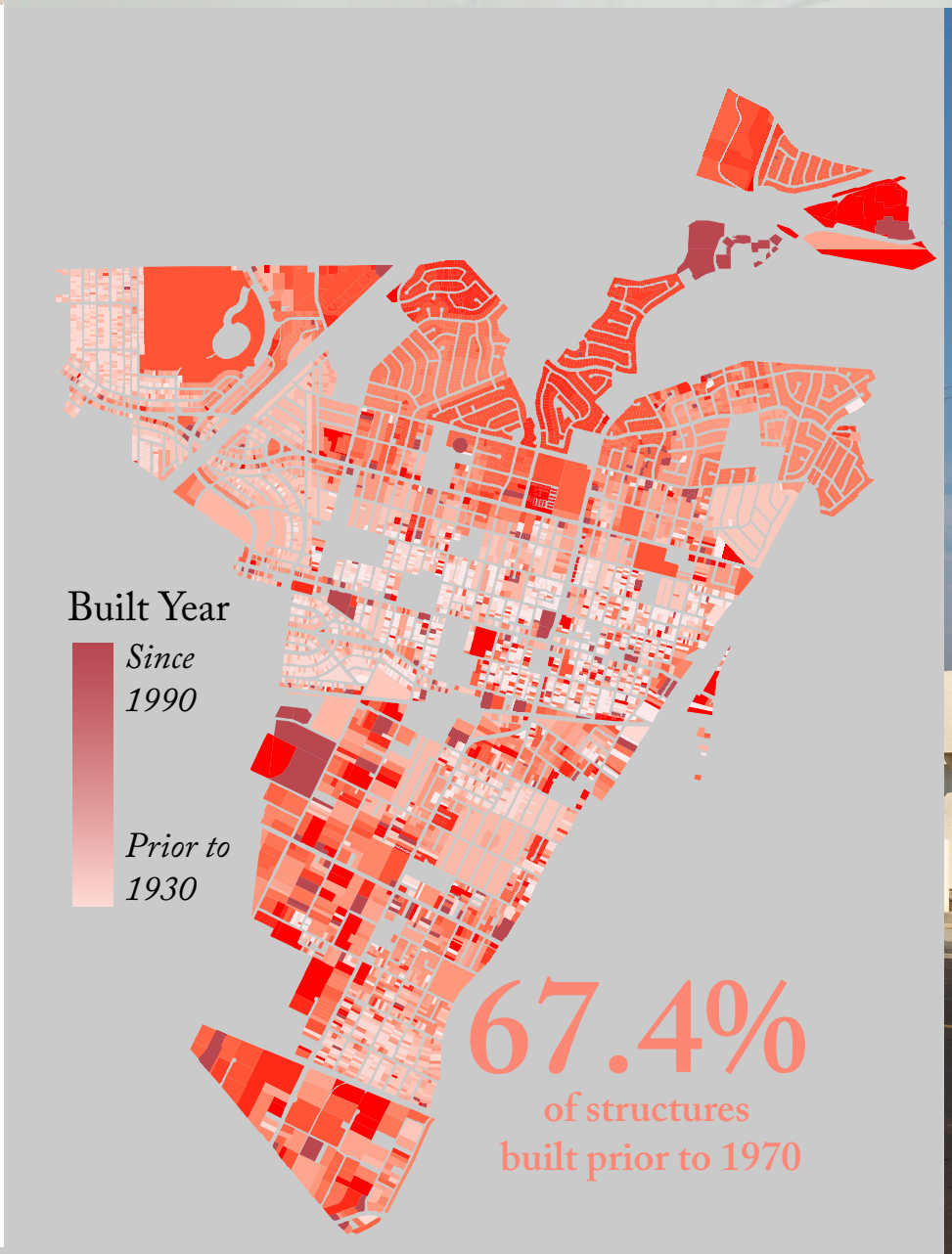


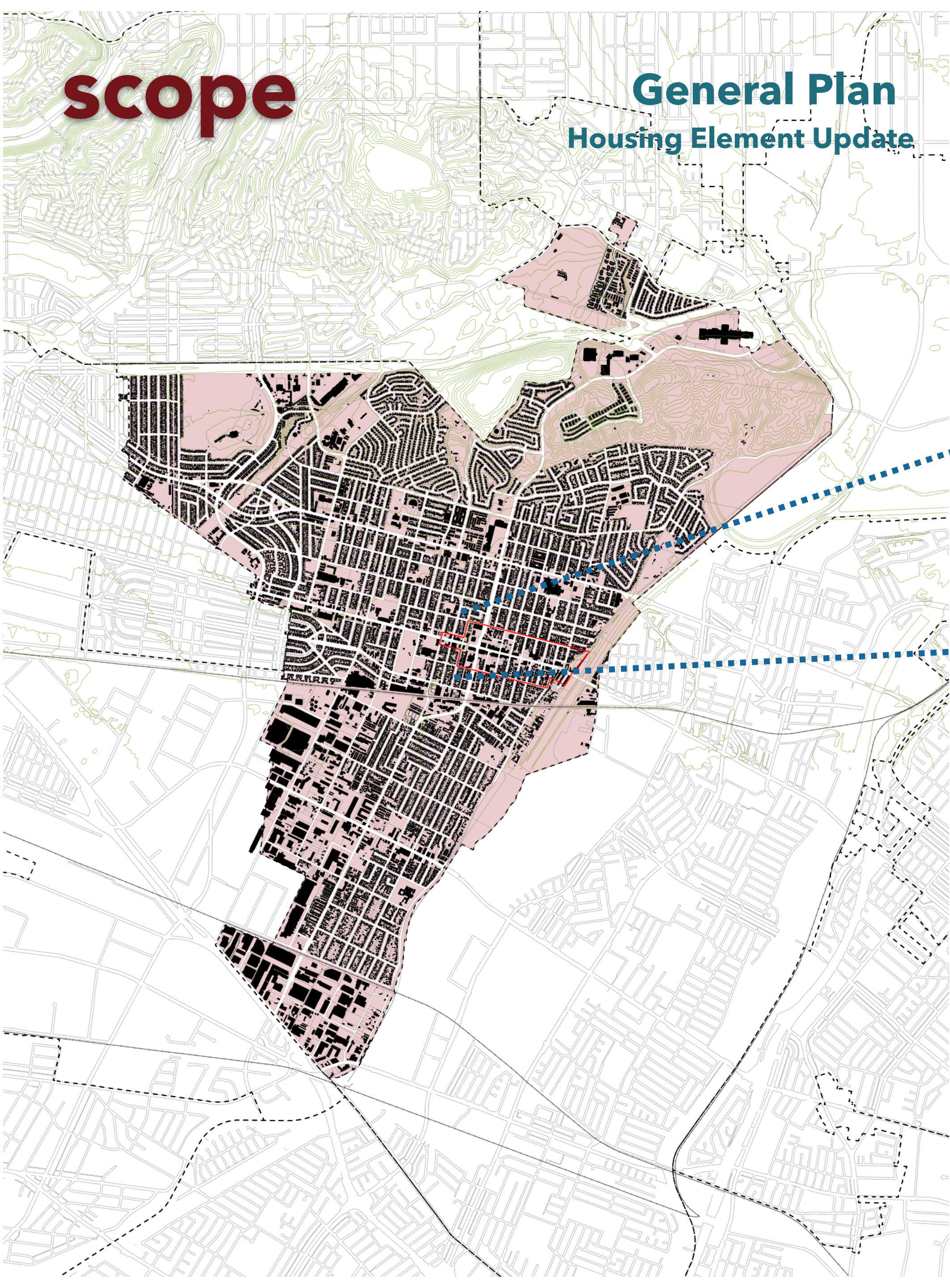
# Council Update

9-8-21



**scope**

**General Plan  
Housing Element Update**

