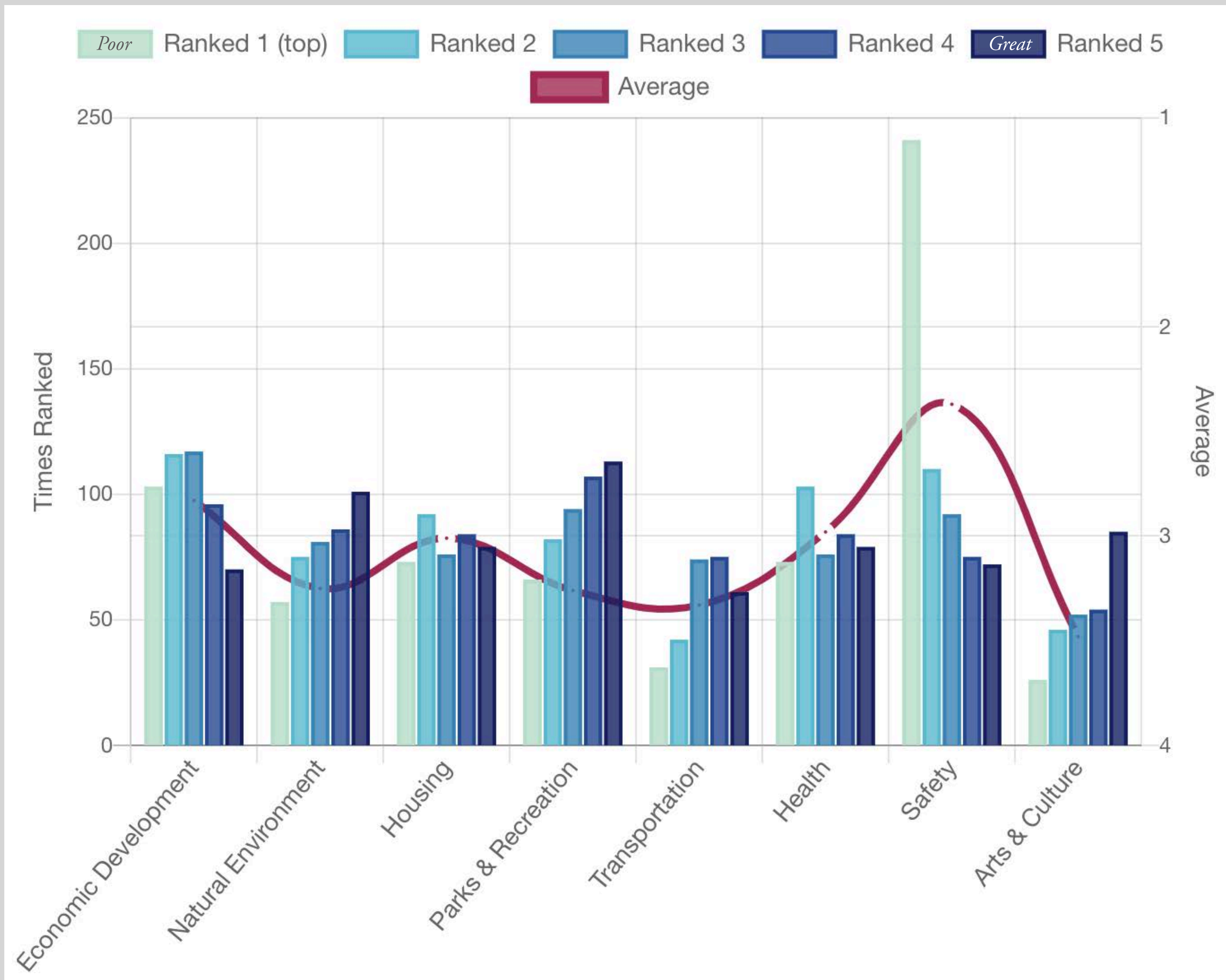
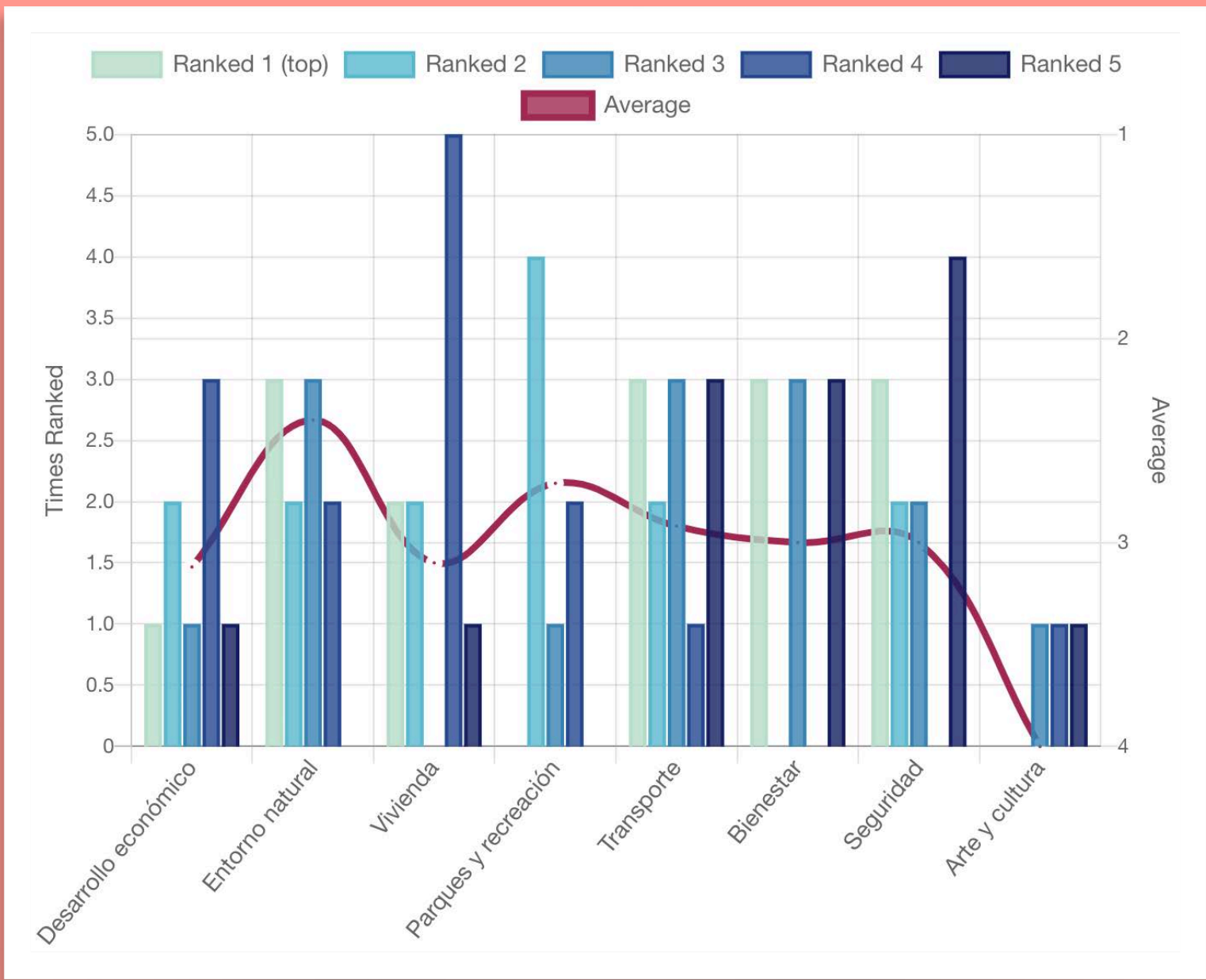


