


General Plan Update & Downtown Montebello Specific Plan

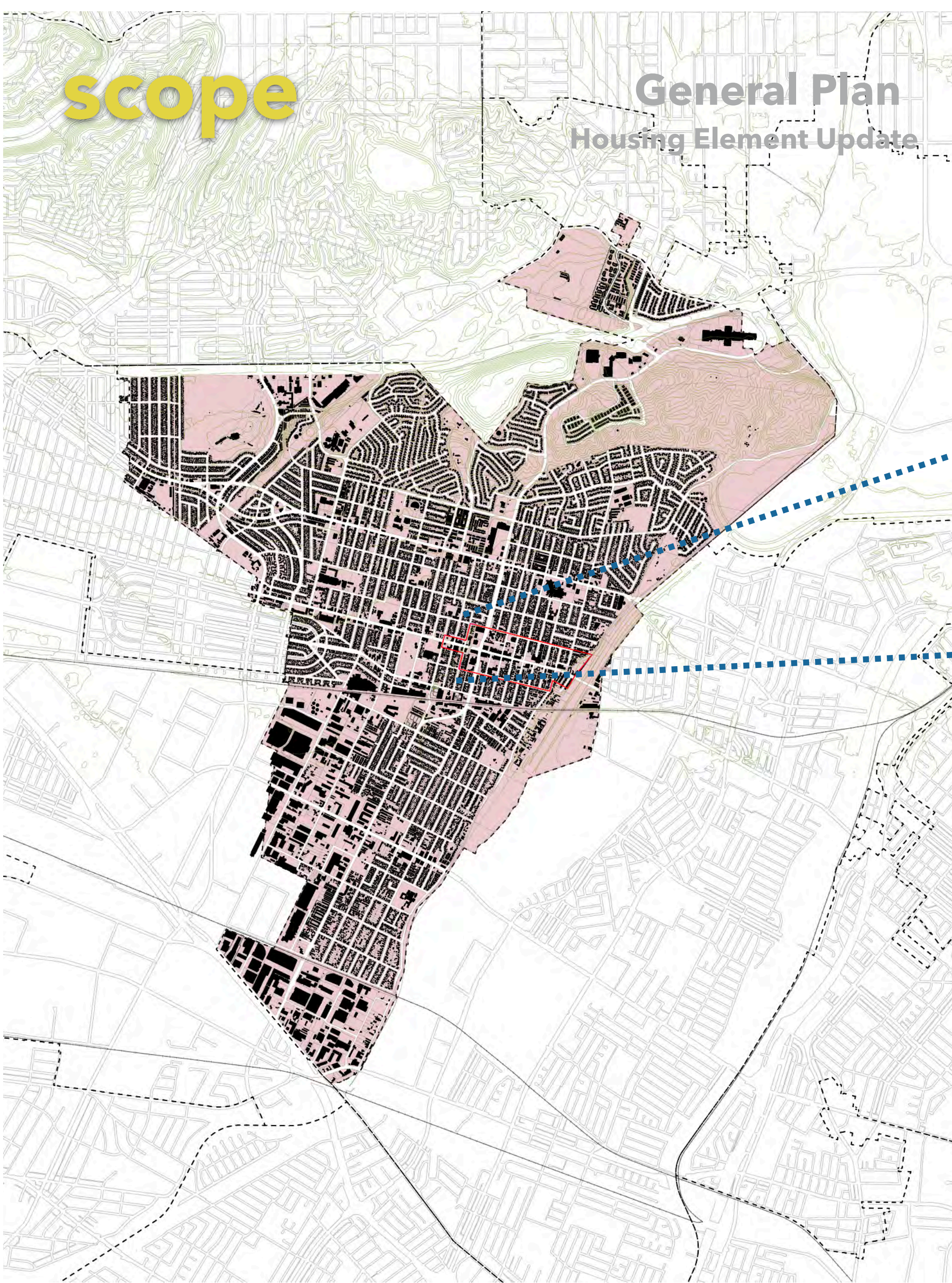
CITY OF
montebello