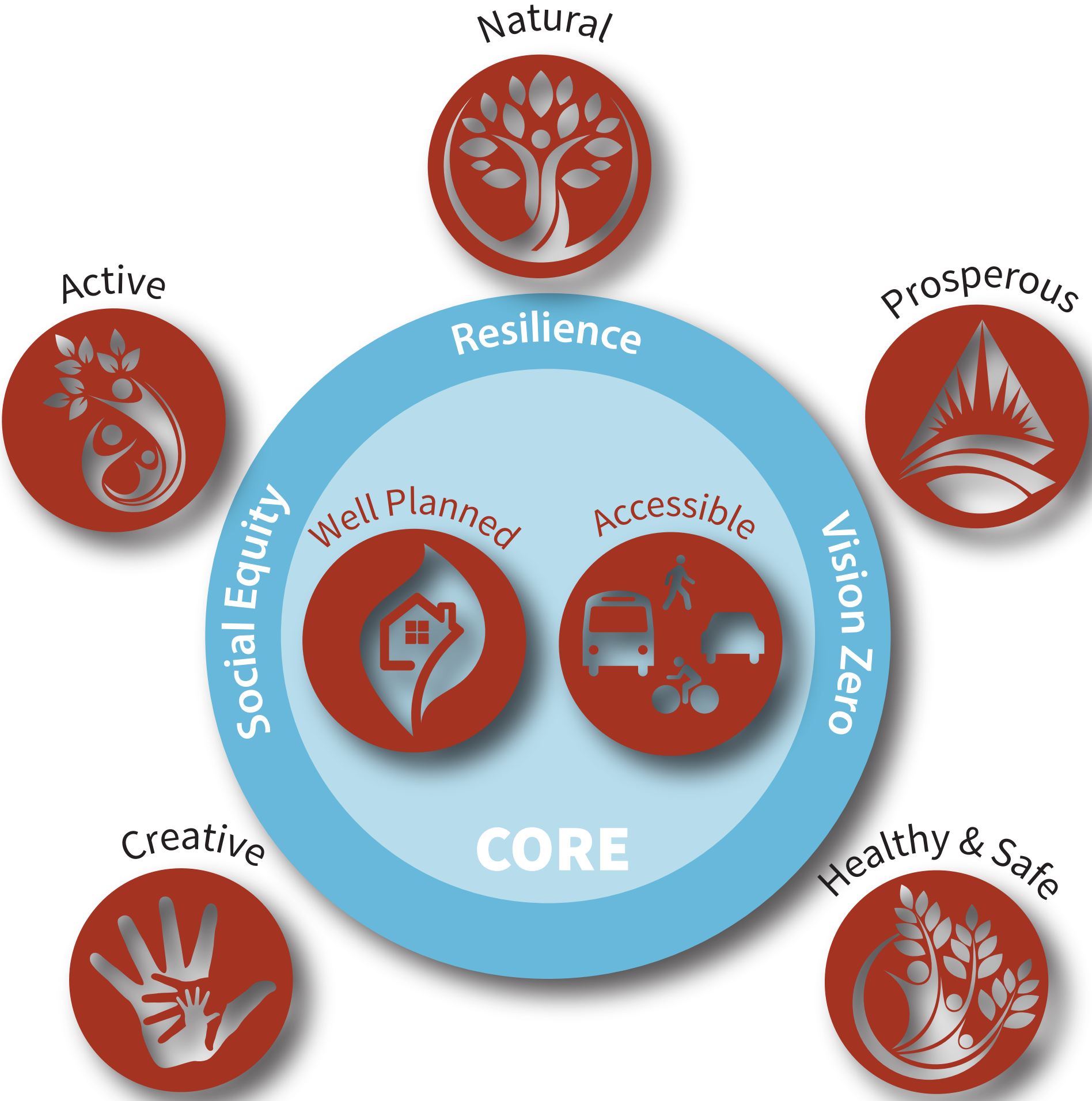


**Downtown Specific Plan**



# Integrated approach

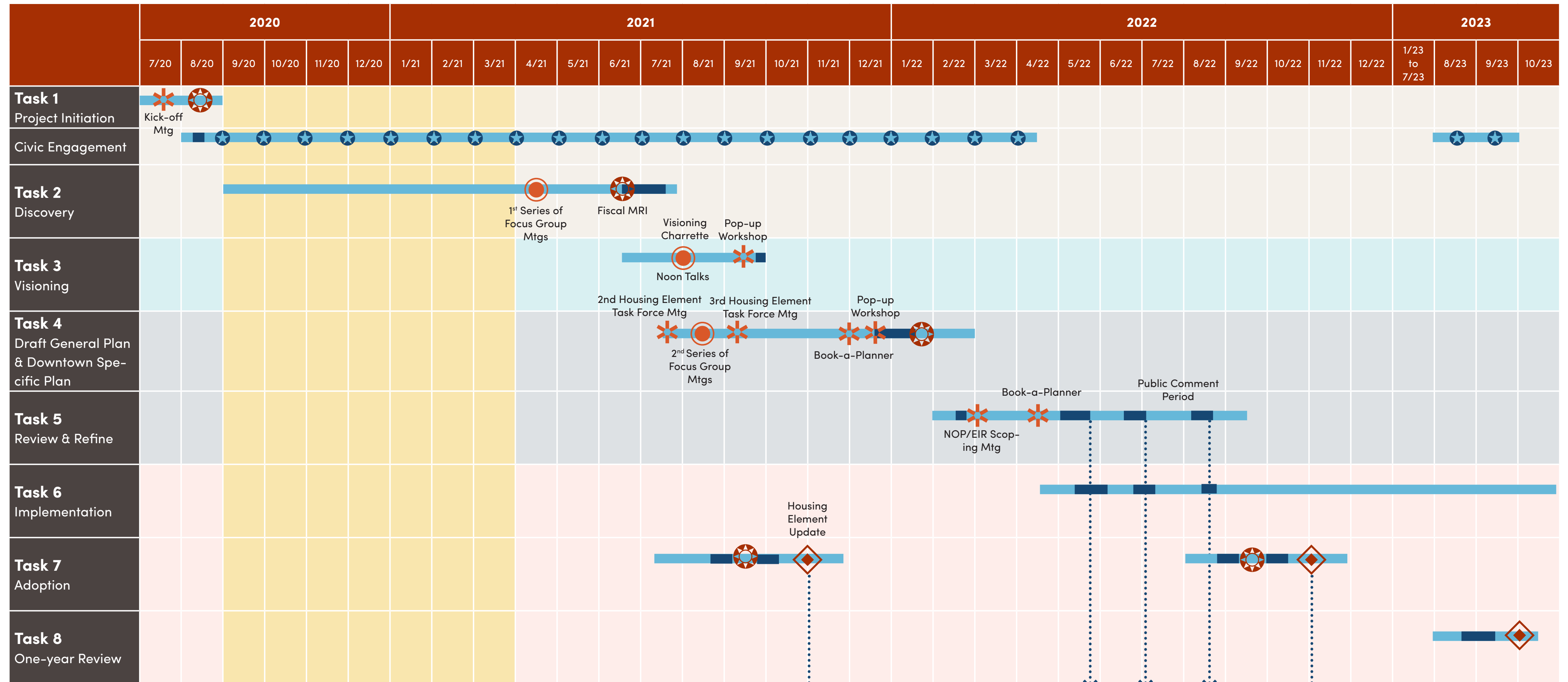
## General Plan & Downtown Specific Plan