.....  
↑ Order your top 5 items above this line ↑

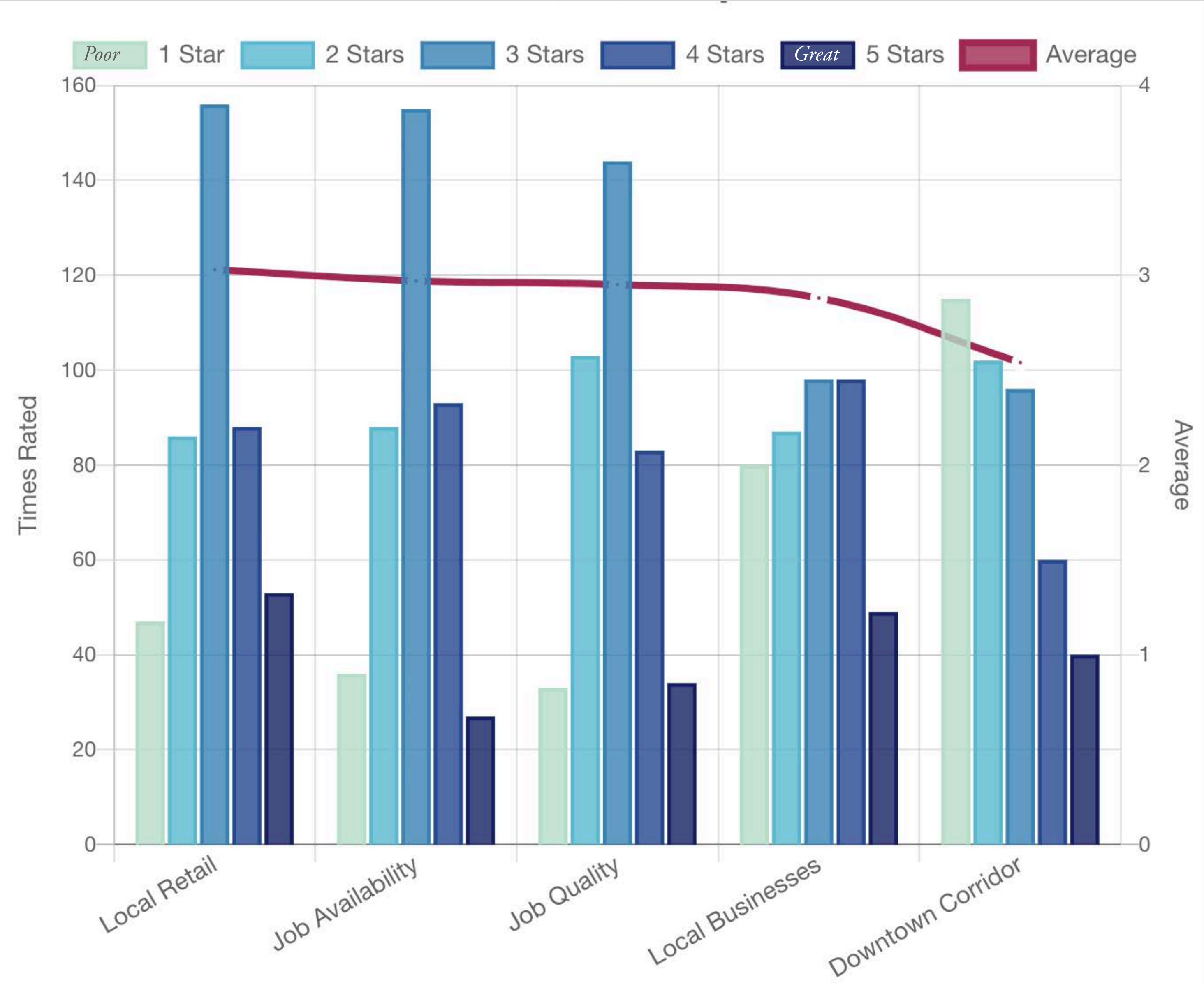
- Transportation
- Parks & Recreation
- Natural Environment
- Housing
- Health
- Arts & Culture
- Safety
- Economic Development

Please drag 5 of the items  
in your preferred order.

# Priorities Ranked



# Economic Development



## Local Retail

“A lot of shops have closed down due to Covid & the mall is starting to lose stores that capture my interest.

## Job Availability

“Adequate, more part time opportunities for youth, seniors & entry level positions.

## Job Quality

“The quality is only for low income people that work for minimum wage. We need more jobs with higher pay.

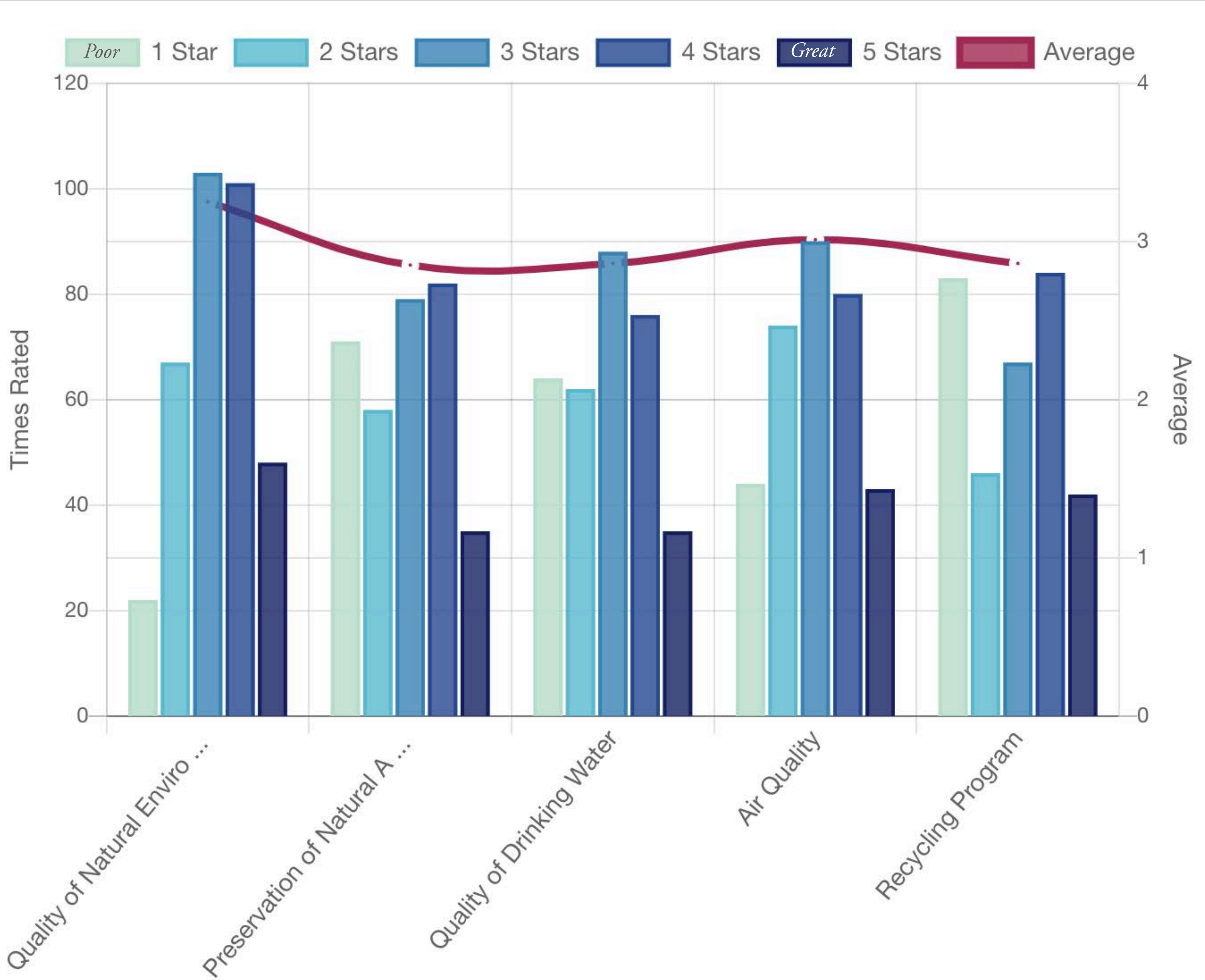
## Local Businesses

“We need better, safer, & variety of businesses to shop, eat, & receive services.

