

MEETING AGENDA

**MONTEBELLO PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
1600 W. BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA
TUESDAY, MARCH 20, 2018
6:30 P.M.**

MONTEBELLO PLANNING COMMISSION

**BRISSA SOTELO
CHAIR**

**SERGIO ZAZUETA
VICE CHAIR**

**DANIEL GONZALES
PLANNING COMMISSIONER**

**SHANNAN CALLAND
PLANNING COMMISSIONER**

**SONA MOORADIAN
PLANNING COMMISSIONER**

CITY STAFF

**MATTHEW FESKE
PLANNING MANAGER**

**CHRIS CARDINALE
PLANNING COMMISSION LEGAL
COUNSEL**

**CAMILA EASLAND
ADMINISTRATIVE ANALYST**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA**
5. **STATEMENT OF PUBLIC ORAL COMMUNICATIONS:**

Members of the public interested in addressing the Planning Commission on any agenda item or topic must fill out a form provided at the door, and turn it in to the Planning Commission Secretary prior to the beginning Oral Communications. A form does not need to be submitted for public hearing items.

Speakers wishing to address the Planning Commission on an item that is not on the agenda will be called upon in the order that their speaker card was received. Those persons not accommodated during this thirty (30) minute period will have an opportunity to speak under “Oral Communications – Continued” after all scheduled matters have been considered.

Please be aware that the maximum time allotted for individuals to speak shall not exceed three (3) minutes per speaker. Please be aware that in accordance with State Law, the Planning Commission may not take action or entertain extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission Chair.

6. MINUTES

- A. February 6, 2018
- B. February 20, 2018
- C. March 6, 2018

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

- A. None

8. PUBLIC HEARING(S)

For each of the following items, the public will be given an opportunity to speak, following Planning staff's presentation of its report and the Planning Commissioners' disclosures (if any) of site visits to the location at issue and any relevant information obtained during same. The applicant is allowed to make a presentation for five (5) minutes and then the public is allowed three (3) minutes per person to speak on issues relating to the case. After all persons have spoken, the applicant is allowed three (3) minutes to rebut and/or summarize, and then the hearing is closed.

- A. NONE.**

9. CONSENT ITEM(S)

A. General Plan Consistency

Project Address: 1.4 miles of Montebello Boulevard

Project Applicant: City of Montebello

Project Description:

General Plan Consistency for street dedication for approximately 1.4 miles of Montebello Boulevard.

Recommended Action:

That the Planning Commission adopt a Resolution recommending that the City Council of the City of Montebello, California, find that the street dedication of approximately 1.4 miles of Montebello Boulevard is consistent with the General Plan of the City of Montebello and a subsequent or supplemental environmental review is not required pursuant to Public Resources Code section 21166.

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

- A. None

11. ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)

12. PLANNING COMMISSION ORALS

- A. Chair Sotelo
- B. Vice Chair Zazueta
- C. Commissioner Calland
- D. Commissioner Gonzales
- E. Commissioner Mooradian

13. ADJOURNMENT

The next regularly scheduled meeting on April 3, 2018

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official at 323/887-1497. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II 1203+)

Please note that the information contained in this agenda is a summary of the staff report prepared for each item. Complete copies of each staff report are available in the Office of the City Clerk.

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES
February 6, 2018**

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER

6:47 P.M. by Vice Chair Zazueta

2. ROLL CALL

Commissioner Present: Commissioner Calland, Commissioner Gonzales, and Vice Chair Zazueta.

Absent: Commissioner Mooradian and Chair Sotelo

MOTION: Commissioner Calland – excuse Commissioner Mooradian and Chair Sotelo.

SECOND: Commissioner Gonzales.

ACTION: Motion passed, 3-0-2 (Commissioner Mooradian, and Chair Sotelo).

Also present: Planning Manager – Matthew Feske

Planning Commission Counsel – Christopher Cardinale

Administrative Analyst – Camila Easland

3. PLEDGE OF ALLEGIANCE

Commissioner Gonzales

4. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

None

5. APPROVAL OF MINUTES:

A. November 11, 2017

B. January 16, 2018

MOTION: Commissioner Calland – Approve the minutes

SECOND: Commissioner Gonzales

ACTION: Motion passed, 3-0-2 (Commissioner Mooradian, and Chair Sotelo).