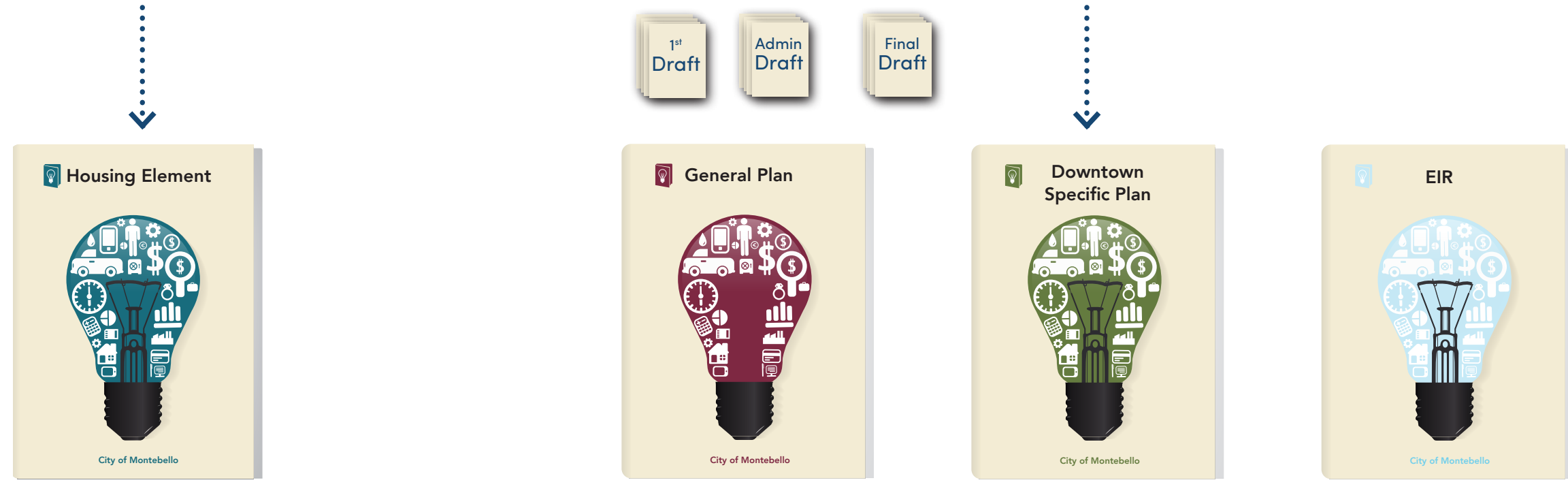
## Housing Element Update



# 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



**Project  
Initiation**

**Discovery**

**Visioning  
Workshop**

**Draft  
Hsg. Element**

**HCD Review  
(60 days)**

**Final  
Hsg. Element**

**Adoption**

7/2020

7/2020 — 6/2021

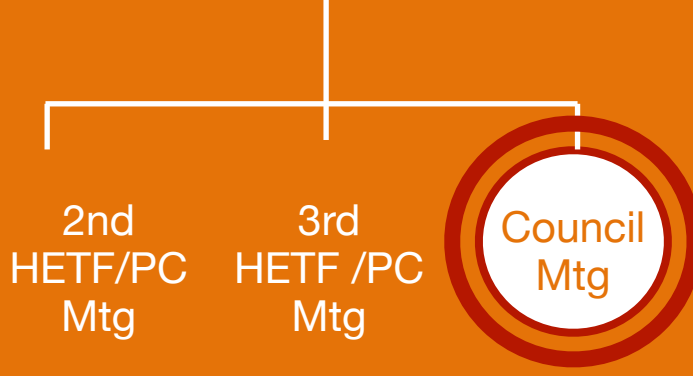
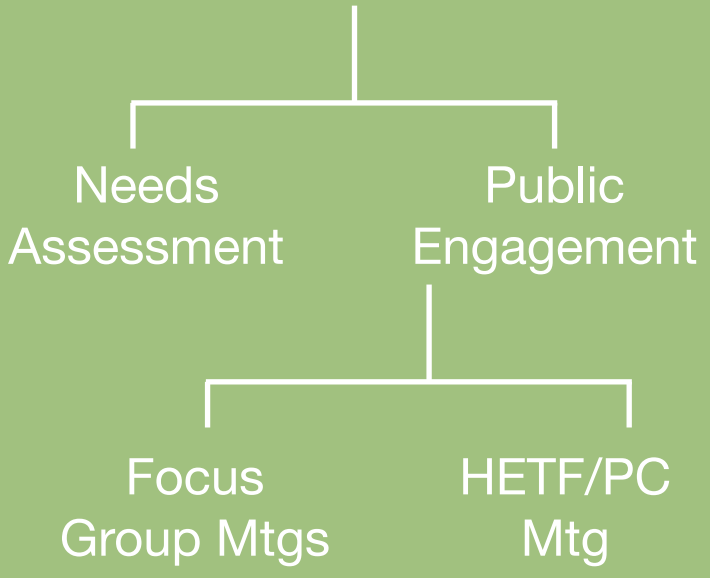
6/21/2021 to 6/24/2021

