

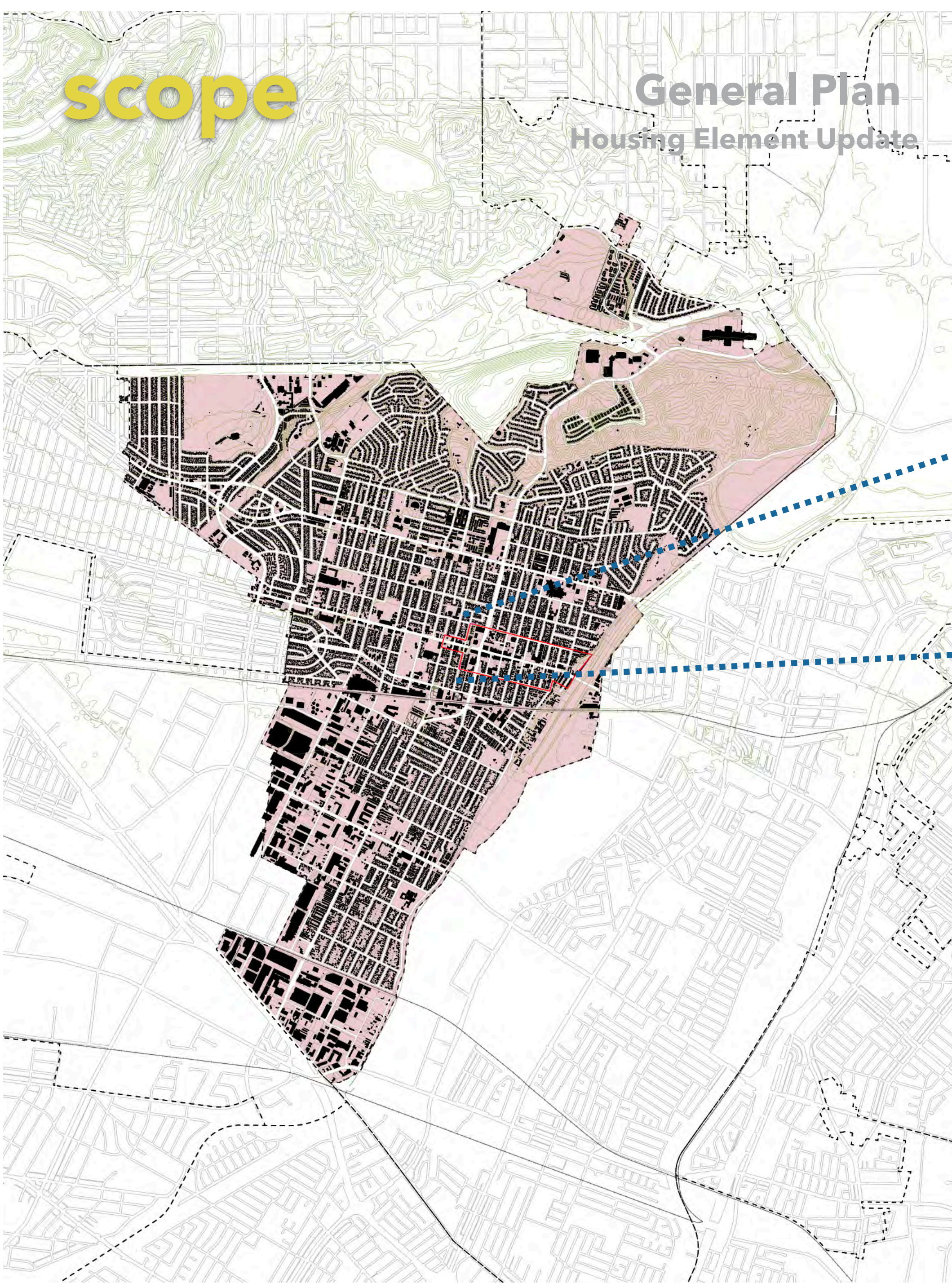
# General Plan, Downtown Montebello Specific Plan, & EIR

