

General Plan, Downtown Montebello Specific Plan, & EIR

Planning Commission

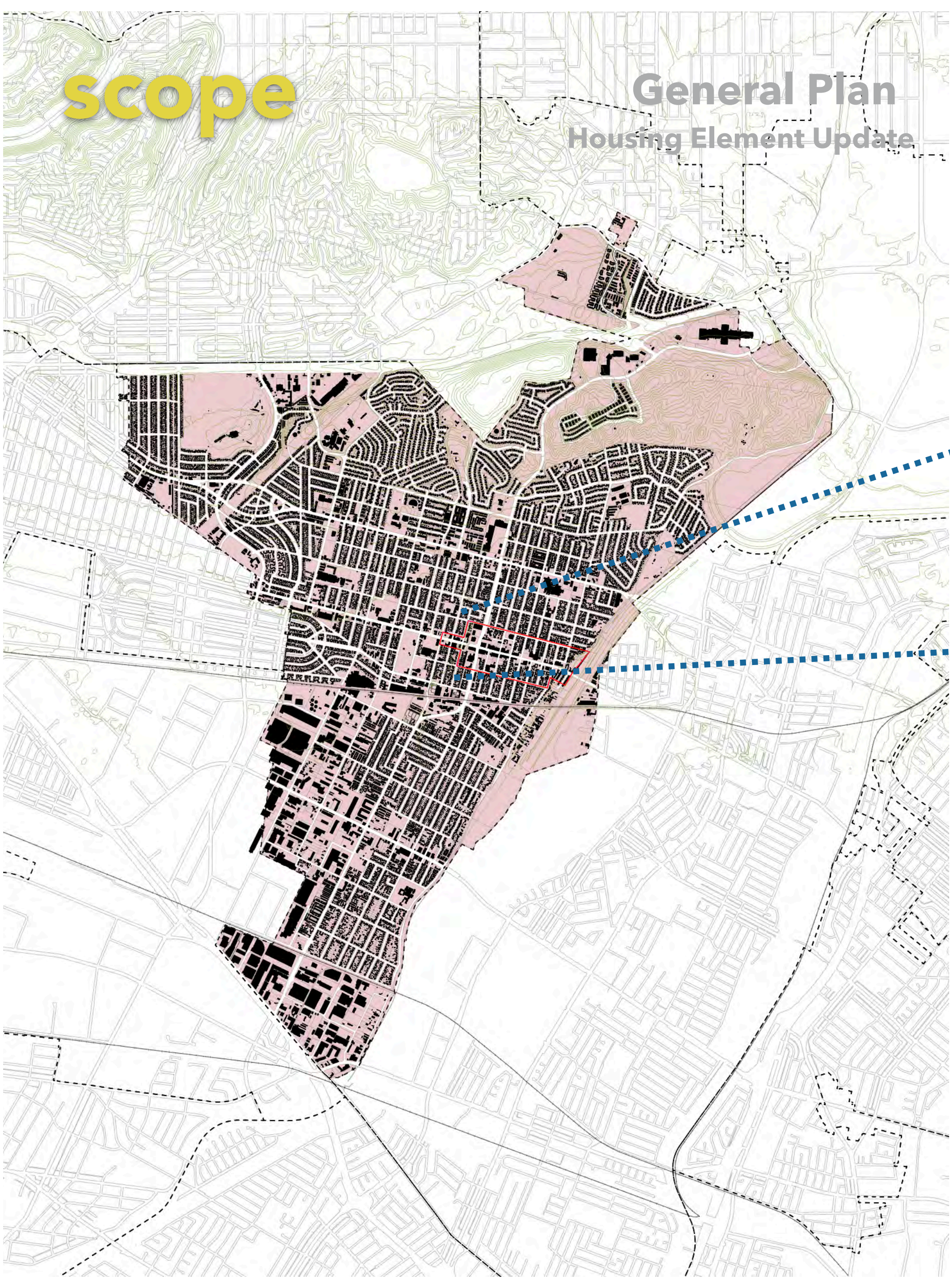
March 5, 2024

CITY OF
montebello



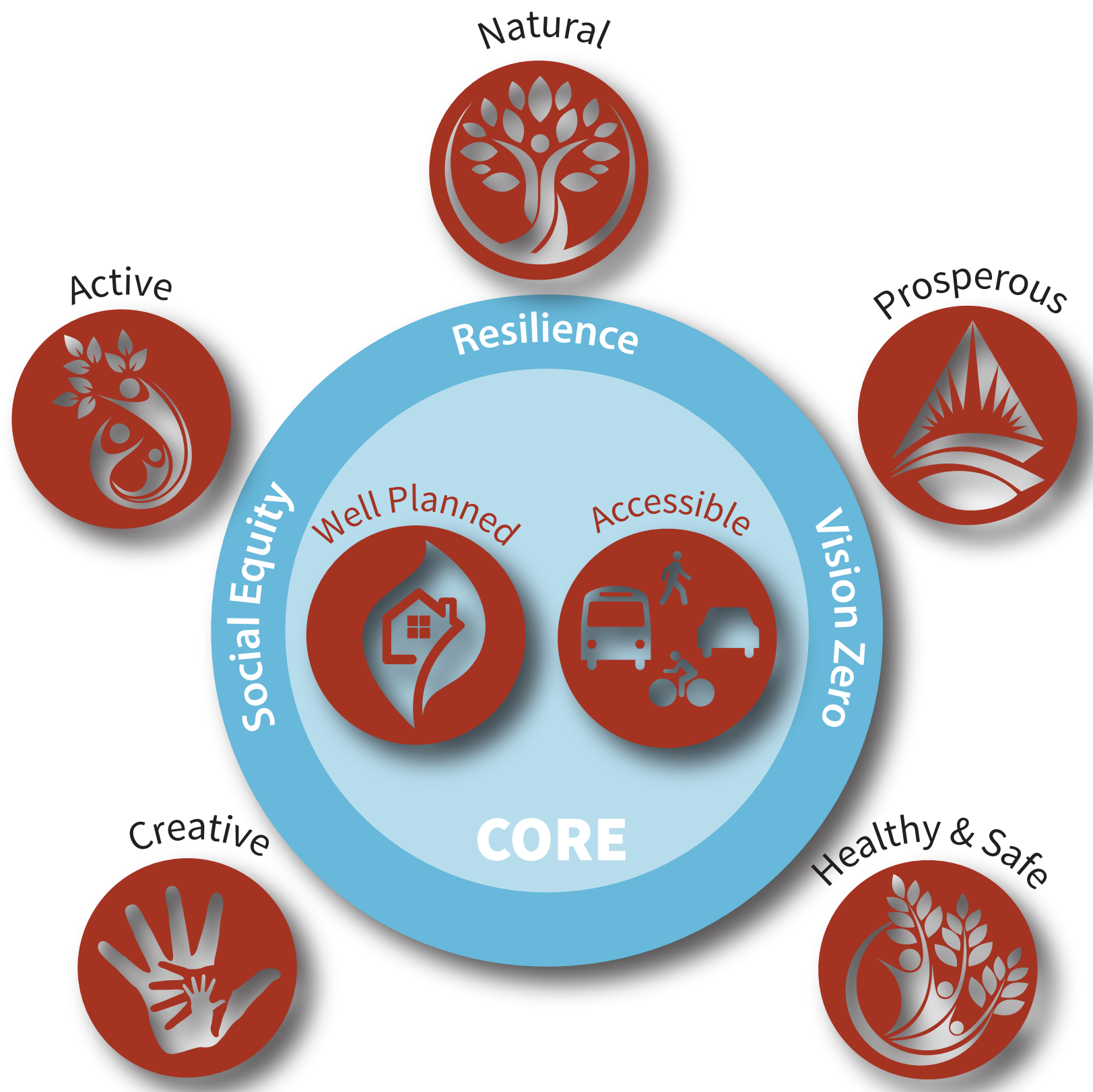
GENERAL PLAN UPDATE **2040**







General Plan & Downtown Specific Plan



