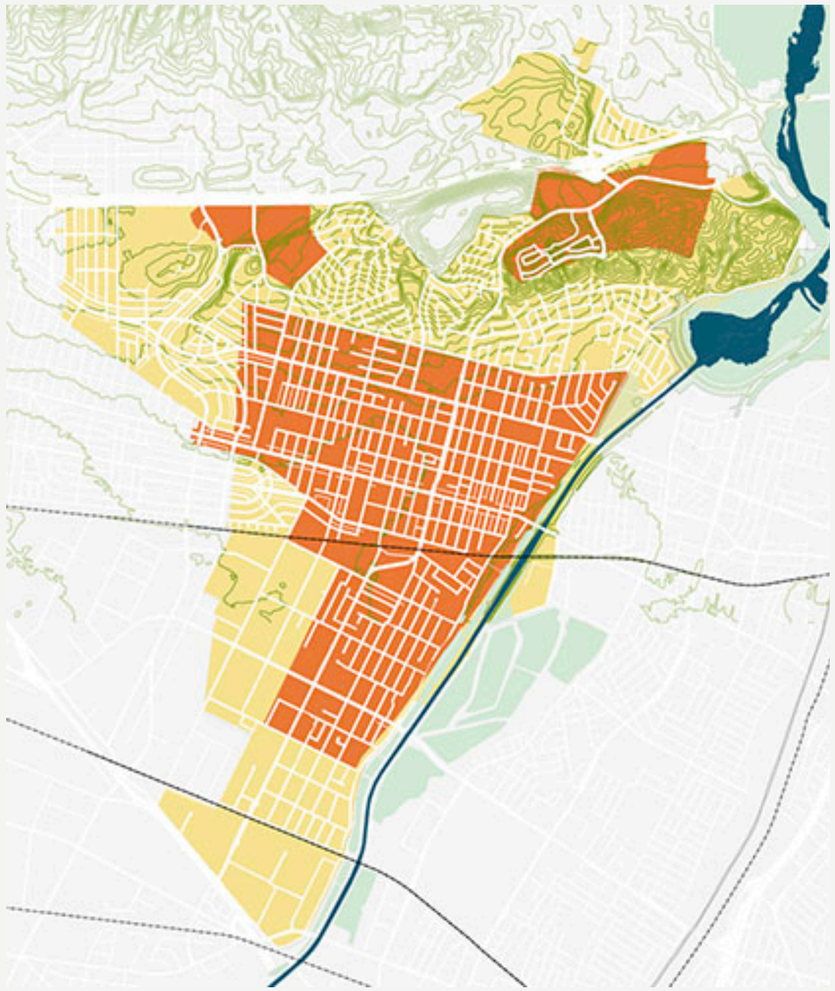
Montebello

Our Well Planned Community

3-17–22 Focus Group Meeting, 6:00 pm

CITY OF montebello
GENERAL PLAN UPDATE 2040

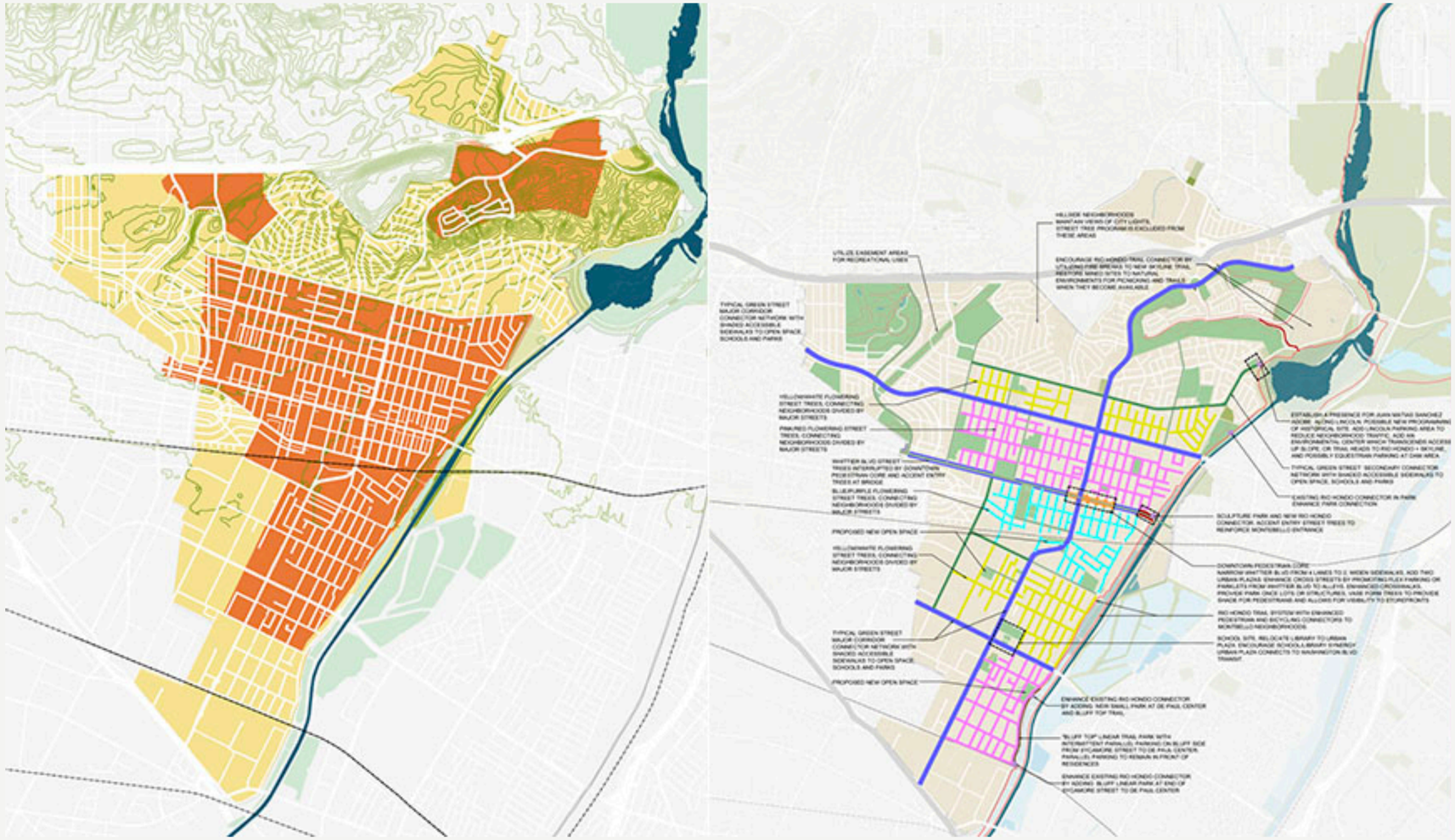
Urban Form



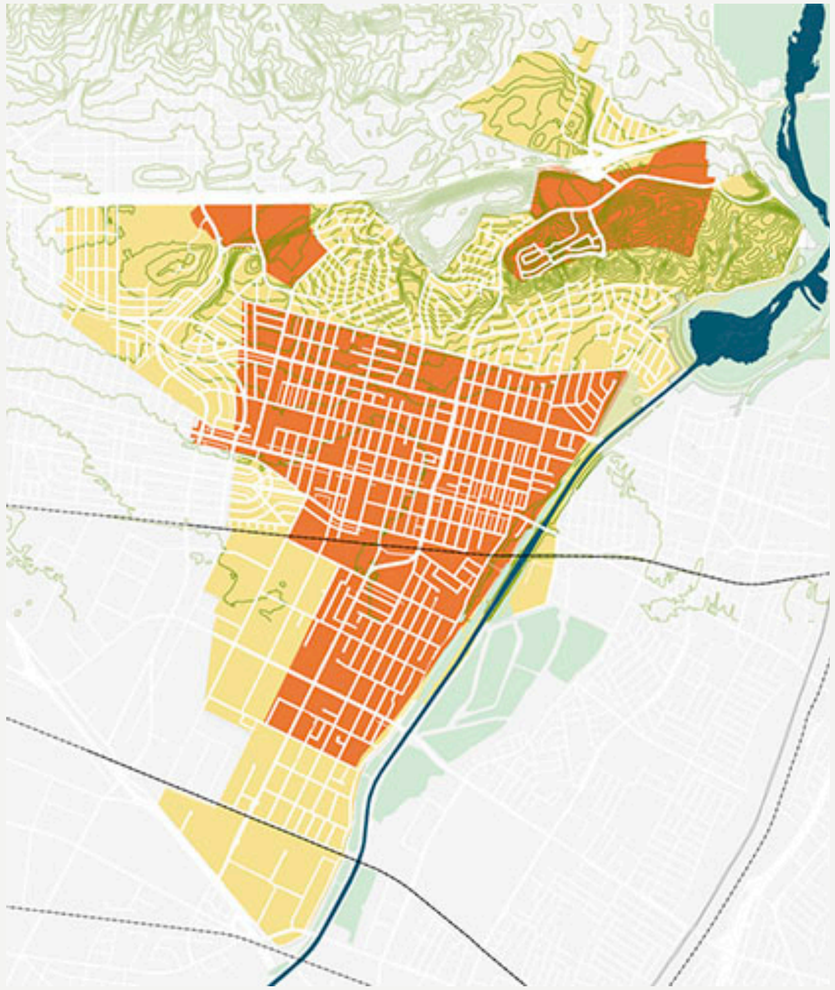
Areas of Stability

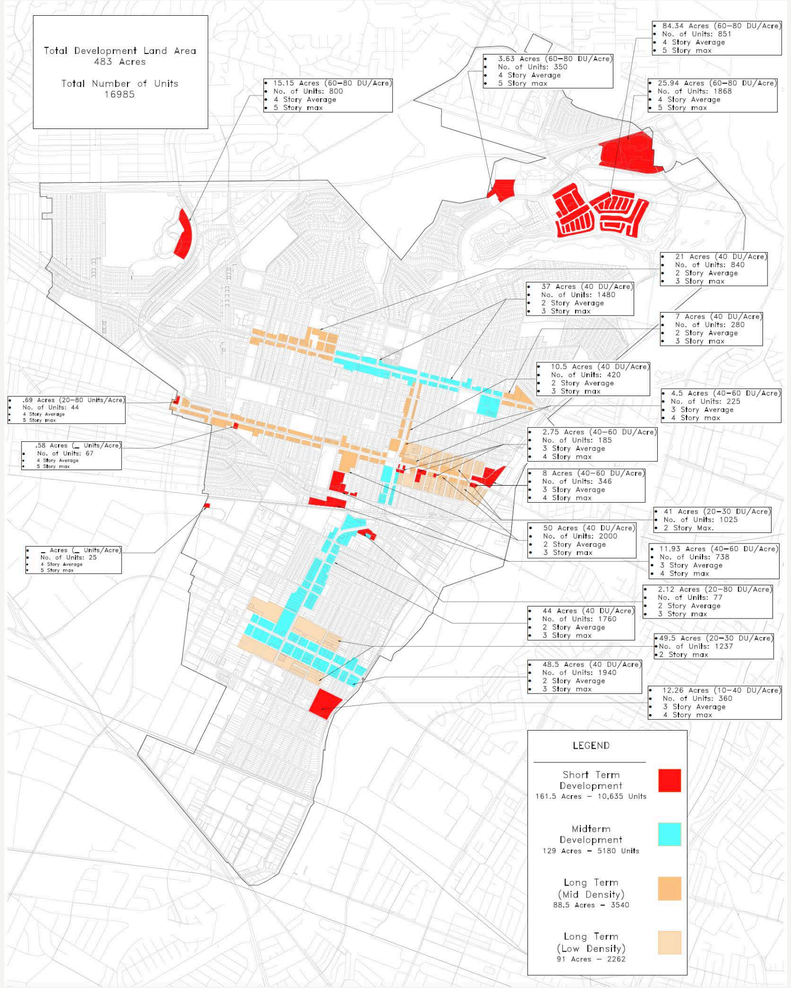
Areas of Opportunity

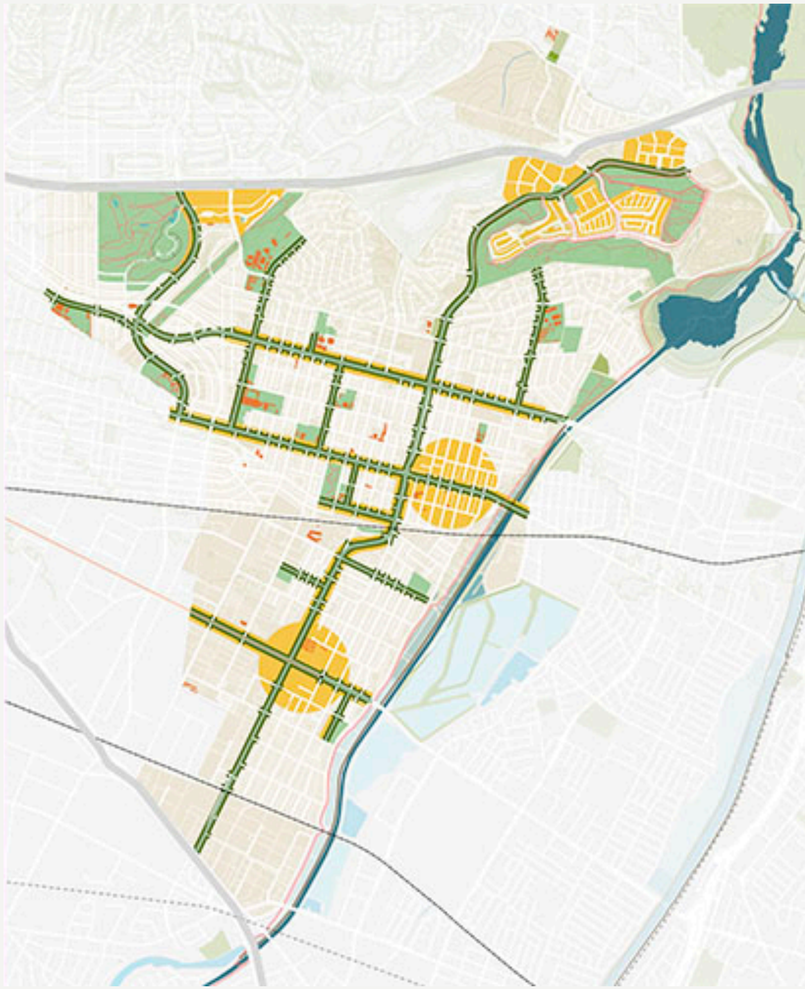
Urban Form



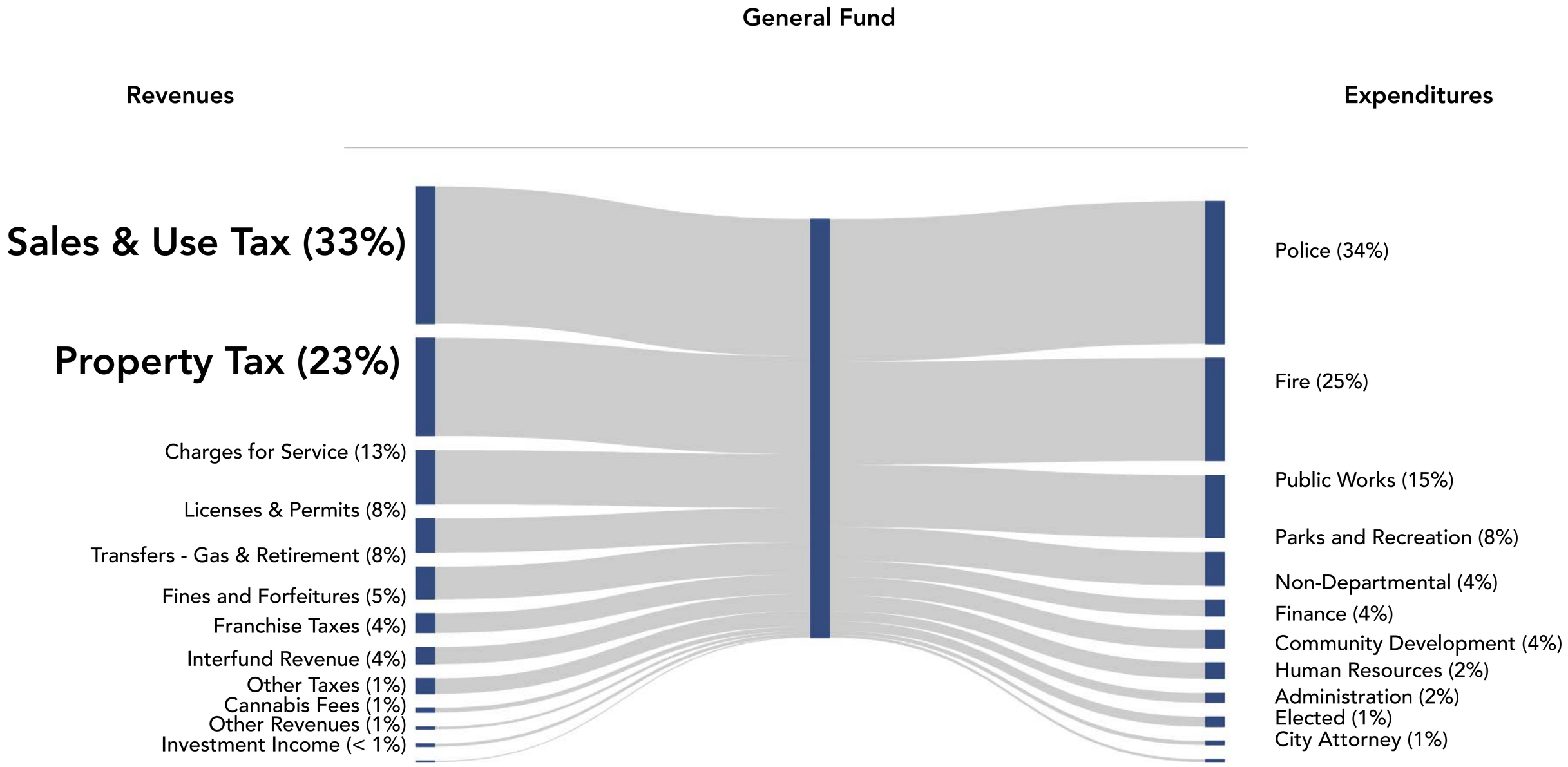
Urban Form




Total Development Land Area
483 Acres
Total Number of Units
16985
15.15 Acres (60-80 DU/Acre)
No. of Units: 800
4 Story Average
5 Story max
3.63 Acres (60-80 DU/Acre)
No. of Units: 350
4 Story Average
5 Story max
84.34 Acres (60-80 DU/Acre)
No. of Units: 851
4 Story Average
5 Story max