## Downtown Corridor

“There is some improvement, but would definitely love to see new businesses.

# Natural Environment



Quality of  
Natural  
Environment

“  
Need more trees.

Preservation  
of Natural  
Areas

“ Much is needed in preservation as very little space is set aside for nature. I believe areas like Edison owned set backs have potential in providing natural areas within the city

Quality of  
Drinking  
Water

“ Water in Montebello is very hard water. Even with a filter it leaves hard water buildup

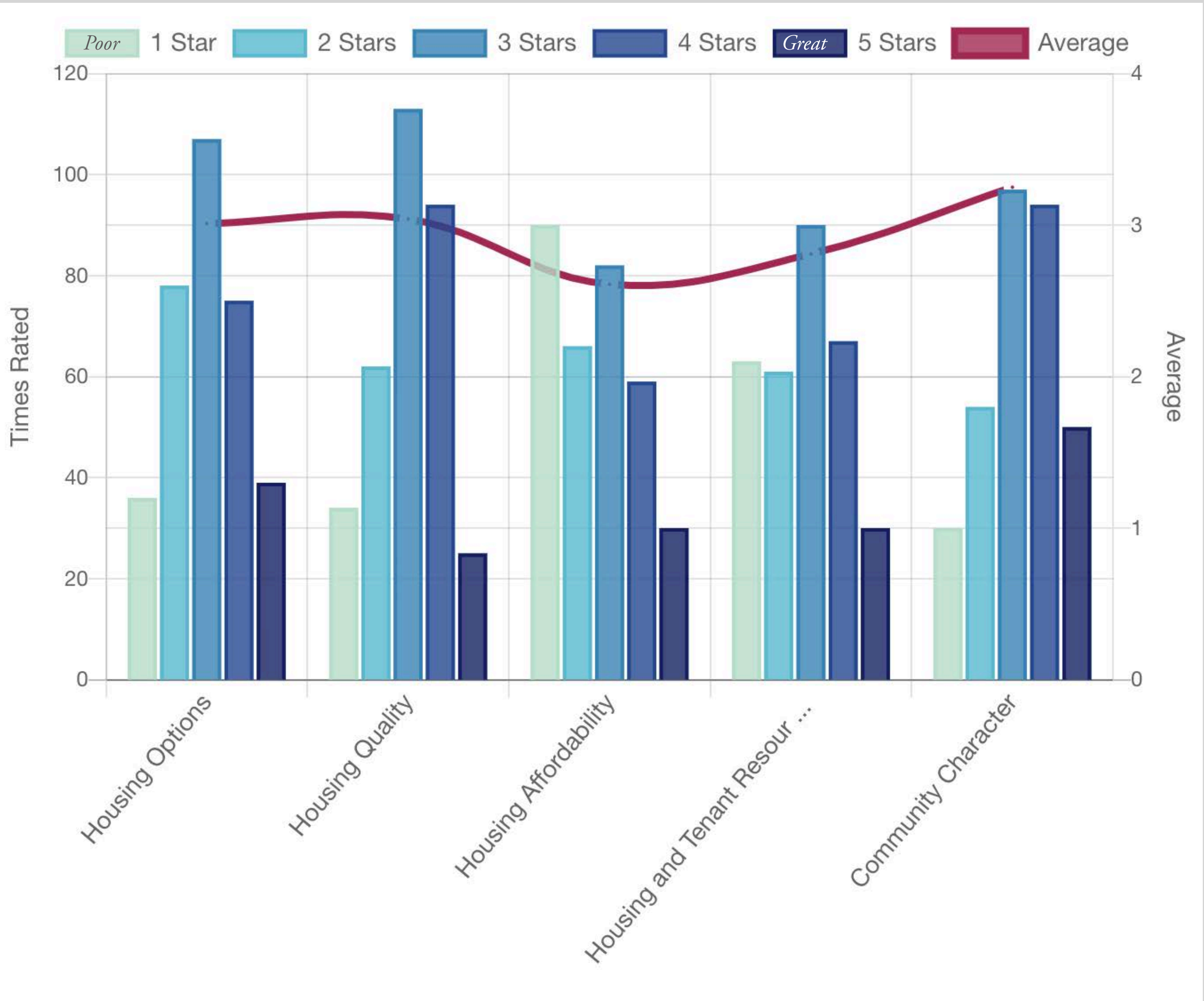
Air  
Quality

“ The heavy (& growing) traffic in the area has made air quality worse, especially near main thoroughfares.

Recycling  
Program

“  
No recycling provided for me.

# Housing



## Housing Options

“Montebello needs more affordable housing. There are plenty of apartment buildings throughout Montebello but unaffordable to the single parents with one income & also we need 55 & up active seniors only complexes — affordable at the same time for an active senior living on one income.

## Housing Quality

“In south Montebello, where we are, there’s a lot of neglected homes. Improvements during the pandemic, but that’s probably coming to a close. Lots of properties that need to be flipped.

## Housing Affordability

“City has few if any affordable housing units within the city causing multi-generations to live within the same household.