City Council, April 10, 2024





# General Plan Housing Element Update

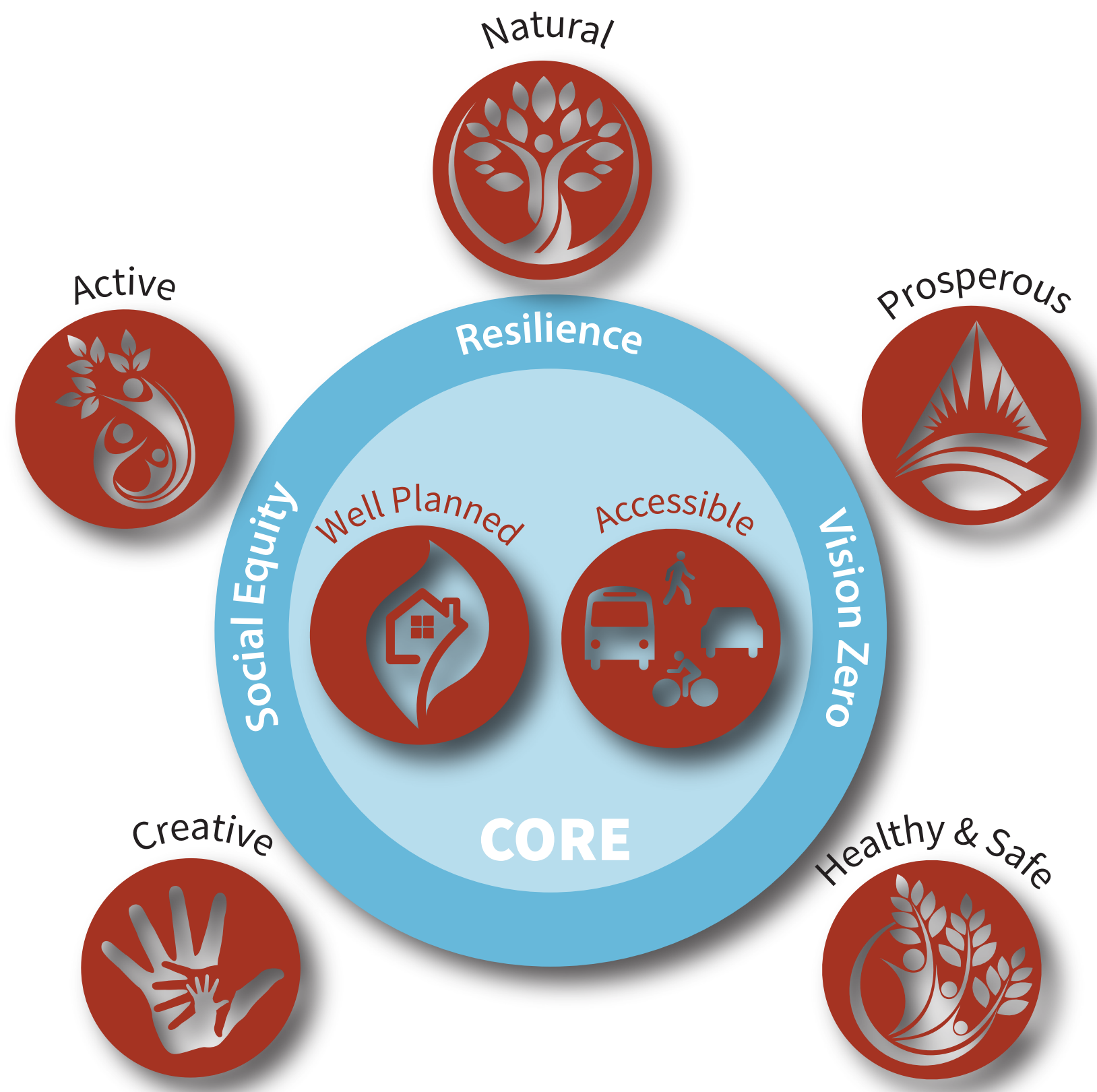


# Downtown Specific Plan





### General Plan & Downtown Specific Plan



integrated approach

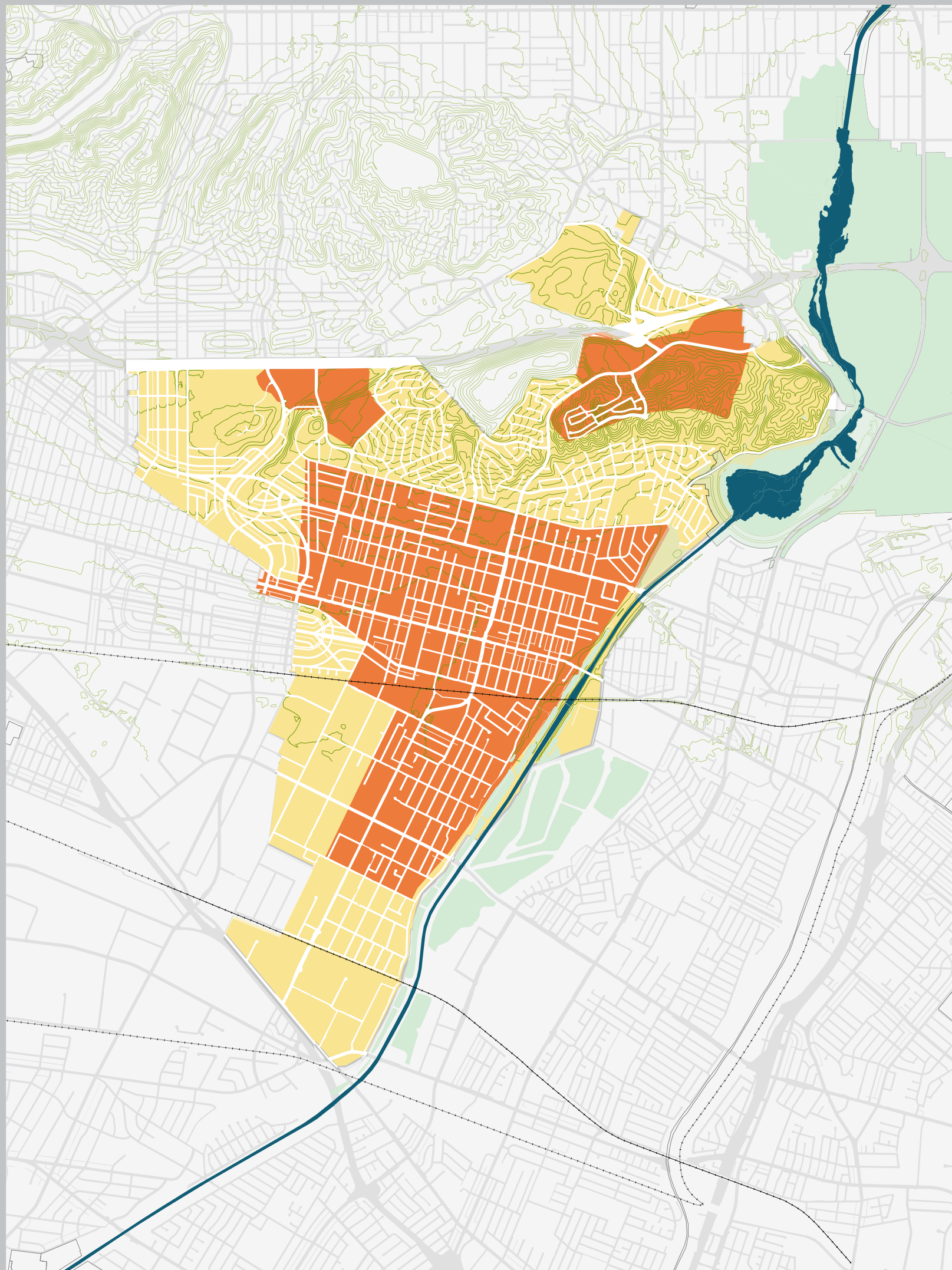
### Housing Element Update



# Vision based



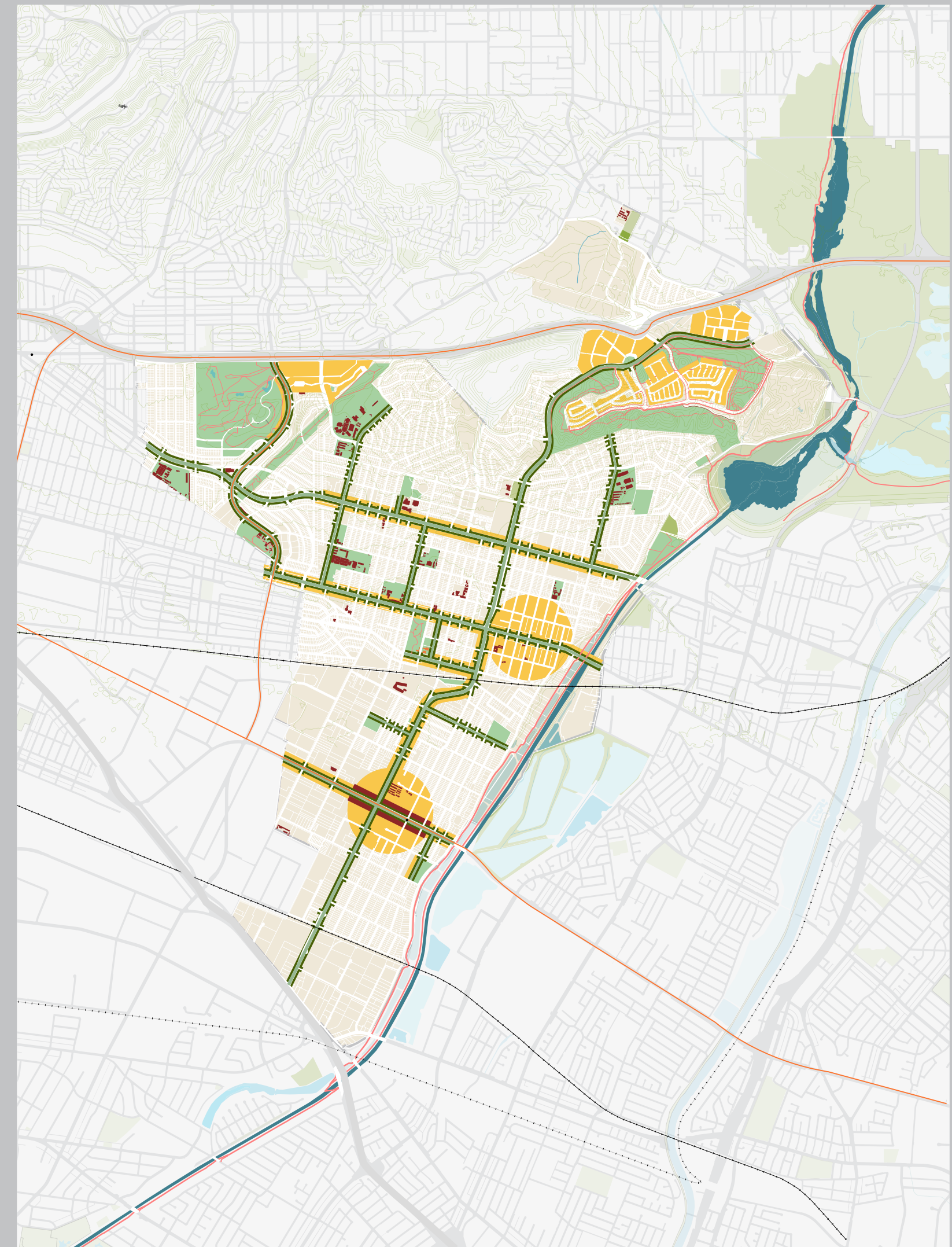
# the Vision



Areas of **Stability** & **Change**

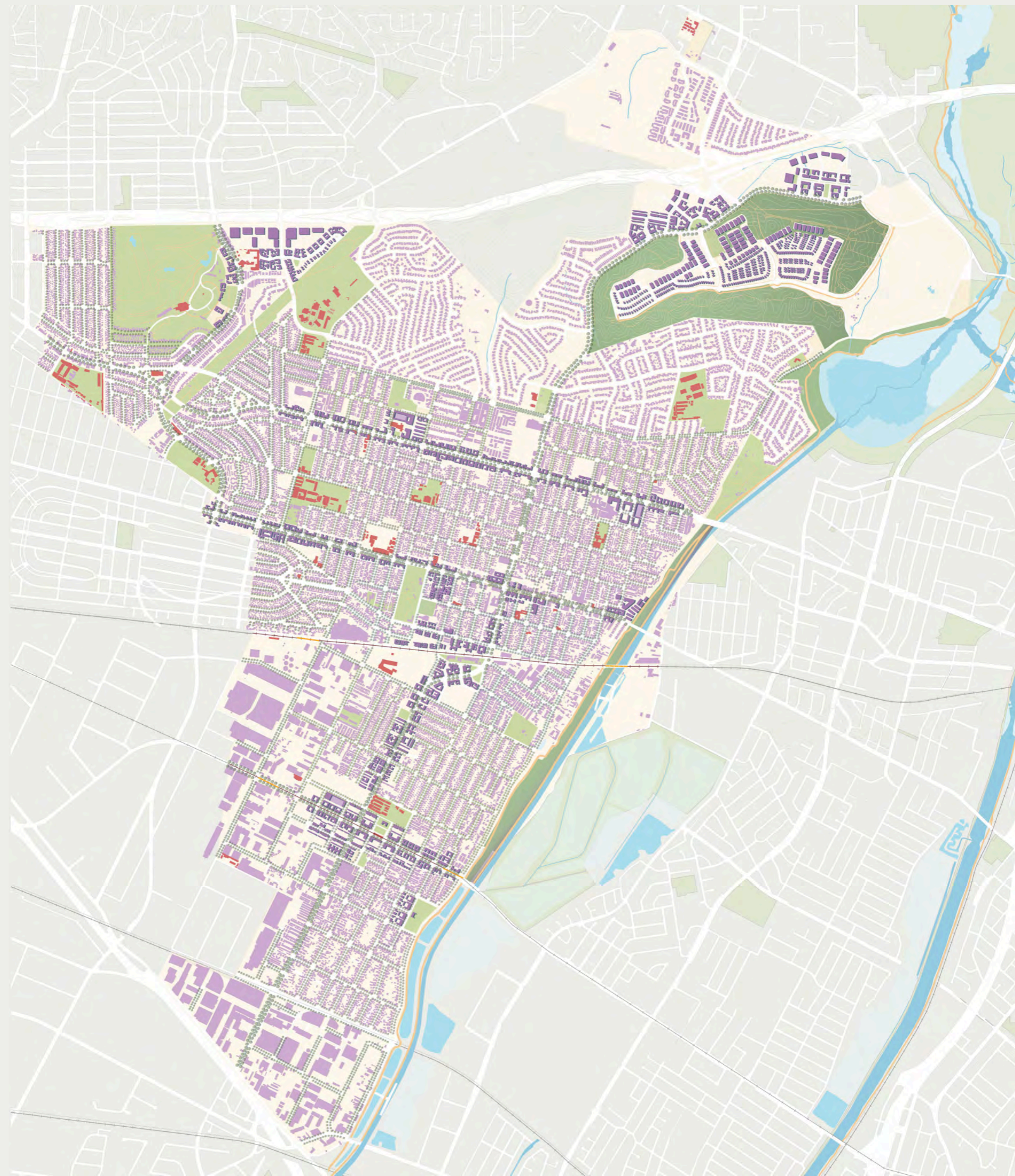
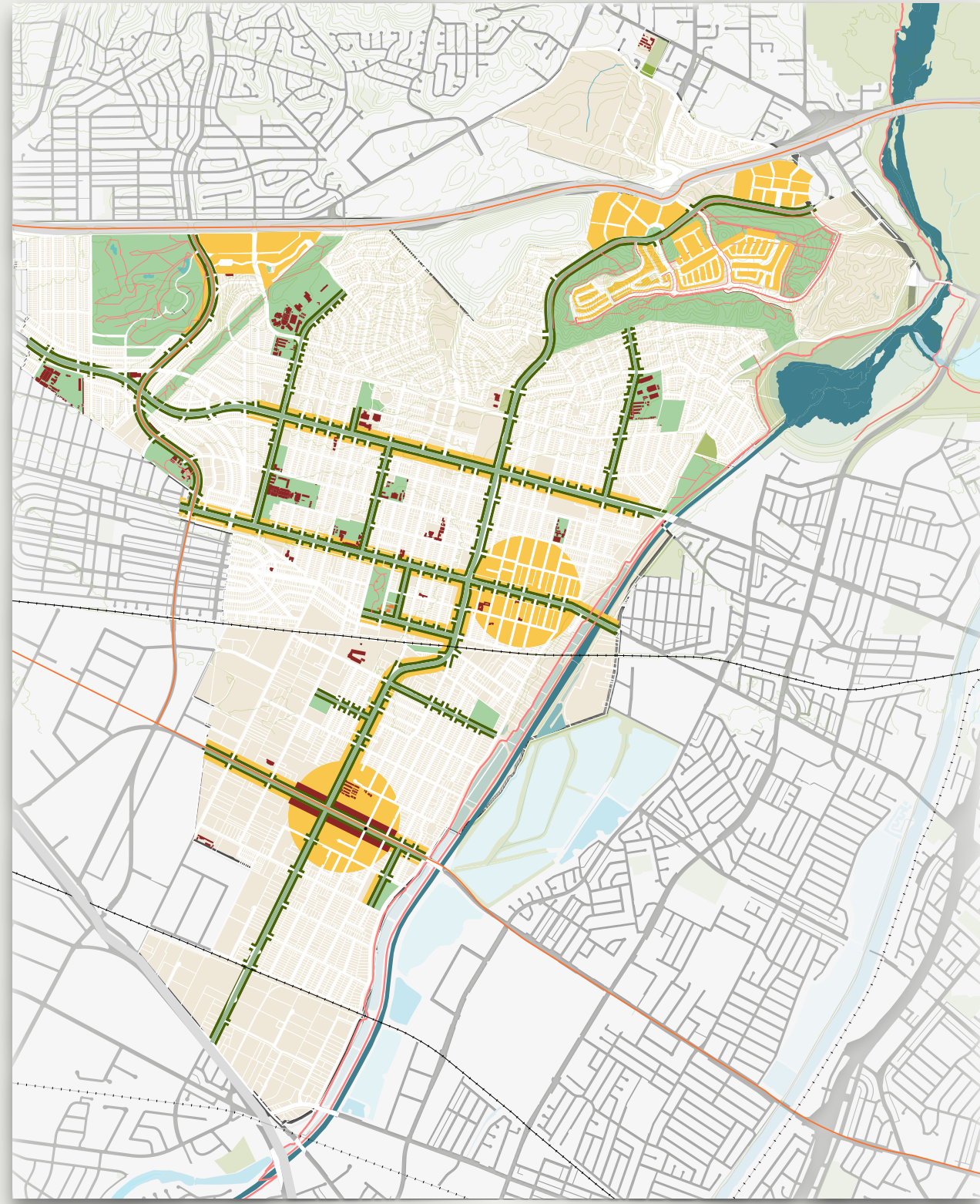