6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

7. PUBLIC HEARINGS

A. Development Agreement (DA01-18)

Project Address: 7101 Telegraph Road, APN 6354-024-015

Project Applicant: Becker Board Small, LLC

Project Description:

General Plan conformance for a Development Agreement (DA01-18) between the City and Becker Boards Small, LLC for the construction of an off-site, digital billboard.

Recommended Action:

Conduct a public hearing and upon conclusion, adopt a Resolution recommending that the City Council certify the Negative Declaration and approve the Development Agreement (DA01-18) to allow the installation of an off-site, digital billboard.

Presentation

Mr. Feske, Planning Manager made a brief presentation explaining that the item before the planning commission is a Development Agreement (DA01-18) compliant with the General Plan for the construction of an offsite digital billboard. Mr. Feske emphasized the staff report and the recommended action has been included for the Planning Commission consideration. He pointed out that there was a comment received today at 3:20 pm by Katie Metz who requested the item to be pulled from the agenda until the City is able to provide more clarification regarding the project.

Disclosures:

None

Speaker(s) In Support:

The representative of the applicant, Joseph White, made a brief presentation of the project proposed.

Speaker(s) In Opposition:

None

MOTION: Commissioner Calland – adopt a Resolution recommending that the City Council certify the Negative Declaration and approve the Development Agreement (DA01-18).

SECOND: Commissioner Gonzales.

ACTION: Motion passed, 3-0-2 (Commissioner Mooradian, and Chair Sotelo).

8. **CONSENT ITEM (S)**

None

9. **STAFF COMMUNICATIONS TO THE PLANNING COMMISSION**

None

10. **ORAL COMMUNICATIONS – CONTINUED**

None

11. **PLANNING COMMISSION ORALS**

Commissioner Gonzales – None

Commissioner Calland – None

Vice Chair Zazueta – None

12. ADJOURNMENT

MOTION: Commissioner Calland

SECOND: Commissioner Gonzales

ACTION: Motion passed, 3-0-2 (Commissioner Mooradian, and Chair Sotelo)

The meeting adjourned at 7:00 p.m.

Matthew Feske, Planning Manager

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES
February 20, 2018**

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER

6:42 P.M. by Chair Sotelo

2. ROLL CALL

Commissioner Present: Commissioner Calland, Commissioner Mooradian, Commissioner Gonzales, and Vice Chair Zazueta, Chair Sotelo.

Absent: None

Also present: Planning Manager – Matthew Feske
Planning Commission Counsel – Christopher Cardinale
Administrative Analyst – Camila Easland

3. PLEDGE OF ALLEGIANCE

Commissioner Calland

4. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

None

5. APPROVAL OF MINUTES:

None

6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

7. PUBLIC HEARINGS

A. General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215).

Project Address: 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street

Project Applicant: Olson Urban Housing, LLC

Project Description:

General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215) for the development of 28 townhomes and commercial development of small food incubators located at 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street.

Recommended Action:

Conduct a public hearing and adopt a Resolution recommending City Council approval of General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215), and adoption of a CEQA Initial Study and Mitigated Negative Declaration, for an 28-unit residential townhome and small food incubator project at 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street.

Presentation

Mr. Feske, Planning Manager made a brief presentation explaining that the project consists of a General Plan Amendment (GPA01-18), Density Overlay (DO01-18), Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215), and adoption of a CEQA Initial Study and Mitigated Negative Declaration, for an 28-unit residential townhome and small food incubator project at 520, 522, 528 West Whittier Boulevard, 117, 121, 125 North 5th Street, and 114 North 6th Street.

Disclosures:

None

Speaker(s) In Support:

The representatives of the applicant made a brief presentation explaining that the proposed consists of a mix used project since it is composed of a residential and a retail development.

Speaker(s) In Opposition:

Antony Lorenzo, owner of Salvatore Italian Restaurant, expressed concerns regarding the commercial portion of the project since there will be no parking provided.

Bob Tapia, a Montebello resident, expressed concern regarding the adjacent properties and asked if there were any plans to use those properties to expand the project or use it for parking purposes.

MOTION: Commissioner Mooradian – Adopt a Resolution recommending City Council approval of General Plan Amendment (GPA01-18), Density Overlay (DO01-18); Zone Change (ZC01-18), Planned Development (PD01-18), and Vesting Tentative Tract Map (VTTM78215), and adoption of a CEQA Initial Study and Mitigated Negative Declaration

SECOND: Chair Sotelo

ACTION: Motion passed, 5-0.