GENERAL PLAN UPDATE 2040

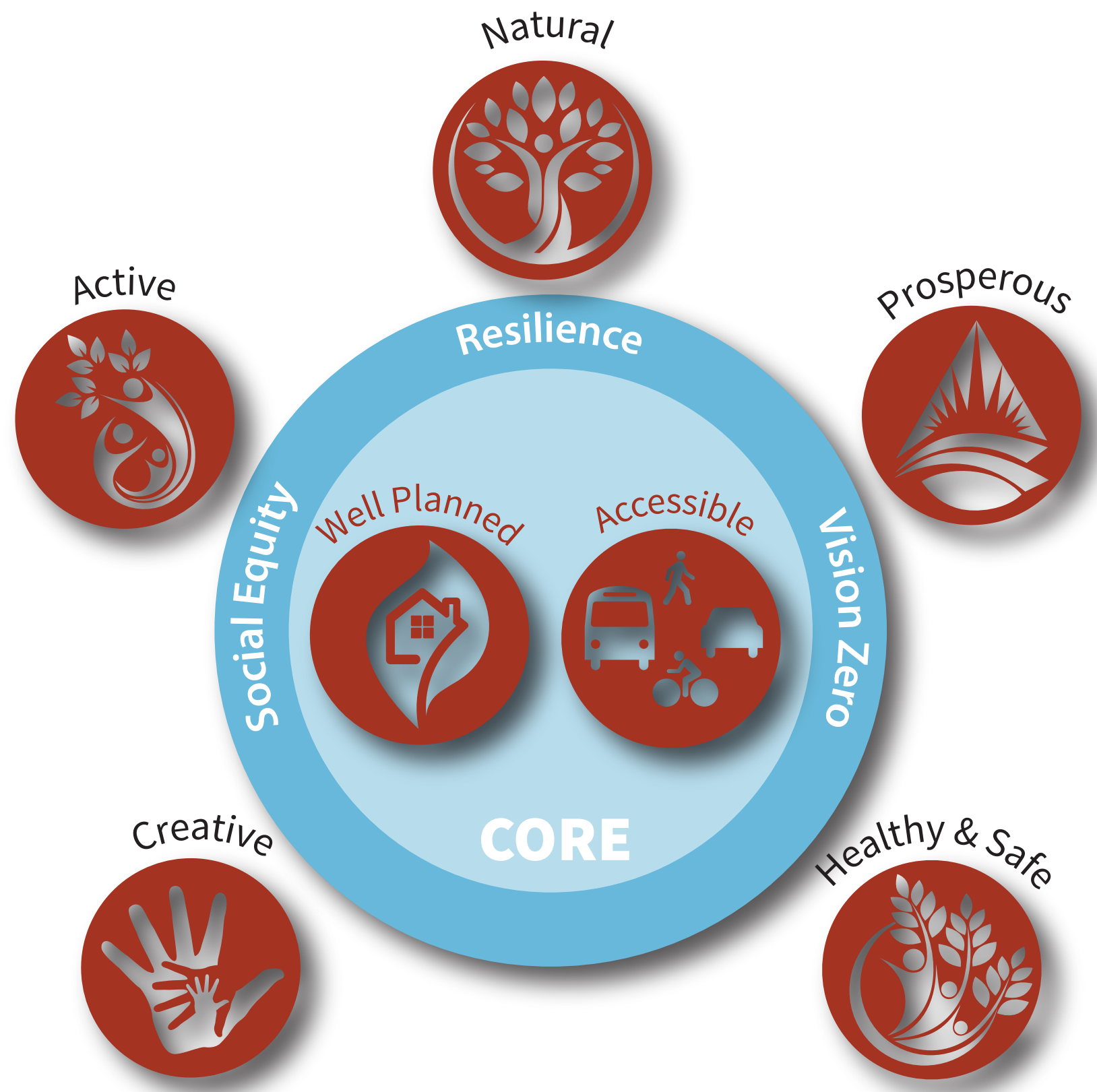


MONTEBELLO
ELEVATE





General Plan & Downtown Specific Plan