Green Infrastructure

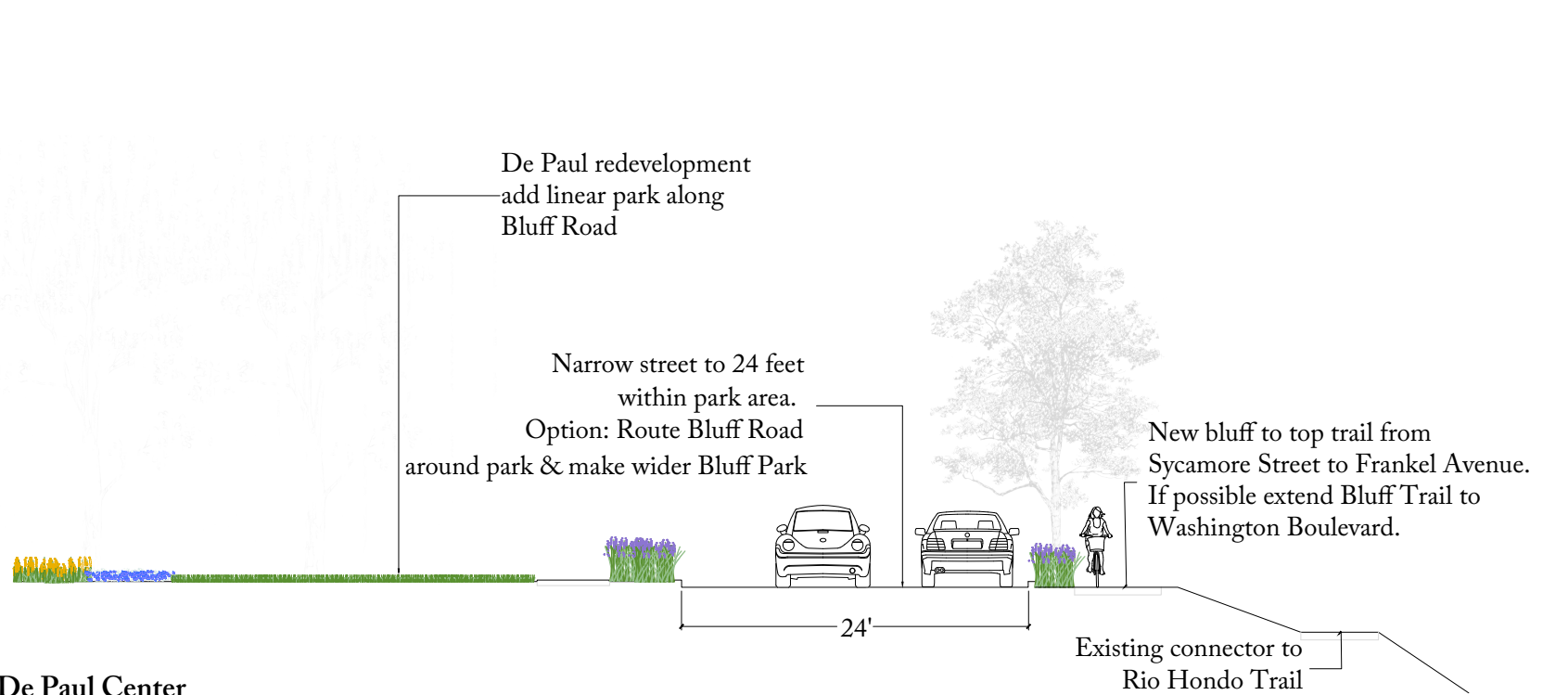
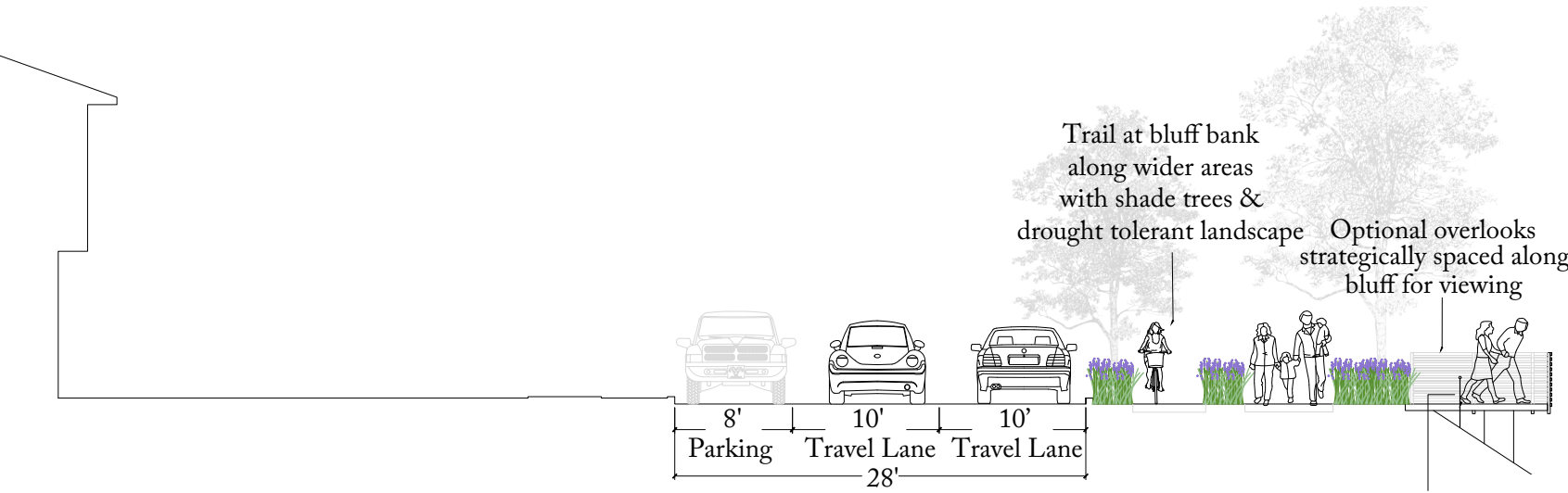
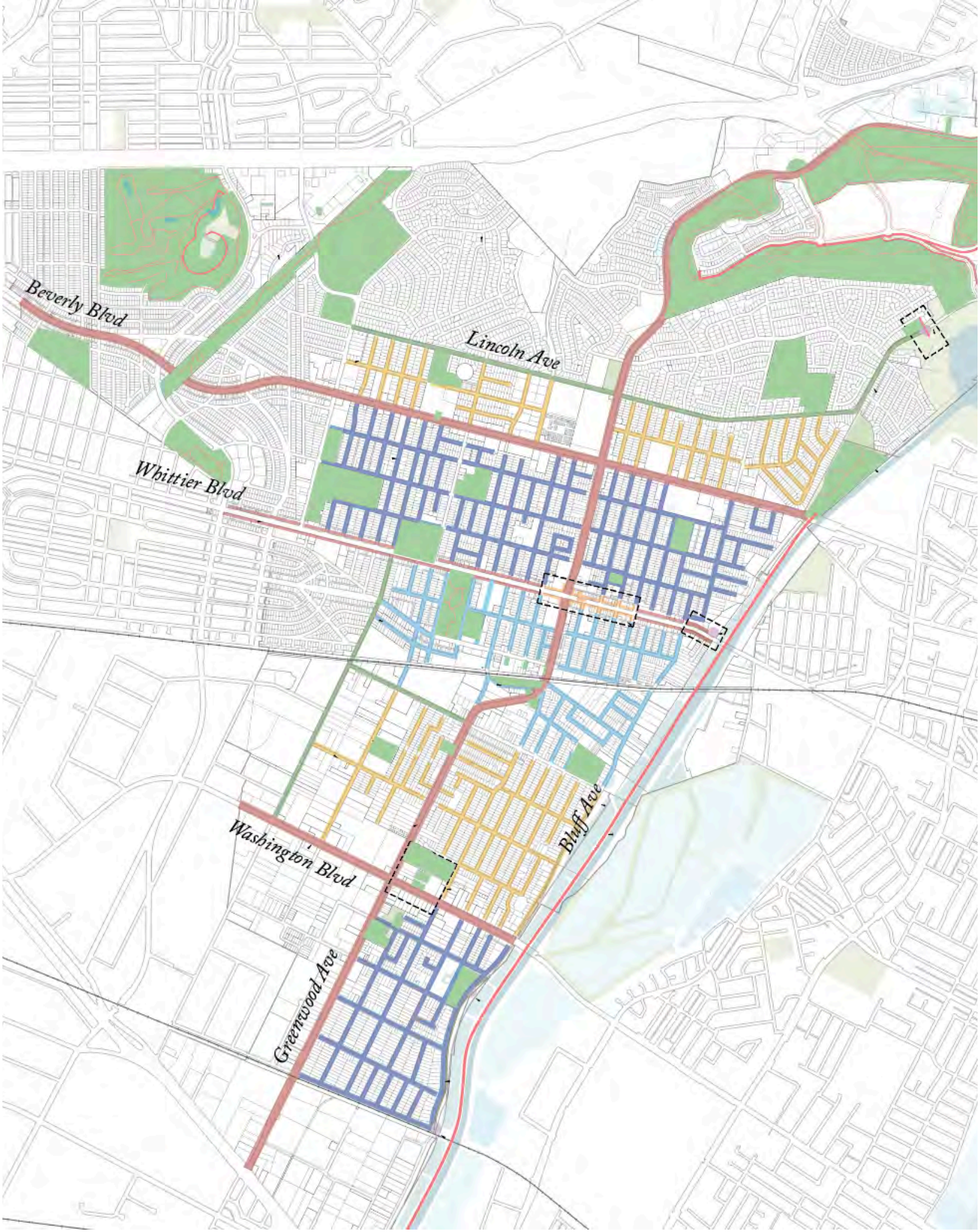