8. **CONSENT ITEM (S)**

None

9. **STAFF COMMUNICATIONS TO THE PLANNING COMMISSION**

None

10. **ORAL COMMUNICATIONS – CONTINUED**

None

11. PLANNING COMMISSION ORALS

Commissioner Gonzales – None

Commissioner Calland – None

Vice Chair Zazueta – None

12. ADJOURNMENT

MOTION: Commissioner Calland

SECOND: Commissioner Gonzales

ACTION: Motion passed, 5-0.

The meeting adjourned at 7:00 p.m.

Matthew Feske, Planning Manager

**CITY OF MONTEBELLO
PLANNING COMMISSION
MINUTES
March 6, 2018**

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers

1. CALL MEETING TO ORDER

6:40 P.M. by Chair Sotelo

2. ROLL CALL

Commissioner Present: Commissioner Mooradian, Commissioner Calland, Commissioner Gonzales, and Vice Chair Zazueta, Chair Sotelo.

Absent: None

Also present: Planning Manager – Matthew Feske
Planning Commission Counsel – Tania Ochoa
Administrative Analyst – Camila Easland

3. PLEDGE OF ALLEGIANCE

Commissioner Gonzales

4. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

None

5. APPROVAL OF MINUTES:

None

6. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

7. PUBLIC HEARINGS

A. General Plan Amendment (GPA02-18), Density Overlay (DO02-18); Zone Change (ZC02-18), Planned Development (PD02-18), and Vesting Tentative Tract Map (VTTM02-18).

Project Address: 1029 South Montebello Boulevard

Project Applicant: Tsan Yang

Project Description:

General Plan Amendment to change the land use designation from Industrial to High Density Residential, a density overlay to increase the density to 38 units per acre, a zone change to add the Planned Development District Overlay to underlying R-3 zone district, a Planned Development for a residential development consisting of 17 three-story townhomes with 34 garage parking

spaces and six guest parking spaces, and a Tentative Tract Map for condominium purposes located at 1029 South Montebello Boulevard.

Recommended Action:

Conduct a public hearing and adopt a Resolution recommending City Council approval of General Plan Amendment (GPA02-18), Density Overlay (DO02-18), Zone Change (ZC02-18), Planned Development (PD02-18), and Tentative Tract Map (TTM02-18), and adoption of a CEQA Initial Study and Mitigated Negative Declaration, for an 17 three-story townhomes with 34 garage parking spaces and six guest parking spaces, and a Tentative Tract Map for condominium purposes located at 1029 South Montebello Boulevard.

Presentation

Mr. Feske, Planning Manager, made a brief presentation explaining that the project consists of a General Plan Amendment (GPA02-18), Density Overlay (DO02-18), Zone Change (ZC02-18), Planned Development (PD02-18), and Vesting Tentative Tract Map (VTTM02-18), and will be located at 1029 South Montebello Boulevard. Mr. Feske pointed out that the General Plan Amendment (GPA02-18) is to change the land use designation from industrial to high density residential, the Density Overlay (DO02-18) is to increase the density to 38 units per acre, the Zone Change (ZC02-18) is to add the plan development district overlay to the underlay R3 zone district, the Planned Development (PD02-18) is to allow a residential development consisting of 17 townhomes with 34 garage parking spaces and 6 guest parking spaces, and the Vesting Tentative Tract Map (VTTM02-18) is for the condominium's purposes.

Disclosures:

None

Speaker(s) In Support:

Ms. Tsan Yang, the project applicant, Mr. Casey Hughes, the project architect, and Francisco Moreno, made a brief presentation.

Speaker(s) In Opposition:

Mr. Al Padilla, a Montebello resident, expressed concern regarding the setbacks between the building and the property line.

Alex Herra, a Montebello resident, expressed concern since the applicant did not do any community outreach and residents were not aware of the project until receiving the notice of public hearing. Mr. Harra believes that the density of the project is not compatible with the neighborhood.

Mr. Chis Najera, a Montebello resident, expressed himself to be completely against the project, and that he only learned about the project when he received the notice of public hearing. He mentioned that the neighborhood is already suffering from lack of parking and street conditions.