integrated approach

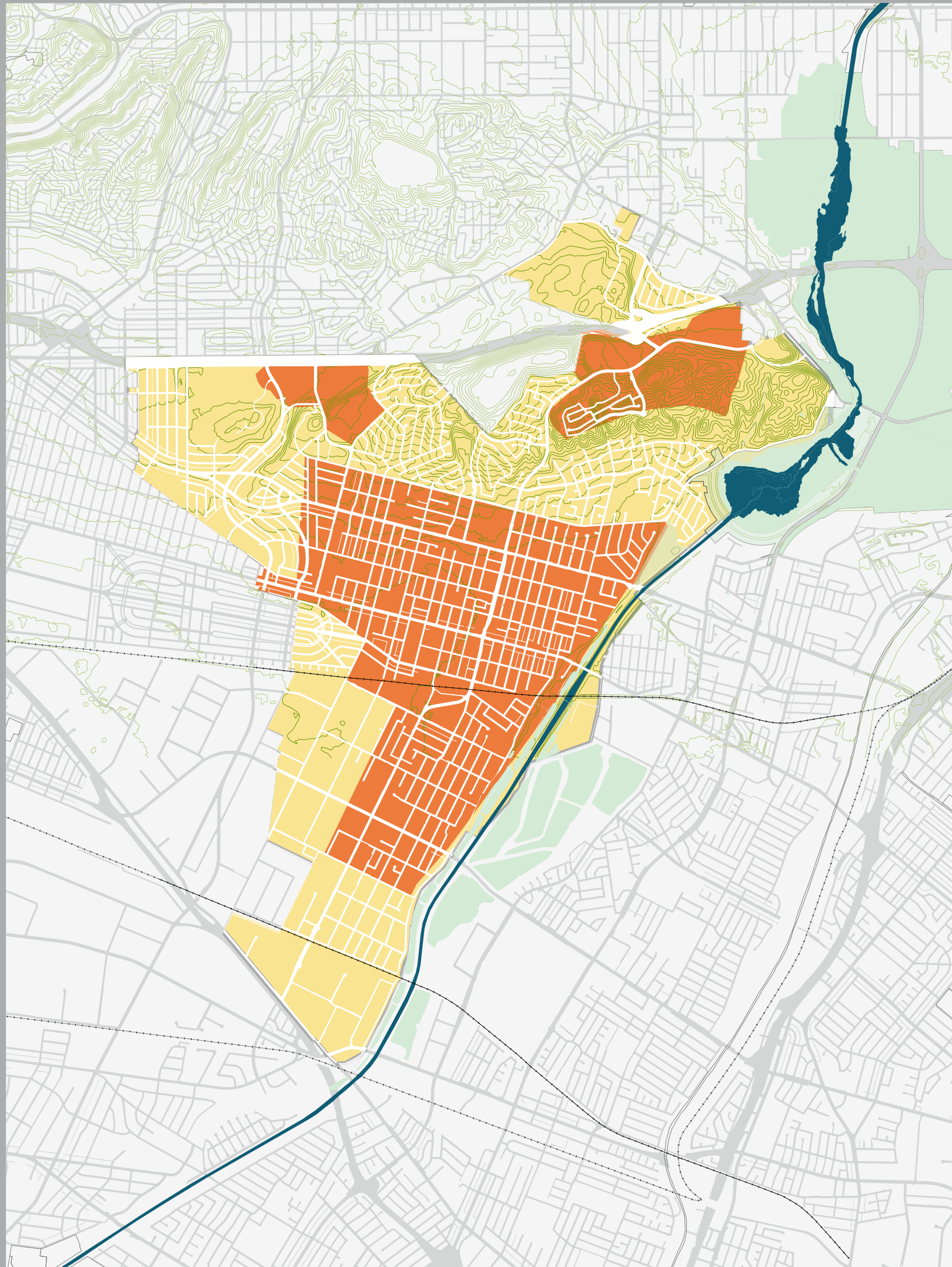
Housing Element Update



Vision based



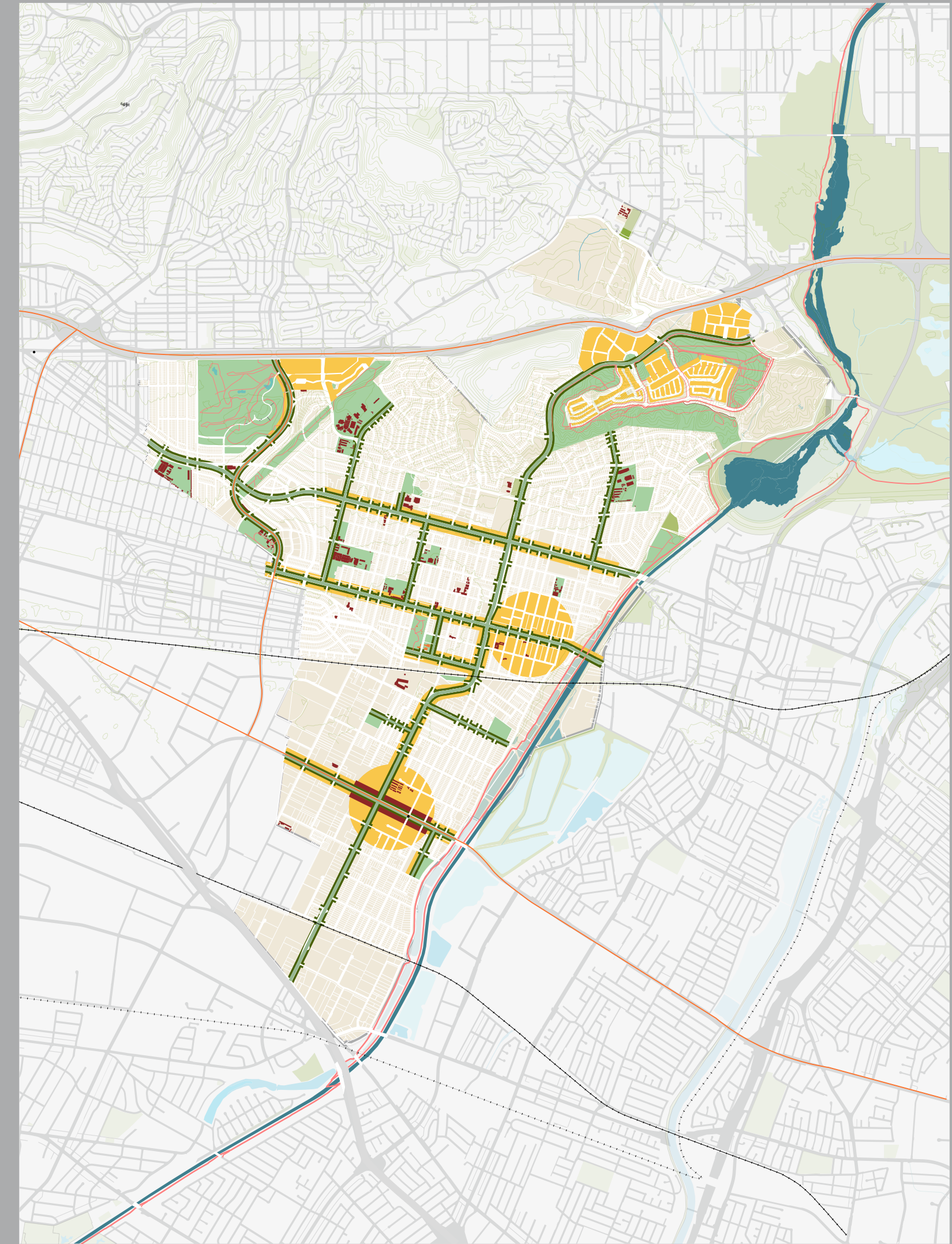
the Vision



Areas of Stability & Change

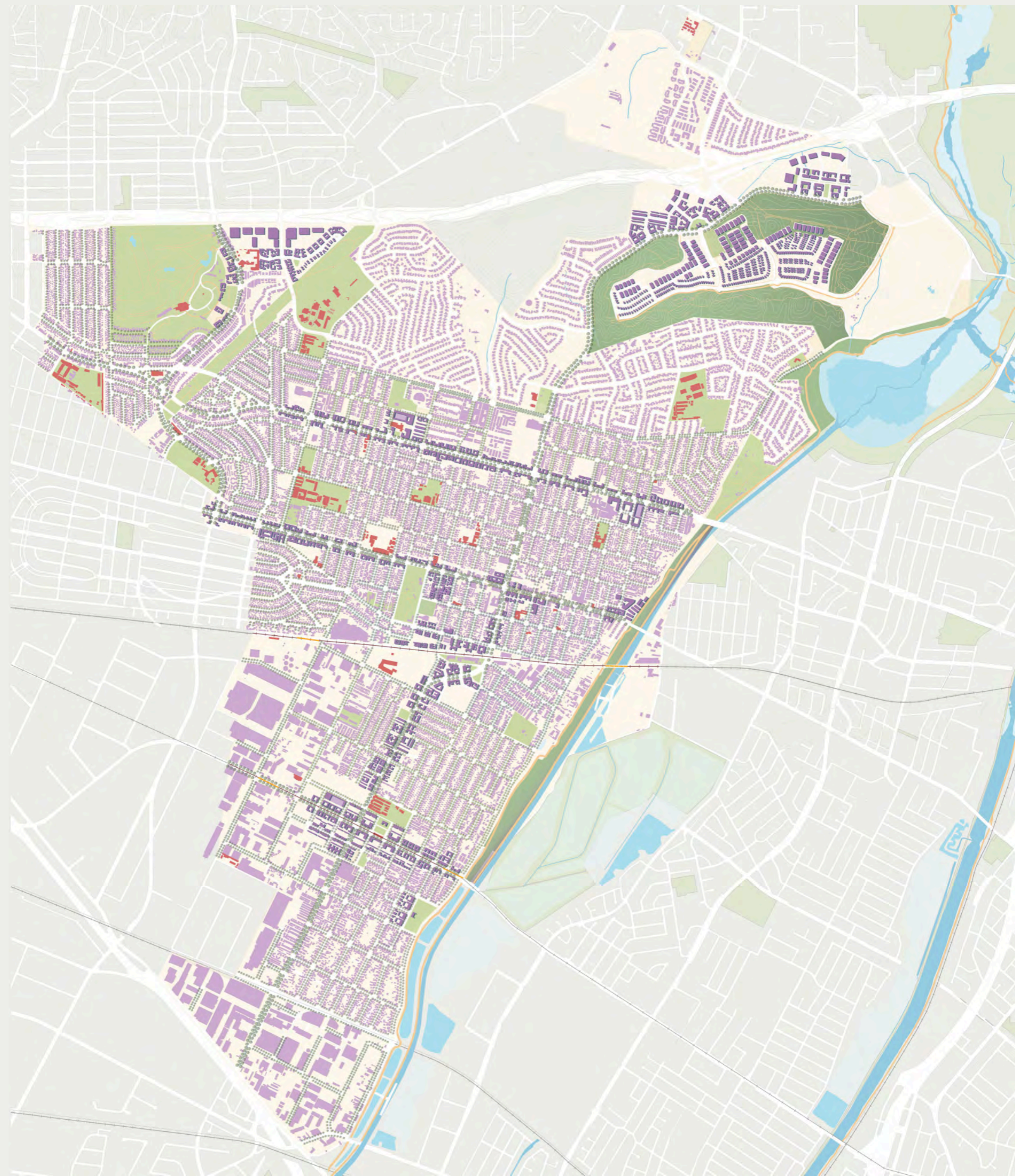
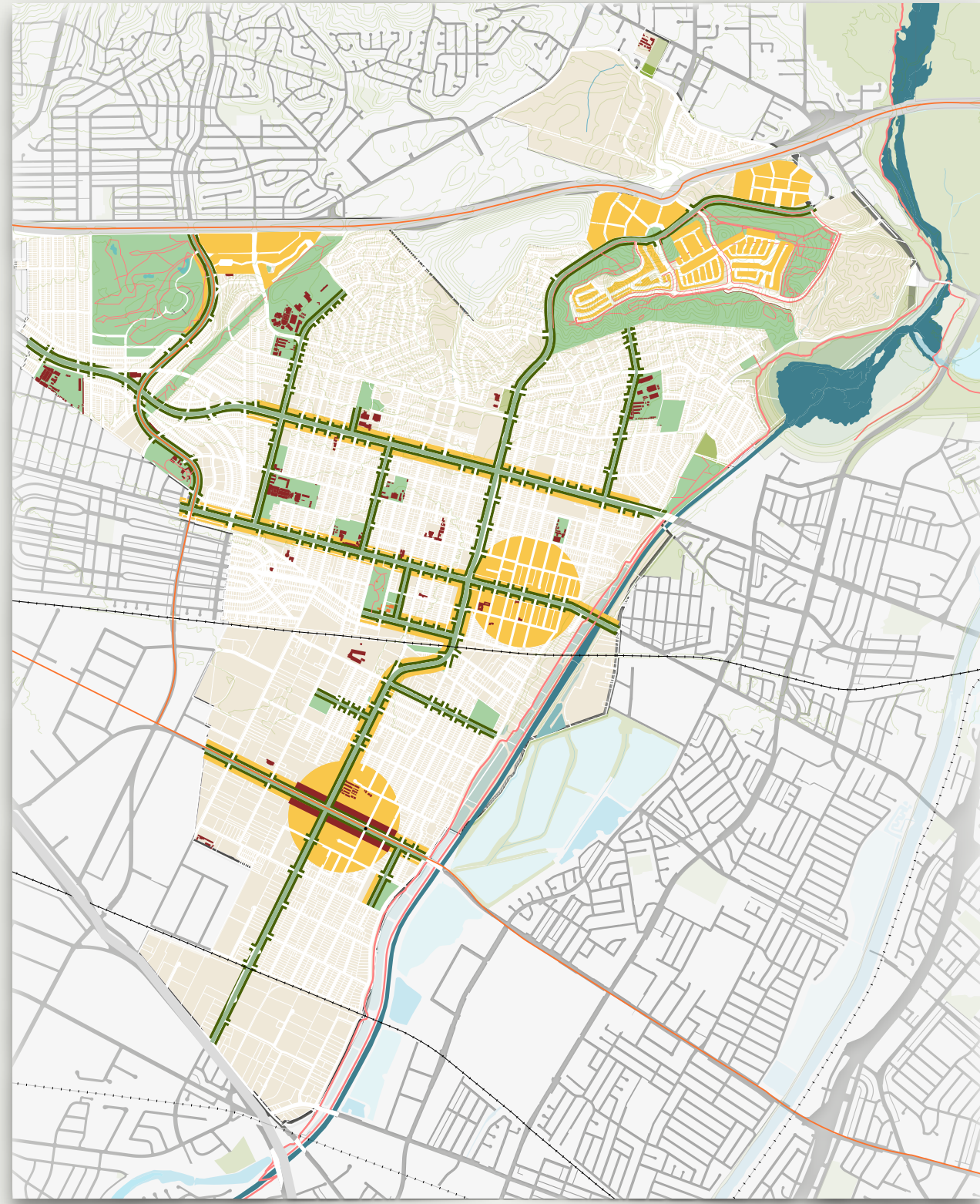