Neighborhood, Corridors & Centers

# the Vision

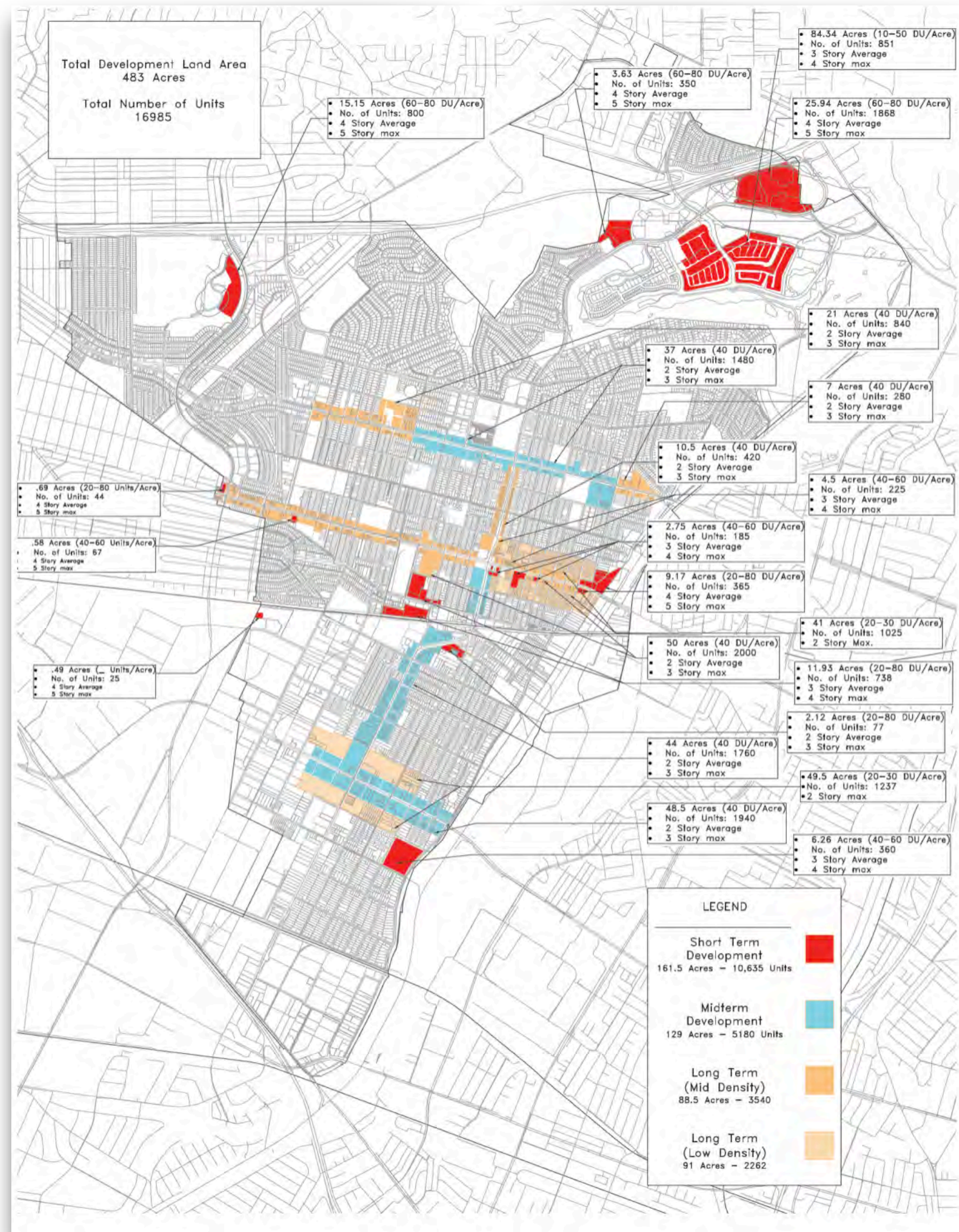


# Green Infrastructure



At De Paul Center

# General Plan

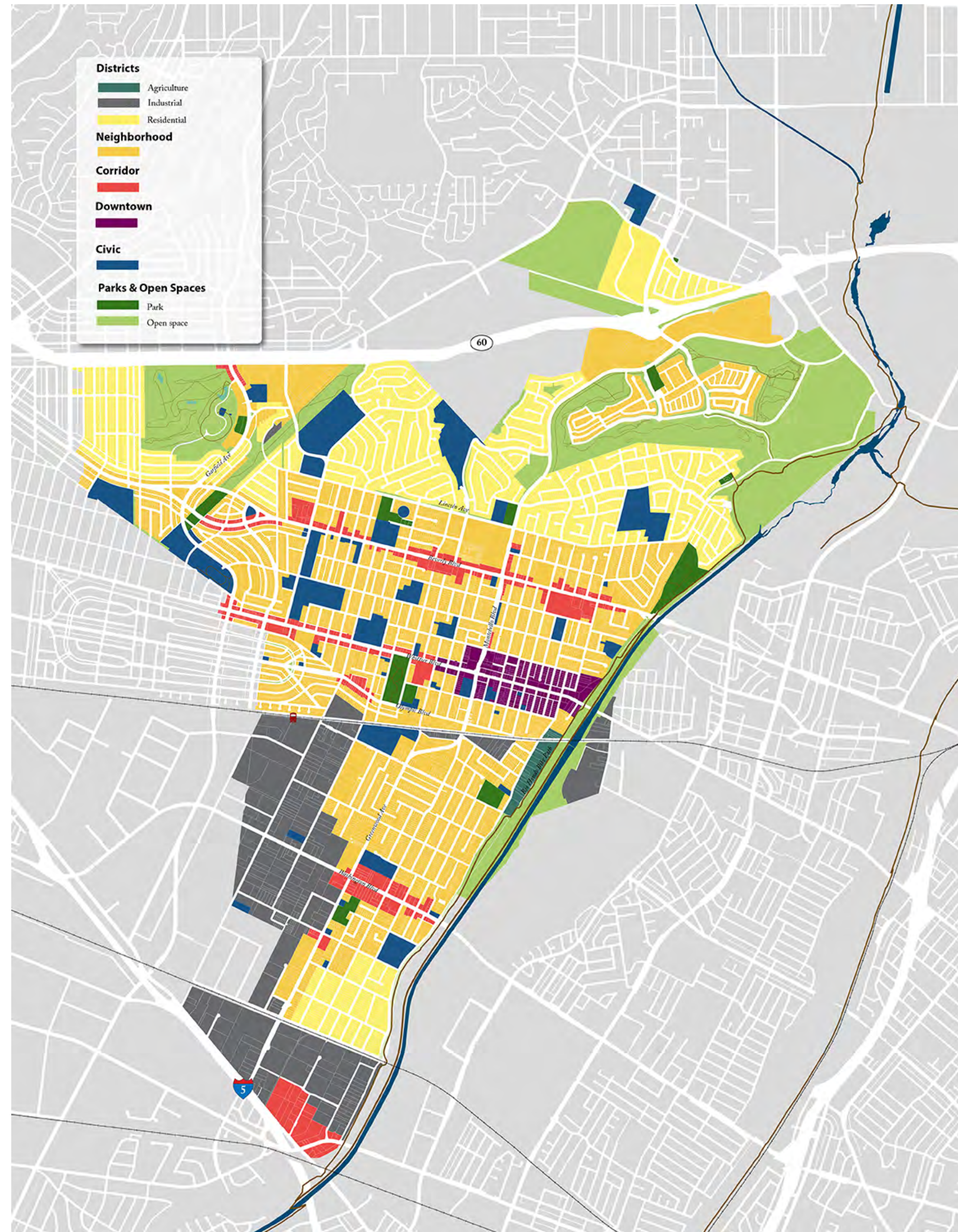


Place Type	Residential (units)	Non-residential	
		Commerce (square feet)	Hotel Rooms
<b>A Downtown</b>	3,536	101,059	
<b>B Corridors</b>			
1 Whittier Boulevard	356	53,579	
2 Beverly Boulevard	2,600	87,556	
3 Washington Boulevard	3,177	49,223	
4 Montebello/Greenwood Boulevard	2,257	16,553	
<b>C Neighborhoods</b>			
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	
<b>Total</b>	<b>16,893 units</b>	<b>368,955 square feet</b>	<b>104 rooms</b>