Katrice Ortiz, believes that the project is not compatible with the City. She mentioned that Montebello is about family and community. She believes that residents feel that they are losing the community to projects like the one being proposed.

MOTION: Commissioner Mooradian – Adopt a Resolution recommending City Council approval of General Plan Amendment (GPA02-18), Density Overlay (DO02-18), Zone Change (ZC02-18), Planned Development (PD02-18), and Tentative Tract Map (TTM02-18), and adoption of a CEQA Initial Study and Mitigated Negative Declaration

SECOND: Vice Chair Zazueta.

ACTION: Motion passed, 4-0-1 (Chair Sotelo).

B. Variance (ZV01-18)

Project Address: 144 North 3rd Street

Project Applicant: Wendy Winchain Chiang

Project Description:

Variance for relief in the required setbacks in the R-3 zone district for previously approved and permitted second dwelling unit that the construction was never completed and is located at 144 North 3rd Street.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Variance (ZV01-18) and adopt the CEQA Initial Study and Negative Declaration, for relief in the required setback in the R-3 zone district for the property located at 144 North 3rd Street.

Presentation

Camila Easland, Administrative Analyst, made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

Ms. Winchain Chiang, the project applicant, made a brief presentation.

Speaker(s) In Opposition:

Rafael Nieto, a Montebello resident, expressed concerns regarding the lack of parking in the neighborhood.

Lucila Gamboa, a Montebello resident, expressed concerns regarding the lack of parking in the neighborhood.

MOTION: Commissioner Calland – Adopt a Resolution approving the Variance (ZV01-18) and adopt the CEQA Initial Study and Negative Declaration.

SECOND: Commissioner Mooradian.
ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

C. Conditional Use Permit (CUP01-18)

Project Address: Near 1299 South Montebello Boulevard

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP01-18) for the construction of a small commercial antenna located in the public right-of-way near 1299 South Montebello Boulevard.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP01-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near 1299 South Montebello Boulevard.

Presentation

Camila Easland, Administrative Analyst, made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

Camila Easland, Administrative Analyst, made a brief presentation.

Speaker(s) In Opposition:

None

MOTION: Commissioner Calland – Adopt a Resolution approving the CUP01-18 and include a condition that the CUP01-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP01-18.

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

D. Conditional Use Permit (CUP02-18)

Project Address: Near 1436 Washington Boulevard

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP02-18) for the construction of a small commercial antenna located in the public right-of-way near 1436 Washington Boulevard.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP02-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near 1436 Washington Boulevard.

Presentation

Camila Easland, Administrative Analyst, made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

None

Speaker(s) In Opposition:

None

MOTION: Commissioner Calland – Adopt a Resolution approving the CUP02-18 and include a condition that the CUP02-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP02-18.

SECOND: Chair Sotelo

ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

E. Conditional Use Permit (CUP03-18)

Project Address: Near 800 South 5th Street

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP03-18) for the construction of a small commercial antenna located in the public right-of-way near AT&T.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP03-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near AT&T.

Presentation

Camila Easland, Administrative Analyst made a brief presentation

Disclosures:

None

Speaker(s) In Support:

Camila Easland, Administrative Analyst, made a brief presentation.

Speaker(s) In Opposition:

Katrice Ortiz, a Montebello resident, asked questions about the project. She also expressed concerns regarding health issues.

A petition against the project was received by the Planning Division. The petition includes the signatures of 15 Montebello residents.

MOTION: Commissioner Calland – Adopt a Resolution approving the CUP03-18 and include a condition that the CUP03-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP03-18.

SECOND: Commissioner Mooradian

ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

F. Conditional Use Permit (CUP04-18)

Project Address: Near 1100 Greenwood Avenue

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP04-18) for the construction of a small commercial antenna located in the public right-of-way near AT&T.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP04-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near AT&T.

Presentation

Camila Easland, Administrative Analyst, made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

None

Speaker(s) In Opposition:

None

MOTION: Commissioner Mooradian– Adopt a Resolution approving the CUP04-18 and include a condition that the CUP04-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP04-18.

SECOND: Chair Sotelo

ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

G. Conditional Use Permit (CUP05-18)

Project Address: Near 1228 Date Street

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP05-18) for the construction of a small commercial antenna located in the public right-of-way near 1228 Date Street.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP05-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near 1228 Date Street.