Green Infrastructure

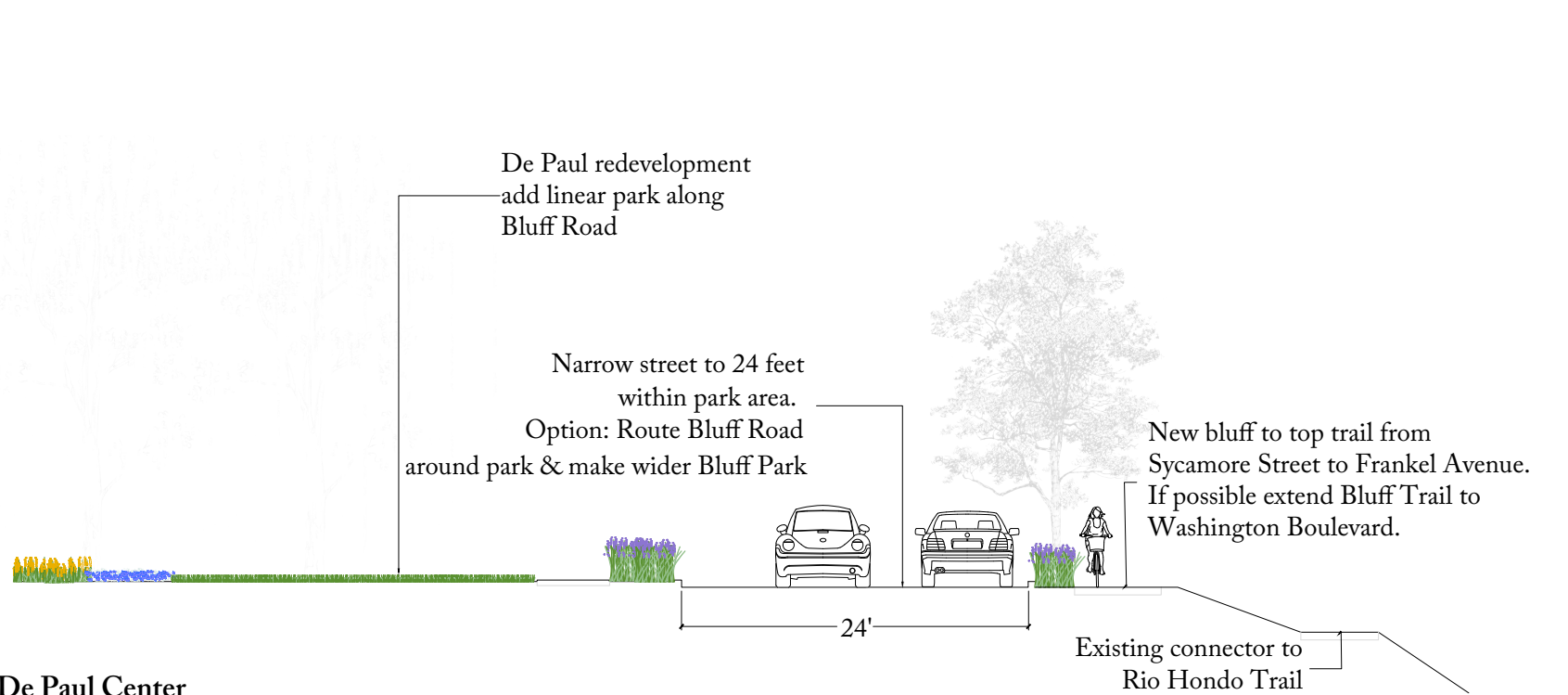
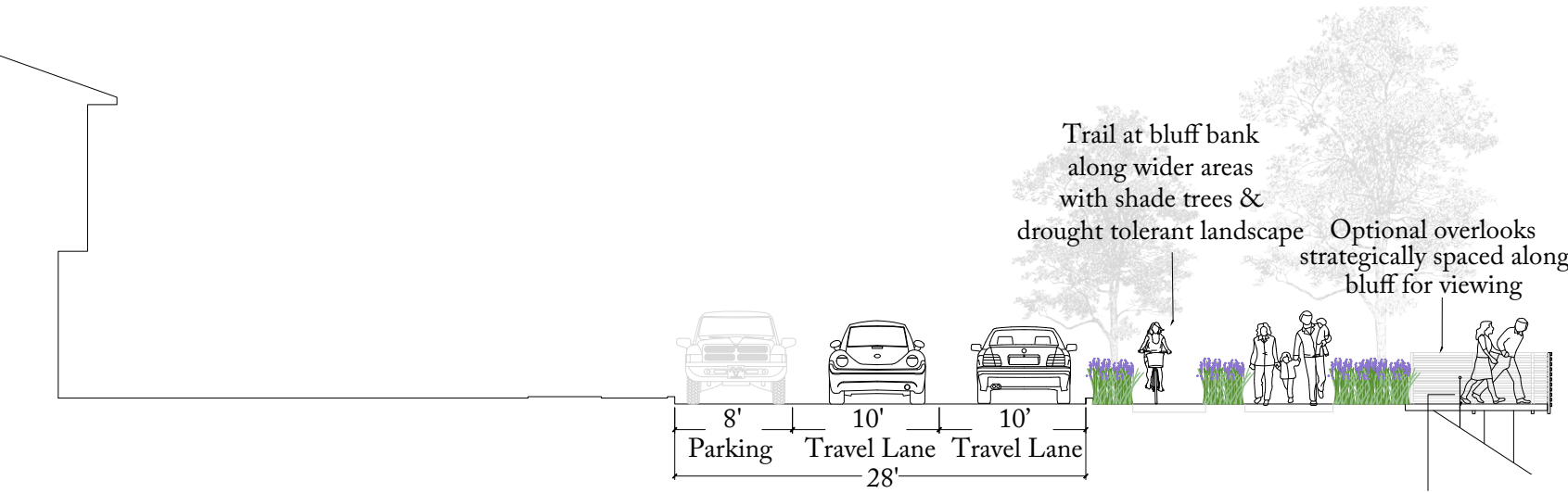
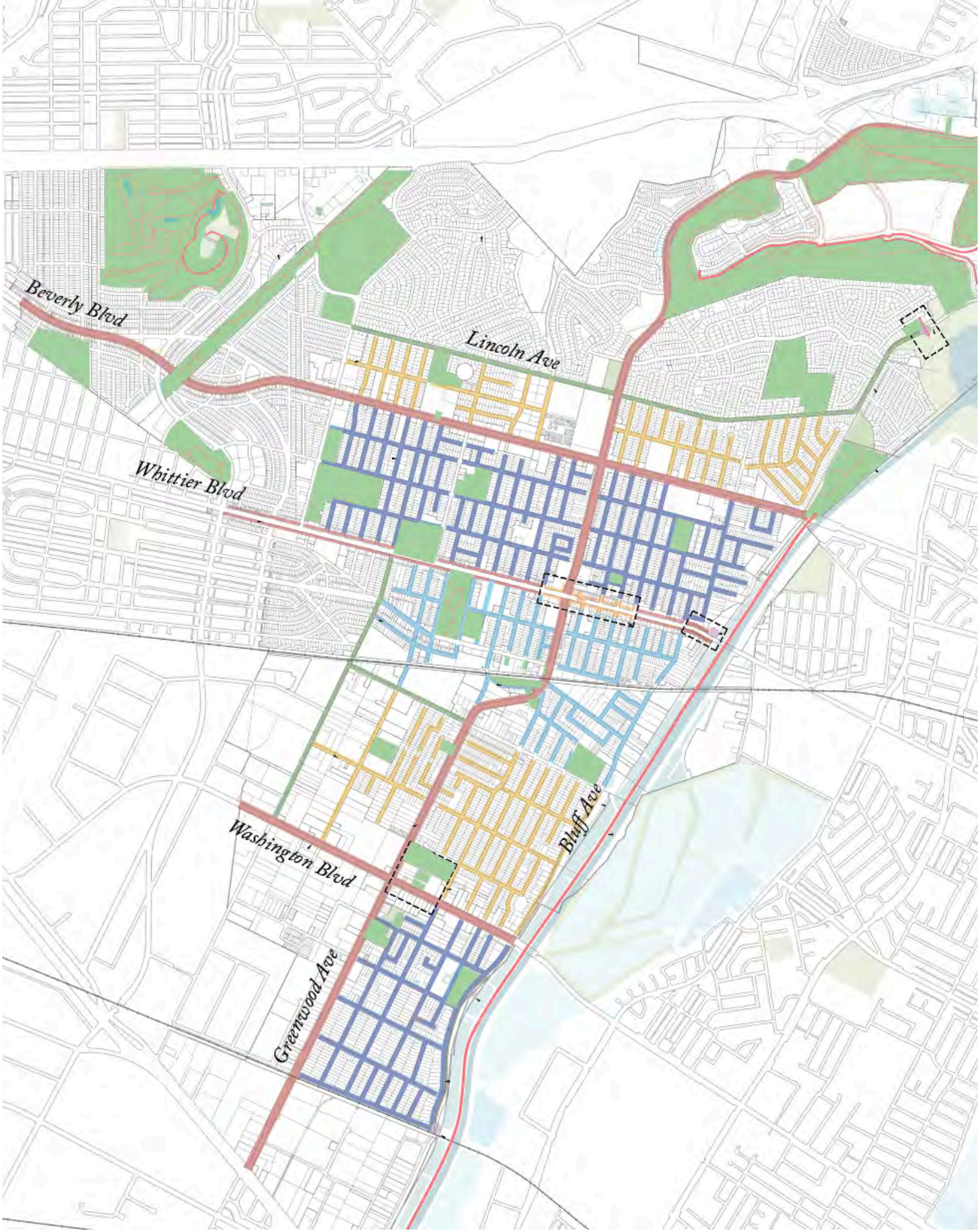


Neighborhood, Corridors & Centers

the Vision

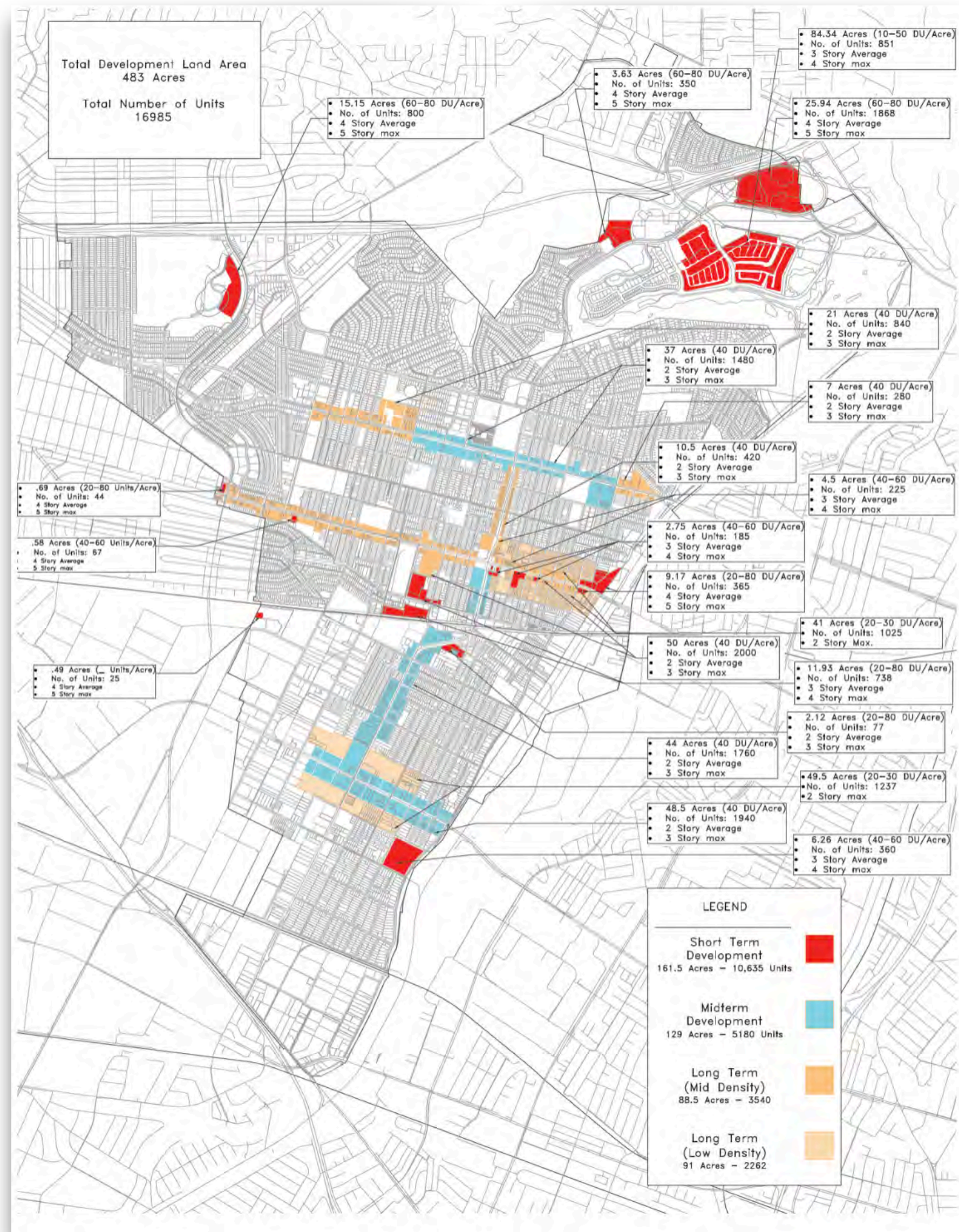


Green Infrastructure



At De Paul Center

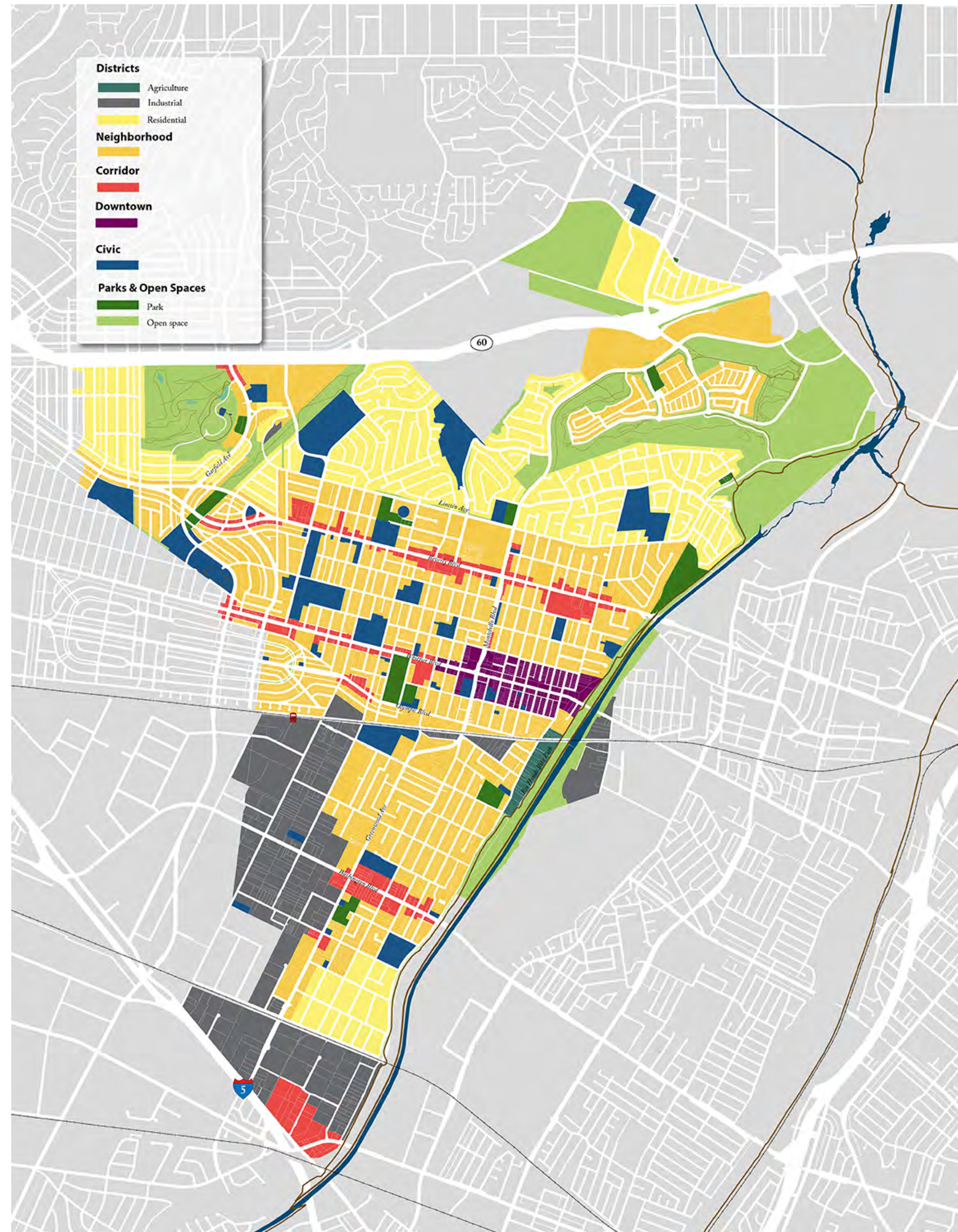
General Plan



Place Type	Residential (units)	Non-residential	
		Commerce (square feet)	Hotel Rooms
A Downtown	3,536	101,059	
B Corridors			
1 Whittier Boulevard	356	53,579	
2 Beverly Boulevard	2,600	87,556	
3 Washington Boulevard	3,177	49,223	
4 Montebello/Greenwood Boulevard	2,257	16,553	
C Neighborhoods			
1 The Shops at Montebello	1,401	20,038	104
2 Metro Heights	1,798	25,700	
3 Montebello Town Center	332	4,792	
4 Garfield Ave (golf course)	499	6,970	
5 Along Olympic Boulevard	438	3,485	
6 De Paul Center	465	0	
Total	16,893 units	368,955 square feet	104 rooms