7/2021 to 9/2021

10/2021 to 11/2021

12/2021

1/2022 to 2/9/2022



20 -day public review  
of Draft Hsg Element

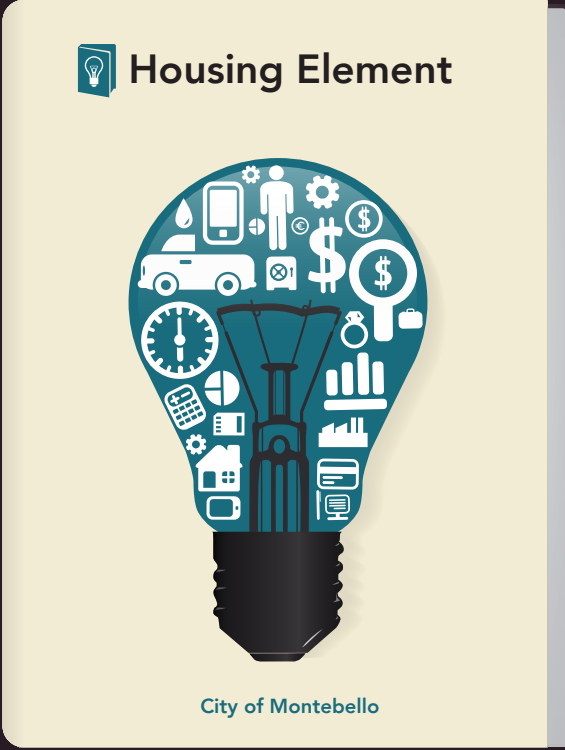


Initiate CEQA Review

Edit Draft Hsg. Element  
&  
Complete CEQA review

PC  
Mtg

CC  
Mtg



**Monday**

**Tuesday**

**Wednesday**

**Thursday**



Noon talks

*Montebello Economy*

*Vibrant Places*