# Land Use Plan

# Land Use Categories



Open Space



District: Agriculture



District: Residential



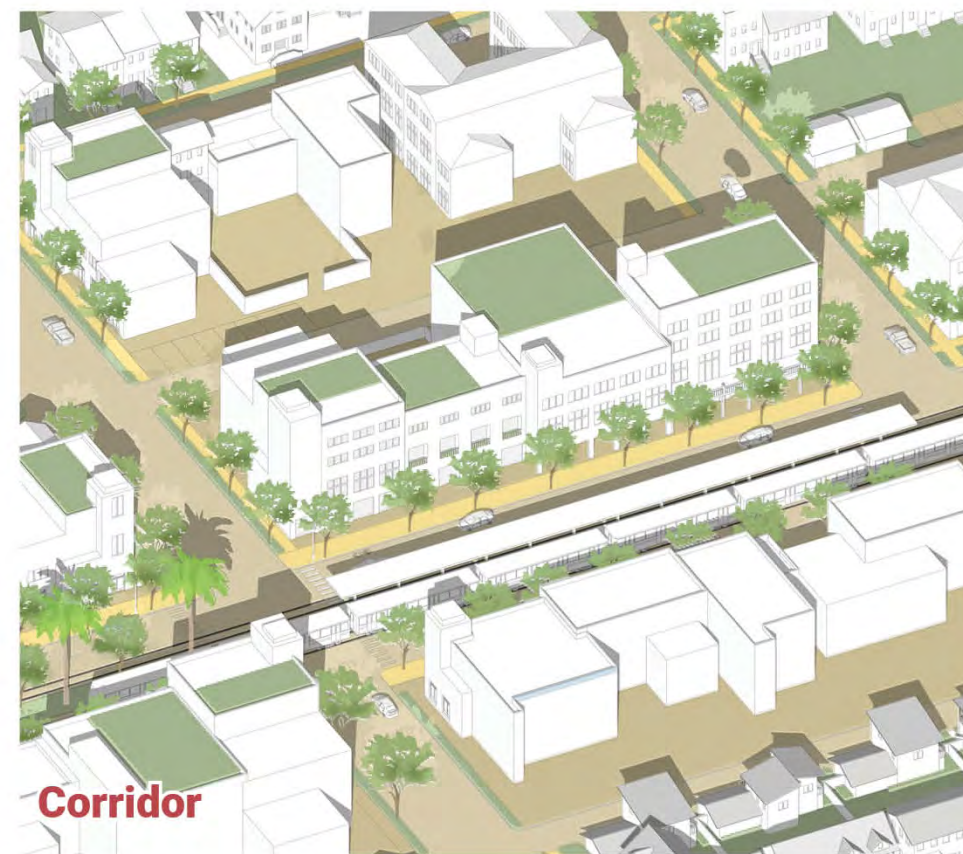
Park Neighborhood



Neighborhood



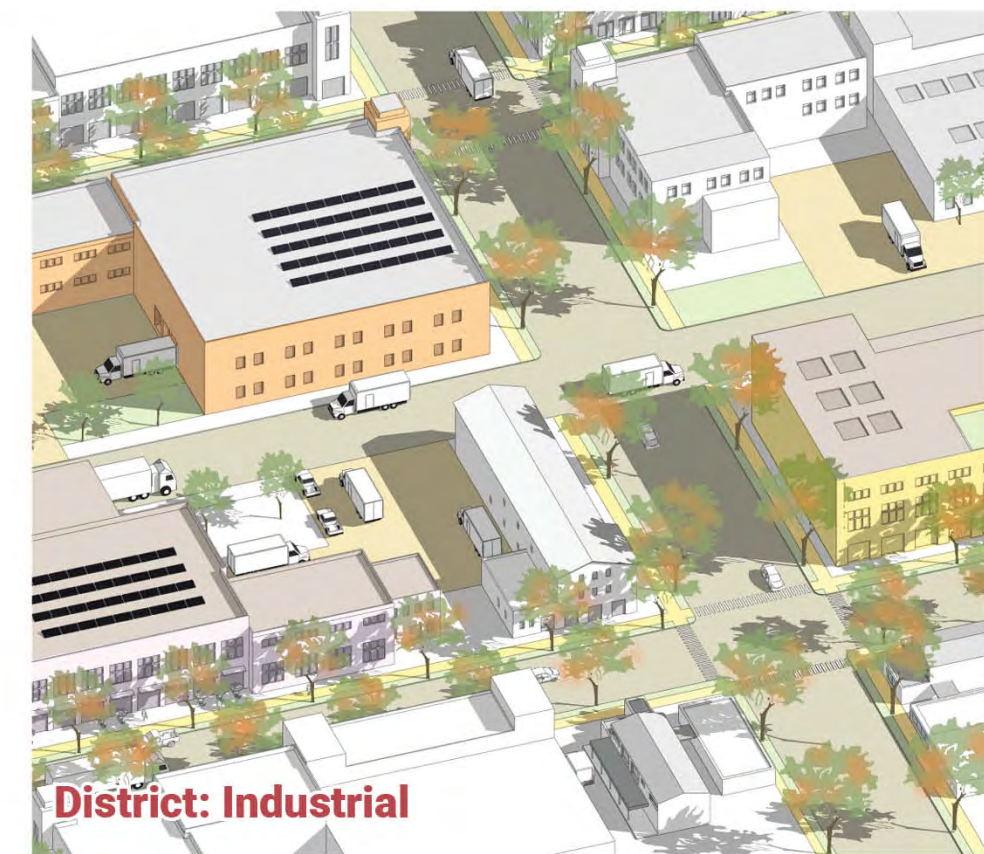
Park Urban