Presentation

Camila Easland, Administrative Analyst made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

None

Speaker(s) In Opposition:

None

MOTION: Commissioner Calland – Adopt a Resolution approving the CUP05-18 and include a condition that the CUP05-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP05-18.

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 4-0-1 (Commissioner Gonzales).

H. Conditional Use Permit (CUP06-18)

Project Address: Near 1404 South Greenwood Avenue

Project Applicant: AT&T

Project Description:

Conditional Use Permit (CUP06-18) for the construction of a small commercial antenna located in the public right-of-way near 1404 South Greenwood Avenue.

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit (CUP06-18) and adopt the CEQA Exemption, for the construction of a small commercial antenna located near 1404 South Greenwood Avenue.

Presentation

Camila Easland, Administrative Analyst made a brief presentation.

Disclosures:

None

Speaker(s) In Support:

None

Speaker(s) In Opposition:

None

MOTION: Commissioner Mooradian – Adopt a Resolution approving the CUP06-18 and include a condition that the CUP06-18 expires within two years if construction is not completed, and that there will be an annual review of the CUP06-18.

SECOND: Vice Chair Zazueta

ACTION: Motion passed, 5-0

8. CONSENT ITEM (S)

None

9. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

None

10. ORAL COMMUNICATIONS – CONTINUED

None

11. PLANNING COMMISSION ORALS

Commissioner Gonzales – None

Commissioner Calland – None

Vice Chair Zazueta – None

12. ADJOURNMENT

The meeting adjourned at 10:25 p.m.

Matthew Feske, Planning Manager



**PLANNING COMMISSION
STAFF REPORT**

Consent Item 9A

TO: Honorable Chair and Planning Commissioners

DATE: March 20, 2018

FROM: Matthew Feske, Planning Manager

SUBJECT: General Plan Consistency for street dedication for approximately 1.4 miles of Montebello Boulevard.

RECOMMENDATION:

That the Planning Commission adopt a Resolution recommending that the City Council of the City of Montebello, California, find that the street dedication of approximately 1.4 miles of Montebello Boulevard is consistent with the General Plan of the City of Montebello and a subsequent or supplemental environmental review is not required pursuant to Public Resources Code section 21166.

BACKGROUND:

Funding for the this project was made possible when the City of Montebello participated in a competitive grant proposal process established by the California Transportation Commission known as the Active Transportation Program (ATP). The Los Angeles County Metropolitan Transportation Authority (METRO) notified the City when funding for FY 17-18 became available under the ATP Augmentation Program and the City agreed to accept early use of these funds for the project. METRO subsequently recommended the City of Montebello's Montebello Boulevard Bike Lane and Sidewalk Improvement Project to the Southern California Association of Governments (SCAG) for funding. The total project cost is \$5,755,000 and Metro is awarding \$4,187,000 to the City. The City's match funds may be used for pre-construction work. At the time of allocation of construction funds, the project must have environmental clearance in accordance with the California Environmental Quality Act (CEQA) and right-of-way (ROW) clearance. Pending the approval process with the City, staff anticipates submitting the CEQA and ROW clearance package to Caltrans in April 2018 with METRO Board approval to follow. In order to comply with METRO's funding schedule, the City will be required to complete the Request For Bids process and award the construction contract by December 2018.