Land Use Plan

Land Use Categories



Open Space



District: Agriculture



District: Residential



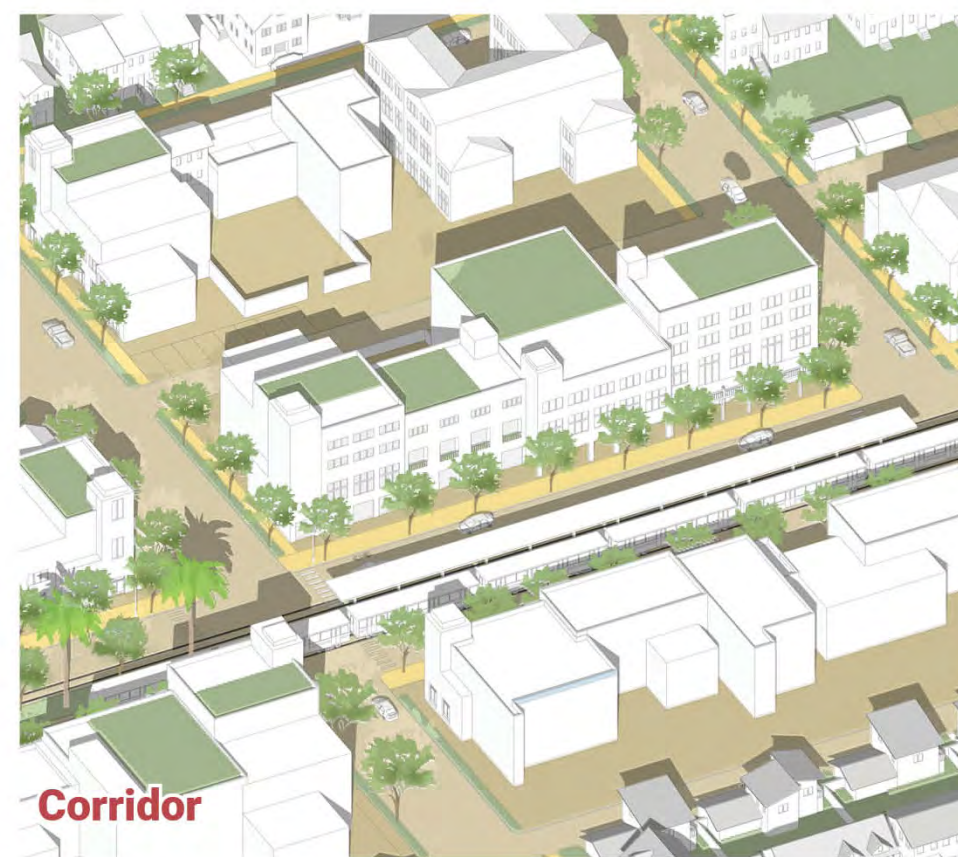
Park Neighborhood



Neighborhood



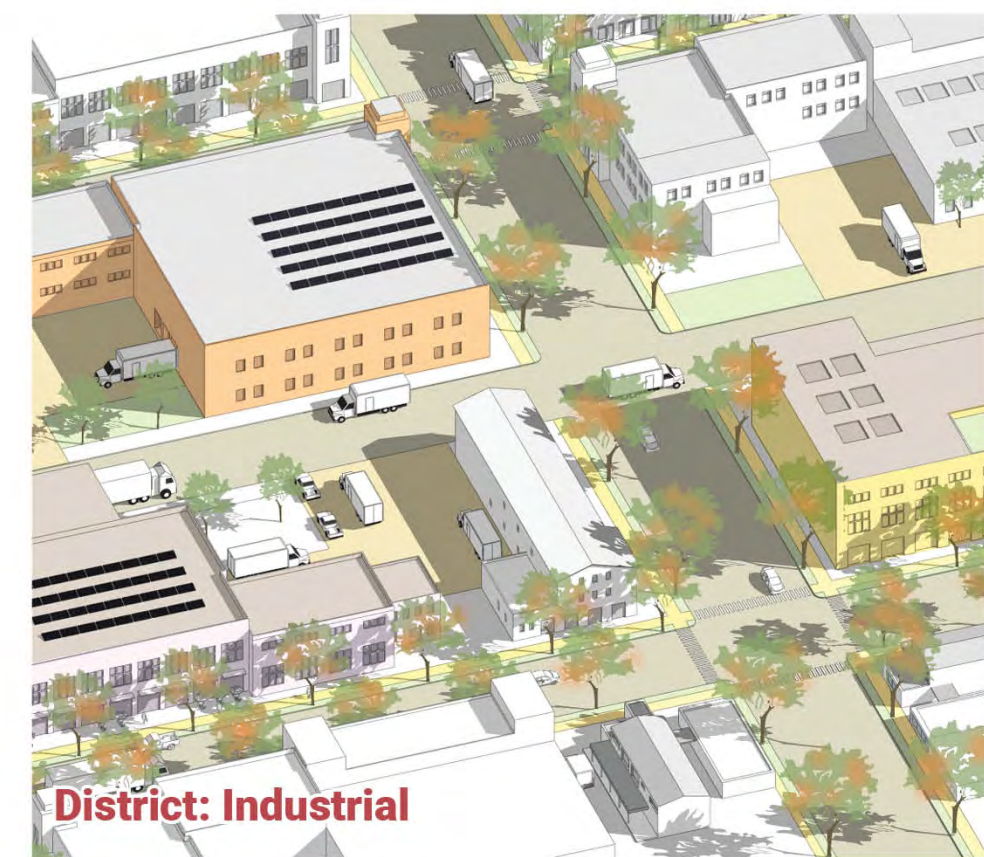
Park Urban



Corridor







Downtown



District: Industrial

Downtown

-  Downtown Specific Plan Area
-  Downtown Core
-  Downtown Center Plaza
-  Civic buildings



Whittier Blvd

Montebello City Park

Olympic Blvd

Greenwood Ave

Spruce St

Montebello Blvd

7th St

4th St

Los Angeles Ave

Bluff Rd

Cleveland Ave

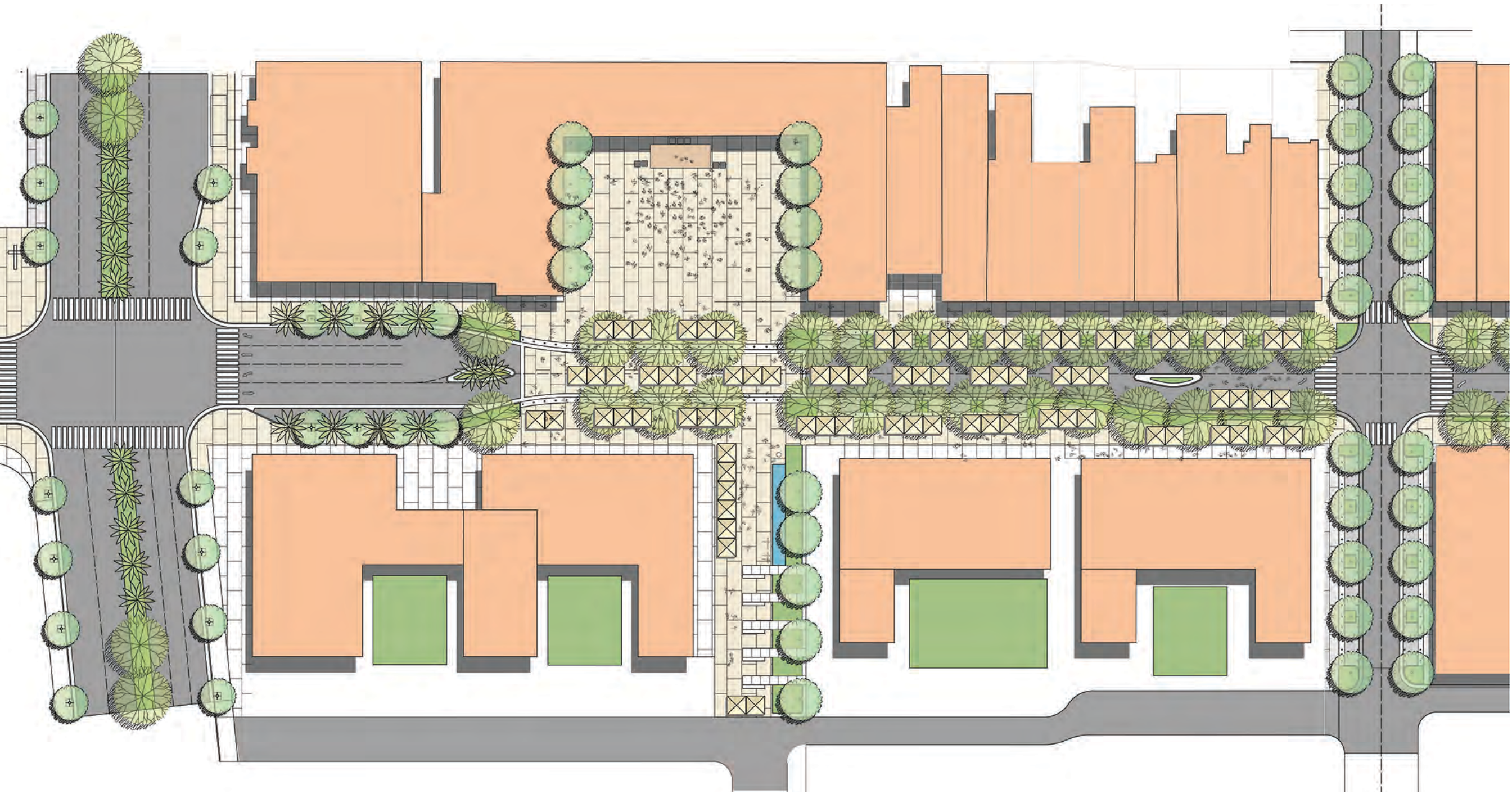
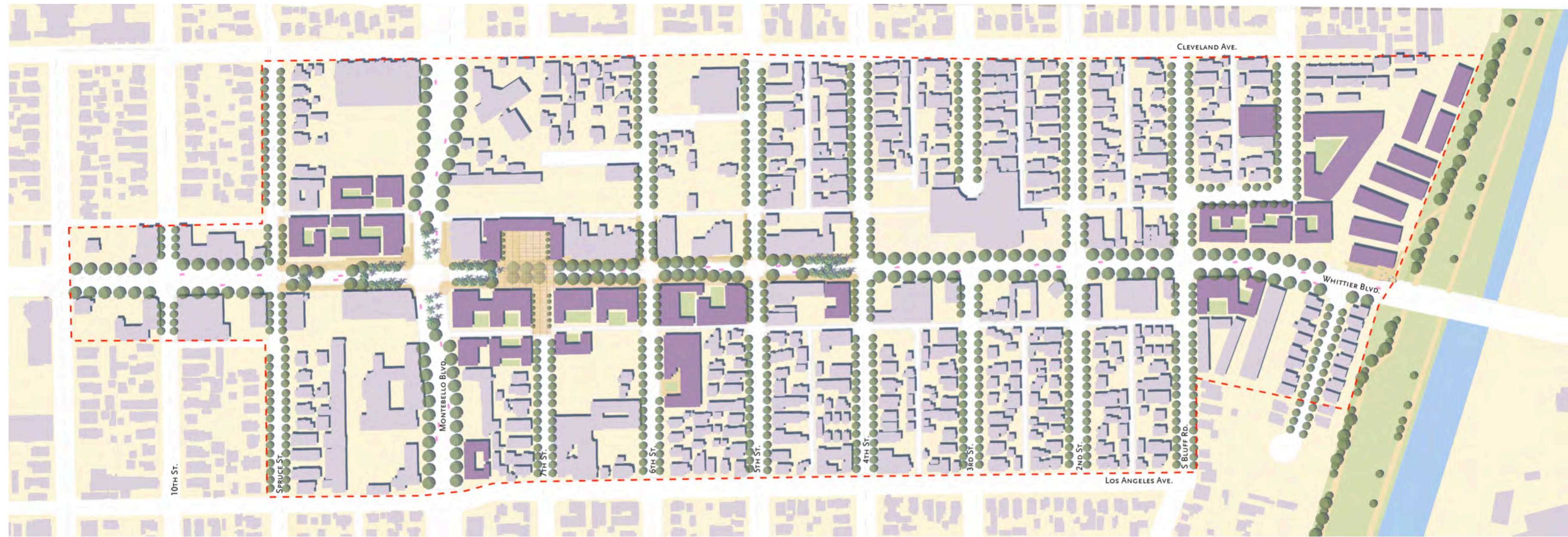
Bike Trail