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

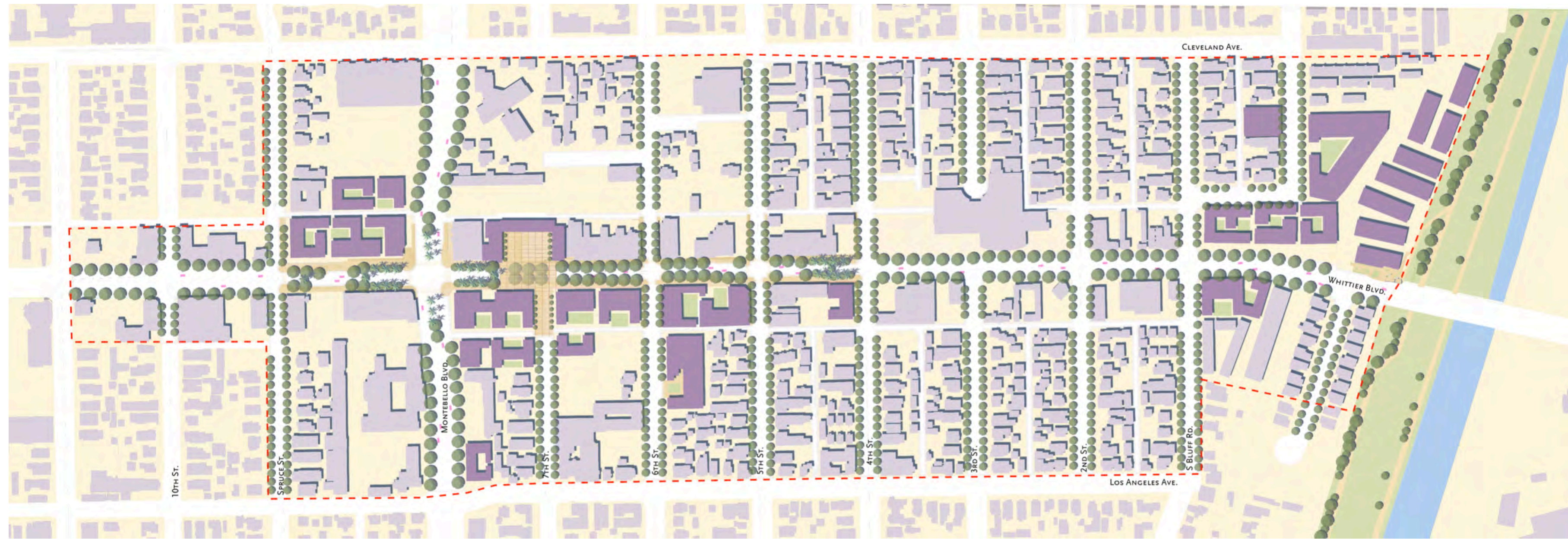
Rio Hondo

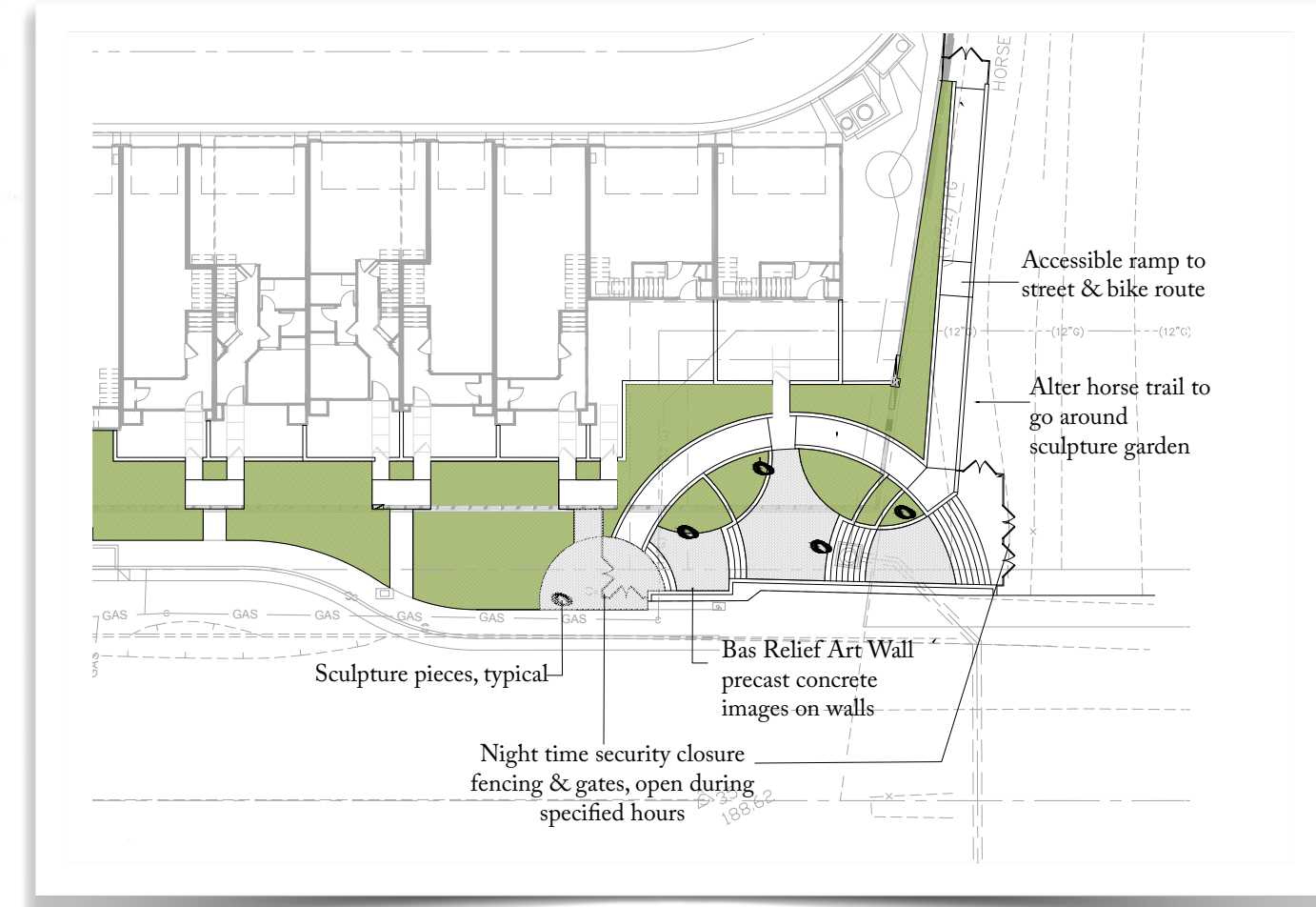
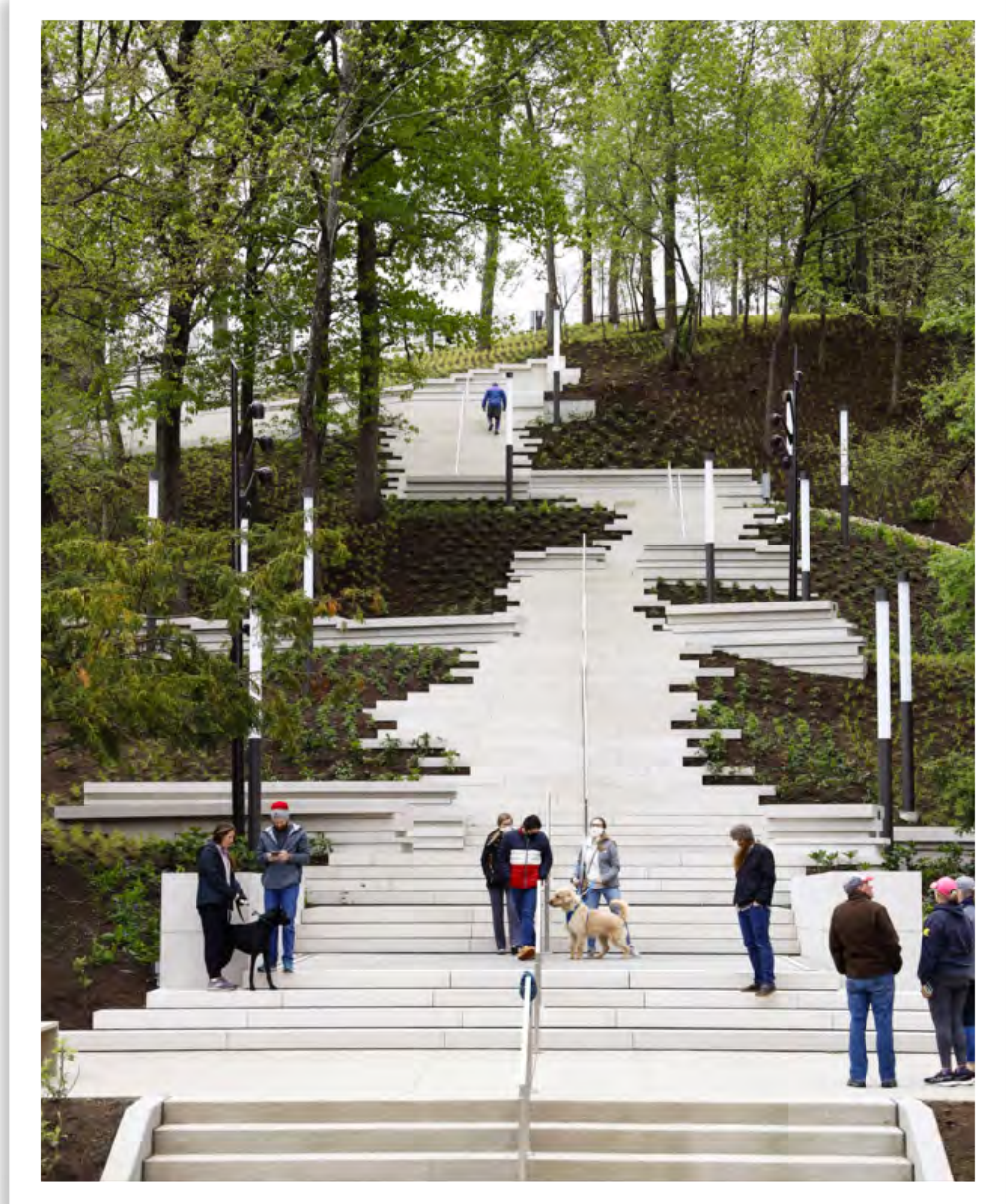
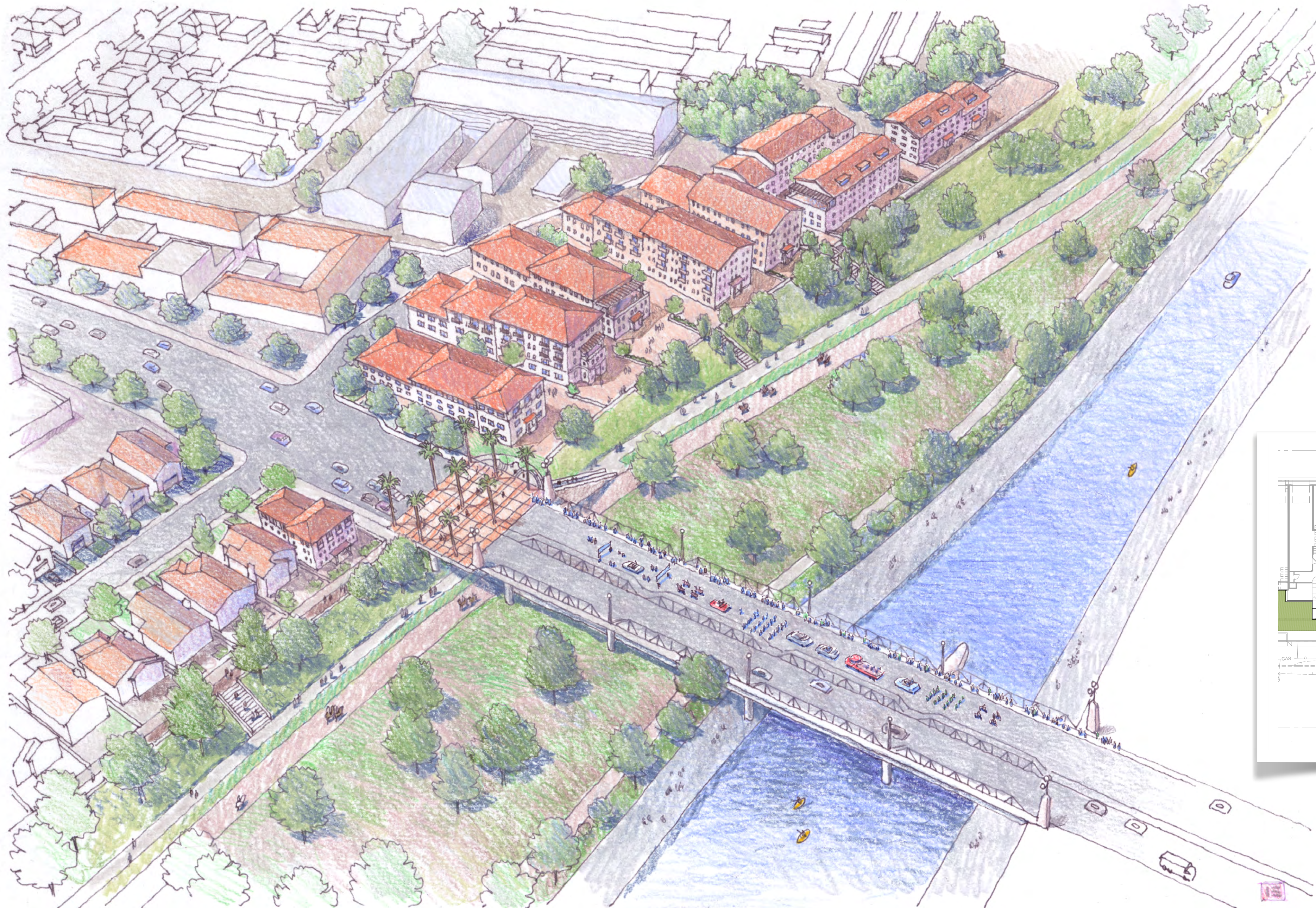
5 min walk