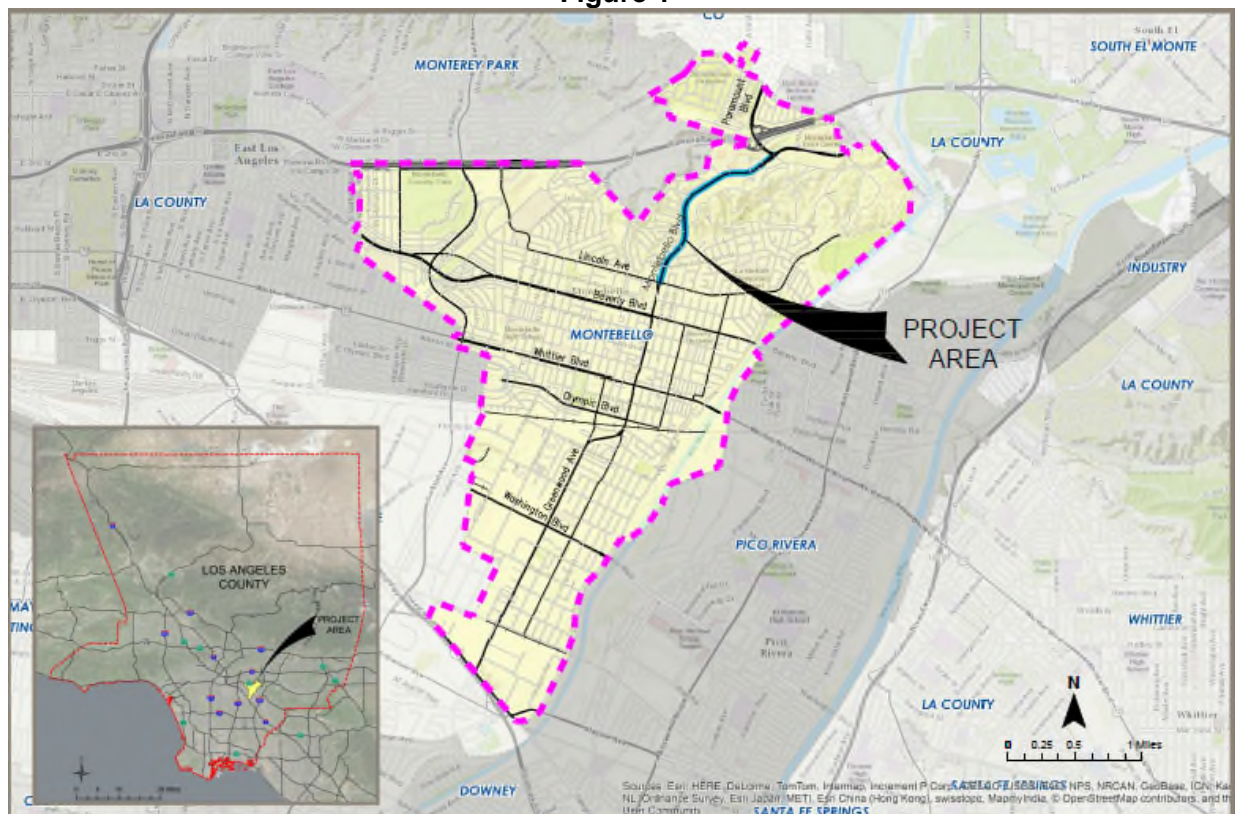
PROJECT DESCRIPTION

The project consists of dedicated Class II bike lanes, sidewalk construction, ADA-compliant corner ramps, pedestrian lighting, traffic signal improvements, and resurfaced roadway along Montebello Boulevard to connect retail/employment centers with low/moderate income housing to increase active transportation-related activities.

PROJECT LOCATION

The project site includes a 1.4-mile section of Montebello Boulevard between Lincoln Avenue and Paramount Boulevard in the City of Montebello, which is currently owned by Sentinel Peak Resources California LLC. Please see attached location map showing the project boundaries. The project location is in the City of Montebello's northern portion. The proposed Class II bike lanes will connect to existing bike lanes north of the project and future bike routes south of the project, creating a regional bike network. The project is within an identified disadvantaged community (DAC) (Census Tract 6037530005 and Census Tract 6037530003) and will provide direct access to new sidewalk and bike lanes via four separate intersections.

Figure 1



City of Montebello
Project Location Map

ANALYSIS:

GENERAL PLAN CONFORMITY

California Government Code section 65402 requires the Planning Commission to make a finding that the proposed dedication will be consistent with the City's General Plan. The dedication is consistent with Montebello General Plan:

- Circulation Element, Goal #1: To facilitate traffic movement and alleviate congestion in and around the City.

- Circulation Element, Objective #3: To provide major traffic routes on streets which border rather than intersect residential neighborhoods.
- Circulation Element, Policy #1: The City should upgrade and improve Greenwood Avenue and Montebello Boulevard as the community's major north-south connector.
- Circulation Element, Policy #2: Improvement of Greenwood Avenue and Montebello Boulevard should include widening, grade separation structures and signalization.

ENVIRONMENTAL

On June 10, 2015, the City Council passed Resolution No. 15-32, which certified the Final Recirculated Environmental Impact Report for the Montebello Hills Specific Plan (State Clearing House No. 2008011122) (EIR), approved a mitigation monitoring and reporting program (MMRP), and adopted a statement of overriding considerations (SOC). The EIR fully analyzed all environmental impacts of the Specific Plan, including any and all infrastructure improvements to Montebello Boulevard and Paramount Boulevard.