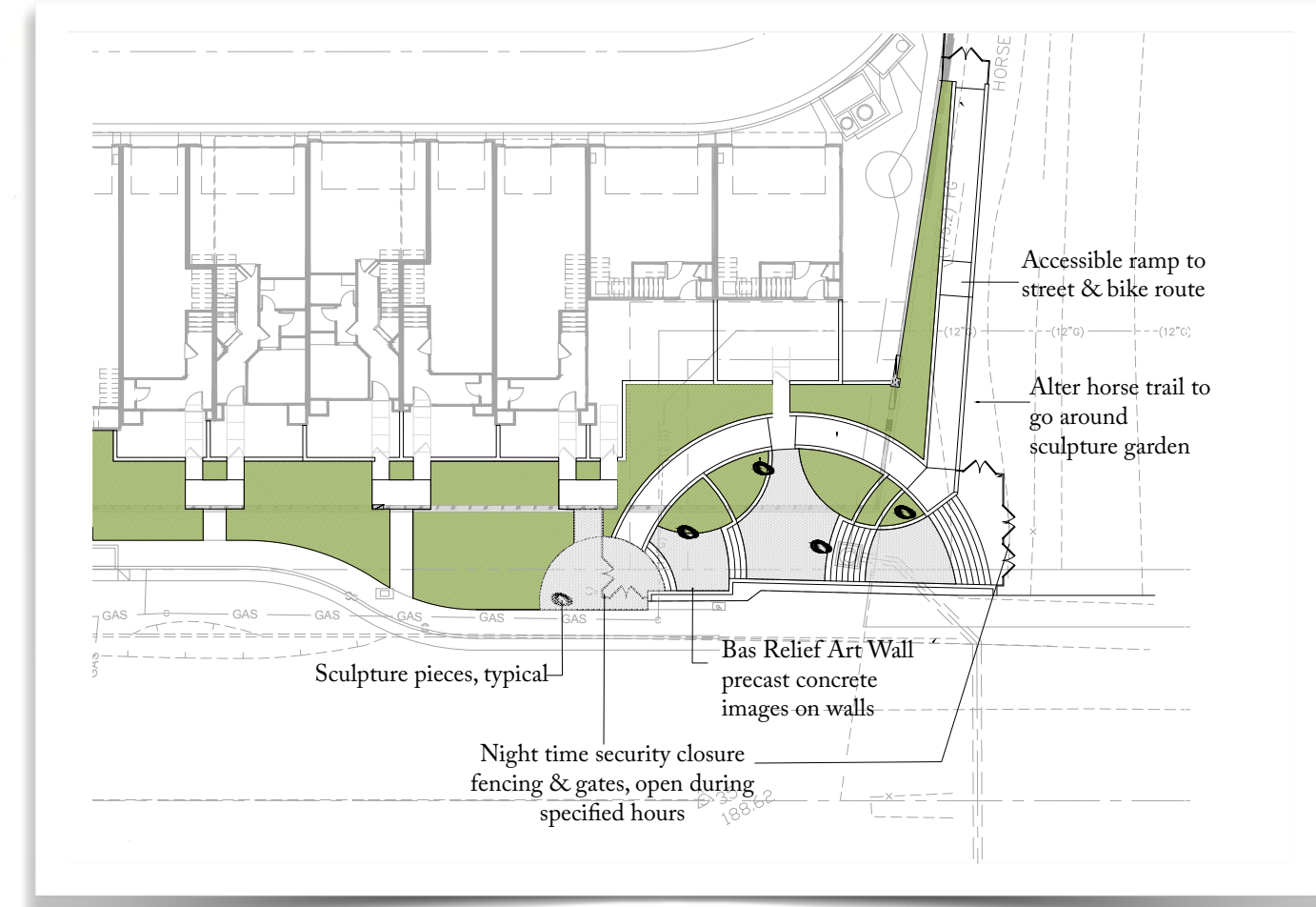
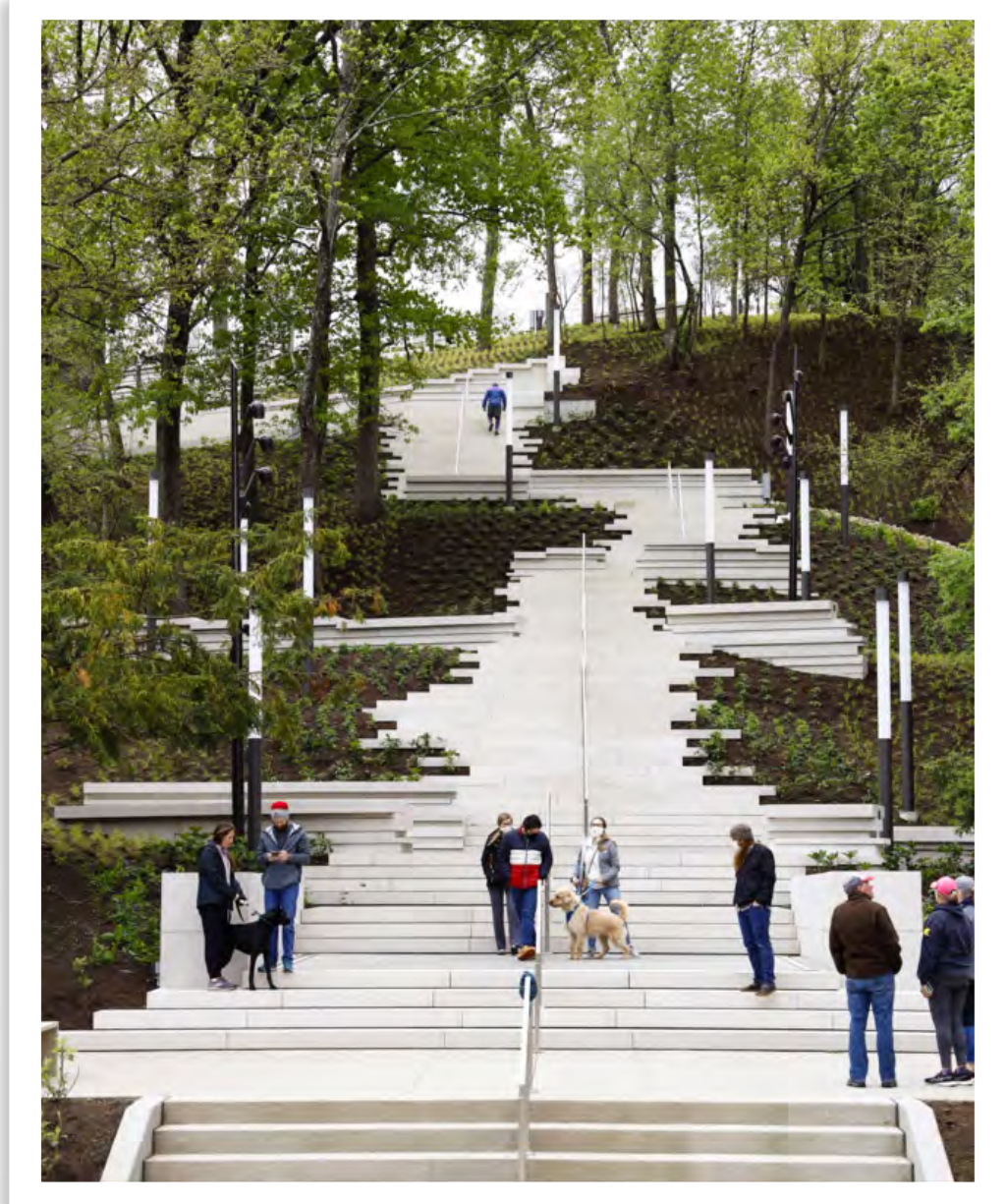
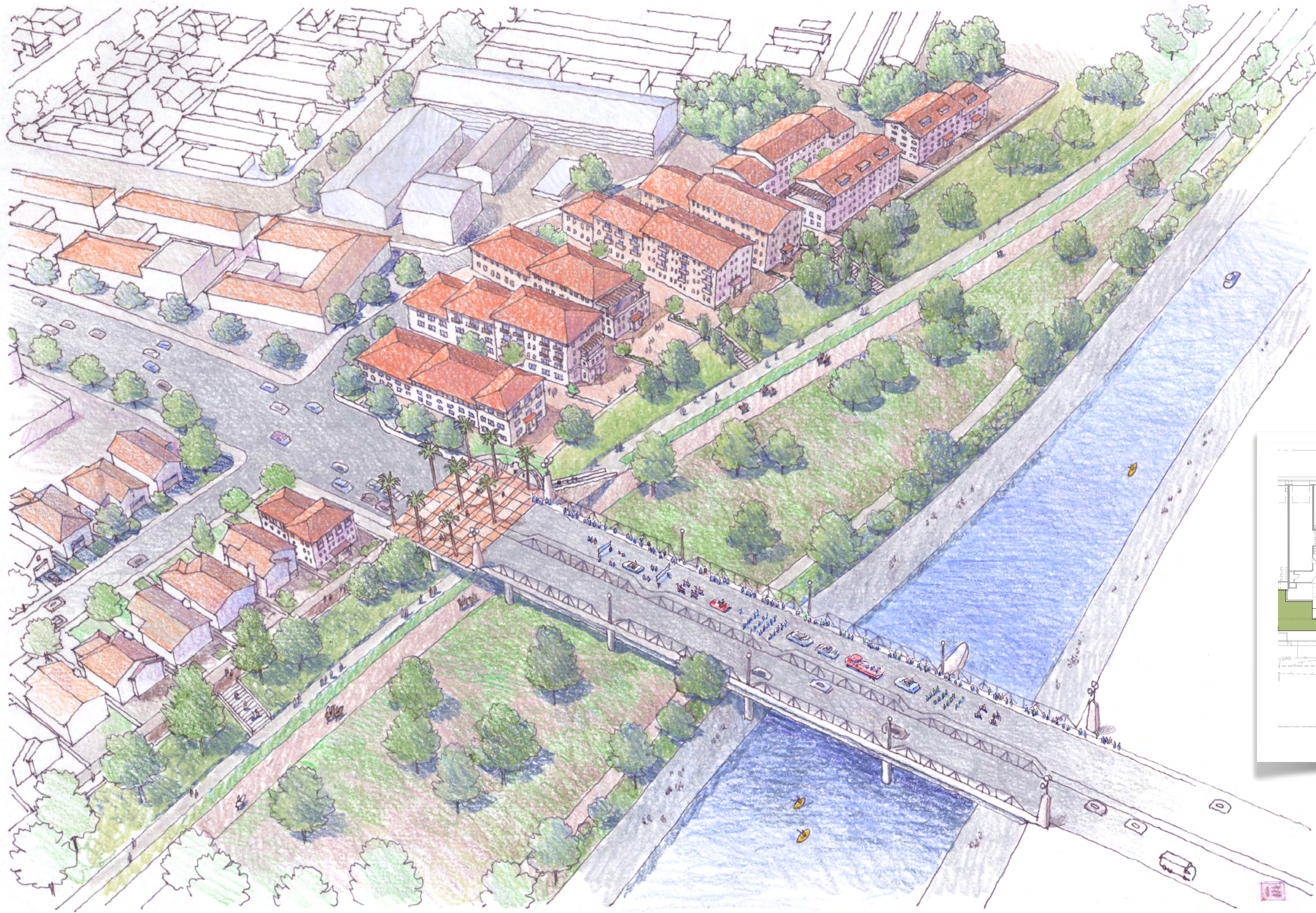
Rio Hondo