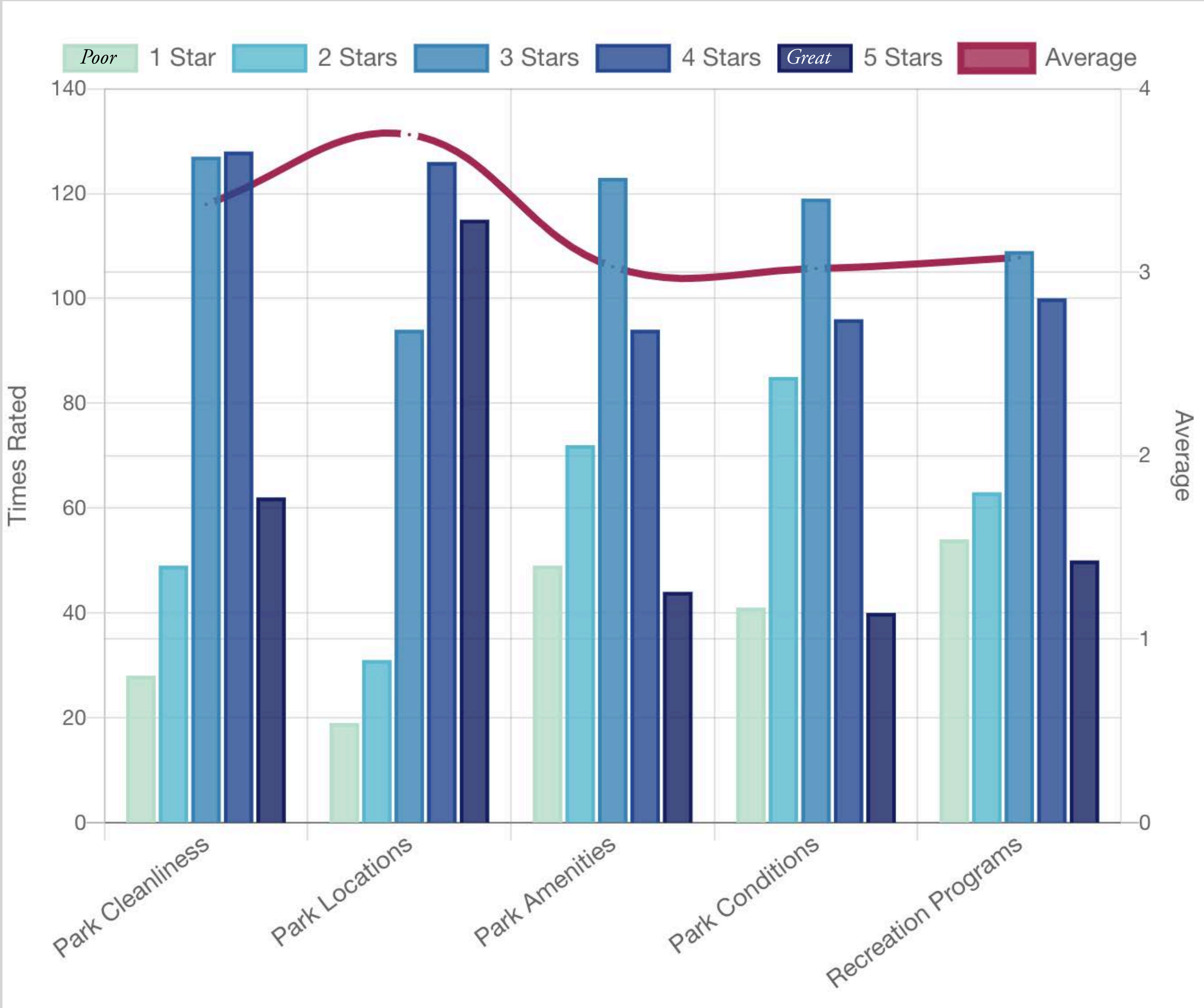
## Housing & Tenant Resources

“Unaware of this service.

## Community Character

“I love my city, but it has lost its flavor. We do not offer anything that attracts people.

# Parks & Recreation



## Park Cleanliness

“ Glad to see transformation of Taylor Ranch park .Only homeless would be there & now I see families & youth & young adults there

## Park Locations

“ I really appreciate all of the green spaces.

## Park Amenities

“ All must get upgrades especially the south Montebello parks.

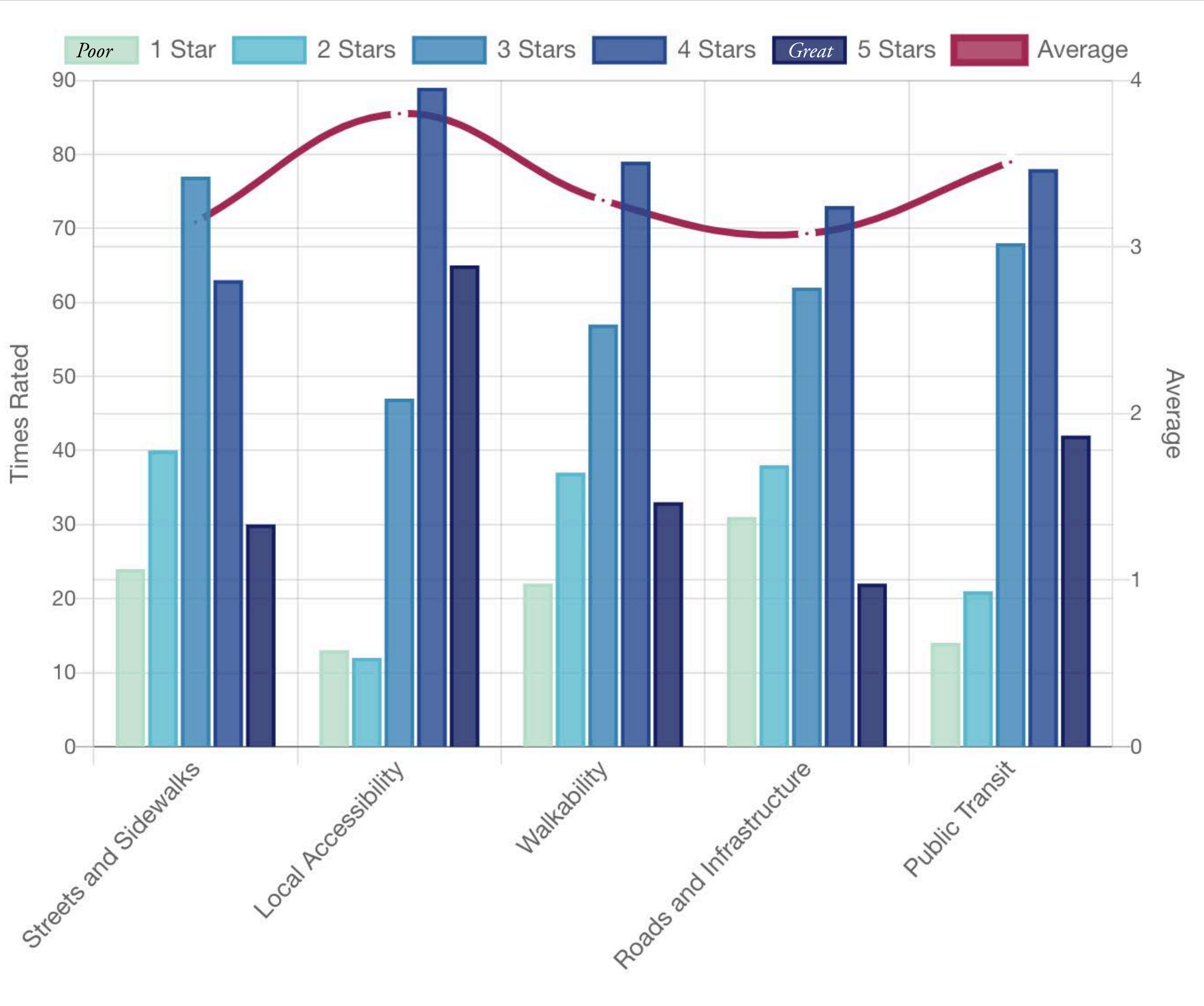
## Park Conditions

“ Upgrade on play apparatus, splash pads, outdoor courts, skate park, shelters, benches & trash cans are long over due.

## Recreation Programs

“ The department is underfunded & make miracles happen. Besides sports programs for youth there is a need for traditional recreation programs. After School Recreation at all parks. Besides adult sports there is a need for more programs for adults. They have affordable child care & seasonal camps. They also need a better special events budget.

# Transportation



## Streets & Sidewalks

“ Streets throughout the city are not pedestrian friendly. Bike lanes are lacking in the main thorough fare streets. Speeding cars through several north-south side-streets. More visible flashing signs to warn of speeding needed.

## Local Accessibility

“ Difficult walking areas on main streets. Diagonal crosswalks needed at Whittier & Beverly Blvd intersections with Montebello Blvd. Slow the speed on Whittier Blvd. to allow for safe patronage of local businesses.

## Walkability

“ Speeding drivers make it dangerous.