These improvements are specified in the EIR::

- In connection with the Montebello Boulevard roadwork, new curb, gutter, sidewalk and landscape improvements will be installed. (EIR, § 1.3.3, p. 1-8.)
- An eight-foot wide sidewalk and related landscape improvements will be constructed approximately between Liberty Avenue and Paramount Boulevard along the Montebello Boulevard street frontage adjacent to the MHSP area. (EIR, § 1.3.3, p. 1-8.)
- Twelve-foot wide eastbound right-turn lanes will be added along Montebello Boulevard at the community entries located at Paramount Boulevard and "A" Street. (EIR, § 1.3.3, p. 1-8.)
- A Class II bike lane will be completed within the road right-of-way providing access to other areas of the City. (EIR, § 1.3.3, p. 1-8.)
- Additional bus stops or turnouts are proposed along Montebello Boulevard near the Project site. (EIR, § 1.3.3, p. 1-9.)
- Installation of a Class II bicycle path along Montebello Boulevard from the southwest corner of Montebello Hills to Paramount Boulevard. All thoroughfares are designed to encourage an attractive and comfortable pedestrian and bicycle environment. (EIR, § 1.3.3, p. 1-9.)
- Montebello Boulevard will be widened to an 84-foot curb-to-curb cross-section, adjacent to the project site frontage, west of Paramount Boulevard. (EIR, § 1.3.7, PDF 4.15-1, p. 1-14.)

The dedication is fully covered and is a contemplated future action by the EIR. All mitigation measures prescribed by the MMRP would apply to the proposed dedication.

A subsequent or supplemental EIR or any other CEQA documentation is not required under California Public Resources Code section 21166 and State CEQA Guidelines section 15162, because the proposed offer of dedication:

1. Does not constitute a substantial change to the project that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Does not constitute a substantial change with respect to the circumstances under which the project is administered that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
3. Does not involve new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows any of the following: (a) the offer of dedication will have one or more significant effects not discussed in the EIR; (b) significant effects previously examined will be substantially more severe than shown in the EIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City Council declined to adopt such measures; or (d) mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

NOTICE OF DETERMINATION

Should the City Council approve a Resolution finding the dedication is consistent with the Gnerla Plan and no further CEQA action needed, staff to prepare and file a notice of determination (NOD) within five working days.

FISCAL IMPACT

None

ATTACHMENT(S)

- Draft Resolution

**CITY OF MONTEBELLO
PLANNING COMMISSION**

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA, FIND THAT THE STREET DEDICATION OF APPROXIMATELY 1.4 MILES OF MONTEBELLO BOULEVARD IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF MONTEBELLO AND A SUBSEQUENT OR SUPPLEMENTAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166.

WHEREAS, the Los Angeles County Metropolitan Transportation Authority (METRO) is recommending competitive grant funding through the Active Transportation Program in the amount of \$4,187,000 for the City of Montebello's Montebello Boulevard Bike Lane and Sidewalk Improvement Project (Project); and

WHEREAS, the Project site includes a 1.4-mile section of Montebello Boulevard between Lincoln Avenue and Paramount Boulevard in the City of Montebello currently owned by Sentinel Peak Resources California LLC (Sentinel); and

WHEREAS, Sentinel has offered to dedicate this property to the City;

WHEREAS, California Government Code section 65402 requires that, prior to a City's acquisition for a street, square, park or other public purpose, the Planning Commission submit to the City Council a report on the acquisition's conformity to the General Plan; and

WHEREAS, the General Plan currently designates Montebello Boulevard as a Major Street; and

WHEREAS, the project consists of dedicated Class II bike lanes, sidewalk construction, ADA-compliant corner ramps, and pedestrian lighting and traffic signal improvements along Montebello Boulevard to connect retail/employment centers with low/moderate income housing to increase active transportation-related activities; and

WHEREAS, after consideration of all the facts and circumstances, the City of Montebello Planning Commission desires to make a finding and recommendation to the Montebello City Council that, based upon substantial evidence, the proposed dedication is in conformance with the City of Montebello General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), on June 10, 2015, the City Council passed Resolution No. 15-32, which certified the Final Recirculated Environmental Impact Report for the Montebello Hills Specific Plan (State Clearing House No. 2008011122) (EIR), approved a mitigation monitoring and reporting program (MMRP), and adopted a statement of overriding considerations (SOC). The EIR fully analyzed all environmental impacts of the Specific Plan, including any and all infrastructure improvements to Montebello Boulevard and Paramount; and