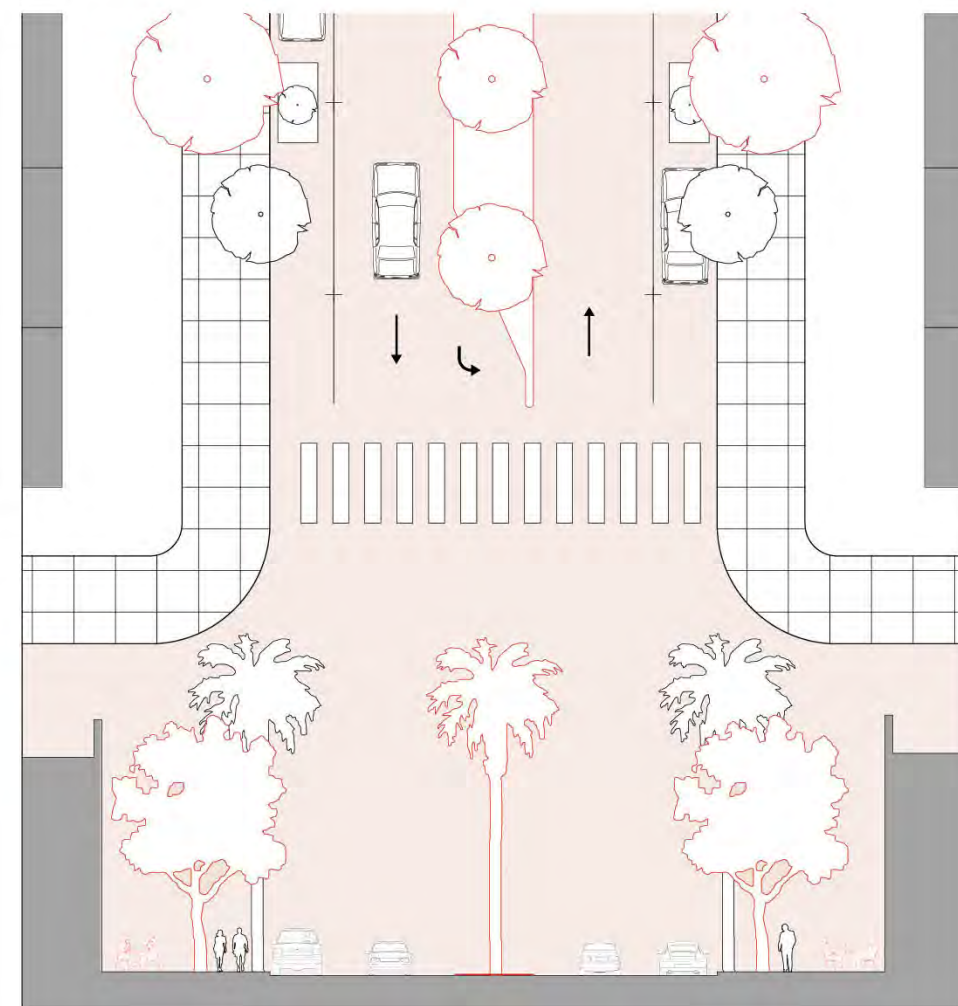
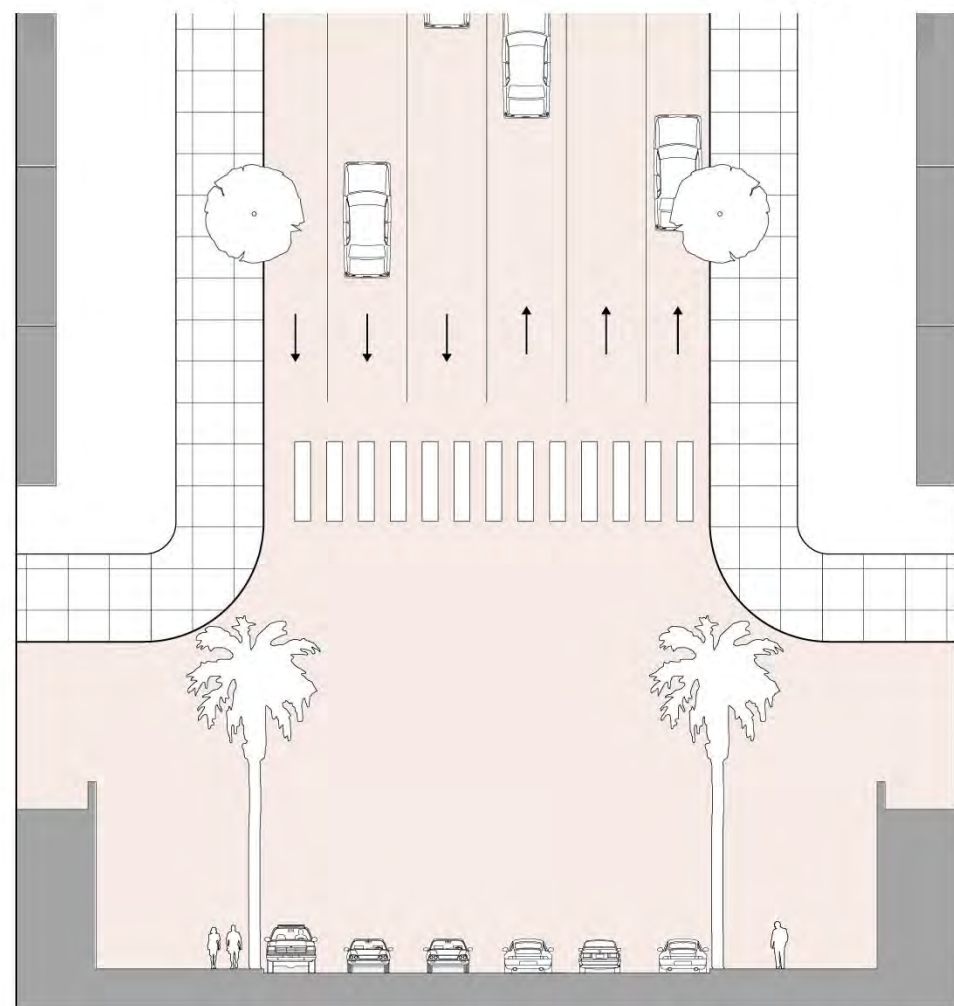
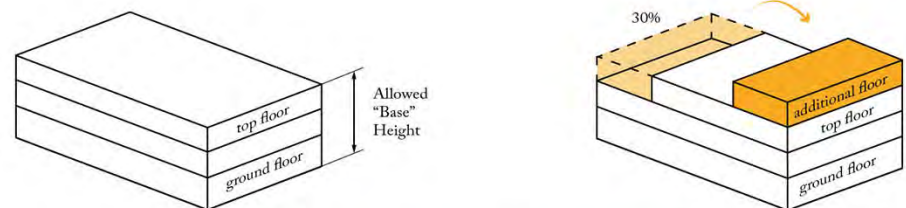
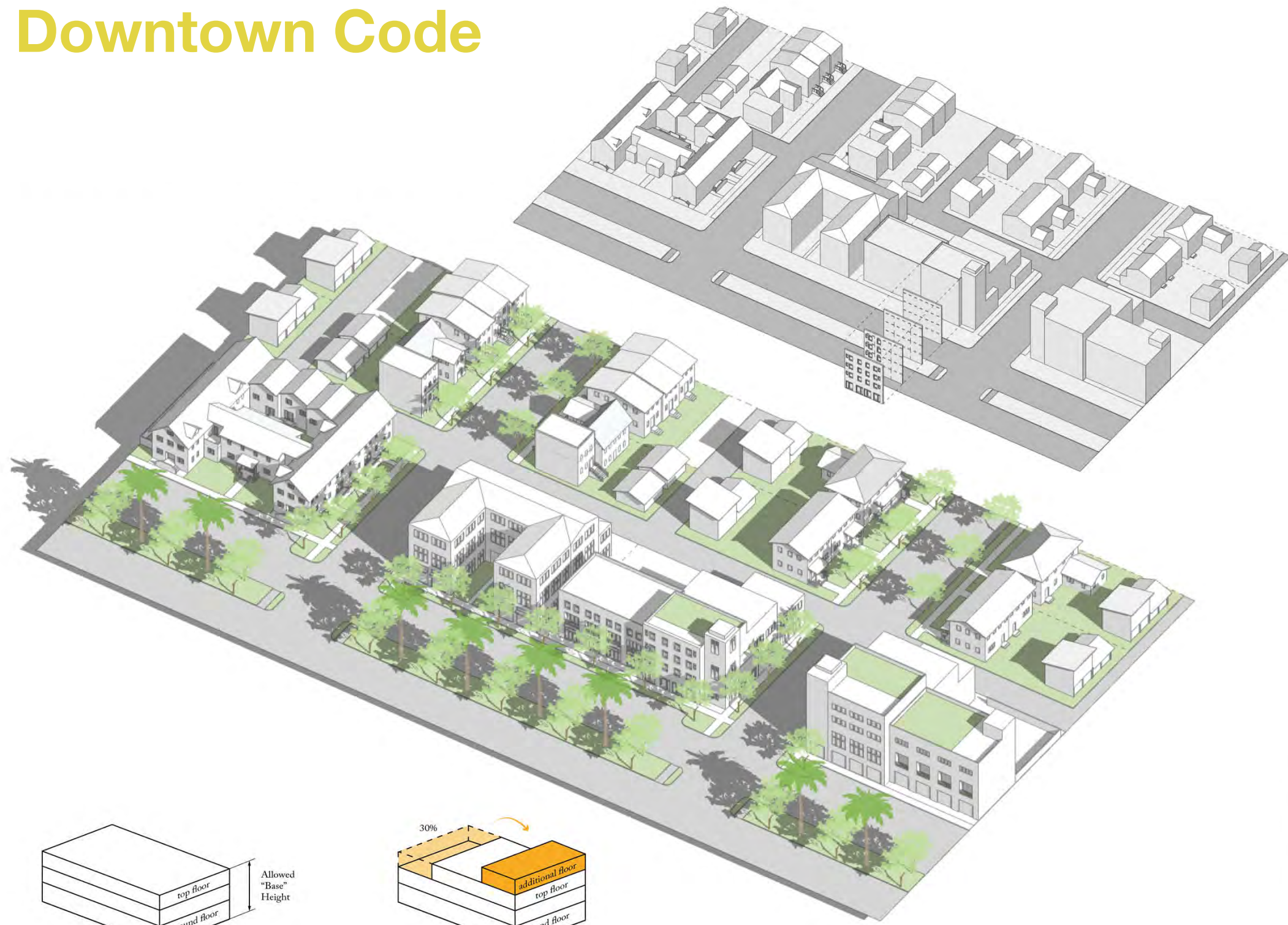
“ City of
Flowers



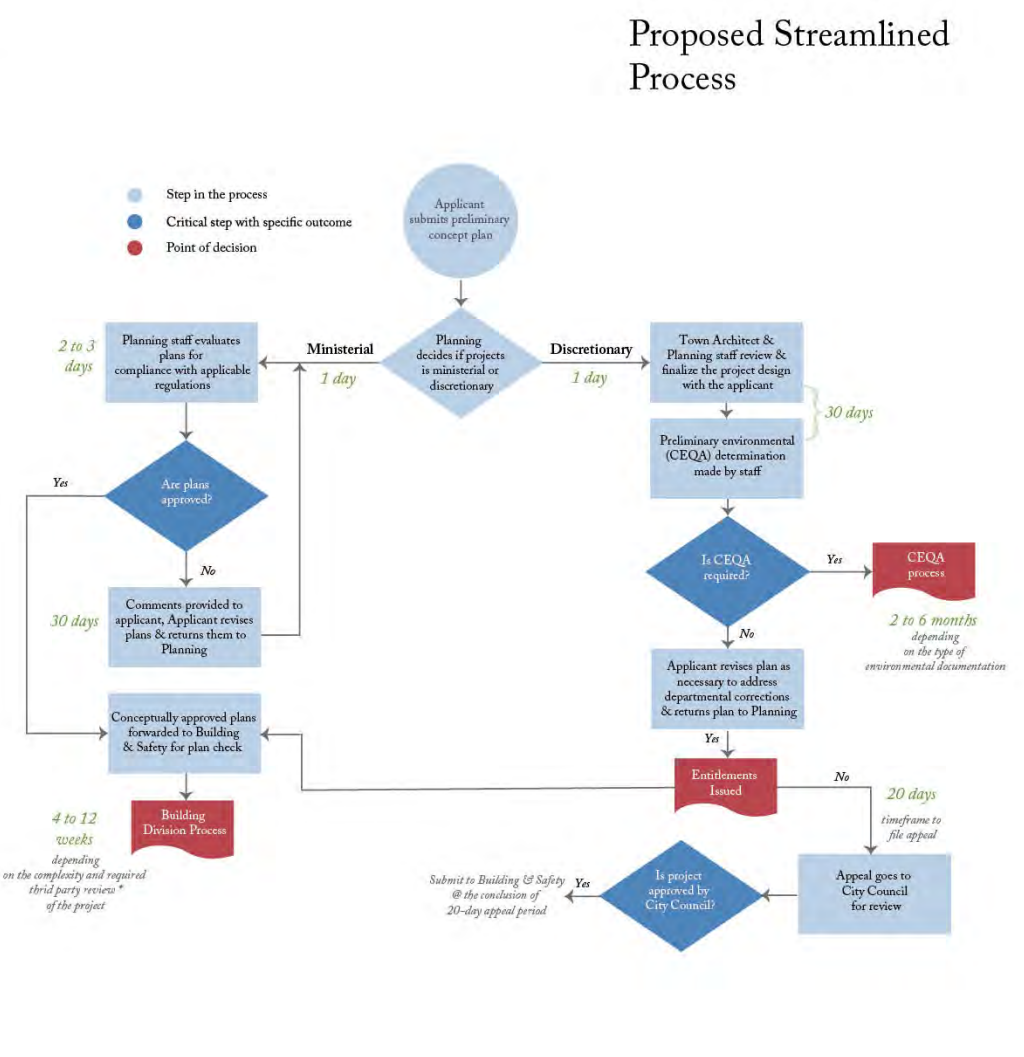
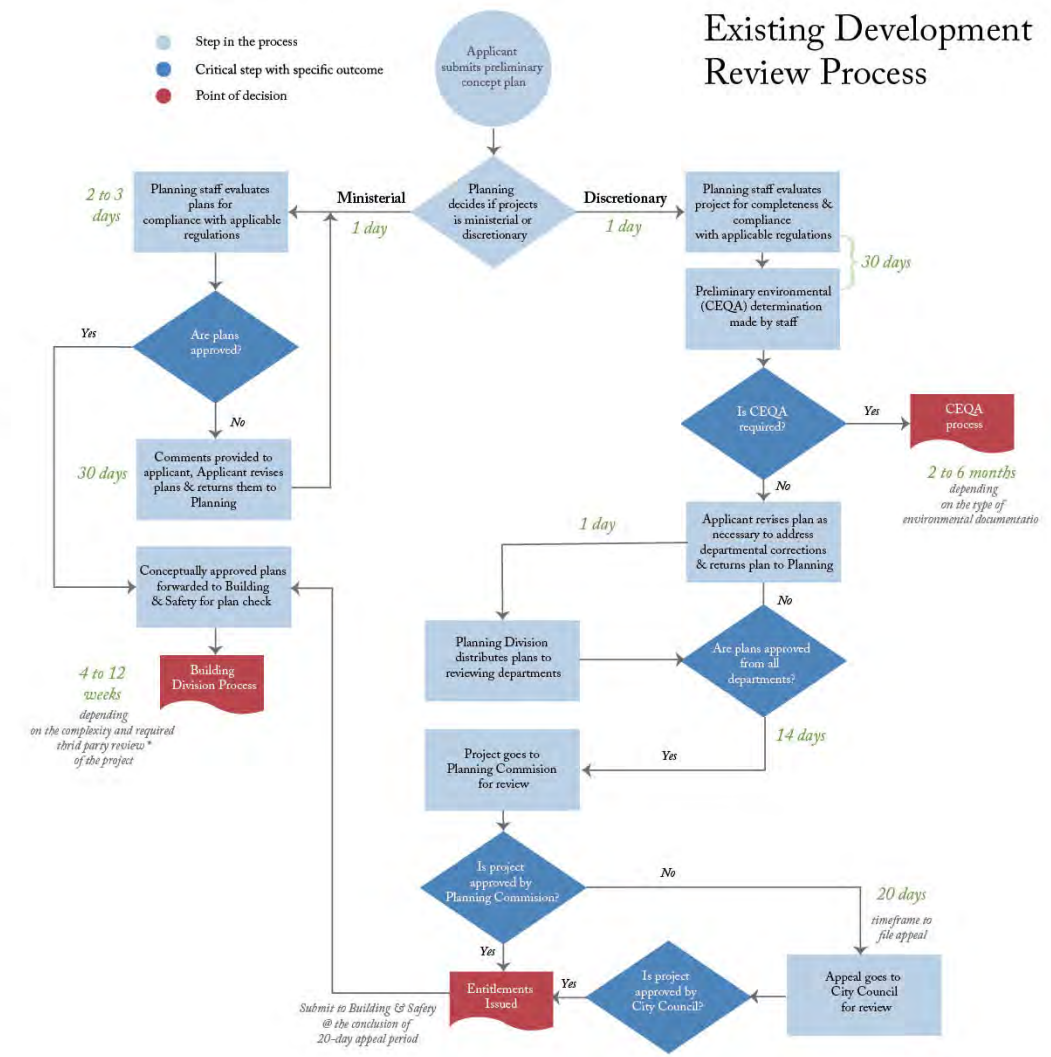