25.94 Acres (60-80 DU/Acre)
No. of Units: 1868
4 Story Average
5 Story max
21 Acres (40 DU/Acre)
No. of Units: 840
2 Story Average
3 Story max
37 Acres (40 DU/Acre)
No. of Units: 1480
2 Story Average
3 Story max
7 Acres (40 DU/Acre)
No. of Units: 280
2 Story Average
3 Story max
10.5 Acres (40 DU/Acre)
No. of Units: 420
2 Story Average
3 Story max
4.5 Acres (40-60 DU/Acre)
No. of Units: 225
3 Story Average
4 Story max
.69 Acres (20-80 Units/Acre)
No. of Units: 44
4 Story Average
5 Story max
.58 Acres (_ Units/Acre)
No. of Units: 67
4 Story Average
5 Story max
2.75 Acres (40-60 DU/Acre)
No. of Units: 185
3 Story Average
4 Story max
8 Acres (40-60 DU/Acre)
No. of Units: 346
3 Story Average
4 Story max
41 Acres (20-30 DU/Acre)
No. of Units: 1025
2 Story Max.
50 Acres (40 DU/Acre)
No. of Units: 2000
2 Story Average
3 Story max
11.93 Acres (40-60 DU/Acre)
No. of Units: 735
3 Story Average
4 Story max
_ Acres (_ Units/Acre)
No. of Units: 25
4 Story Average
5 Story max
2.12 Acres (20-80 DU/Acre)
No. of Units: 77
2 Story Average
3 Story max
44 Acres (40 DU/Acre)
No. of Units: 1760
2 Story Average
3 Story max
49.5 Acres (20-30 DU/Acre)
No. of Units: 1237
2 Story max
48.5 Acres (40 DU/Acre)
No. of Units: 1940
2 Story Average
3 Story max
12.26 Acres (10-40 DU/Acre)
No. of Units: 360
3 Story Average
4 Story max
LEGEND
Short Term Development
161.5 Acres - 10,635 Units
Midterm Development
129 Acres - 5180 Units
Long Term (Mid Density)
88.5 Acres - 3540
Long Term (Low Density)
91 Acres - 2262