*Mobility Trends & Parking*

*Great Neighborhoods & Codifying the Vision*



Evening presentations

**Concepts**

**Alternatives**

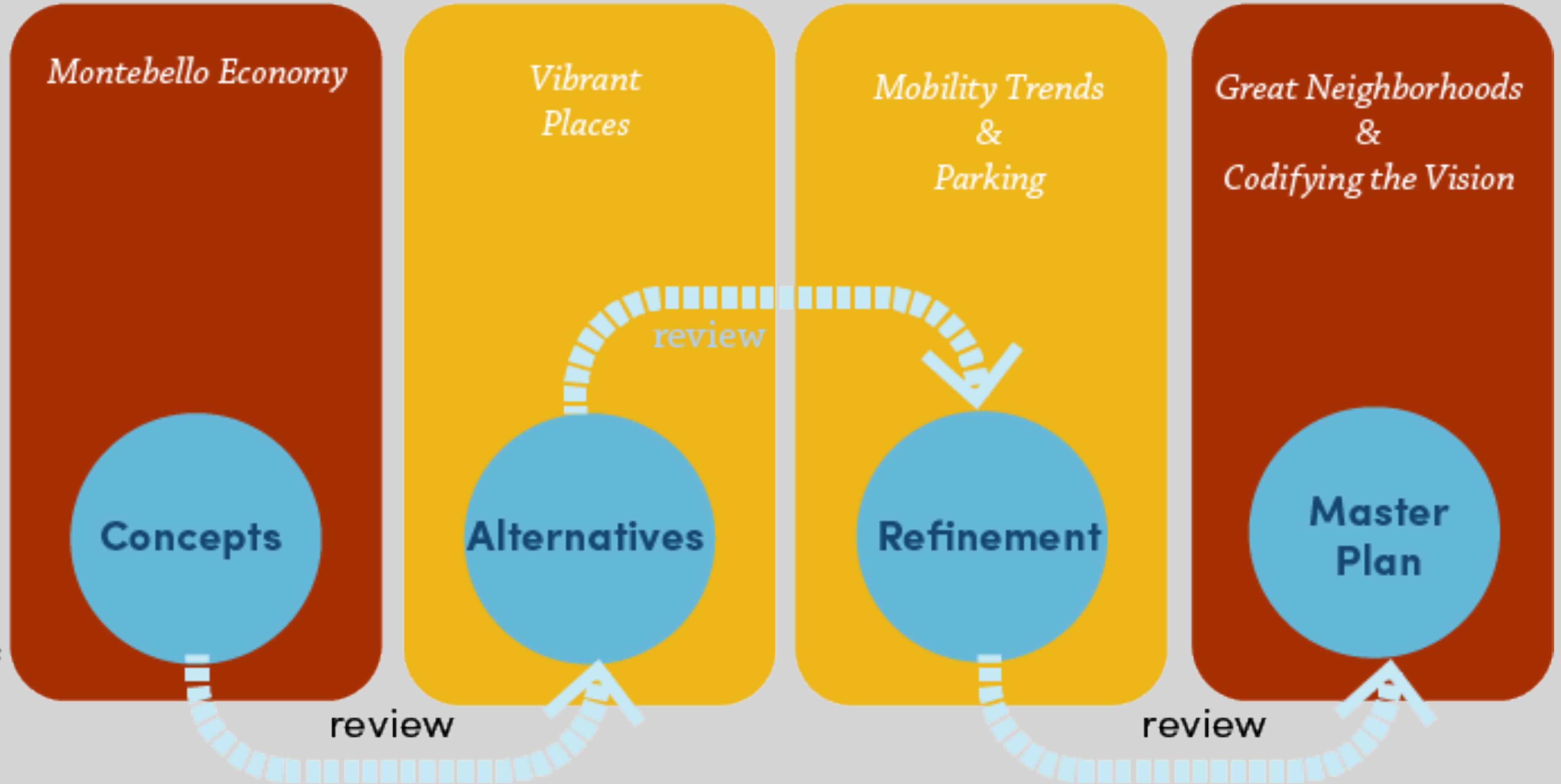
**Refinement**

**Master Plan**

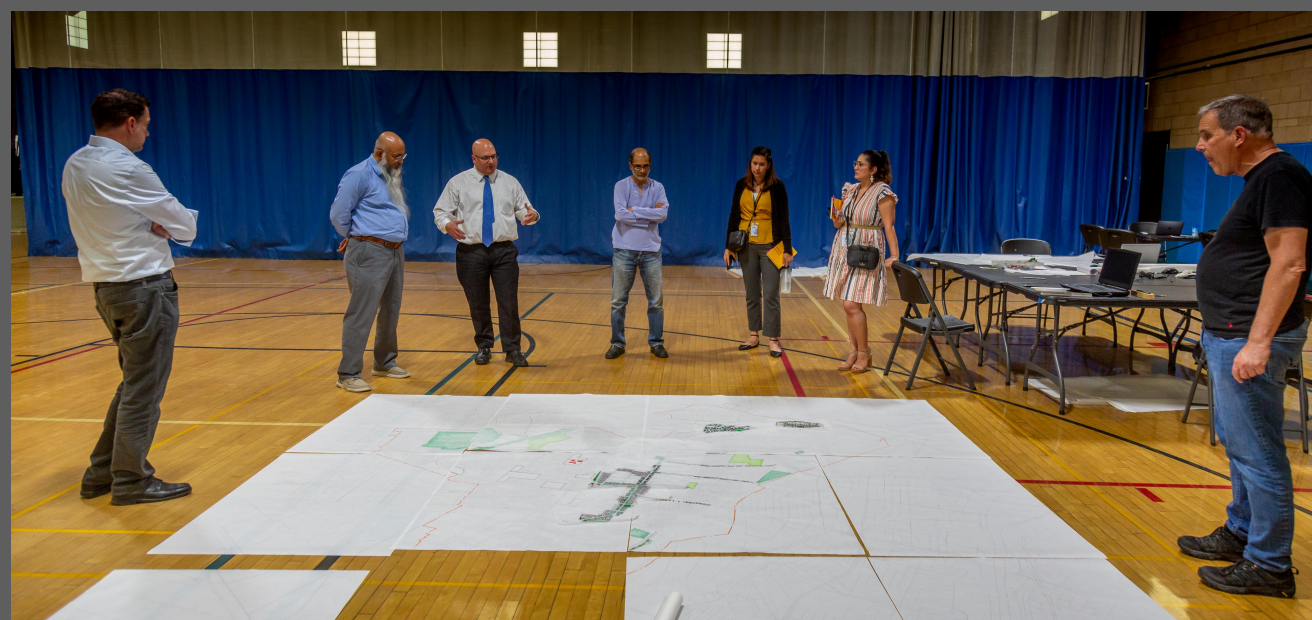
review

review

review



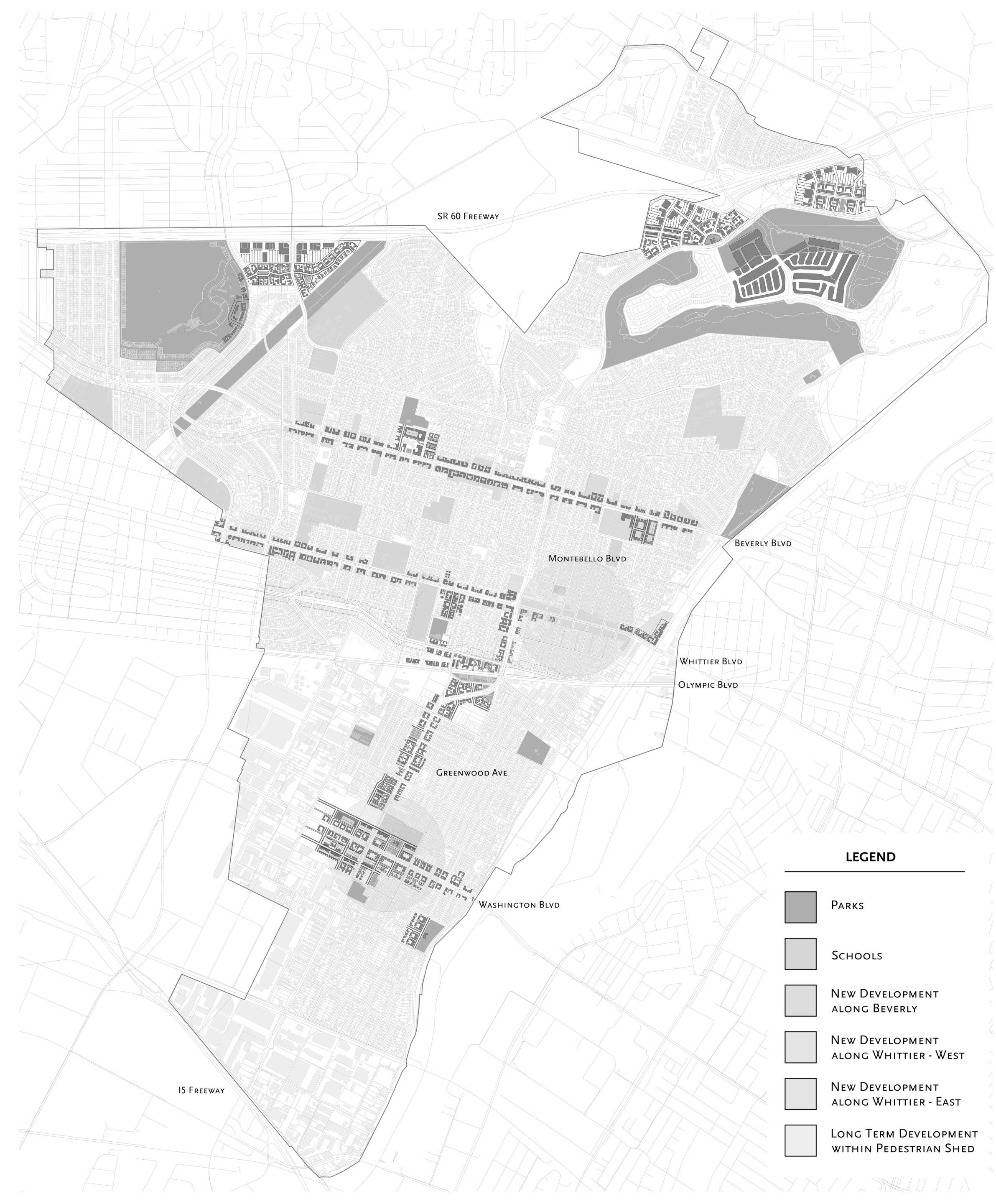
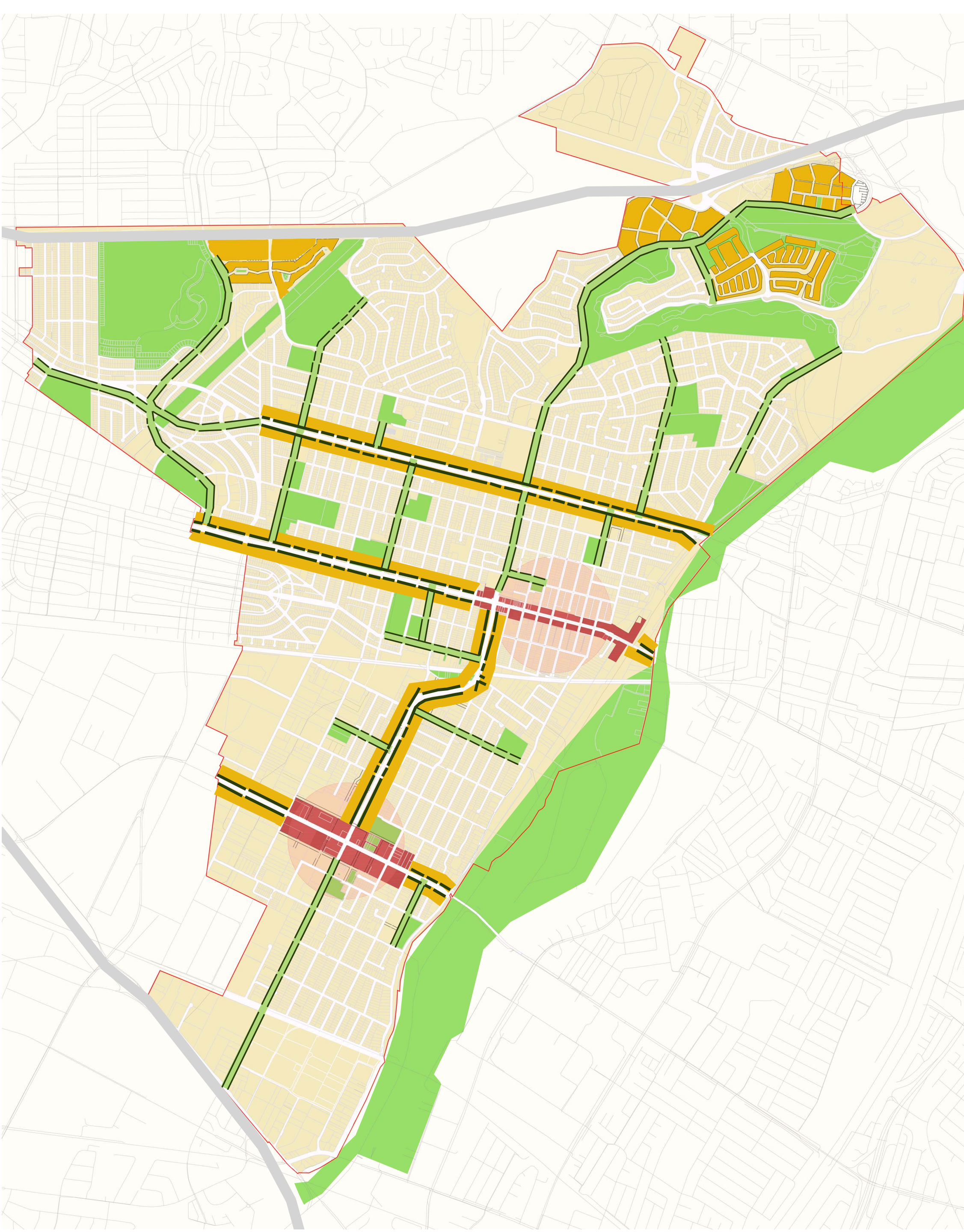
# Visioning Workshop