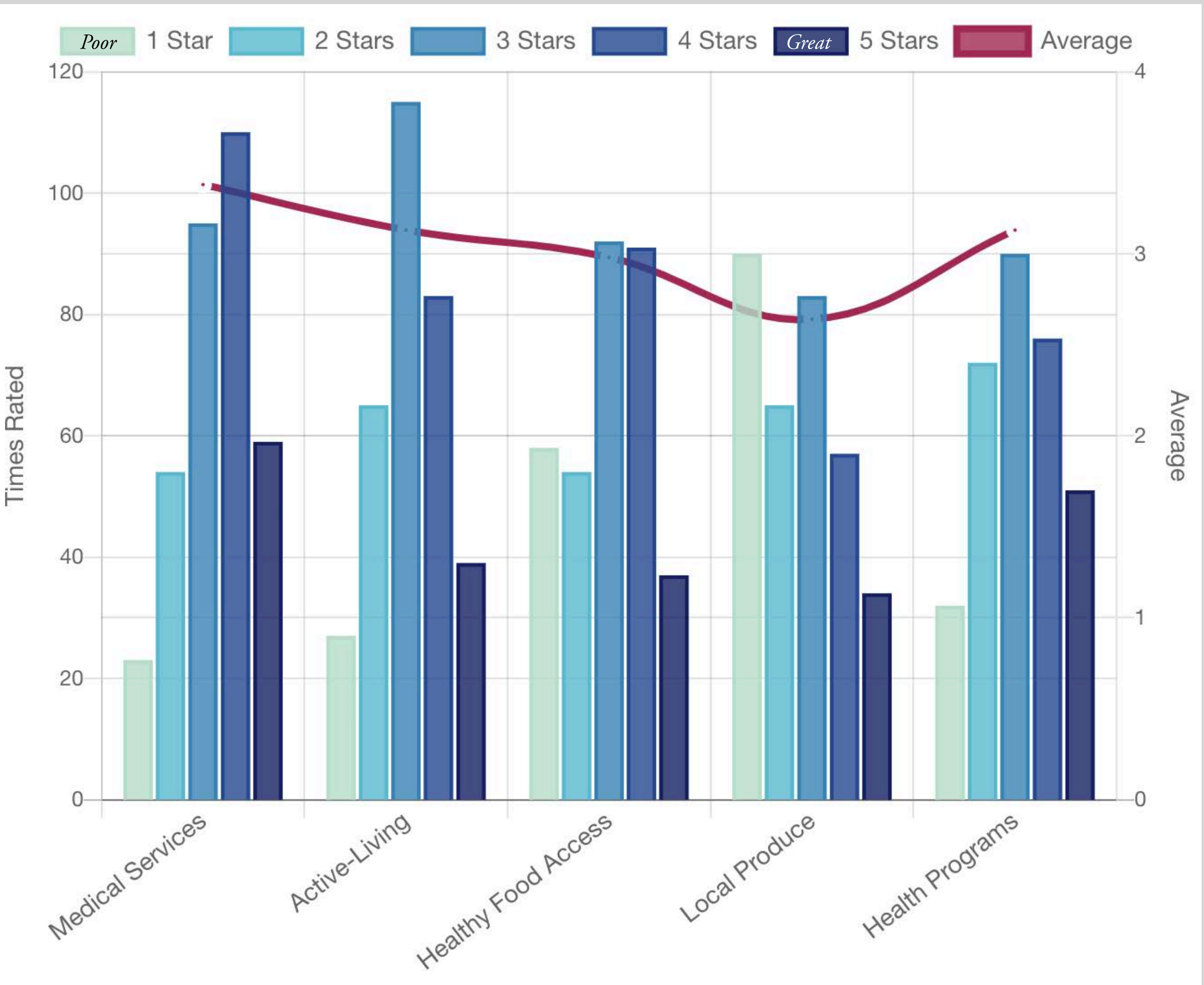
## Roads & Infrastructure

“ South Montebello is horribly neglected. Too many resources go to North Montebello.

## Public Transit

“ Good access to major shopping & city. Could have more frequency of services & more dial a rides available for seniors.

# Health



## Medical Services

“ The city needs another hospital & affordable medical providers

## Active Living

“ The parks should have locations for workout stations that the people whom can’t afford gym or the elderly can stop & do a workout.

## Healthy Food Access

“ There's no places where you can get good & healthy food — most of the restaurants we have offers either tacos or hamburgers.

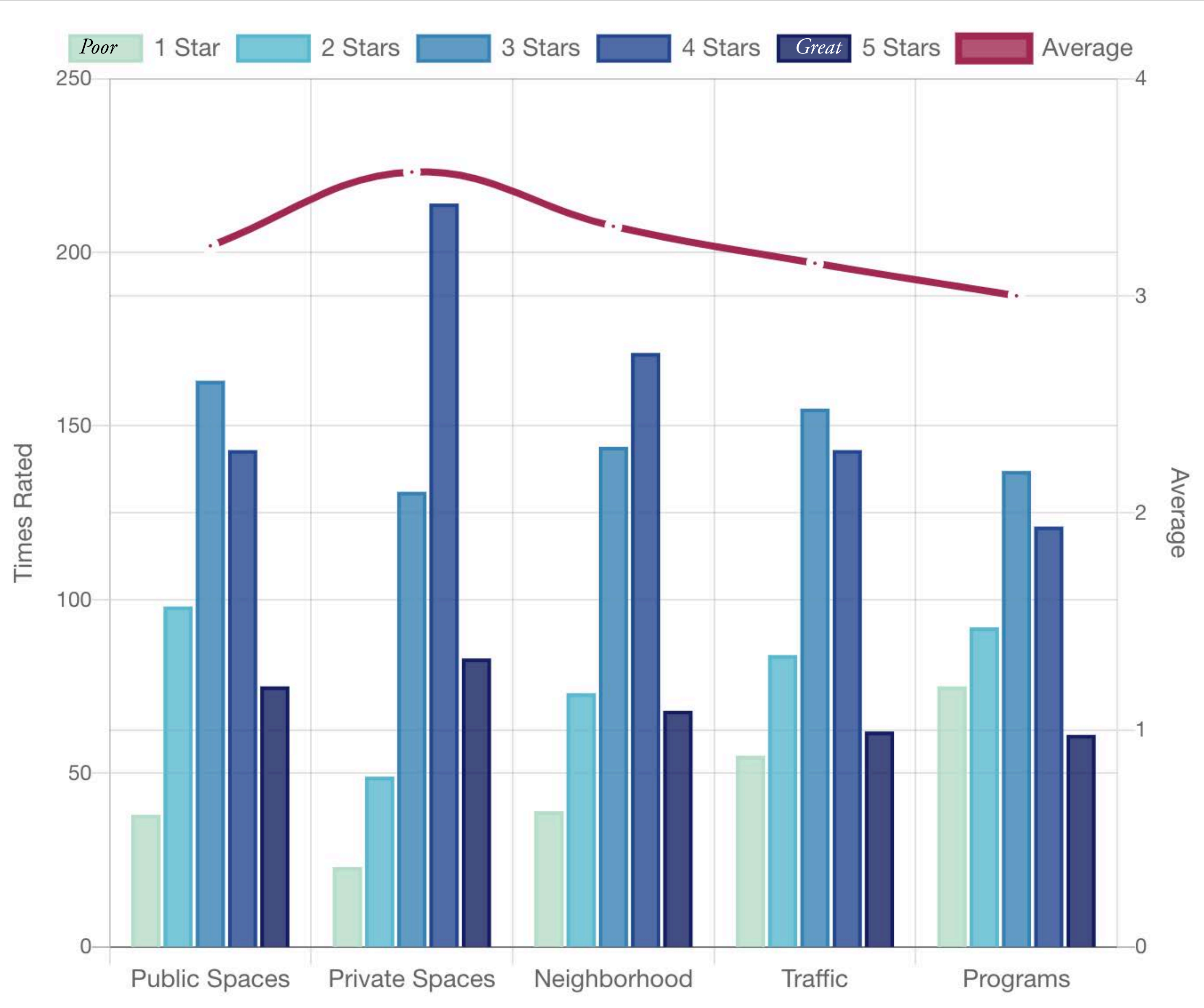
## Local Produce

“ We need a farmers Market, like yesterday. Our health depends on it.

## Health Programs

“ The few programs available are very good. But there isn’t many.

# Safety



## Public Spaces

“ The parks are generally well kept & visitors are friendly. The exception are the occasional homeless laying in the park & grumbling.

## Private Spaces

“ We had a few homeless sleeping & defecating on our porch. We have also had people try to open the doors in our community at night.

## Neighborhood

“ My Neighborhood is very scary at times. Lots going on in Southside. Need our Police Sub Station back at Holifield Park.