Fiscal MRI


General Fund
Revenues
Expenditures
Sales & Use Tax (33%)
Property Tax (23%)
Charges for Service (13%)
Licenses & Permits (8%)
Transfers - Gas & Retirement (8%)
Fines and Forfeitures (5%)
Franchise Taxes (4%)
Interfund Revenue (4%)
Other Taxes (1%)
Cannabis Fees (1%)
Other Revenues (1%)
Investment Income (< 1%)
Police (34%)
Fire (25%)
Public Works (15%)
Parks and Recreation (8%)
Non-Departmental (4%)
Finance (4%)
Community Development (4%)
Human Resources (2%)
Administration (2%)
Elected (1%)
City Attorney (1%)

Productive Growth

URBAN3

Value Per Acre
Montebello, CA

Montebello Town Square
$1,773,308 per acre

The 3400 Block of W Beverly Blvd

Jade Place
$13,561,434 per acre

URBAN3

Value Per Acre

Montebello, CA

Wells Fargo

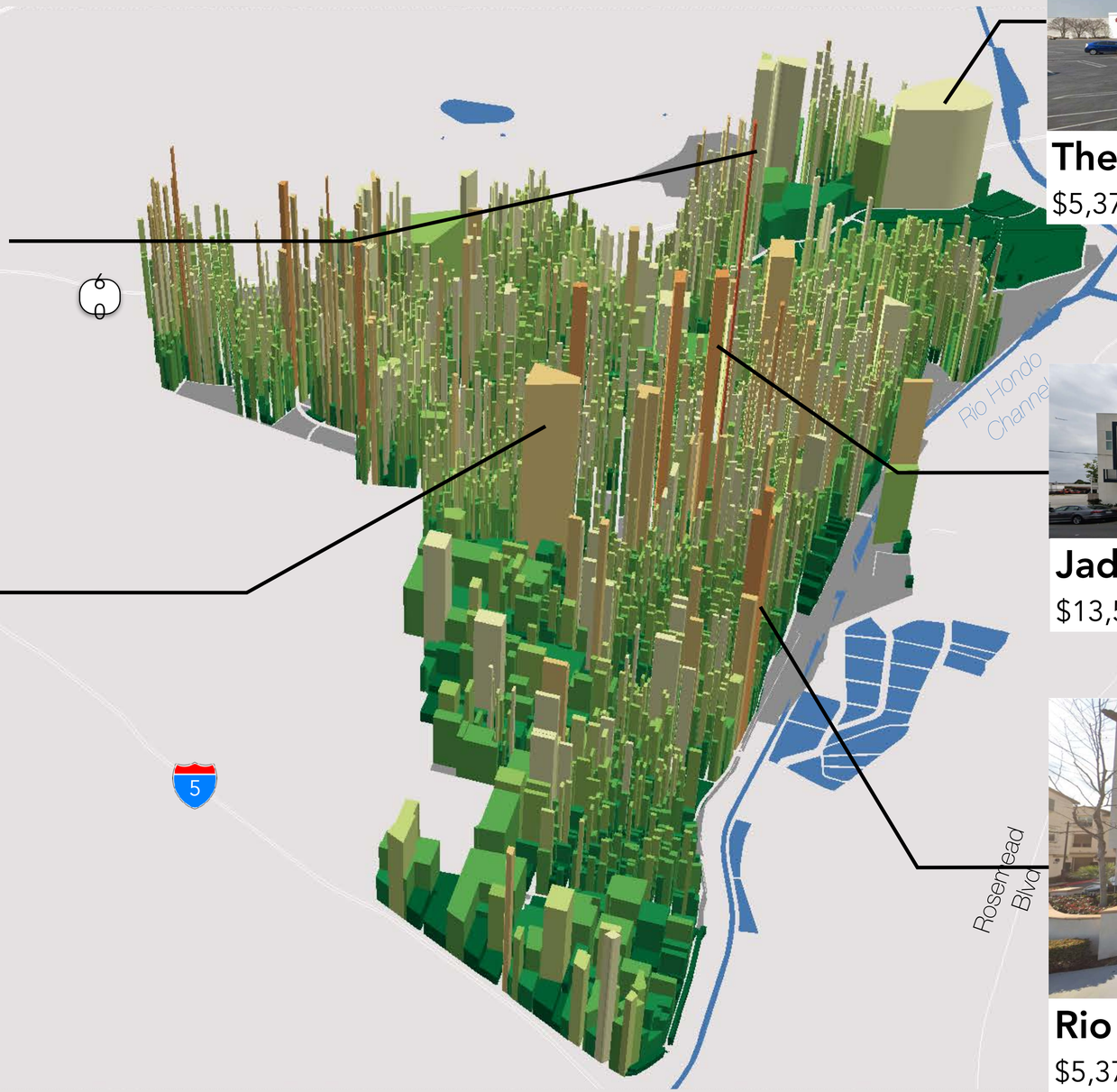
$18,042,213 per acre

Entemann's Bakery