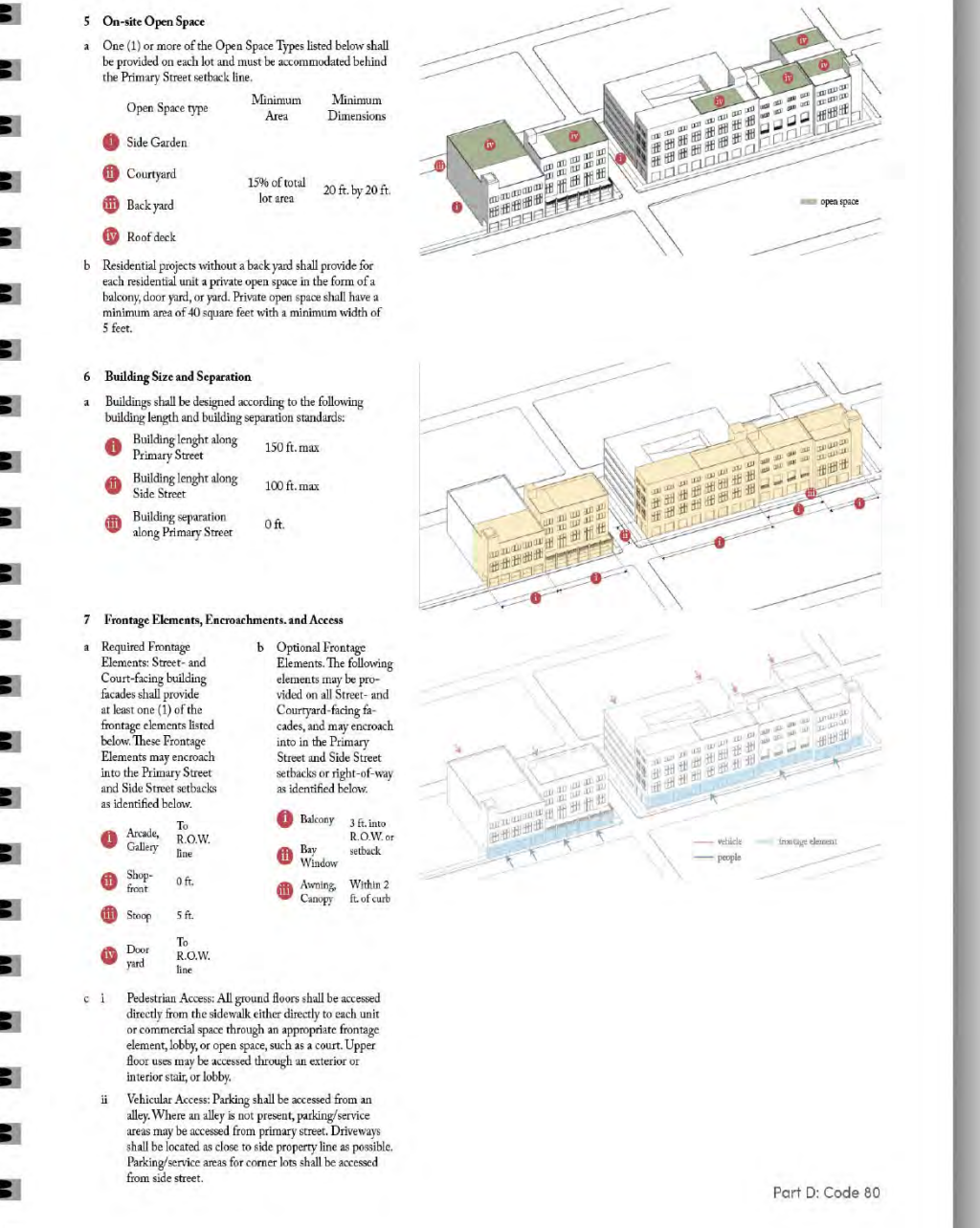
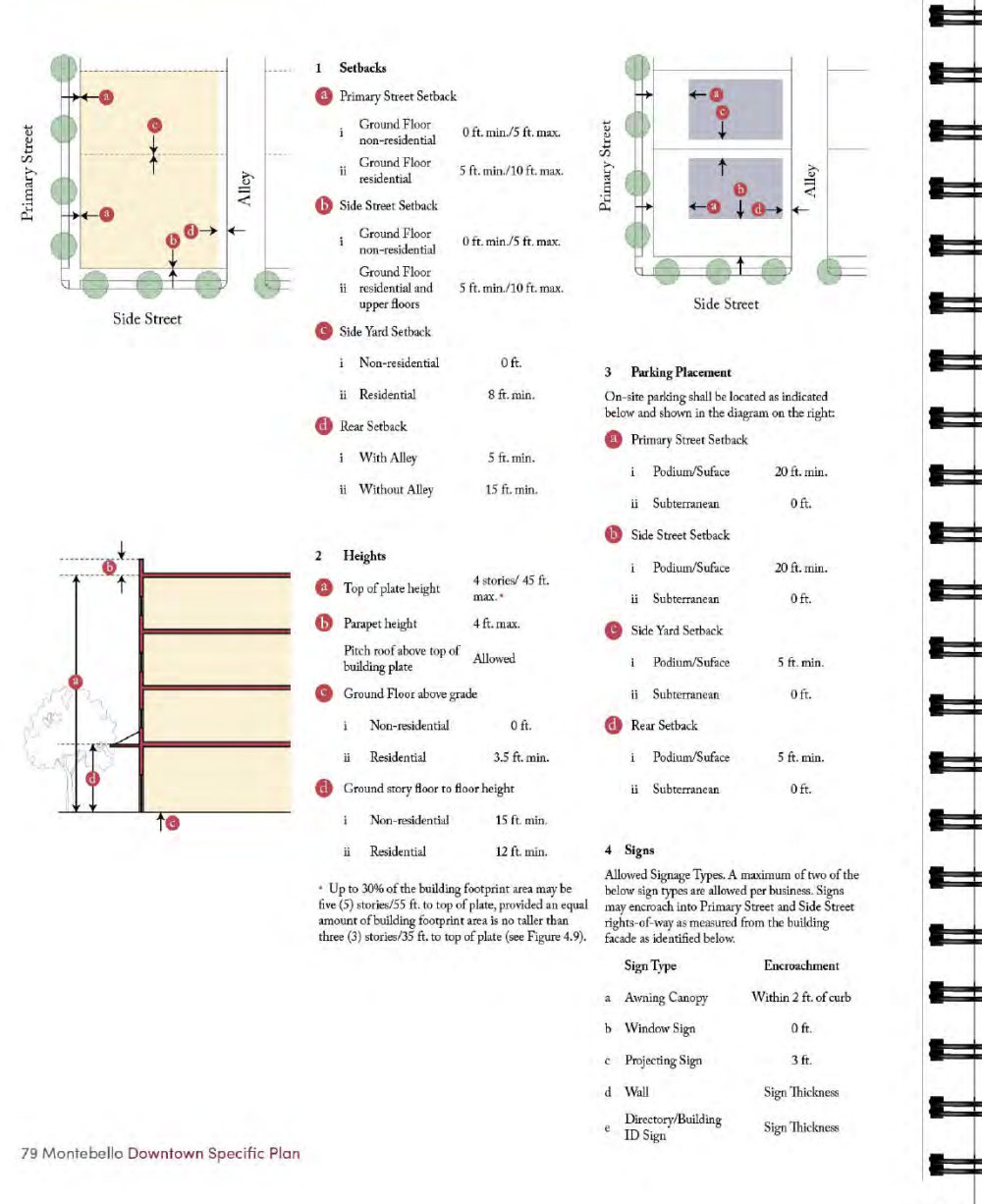
Downtown Code