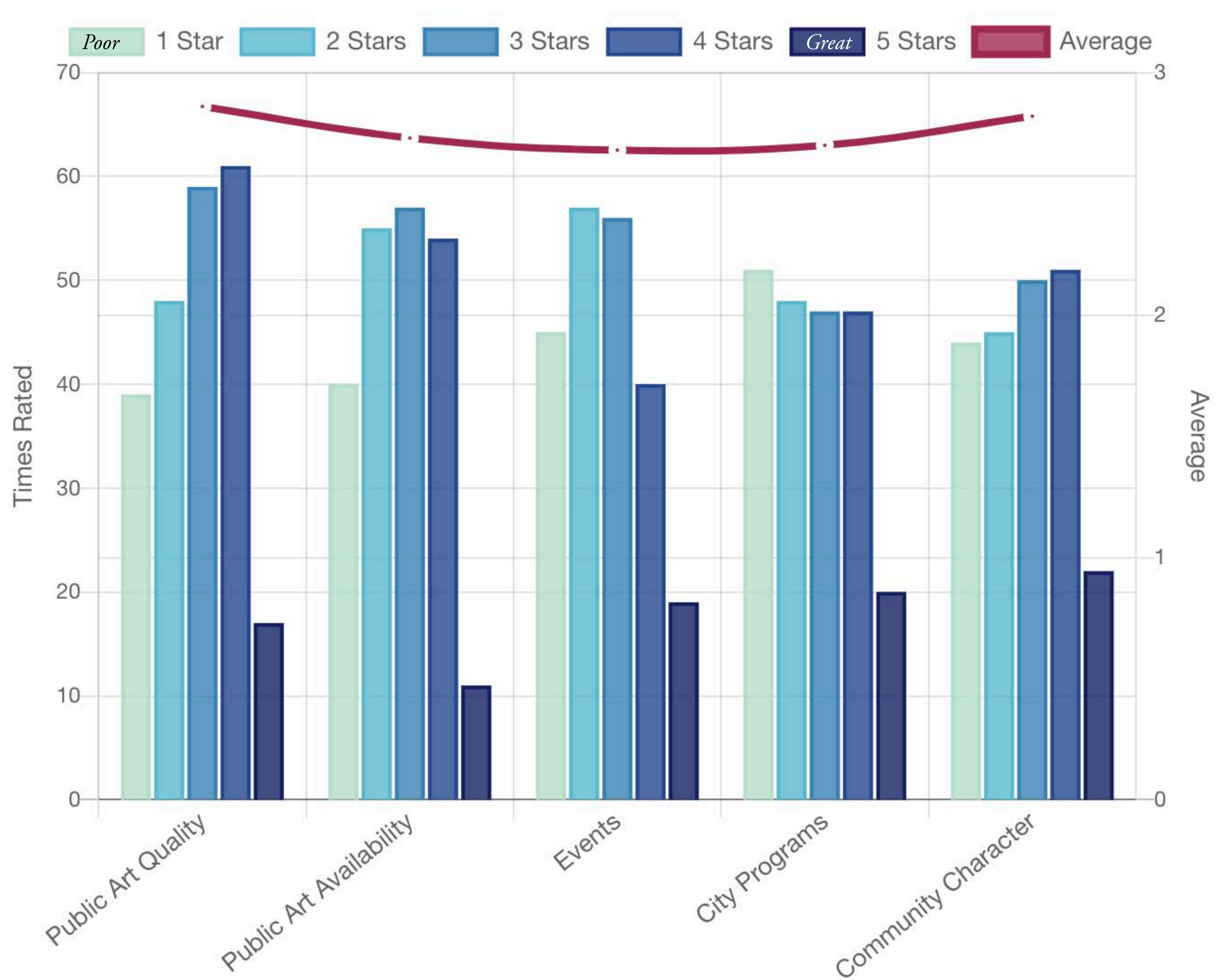
## Traffic

“ Overall traffic has been good. It does occasionally get packed on Whittier but that is to be expected.

## Programs

“ City Council needs to use other sources than social media to connect with Montebello City residents. Most are older & do not check Montebello's twitter or instagram. The Council needs to mail out physical letters to residents more often. If I didn't check Montebello twitter today I would have never saw this survey. That's not good!

# Arts & Culture



## Public Art Quality

I appreciate them when I see them, but I don't notice them a lot.

## Public Art Availability

Where are our local artists . We are rich in culture & talent in Montebello. Let's see it.

## Events

I would like to see more &/or they need to be promoted more. I never know about them

## City Programs

I have not knowledge of any city program.

## Community Character

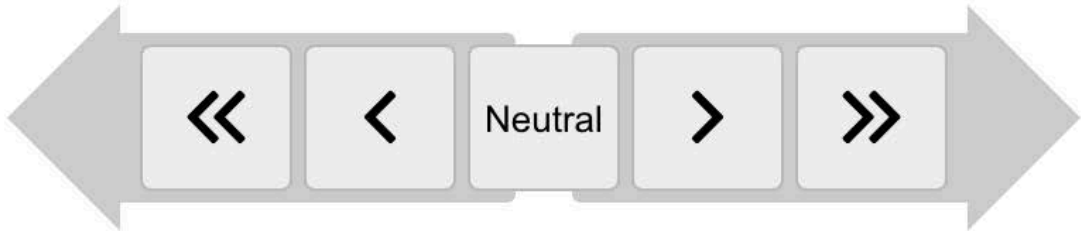
No sense of community character. You have areas that look nice & then areas that look sketchy (South Montebello) but let me remind you guys that I personally live in South Montebello, my siblings & I are first gen. college graduates as many of the people in South Montebello, & we strived to maintain our community but at the same time notice the lack of maintenance in our community. These are the things that drive people out of communities. Lack of safety & beauty within your community.