$8,891,548 per acre

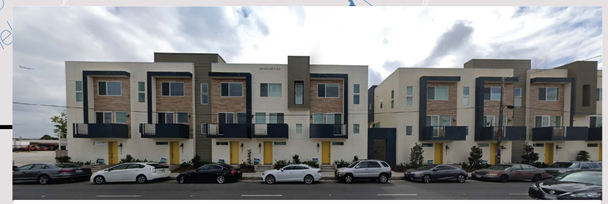
Walmart

$2,029,864 per acre



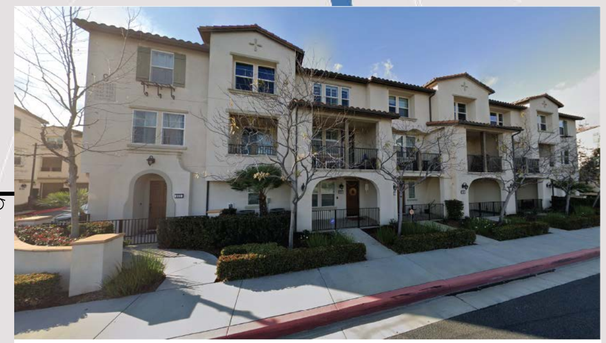
The Shops at Montebello

$5,370,549 per acre



Jade Place

$13,561,434 per acre



Rio Walk

$5,370,549 per acre

URBAN3

Retail Tax per Acre

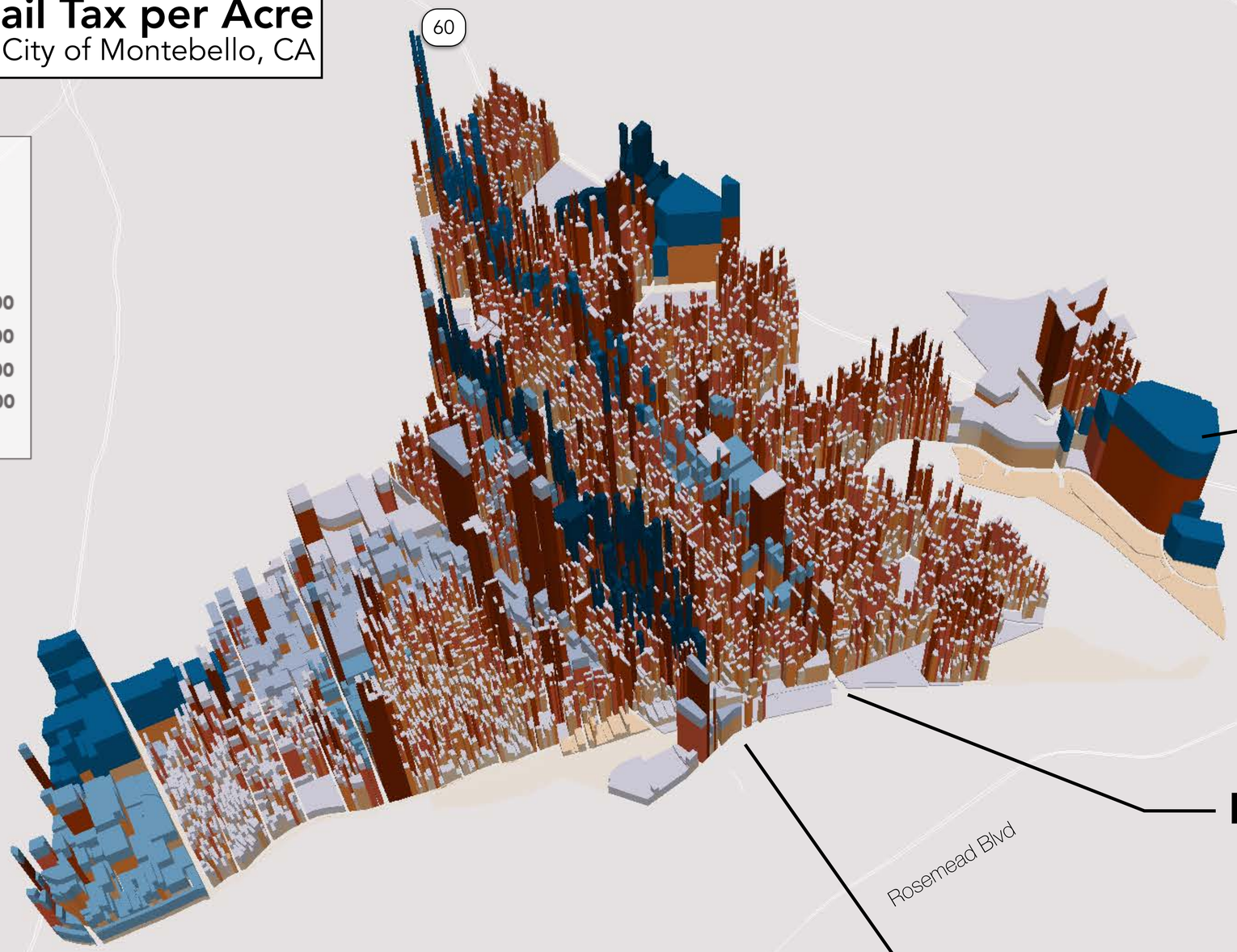
City of Montebello, CA

Taxable Value Per Acre ($)

- 0
- < 1,700,000
- 1,700,001 - 2,500,000
- 2,500,001 - 3,400,000
- 3,400,001 - 4,600,000
- 4,600,001 - 6,500,000
- > 6,500,001

Taxable Sales Per Acre ($)

- 0
- < 800,000
- 800,001 - 1,000,000
- 1,000,001 - 1,200,000
- 1,200,001 - 1,300,000
- 1,300,001 - 4,000,000
- > 4,000,001



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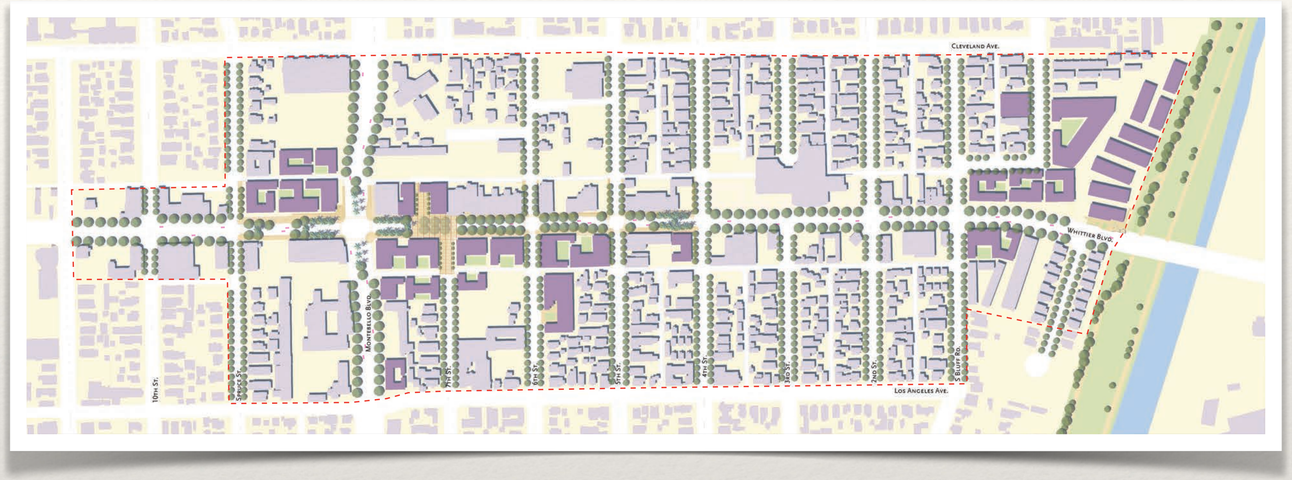
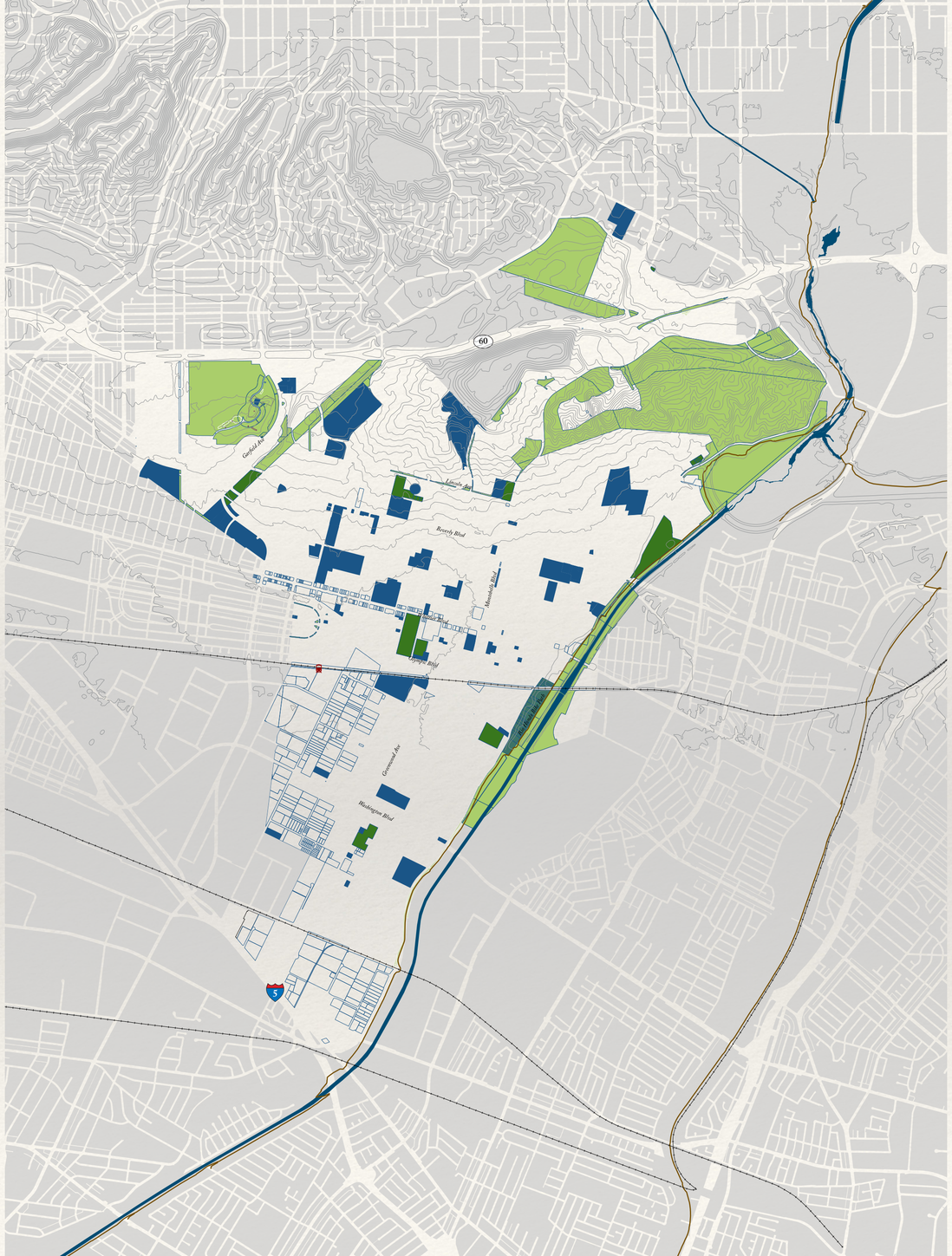
Source: Los Angeles County Assessor, 2020