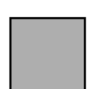
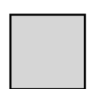
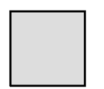
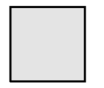
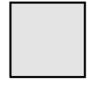

# Visioning Workshop Drawings







**LEGEND**

-  PARKS
-  SCHOOLS
-  NEW DEVELOPMENT ALONG BEVERLY
-  NEW DEVELOPMENT ALONG WHITTIER - WEST
-  NEW DEVELOPMENT ALONG WHITTIER - EAST
-  LONG TERM DEVELOPMENT WITHIN PEDESTRIAN SHED

5,186

Total RHNA  
Allocation



1,314

Very Low Income  
(<50% of AMI)



707

Low Income  
(50-80% of AMI)



777

Moderate Income  
(80-120% of AMI)

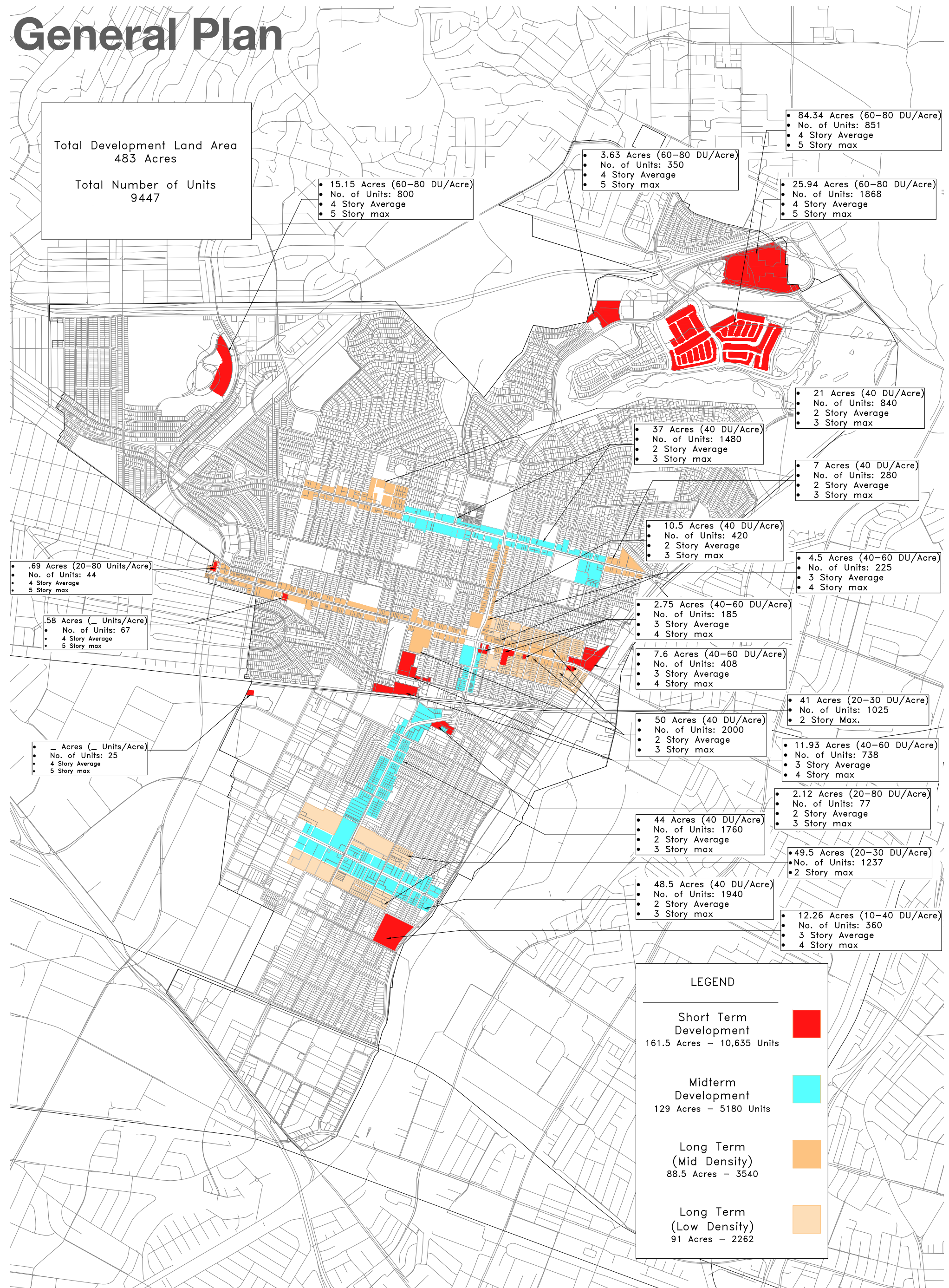


2,388

Above Moderate Income  
(>120% of AMI)