# Tradeoffs

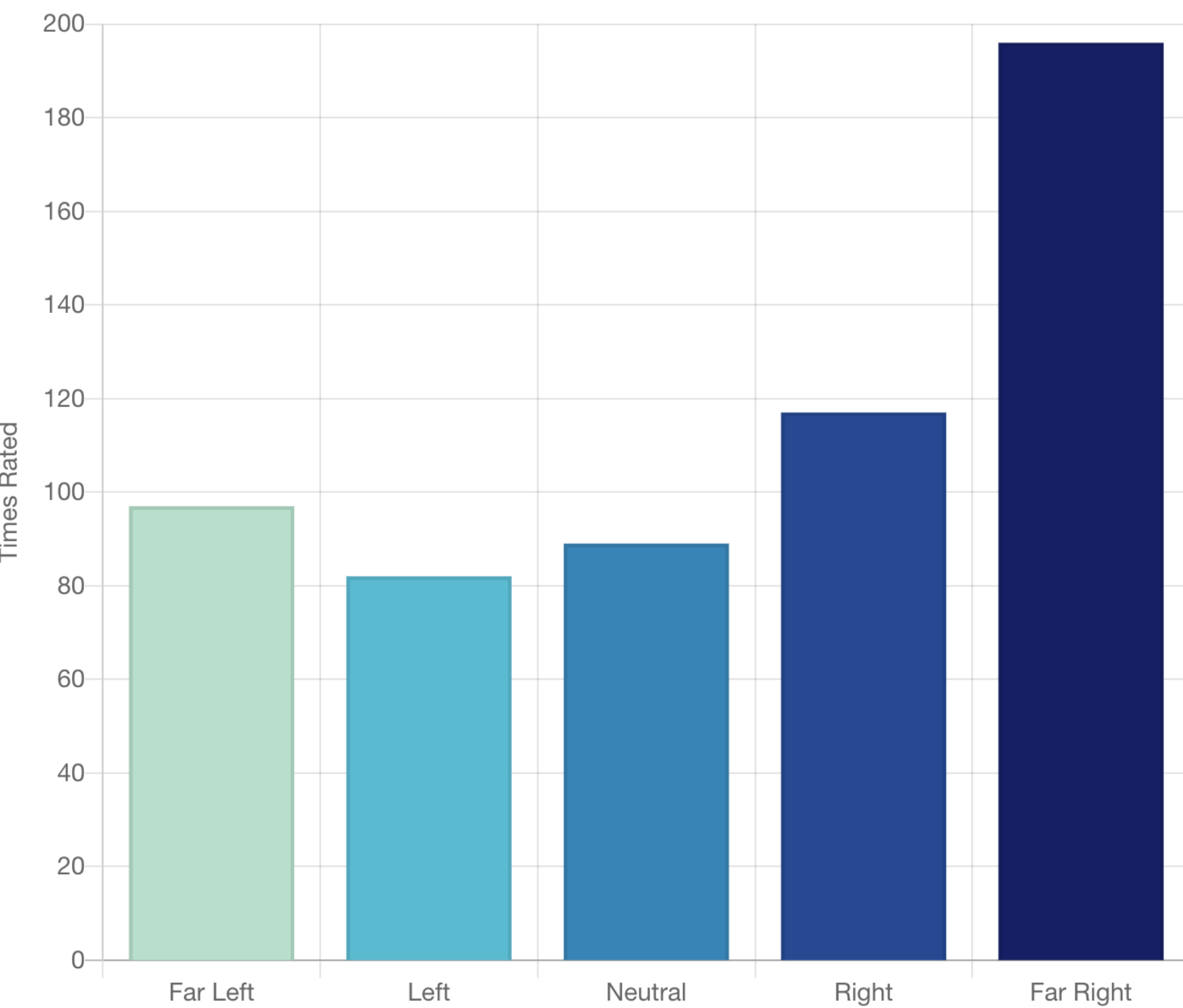


Housing Variety and Preserving Existing Conditions  
Choose the option that best shows which tradeoff you prefer

Prioritize the increase of housing availability and the increase of housing diversity



Prioritize the preservation of the existing housing mix and maintenance of existing community character



“

We have many open lots where we can add diversity & we should keep homes the way they are.

“

I was born & raised here & sadly can not afford to buy a home here. Please make affordable housing available. I'd love to stay here.

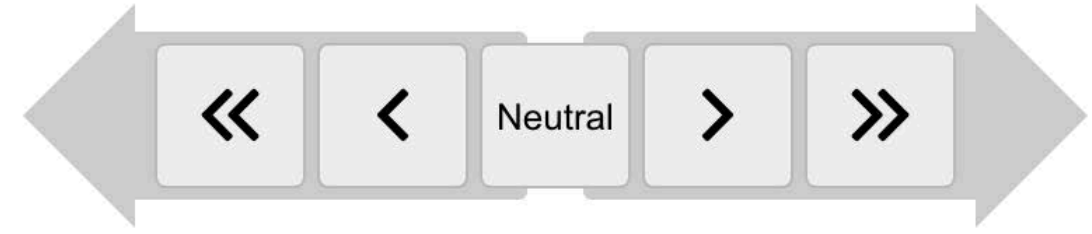
“

Improve what we have not maintain as is & develop a sense of value in what we have

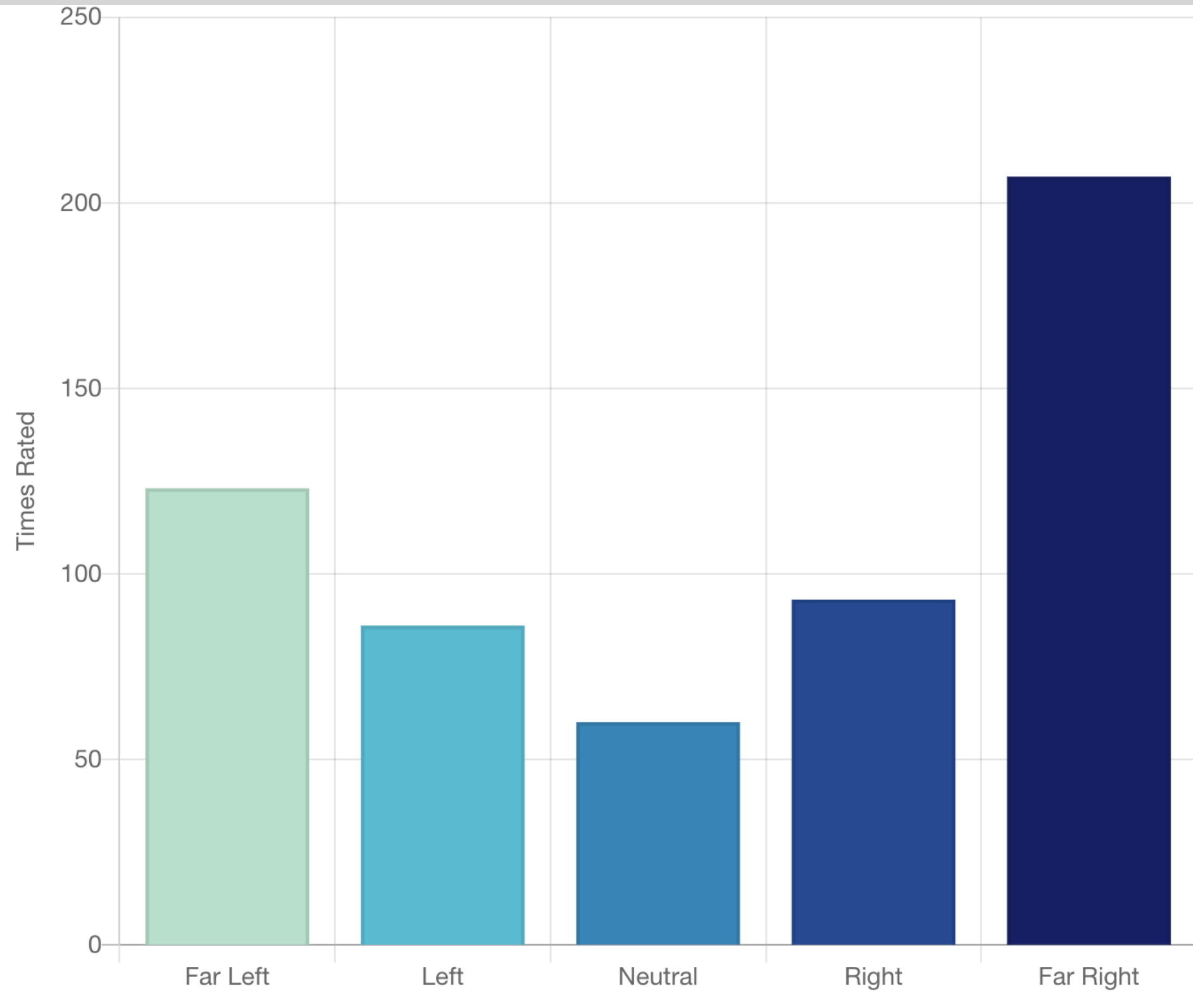
## Economic Growth and Maintained Character

Choose the option that best shows which tradeoff you prefer

Increase the economic vitality of the downtown corridor and other key sites by encouraging new development



Maintain the existing retail and economic character of Montebello



“

Many businesses are run down or not maintained. Contrast Whittier Blvd. with areas in Monterey Park or Alhambra. Also, the mall probably needs to be rethought, since it seems to be dying & stuck in the 1980's in concept.

“

Try to keep downtown small businesses.