Cleveland Ave.
Whittier Blvd.
Los Angeles Ave.
10th St.

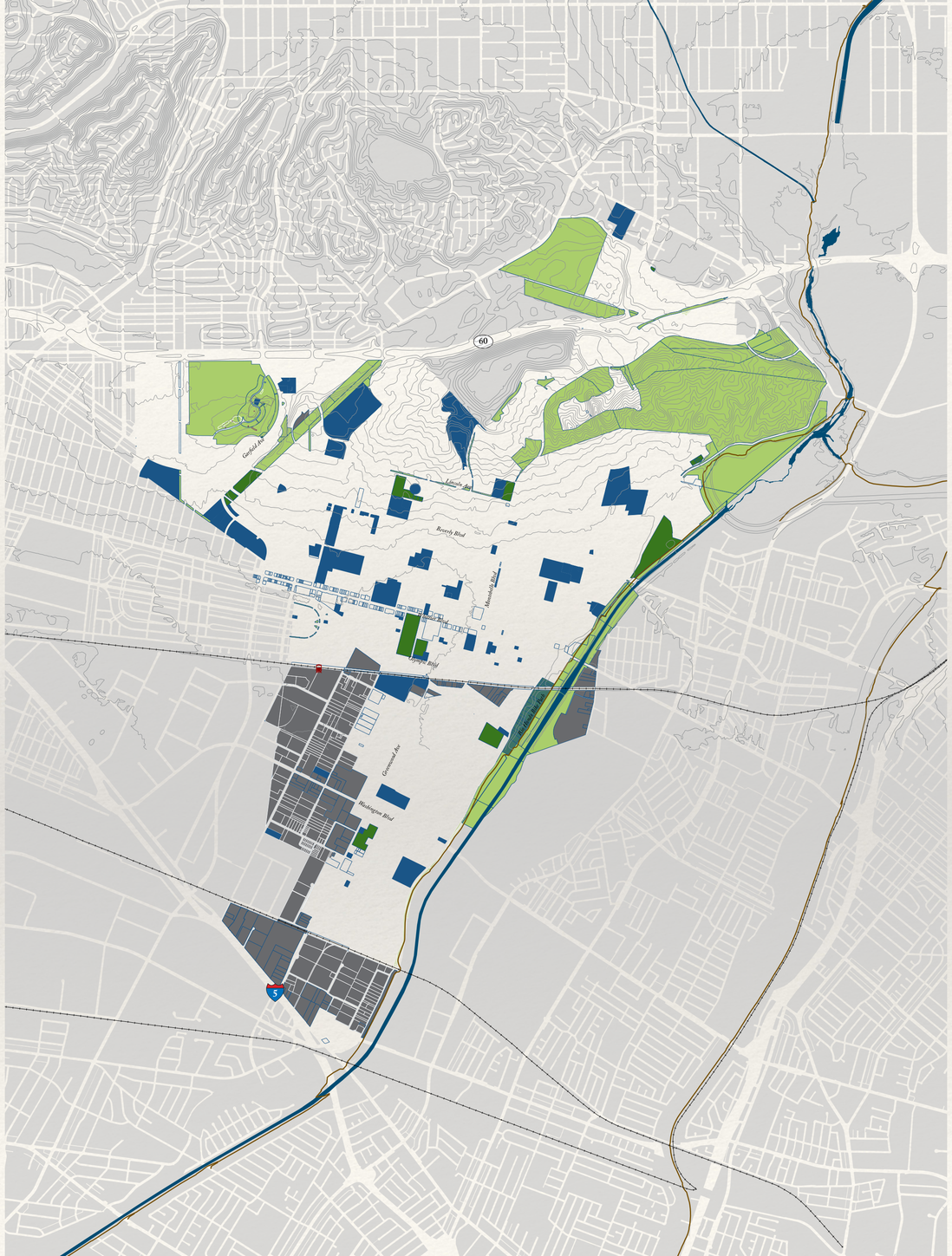
Land Use Categories

32%
of land



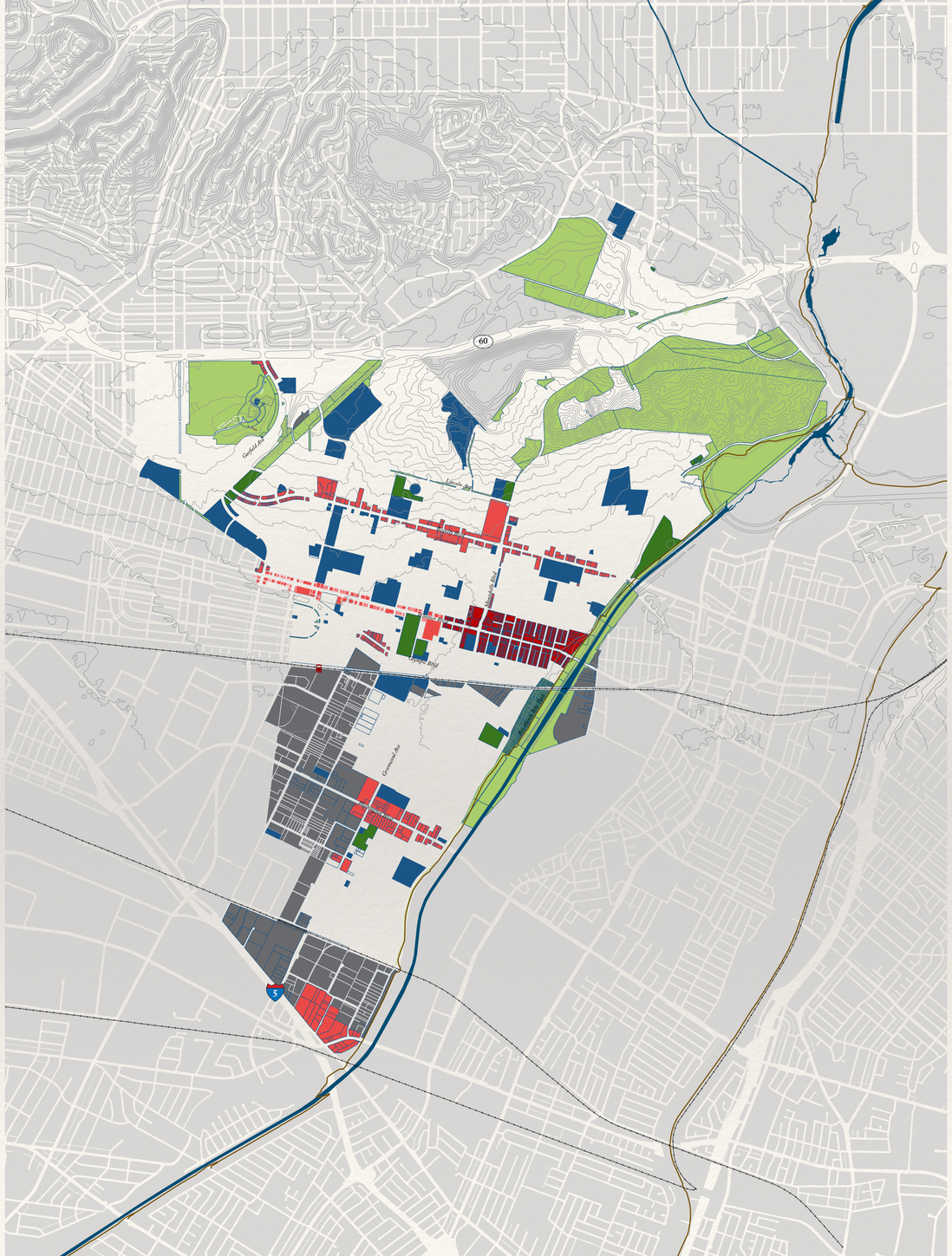
	acres
Open Space	1,009
Parks	73
Agriculture	21
Civic	306