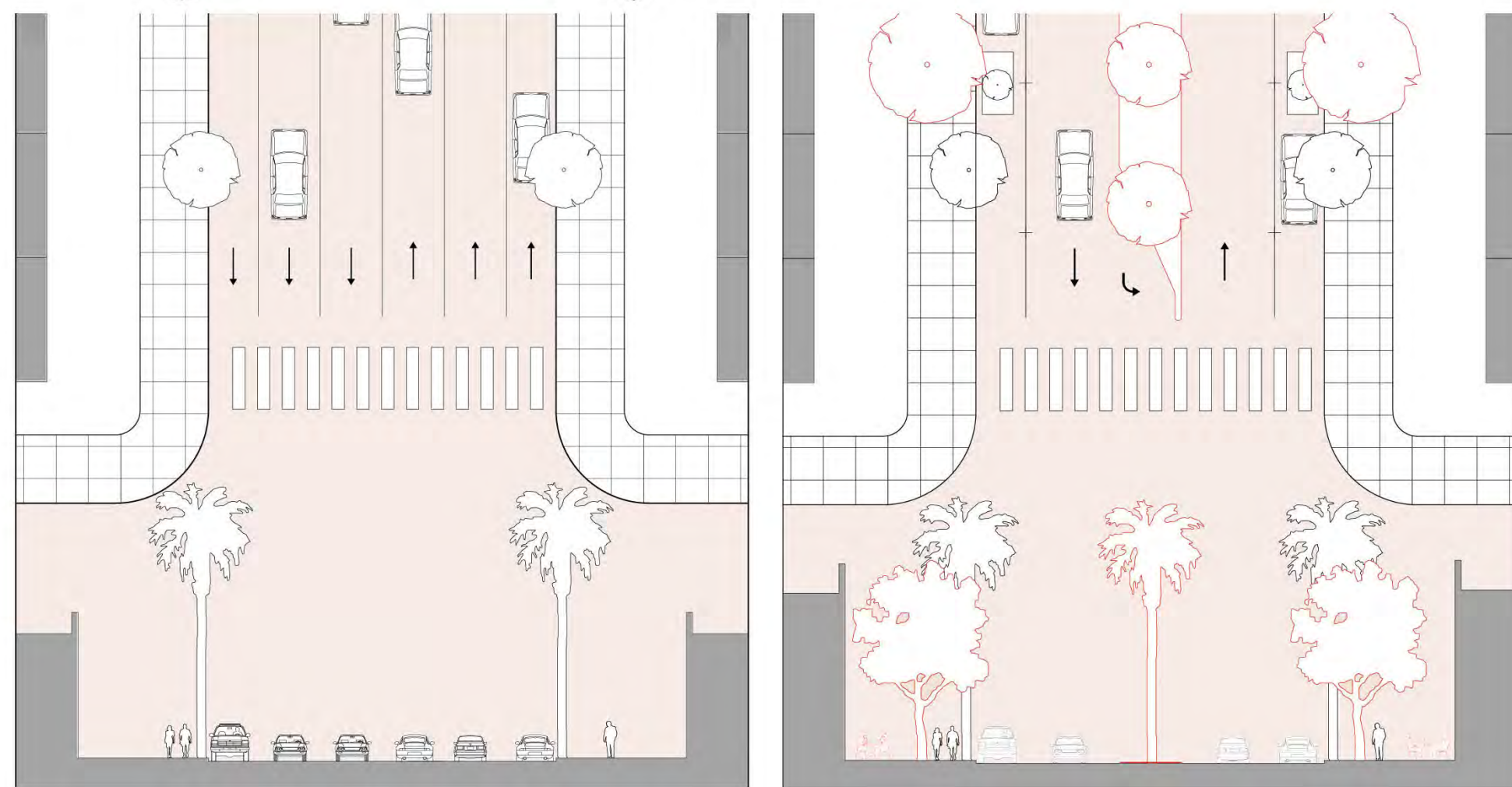
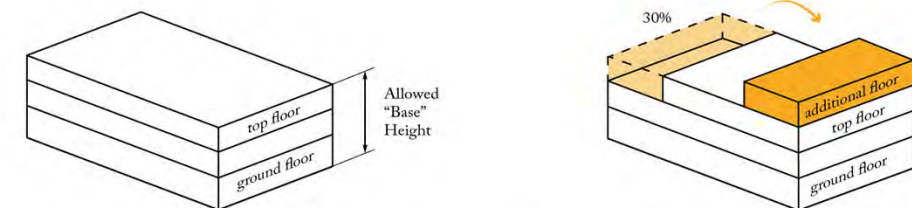
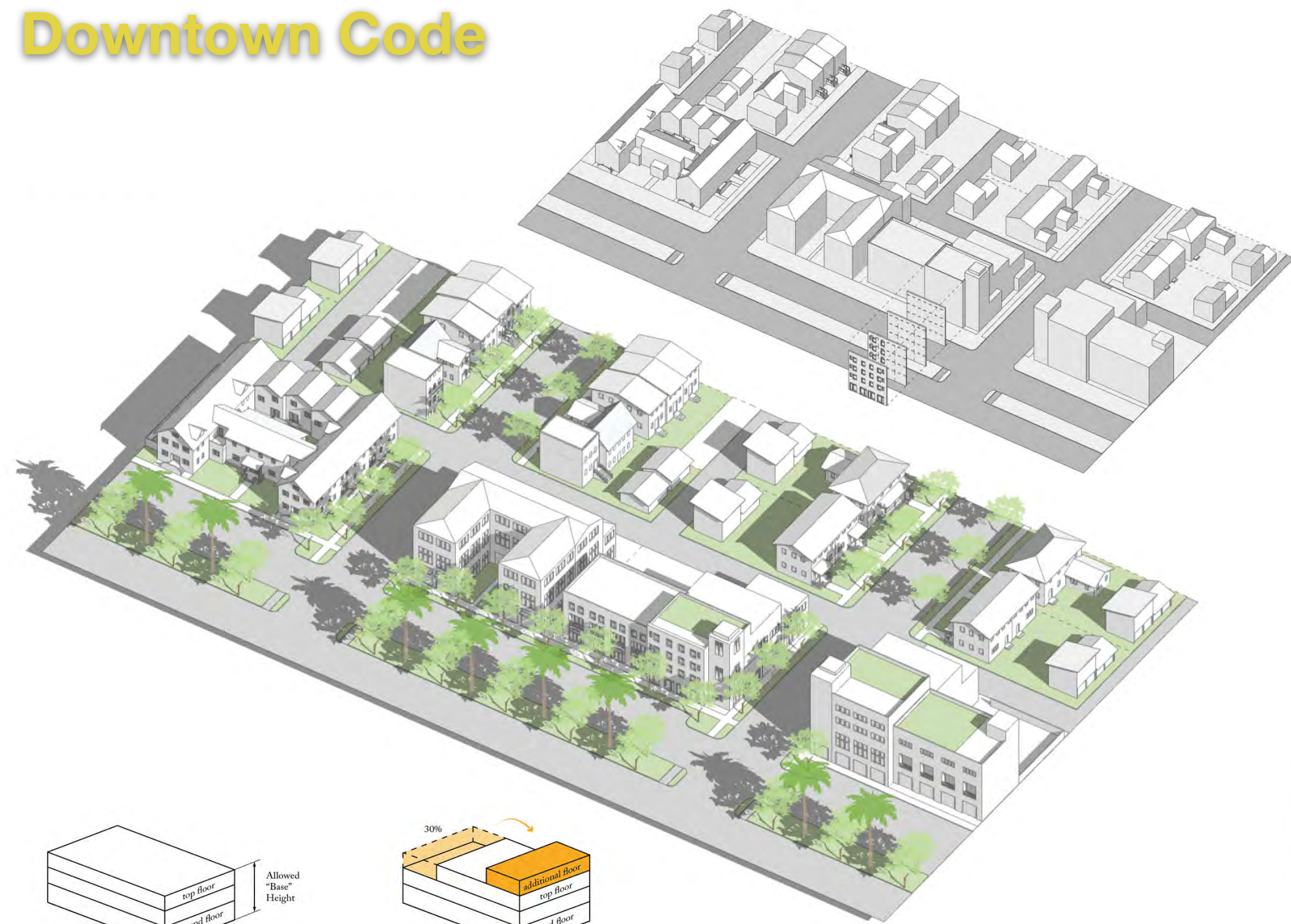
“ City of  
Flowers



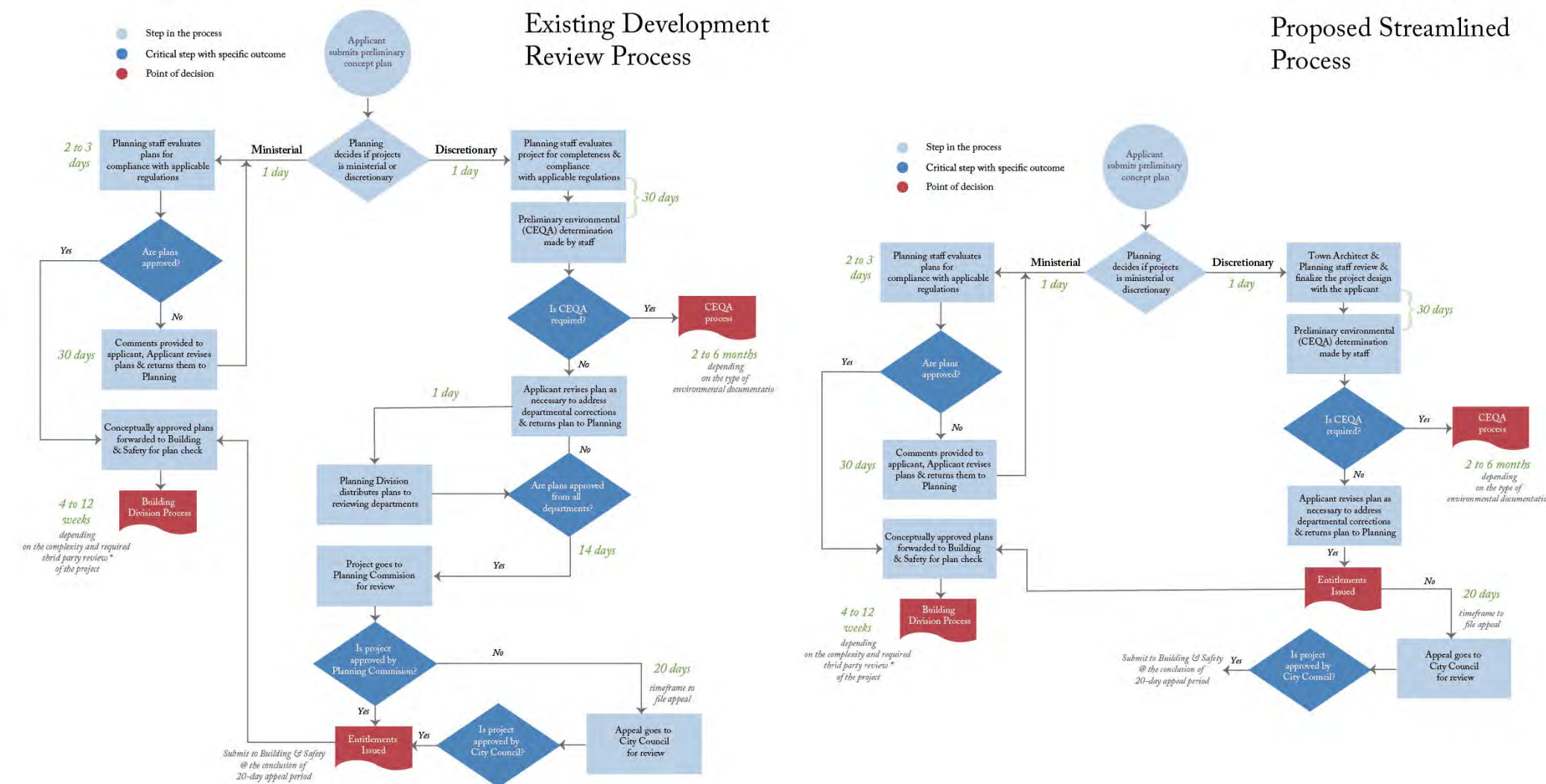




# Downtown Code



Existing (left) and Proposed (right) Whittier Boulevard



## 4.4D Downtown Core

**1 Setbacks**

- Primary Street Setback**
  - i Ground Floor non-residential 0 ft. min./5 ft. max.
  - ii Ground Floor residential 5 ft. min./10 ft. max.
- Side Street Setback**
  - i Ground Floor non-residential 0 ft. min./5 ft. max.
  - ii Ground Floor residential and upper floors 5 ft. min./10 ft. max.
- Side Yard Setback**
  - i Non-residential 0 ft.
  - ii Residential 8 ft. min.
- Rear Setback**
  - i With Alley 5 ft. min.
  - ii Without Alley 15 ft. min.

**2 Heights**

- Top of plate height** 4 stories/45 ft. max.
- Parapet height** 4 ft. max.
- Pluch over above top of building plate** Allowed
- Ground Floor above grade** 0 ft.
- Residential** 3.5 ft. min.
- Ground story floor to floor height**
  - i Non-residential 15 ft. min.
  - ii Residential 12 ft. min.

**3 Parking Placement**

On-site parking shall be located as indicated below and shown in the diagram on the right:

- Primary Street Setback**
  - i Podium/Surface 20 ft. min.
  - ii Subterranean 0 ft.
- Side Street Setback**
  - i Podium/Surface 20 ft. min.
  - ii Subterranean 0 ft.
- Side Yard Setback**
  - i Podium/Surface 5 ft. min.
  - ii Subterranean 0 ft.
- Rear Setback**
  - i Podium/Surface 5 ft. min.
  - ii Subterranean 0 ft.

**4 Signs**

Allowed Signage Types: A maximum of two of the below sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

Sign Type	Encroachment
a. Awning Canopy	Within 2 ft. of curb
b. Window Sign	0 ft.
c. Projecting Sign	3 ft.
d. Wall	Sign Thickness
e. Directory/Building ID Sign	Sign Thickness

**5 On-site Open Space**

One (1) or more of the Open Space Types listed below shall be provided on each lot and must be accommodated behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i Side Garden		
ii Courtyard	15% of total lot area	20 ft. by 20 ft.
iii Back yard		
iv Roof deck		

Residential projects without a back yard shall provide for each residential unit a private open space in the form of a balcony, door yard, or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

**6 Building Size and Separation**

Buildings shall be designed according to the following building length and building separation standards:

- Building length along Primary Street** 150 ft. max.
- Building length along Side Street** 100 ft. max.
- Building separation along Primary Street** 0 ft.