Existing (left) and Proposed (right) Whittier Boulevard



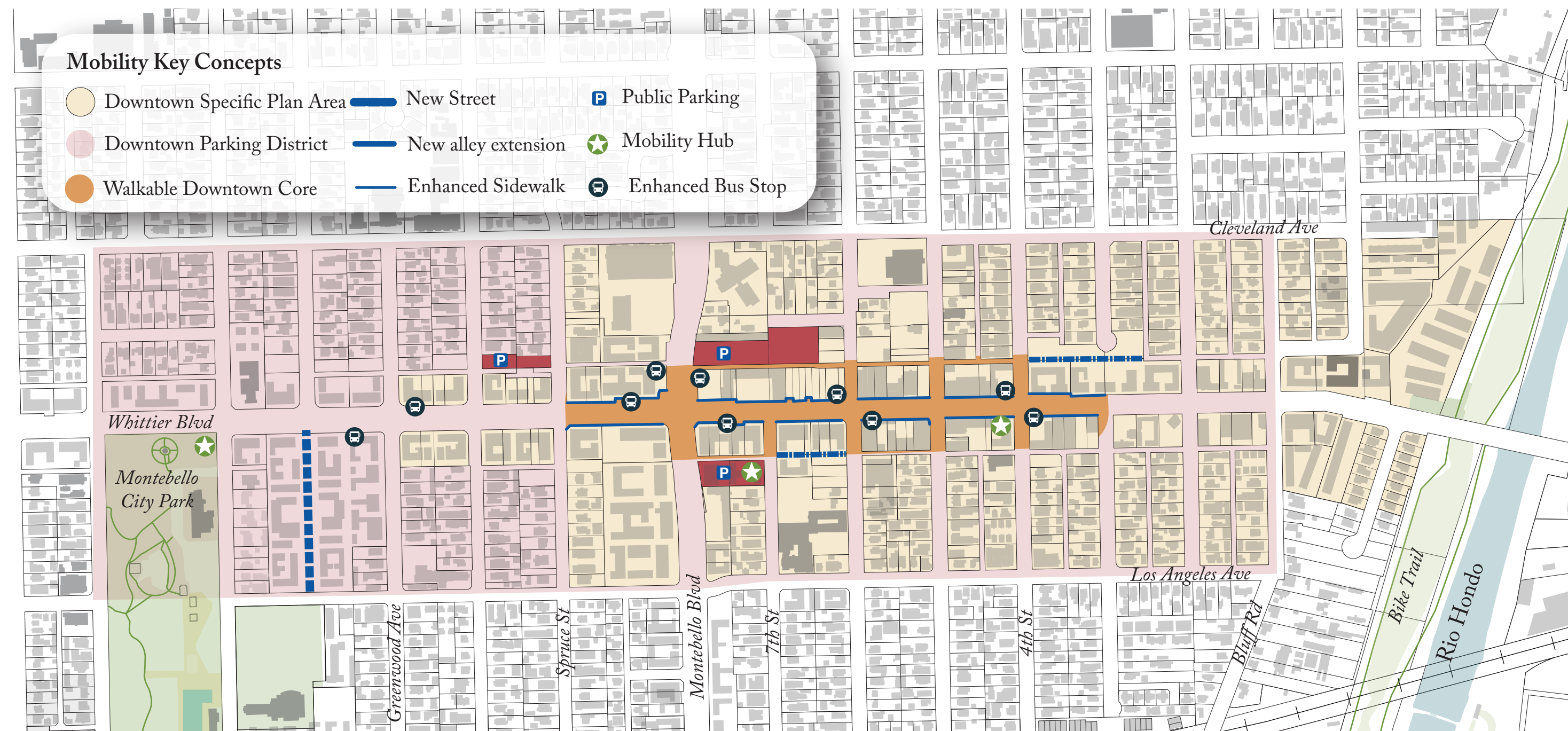
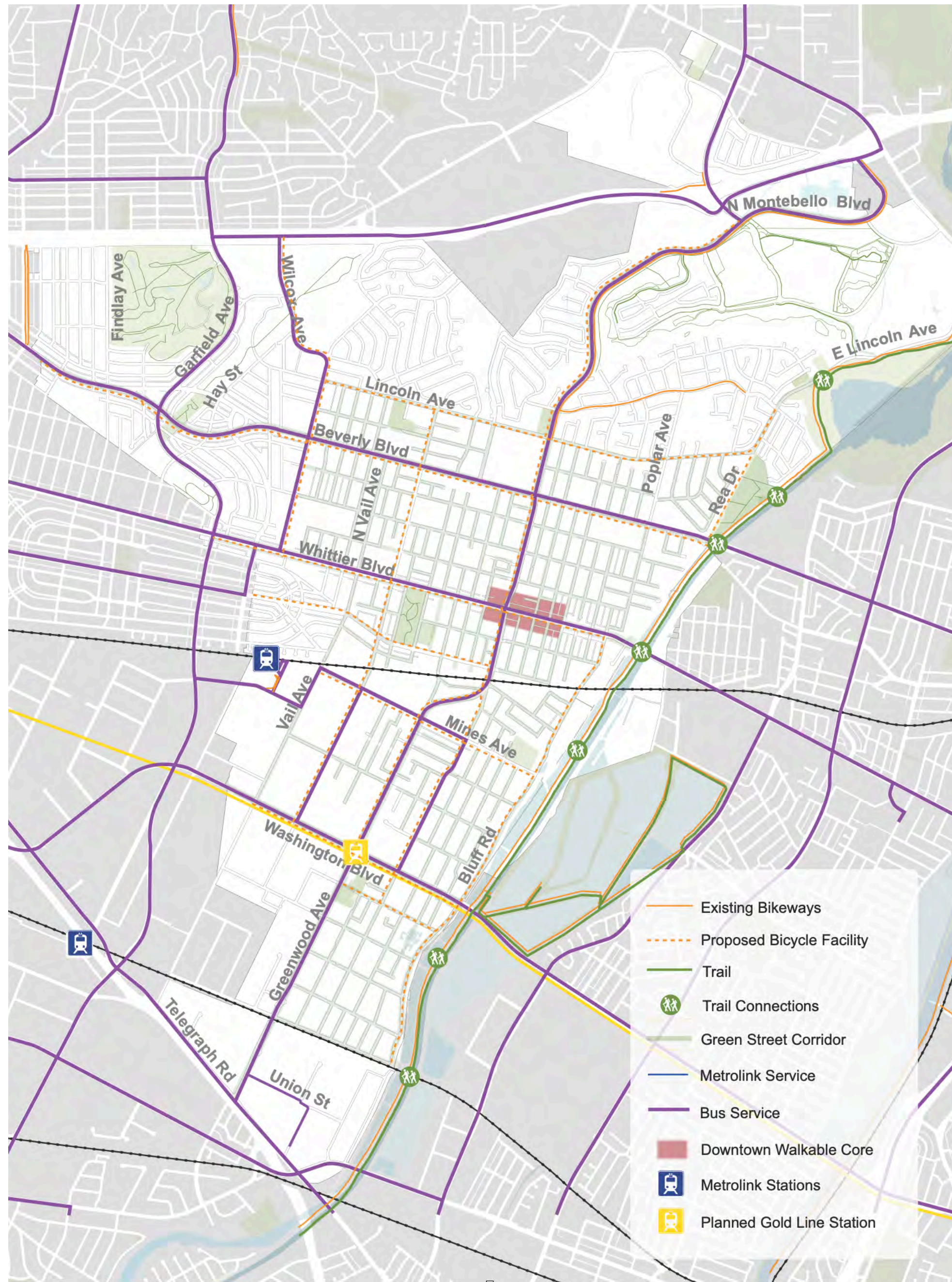
4.4D Downtown Core



Washington Boulevard



Mobility



- Mobility Key Concepts**
- Downtown Specific Plan Area
 - Downtown Parking District
 - Walkable Downtown Core
 - New Street
 - New alley extension
 - Enhanced Sidewalk
 - Public Parking
 - Mobility Hub
 - Enhanced Bus Stop

- Parallel Parking
- Bikeshare
- Information Kiosk
- Bike Racks
- Scooter Share
- Rideshare
- Transit Stop
- Carshare
- Parallel Parking





Creative Prosperity
Cultural Tourism
Education for Creativity
Cultural Equity
Historic Preservation
Public Art
Capacity & Leadership



Housing Development

Potential Added Value

Short-term
+ \$3.1 B

Longterm (Mid Density)
+ \$0.8 B

Midterm
+ \$1.2 B

Longterm (Low Density)
+ \$0.6 B

\$5.7 B

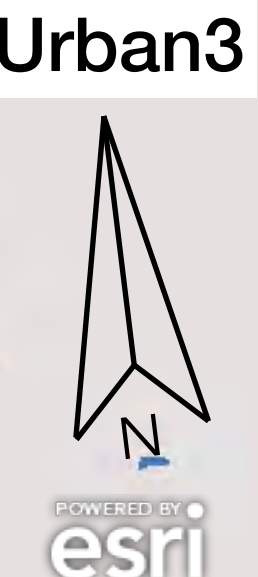
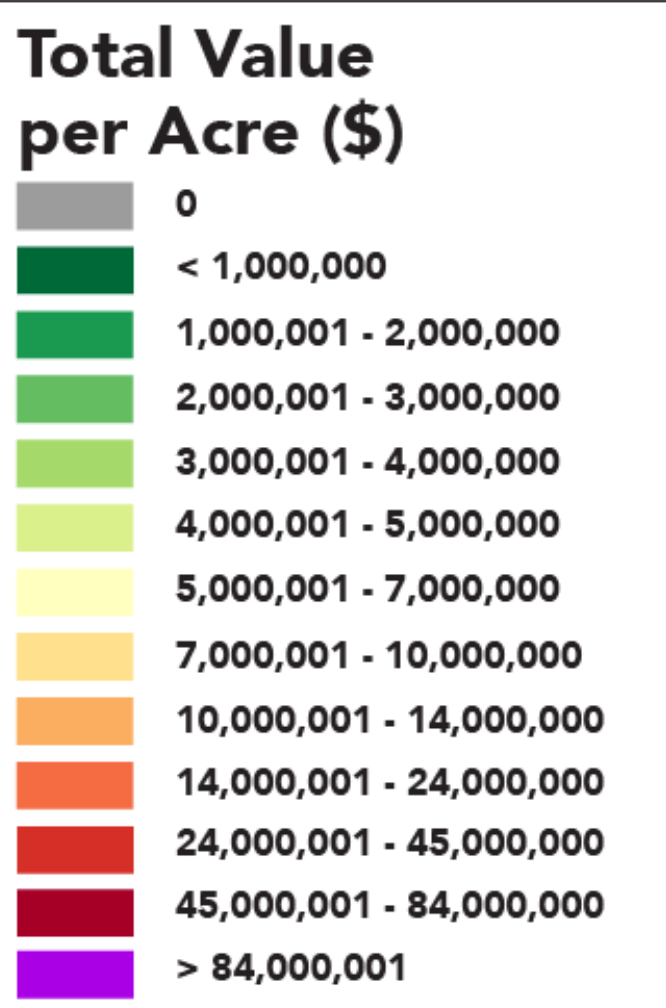
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Rio Hondo Channel

Rosemead Blvd

San Gabriel River



Final EIR

- **Summarizes the:**
 - Draft EIR Public Review Process;
 - EIR Certification; and
 - Project Approval Processes
- **Reproduces and responds to comments**
 - Contains specific text revisions (amendments) to the Draft EIR made in response to public comments and other minor clarifications, corrections, and revisions
- **Includes a Mitigation Monitoring and Reporting Program (MMRP)**
 - Summarizing all mitigation measures and how they shall be implemented and monitored

significant and unavoidable impacts

Air Quality

- Long-term operational emissions
- Construction emissions beyond SCAQMD regional thresholds
- Long-term operational localized emissions

Cultural Resources

- Potential historical resources disturbance

Noise

- Temporary construction-related disturbance

significant but mitigable impacts

Biological Resources

- Construction related special-status species impacts

Cultural Resources

- Construction related archaeological resources impacts

Noise

- Temporary vibration related to construction

Tribal Cultural Resources

- Construction related tribal cultural resources impacts

effects found not to be significant

Aesthetics

Energy

Geology and Soils

Greenhouse Gas Emissions

Hazards and Hazardous Materials

Hydrology and Water Quality

Mineral Resources

Population and Housing

Public Services

Recreation

Transportation

Utilities and Service Systems

Wildfire

project alternatives

Two Alternatives Studied

- No Project (Alternative 1)
- Reduced Growth (Alternative 2)

Both Alternatives:

- would not avoid any significant but unavoidable impacts
- meet some, but not all project objectives

opportunities for public comments

Notice of Preparation Public Review Period 5/25/23-7/13/23

Scoping Meeting 6/13/23

PC/CC Study Session 11/13/23

Draft EIR Public Comment Period 12/4/23-1/17/24

Planning Commission Hearing 3/5/24

City Council Hearing 4/10/24

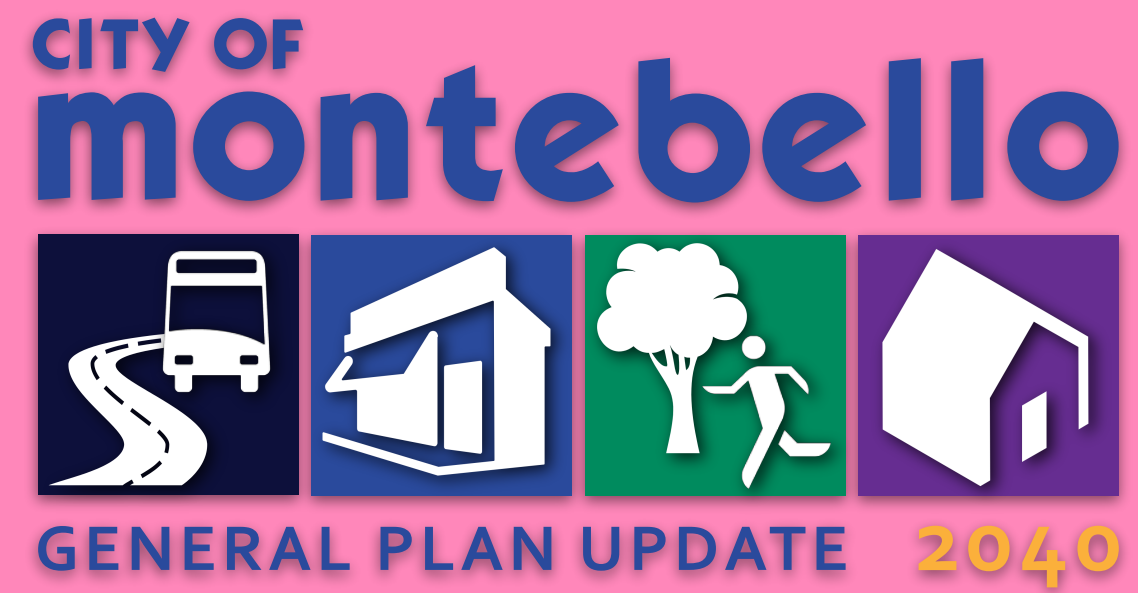
comments

- ⦿ **City received 5 comment letters**
- ⦿ **Key issues raised by commenters:**
 - Potential hazardous materials sites
 - Active, idle, or abandoned oil wells
- ⦿ **Comments identified no new significant impacts**

next

On April 10th, 2024, City Council will:

- Review the Planning Commission recommendation; and
- Consider adoption of the General Plan and Downtown Specific Plan and certification of the Final EIR.



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