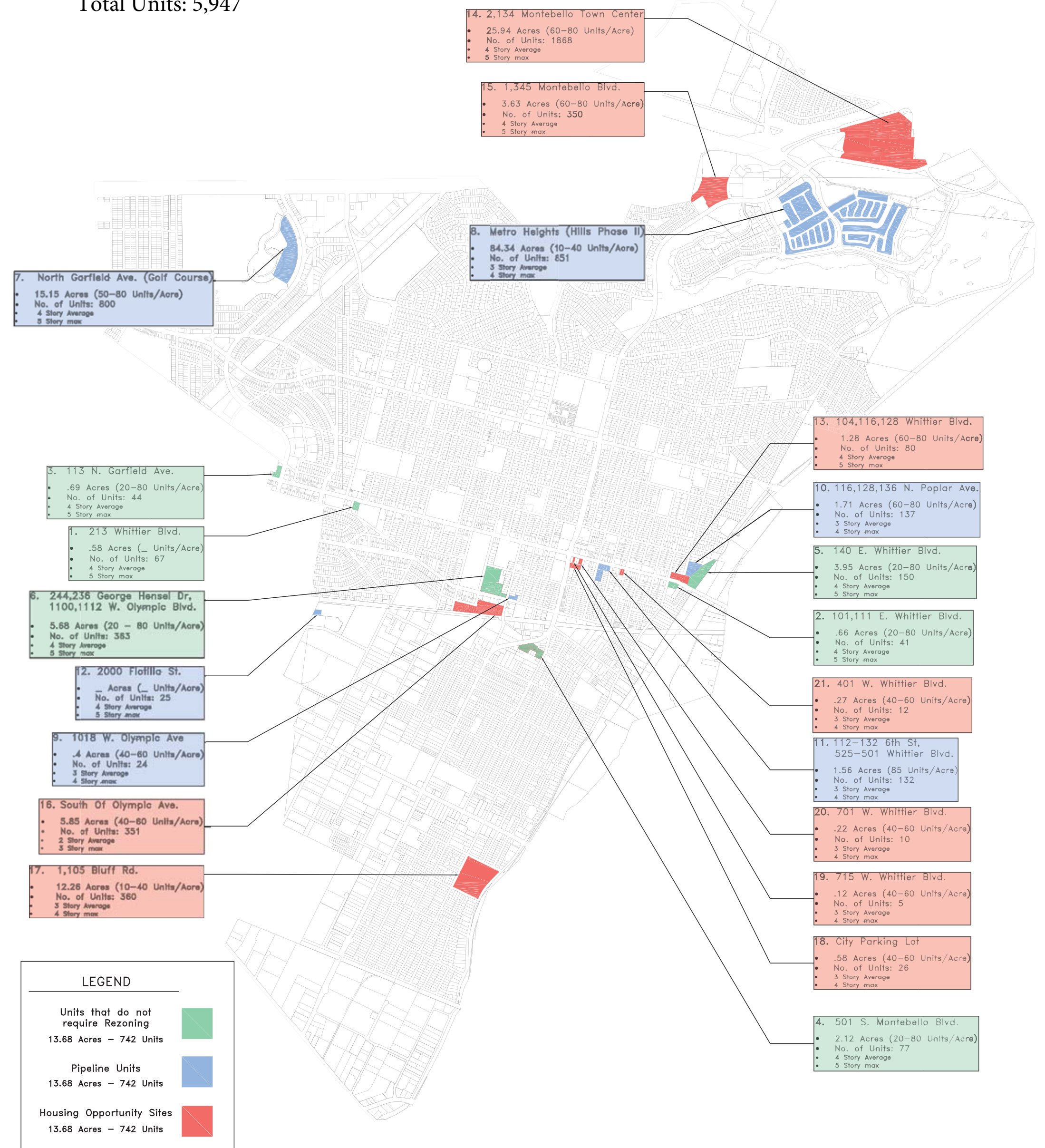


# General Plan



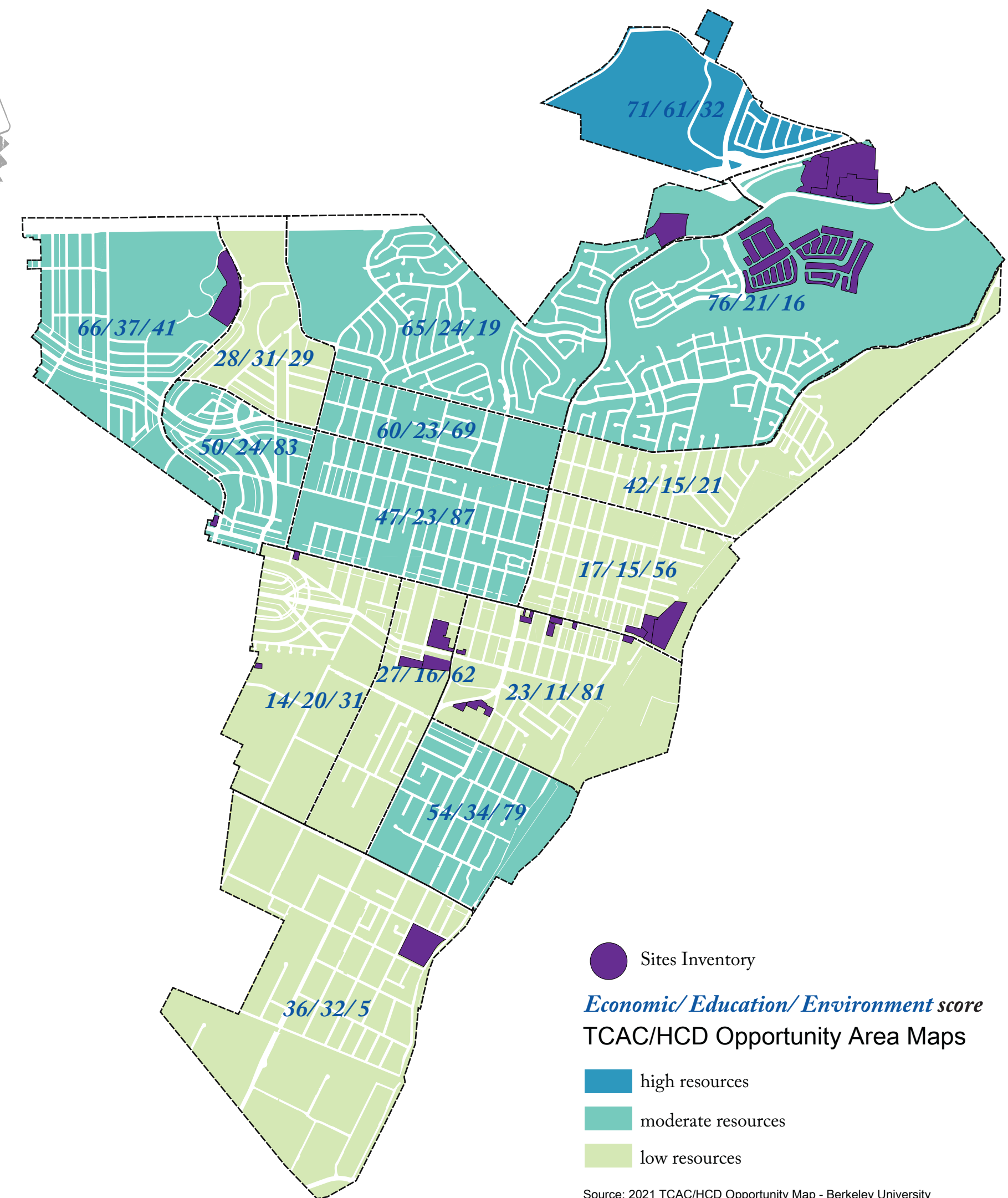
# Housing Element

**Total Area: 170 acres**  
**Total Units: 5,947**



	Site Address/ Intersection	General Plan		Zoning		Density		Parcel Size acres	Existing Use	Total Capacity	Adjust- ment	Realistic Capacity	Income Capacity			
		Current	Proposed	Current	Proposed	Min	Max						Very Low	Low	Moderate	Above Moderate
<b>Units that do not require Rezoning</b>																
1	2113 Whittier Blvd	Commercial and Service	Mixed-Use Corridor	PD	Mixed-Use Corridor			0.58	Vacant			67	—	—	—	67
2	101/111 E Whittier Blvd	Commercial and Service, Multi-family Residential	Mixed-Use Corridor	C-2 w/HOO	Mixed-Use Corridor	20	80	0.66	Vacant Building and Vacant Lot	53	51%	41	—	—	—	41
3	113 N. Garfield Ave	Commercial and Service	Mixed-Use Corridor	C-2 w/HOO	Mixed-Use Corridor	20	80	0.69	Car wash	55	80%	44	—	—	—	44
4	501 S. Montebello Blvd	High Density Residential	Mixed-Use Corridor	R-3/ M-1C-2 w/ HOO	Mixed-Use Corridor	20	80	2.12	Industrial	170	45%	77	—	—	—	77
5	140 E. Whittier Blvd	High Density Residential	Mixed-Use Corridor	R3C-2 w/ HOO	Mixed-Use Corridor	20	80	3.95	Vacant	316	47%	150	—	—	—	150
6	244/236 George Hensel Dr., 1100 -1112 W Olympic Blvd	Open Space/ Recreation, Facilities, Industrial	Mixed Use Corridor & Mixed-Use Neighborhood	C-2, R-3 w/ HOO	Mixed Use Corridor & Neighborhood	20	80	5.68	Warehouse	454	80%	363	—	—	—	363
<b>Pipeline Units</b>																
7	805-865 N. Garfield Ave (Golf Course)	Open Space and Recreation	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	50	80	15.15	Golf Course	1,212	66%	800	130	70	210	390
8	Montebello Boulevard, Paramount Avenue (Montebello Hills Phase II)	Industrial	Mixed-Use Neighborhood	Montebello Hills Specific Plan	Medium Density	10	40	84.34	Vacant Hills	3,374	25%	851	—	—	56	795
9	1018 W. Olympic Ave	Facilities	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.4	Parking Lot	24	100%	24	—	—	8	16
10	116, 128, 136 N. Poplar Avenue	Multi-family residential	Mixed-Use Neighborhood	R-3	Mixed-Use Neighborhood	60	80	1.71	Apartments	137	100%	137	—	—	48	89
11	112-132 6th St, 525-501 Whittier Blvd	Commercial and Service, Industrial, Mobile Homes and Trailer Parks, Multi-family Residential	Mixed Use Corridor & Mixed-Use Neighborhood	C-2, R-3	Mixed Use Corridor & Neighborhood	—	85	1.56	Retail, Vacant, Residential	132	100%	132	61	33	13	25
12	2000 Flotilla Street	Transportation, Communications, & Utilities	Commerce	M-2	Industrial				Parking Lot	25	100%	25	25	—	—	—
<b>Housing Opportunity Sites</b>																
13	104,116, 128 Whittier Blvd	Commercial and Service	Mixed-Use Corridor	C-2	Mixed-Use Corridor	60	80	1.28	Commercial, retail	102	78%	80	—	—	—	80
14	2,134 Montebello Town Center	Commercial and Service	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	25.94	Shopping Mall	2075	90%	1868	616	318	354	668
15	1,345 Montebello Blvd (Former Costco Site)	Commercial and Service	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	7.04	Shopping Center, (w/ vacant building)	563	62%	350	103	85	67	125
16	400 S. Taylor Ave	Facilities	Mixed-Use Neighborhood	M-1, R-3	Mixed-Use Neighborhood	40	60	5.85	Municipal Bus Facility	351	100%	351	148	80	43	80
17	1,105 S. Bluff Road (De Paul Center)	Education	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	10	40	12.26	Vacant Religious Facility	490	73%	360	234	126	—	—