WHEREAS, these improvements are specified in the EIR and include:

- In connection with the Montebello Boulevard roadwork, new curb, gutter, sidewalk and landscape improvements will be installed. (EIR, § 1.3.3, p. 1-8.)
- An eight-foot wide sidewalk and related landscape improvements will be constructed approximately between Liberty Avenue and Paramount Boulevard along the Montebello Boulevard street frontage adjacent to the MHSP area. (EIR, § 1.3.3, p. 1-8.)
- Twelve-foot wide eastbound right-turn lanes will be added along Montebello Boulevard at the community entries located at Paramount Boulevard and "A" Street. (EIR, § 1.3.3, p. 1-8.)
- A Class II bike lane will be completed within the road right-of-way providing access to other areas of the City. (EIR, § 1.3.3, p. 1-8.)
- Additional bus stops or turnouts are proposed along Montebello Boulevard near the Project site. (EIR, § 1.3.3, p. 1-9.)
- Installation of a Class II bicycle path along Montebello Boulevard from the southwest corner of Montebello Hills to Paramount Boulevard. All thoroughfares are designed to encourage an attractive and comfortable pedestrian and bicycle environment. (EIR, § 1.3.3, p. 1-9.)
- Montebello Boulevard will be widened to an 84-foot curb-to-curb cross-section, adjacent to the project site frontage, west of Paramount Boulevard. (EIR, § 1.3.7, PDF 4.15-1, p. 1-14.)

WHEREAS, the proposed dedication is fully covered and is a contemplated future action by the EIR; and

WHEREAS, on March 20, 2018, at a duly noticed public meeting, the City of Montebello Planning Commission considered whether the offer of dedication conforms to the City's General Plan.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: RECITALS. Planning Commission hereby finds and determines that the foregoing recitals are true and correct, constitute a material part of this Resolution, and therefore incorporate them herein in their entirety as part of the findings.

SECTION 2: ENVIRONMENTAL REVIEW. Based on all evidence in the administrative record, including all oral and written testimony presented, the City of Montebello Planning Commission recommends that the City Council find that preparation of a subsequent or supplemental EIR or any other CEQA document is not required under California Public Resources Code section 21166 and State CEQA Guidelines section 15162, because the proposed offer of dedication:

- Does not constitute a substantial change to the project that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Does not constitute a substantial change with respect to the circumstances under which the project is administered that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- Does not involve new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that shows any of the following: (a) the offer of dedication will have one or more significant effects not discussed in the EIR; (b) significant effects previously examined will be substantially more severe than shown in the EIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the City Council declined to adopt such measures; or (d) mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but which the City Council declined to adopt.

SECTION 3: GENERAL PLAN CONFORMITY. Based on all evidence in the administrative record, the City of Montebello Planning Commission finds and recommends that the City Council find that there is substantial evidence supporting a finding that the proposed dedication is in conformance with the General Plan per California Government Code section 65402. This finding is based, in part, on the following aspects of the General Plan:

- Circulation Element, Goal #1: To facilitate traffic movement and alleviate congestion in and around the City.
- Circulation Element, Objective #3: To provide major traffic routes on streets which border rather than intersect residential neighborhoods.
- Circulation Element, Policy #1: The City should upgrade and improve Greenwood Avenue and Montebello Boulevard—the community’s major north-south connector.
- Circulation Element, Policy #2: Improvement of Greenwood Avenue and Montebello Boulevard should include widening, grade separation structures and signalization.

SECTION 4: CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at City Hall, 1600 W. Beverley Blvd., Montebello CA 90640. The custodian for these records is the Director of Planning and Community Development. This information is provided in compliance with Public Resources Code section 21081.6.

SECTION 5: NOTICE OF DETERMINATION. Based on all evidence in the administrative record, the City of Montebello Planning Commission recommends that the City

Council direct Staff to prepare, execute, and file a NOD within five working days after the City Council takes action on the offer of dedication.

PASSED, AND ADOPTED this 20th day of March, 2018.

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

ATTEST:

Brissa Sotelo, Chair

Matthew Feske
Secretary to the Planning Commission