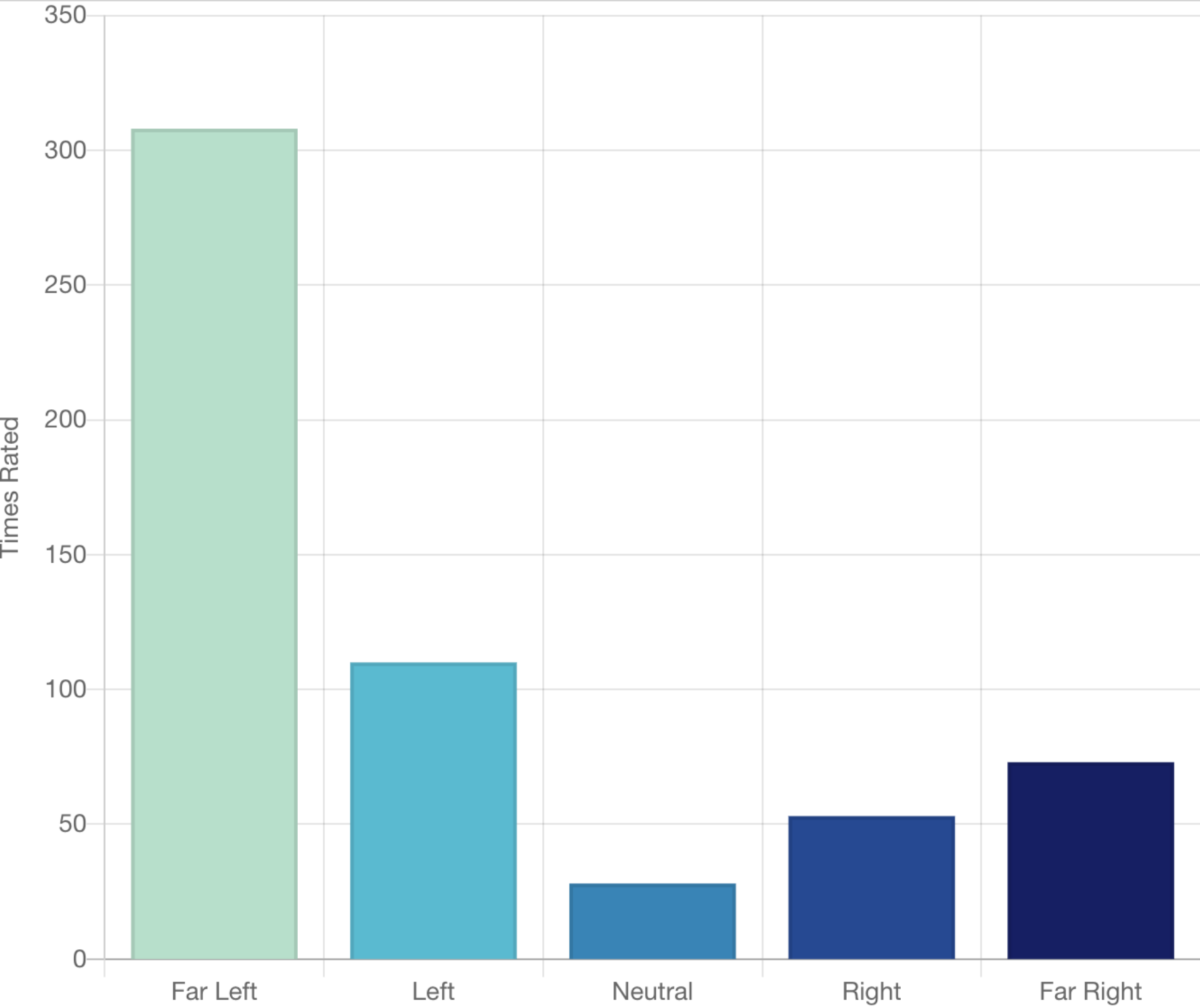
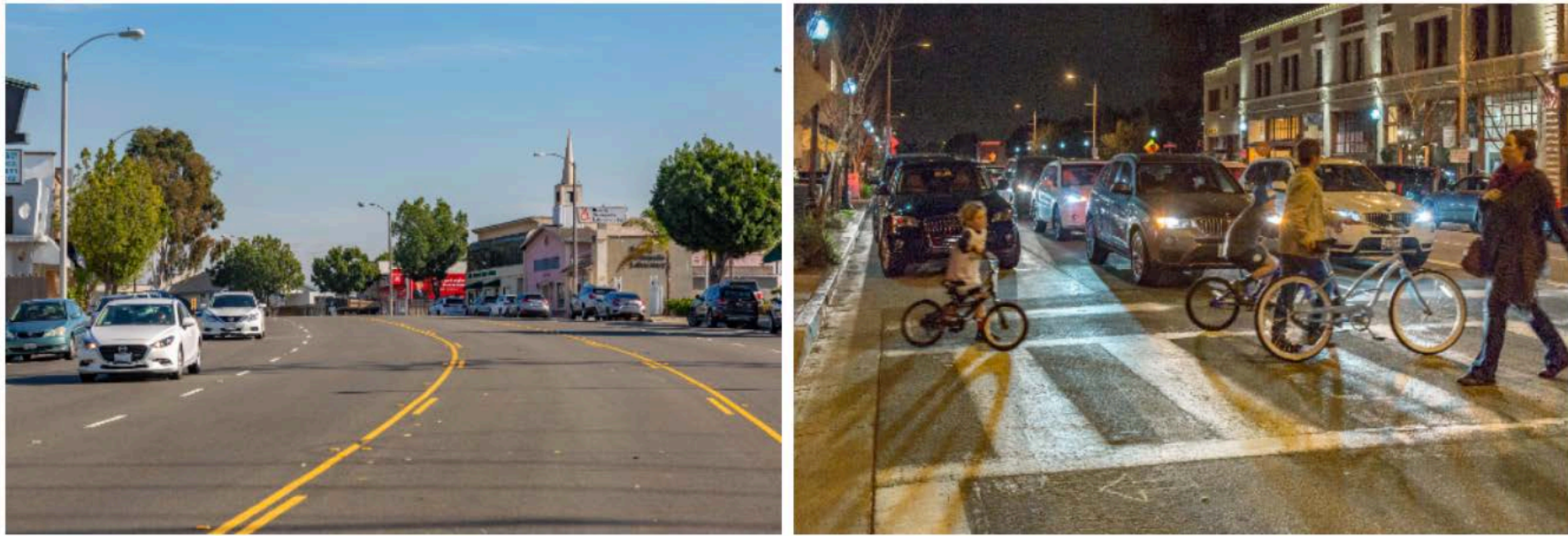
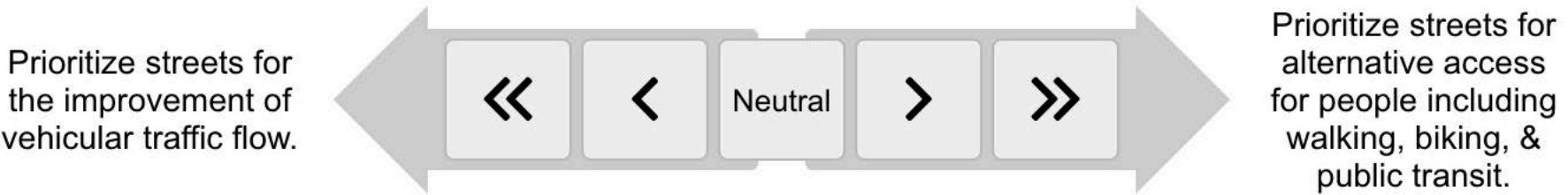
“

We should honor the character of the neighborhood & not displace the existing (few) small businesses while increasing the vitality of the neighborhood by having other business that may meet the needs of existing residents. Development should be done in an intentional way, that doesn't promote displacement of current residents (aka gentrification)- prioritizing small locally-owned businesses that are community-oriented & keep economic benefits in the local community versus chain-corporate stores.

“

But please leave the existing small businesses alone. We don't want to push out long time business owners and have rich developers come & raise our home prices. No to gentrification. Updates are needed & new retail but mixed with old for balance.

Street connectivity and active-living networks  
Choose the option that best shows which tradeoff you prefer



“ There is way too much speeding on our streets, and way too much traffic. Walking & bicycling could be dangerous in some areas, due to this. Also, the muffler regulation passed a couple of years ago is no longer being enforced, so there is an increase in "stoplight racing" & noise pollution.

“ Poorly maintained streets cause damage to vehicles. I've had to pay for damage caused by giant potholes within the city, as a single mom on a limited budget, I can't afford to keep paying for the city's negligence.

“ Prioritizing pedestrian activities while making the roads safe for vehicular traffic.

“ Incorporating both would be great! They both matter greatly.