13%
of land



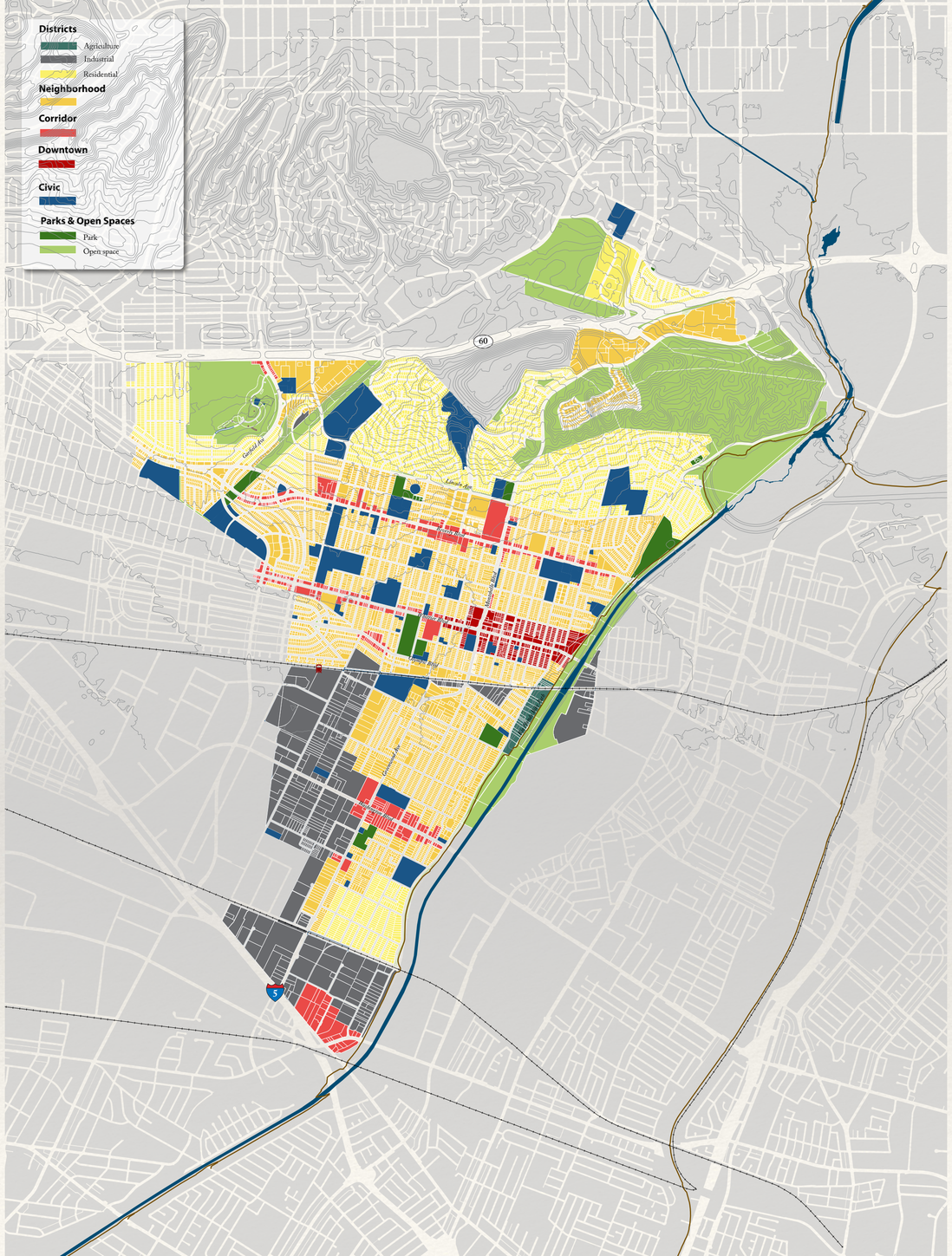
	acres
Industrial	306

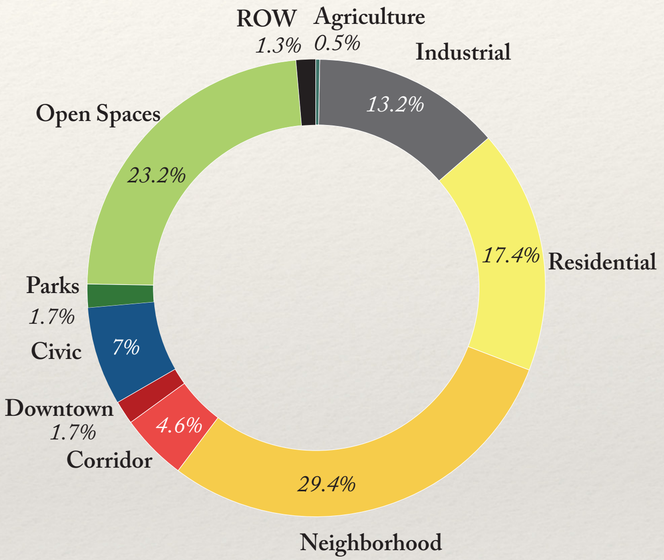
6%
of land



	acres
Downtown	73
Corridor	202

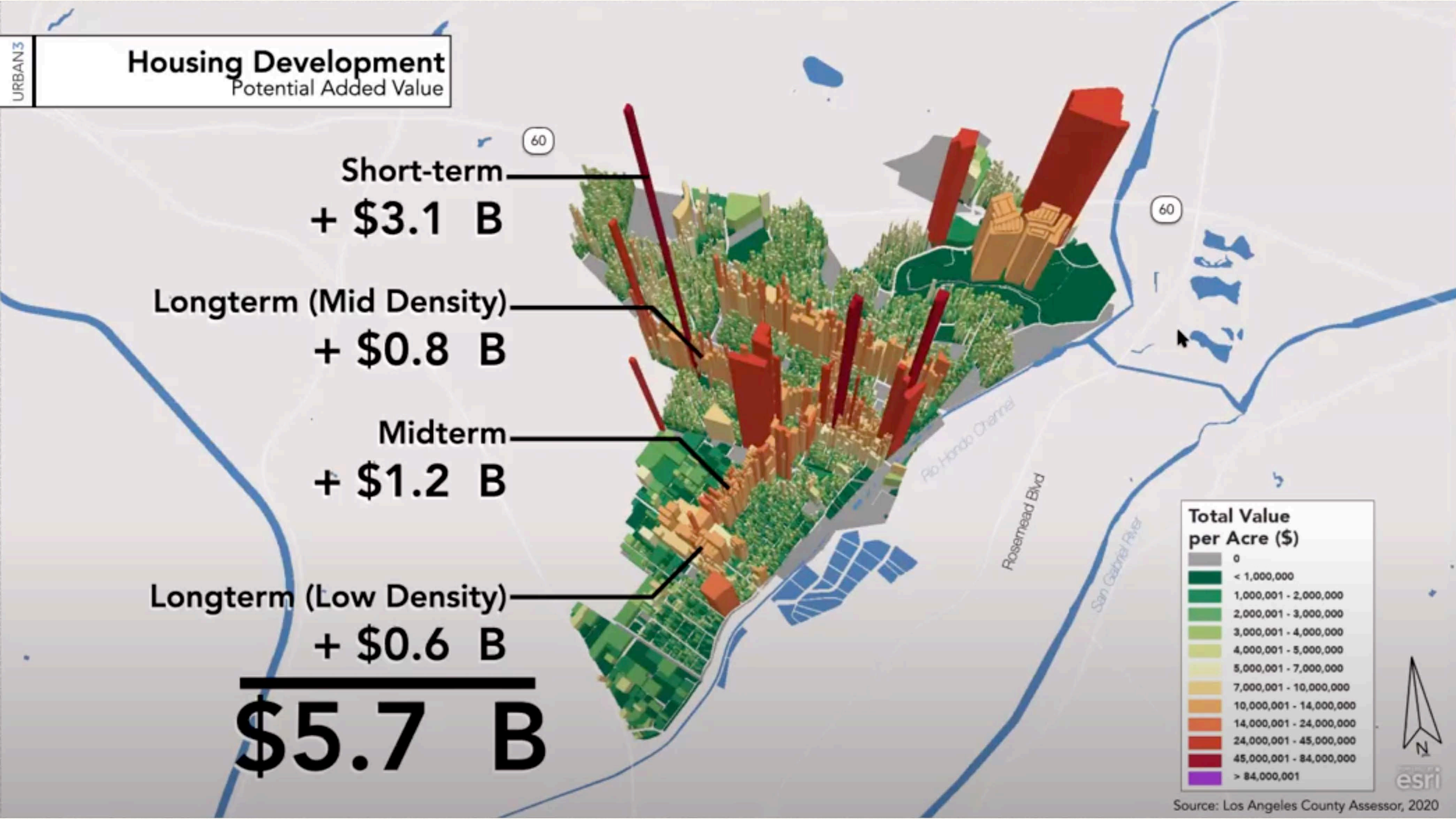
Land Use Map


Districts
Agriculture
Industrial
Residential
Neighborhood
Corridor
Downtown
Civic
Parks & Open Spaces
Park
Open space
60
5


ROW
1.3%
Agriculture
0.5%
Industrial
13.2%
Open Spaces
23.2%
17.4%
Residential
Parks
1.7%
Civic
7%
Downtown
1.7%
4.6%
Corridor
29.4%
Neighborhood

URBAN3

Housing Development
Potential Added Value



Source: Los Angeles County Assessor, 2020

Policies & Actions

Preserve Natural Areas

- Preserve a network of habitat & open space
- Encourage parkland dedication & conservation easements for trails
- Capture the inherent value of parks, open spaces, and trails
- Allow & encourage historical agricultural uses

Policies & Actions

Direct Growth to Downtown Areas

- Encourage growth & density by improving underutilized downtown parcels
- Reduce traffic speed in downtown area
- Public spaces to create enjoyable places to stay & contribute to the economic viability

Revitalize Corridor & Neighborhoods

- Provide non-residential uses that are accessible for the convenience of individuals living in residential districts.
- Protect adjoining properties from the potential adverse impacts associated with non-residential uses
- Reduce the length and number of vehicle trips generated by improving access.

Revitalize Industrial Areas

- Support innovative and flexible land use framework for industrial district.
- Encourage the use of “green” technologies to minimize noise, air, and water pollution.

Policies & Actions

Retrofit suburban development.

- Reuse the existing structure.
- Integrate more housing choices in existing subdivisions.
- Add new units to existing subdivisions.
- Invest in public realm improvements.

New development will create diverse & walkable neighborhood

- Create diverse neighborhoods instead of a monoculture of single-housing type.
- Walkable streets.
- Access to streets, sidewalks, trails, transit, parklands, schools, existing utilities, & retail commercial goods and services.

www.planmontebello.com

generalplanupdate@cityofmontebello.com