18	122 S. Montebello Blvd	Commercial and Service	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.58	Parking lot	35	75%	26	—	—	9	17
19	715 W Whittier Blvd	Commercial and Service	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.12	Vacant storefront	7	75%	5	—	—	2	3
20	701 W Whittier Blvd	Commercial and Service	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.22	Vacant restaurant	13	75%	10	—	—	3	7
21	401 W Whittier Blvd	Commercial and Service	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.27	Parking Lot	16	75%	12	—	—	4	8
<b>Accessory Dwelling Units</b>																
22	Citywide ADUs (7units per year)															56
	<b>Total</b>												1317	712	817	3101
	<b>Overall Total</b>															<b>5947</b>

Site #2 to Site #6 were included in the 5th Cycle Housing Element. All sites have access to existing infrastructure.



● Sites Inventory  
*Economic/ Education/ Environment score*  
 TCAC/HCD Opportunity Area Maps  
 ■ high resources  
 ■ moderate resources  
 ■ low resources  
 Source: 2021 TCAC/HCD Opportunity Map - Berkeley University

5,186

Total RHNA Allocation



1,314

Very Low Income (<50% of AMI)



707

Low Income (50-80% of AMI)



777

Moderate Income (80-120% of AMI)



2,388

Above Moderate Income (>120% of AMI)



# Vision

1. Make home ownership accessible & affordable;
2. Welcome new homes, rather than fear them; &
3. Make renting safe, clean, stable, & affordable.

# Guiding Principles

- Protect against displacement & poor housing conditions.
- Adopt mandates & incentives to stimulate the creation of dedicated affordable housing in resource-rich areas.
- Adopt objective rules that facilitate contextual development with predictable outcomes.
- Streamline development review process.
- Avoid over concentration of investment and gentrification by more geographically distributed up-zones citywide, occurring simultaneously.
- Increase supply & reduce displacement by allowing housing along commercial corridors.
- Build housing where it also best supports the City's economic, environmental, health, & social priorities.
- Help households access & afford private-market homes.
- Prevent homelessness before it starts.



# Goals

1. Conservation & preservation of existing supply
2. Increase housing production to improve affordability for the city's current & future residents.
3. Increase housing choices for the city's diverse cultures, lifestyles, abilities, family structures, & income levels.





## 16 Policies

# 15 Programs

1. Code Enforcement
2. Home Rehabilitation and Preservation Program (HRPP)
3. Preservation of At-Risk Housing
4. Section 8 Rental Subsidies
5. Homeless Prevention
6. Adequate Sites to Accommodate the RHNA
7. Accessory Dwelling Units (ADUs)
8. Implement Inclusionary Zoning and Density Bonuses
9. Zoning Ordinance Amendments
10. Montebello Community Assistance Program
11. Objective Design Standards, Approvals By-right & Administrative Approvals
12. Streamline Development Review Process
13. Energy Conservation
14. Affirmatively Furthering Fair Housing
15. Reasonable Accommodation Program

**[www.planmontebello.com](http://www.planmontebello.com)**  
**[generalplanupdate@cityofmontebello.com](mailto:generalplanupdate@cityofmontebello.com)**

Facebook: @PlanMontebello

Instagram: @PlanMontebello

Twitter: @PlanMontebello