**7 Frontage Elements, Encroachments, and Access**

**a Required Frontage Elements:** The following elements shall be provided on all Street- and Courtyard-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

- i Awning, Gallery** To R.O.W. line
- ii Shop front** 0 ft.
- iii Sloop** 5 ft.
- iv Door yard** To R.O.W. line

**b Optional Frontage Elements:** The following elements may be provided on all Street- and Courtyard-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

- i Balcony** 3 ft. into R.O.W. or setback
- ii Bay Window** Within 2 ft. of curb

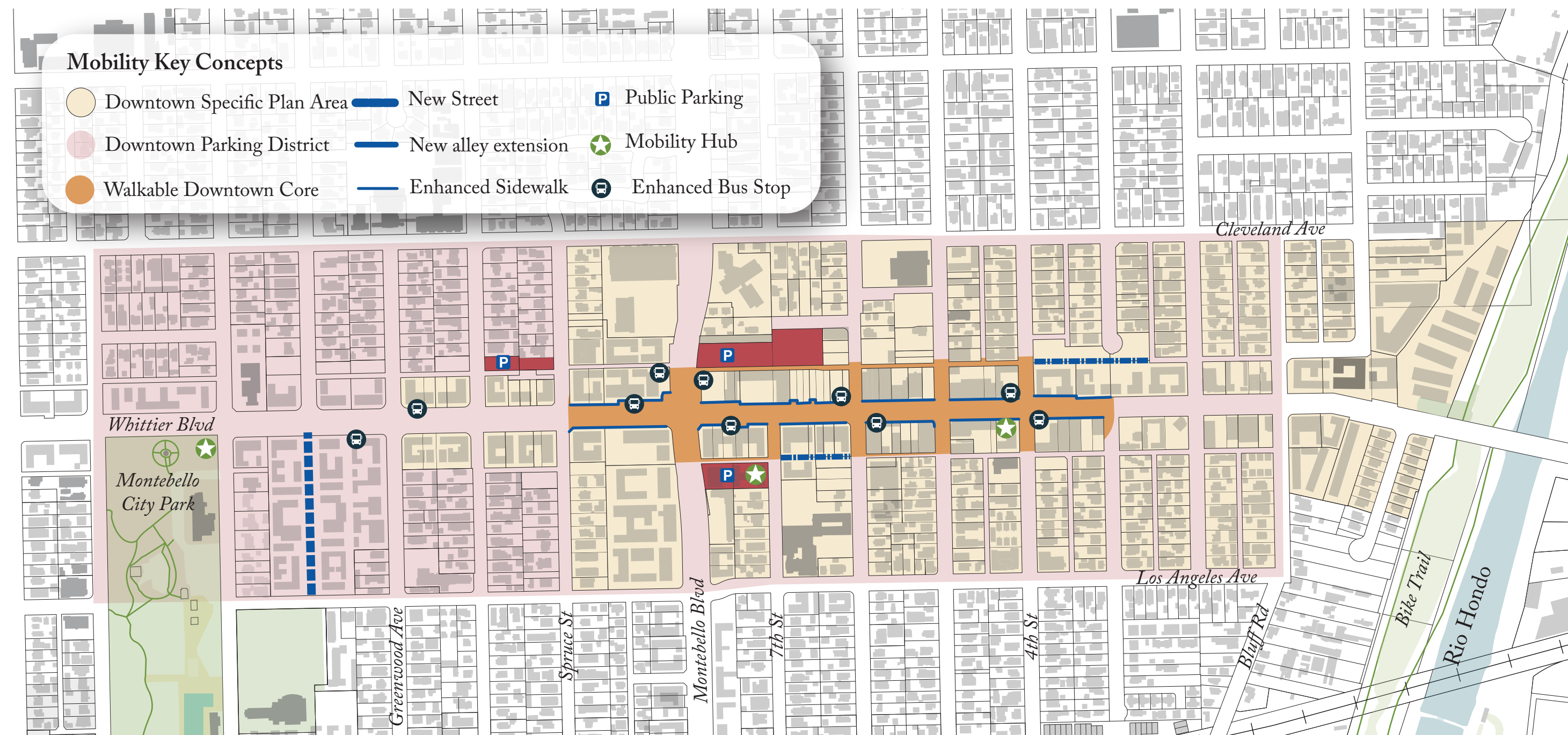
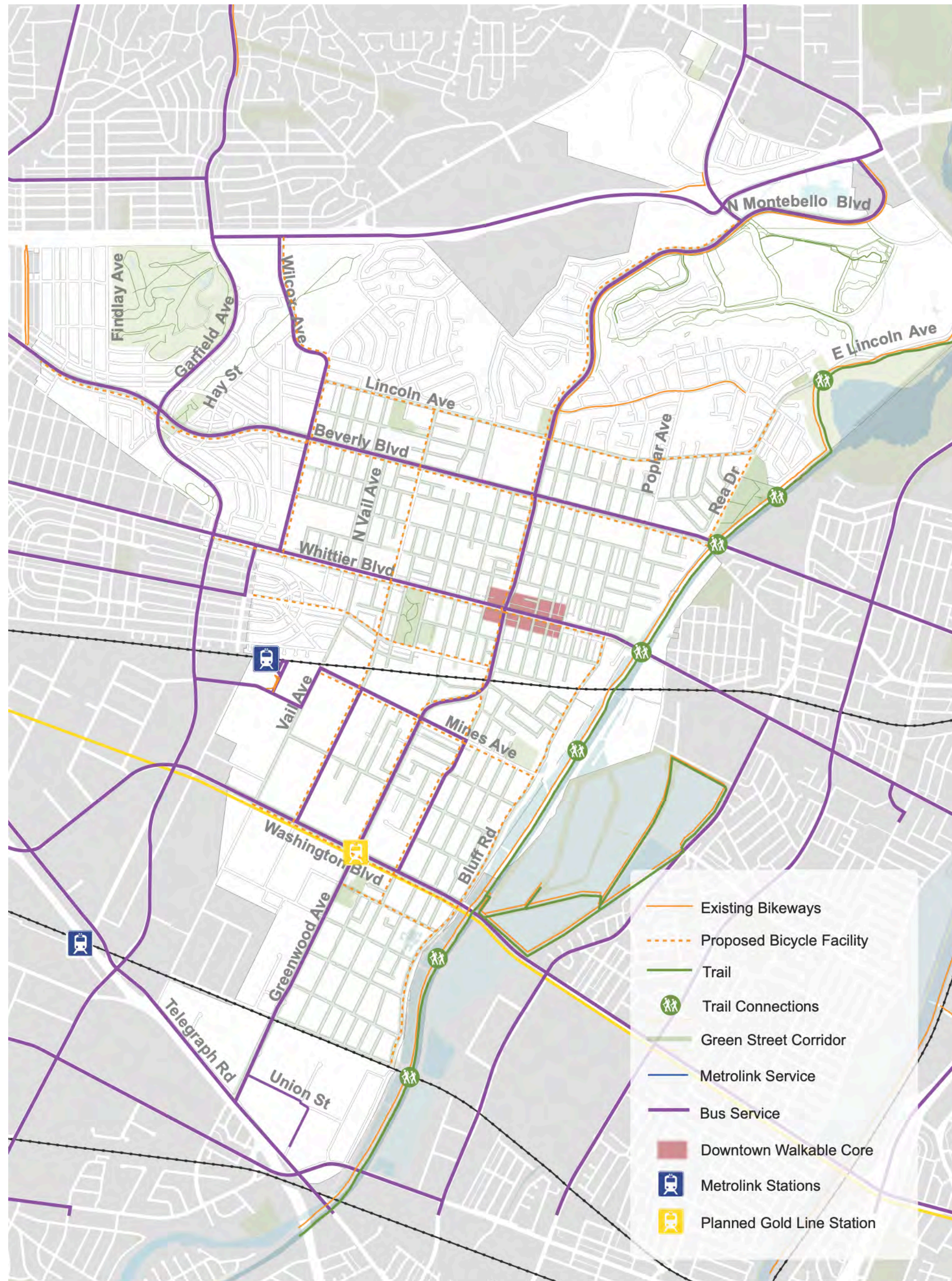
**c Pedestrian Access:** All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor units may be accessed through an exterior or interior stair, or lobby.

**d Vehicular Access:** Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.

# 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**

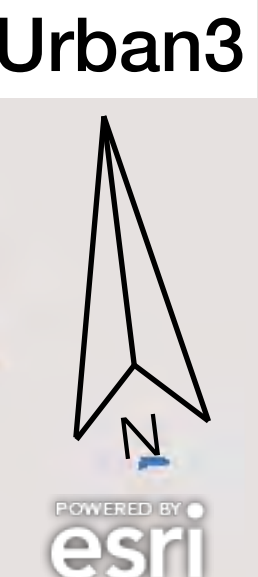
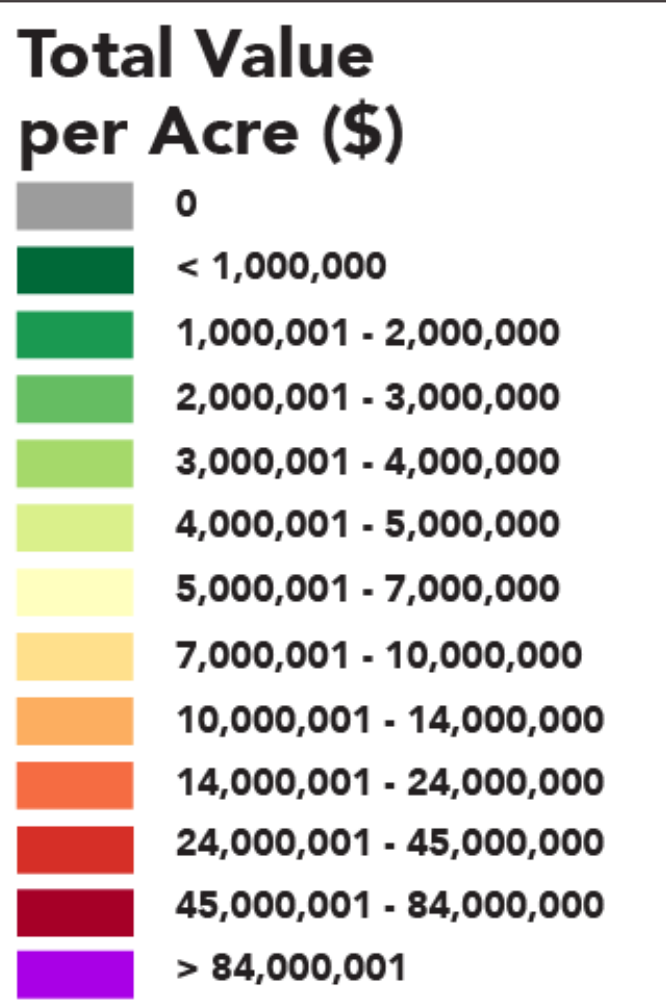
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60

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**



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