integrated approach

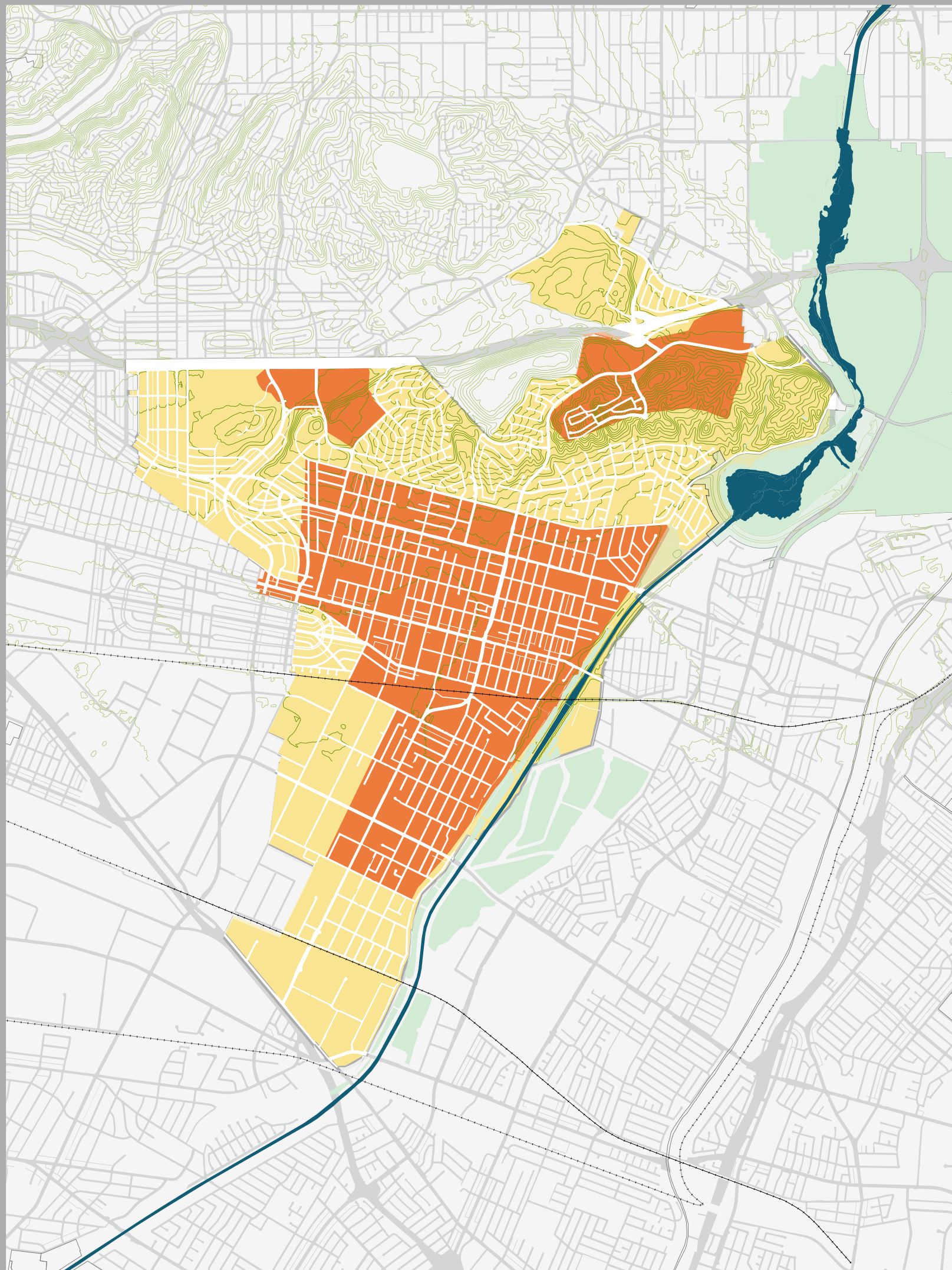
Housing Element Update



Vision based



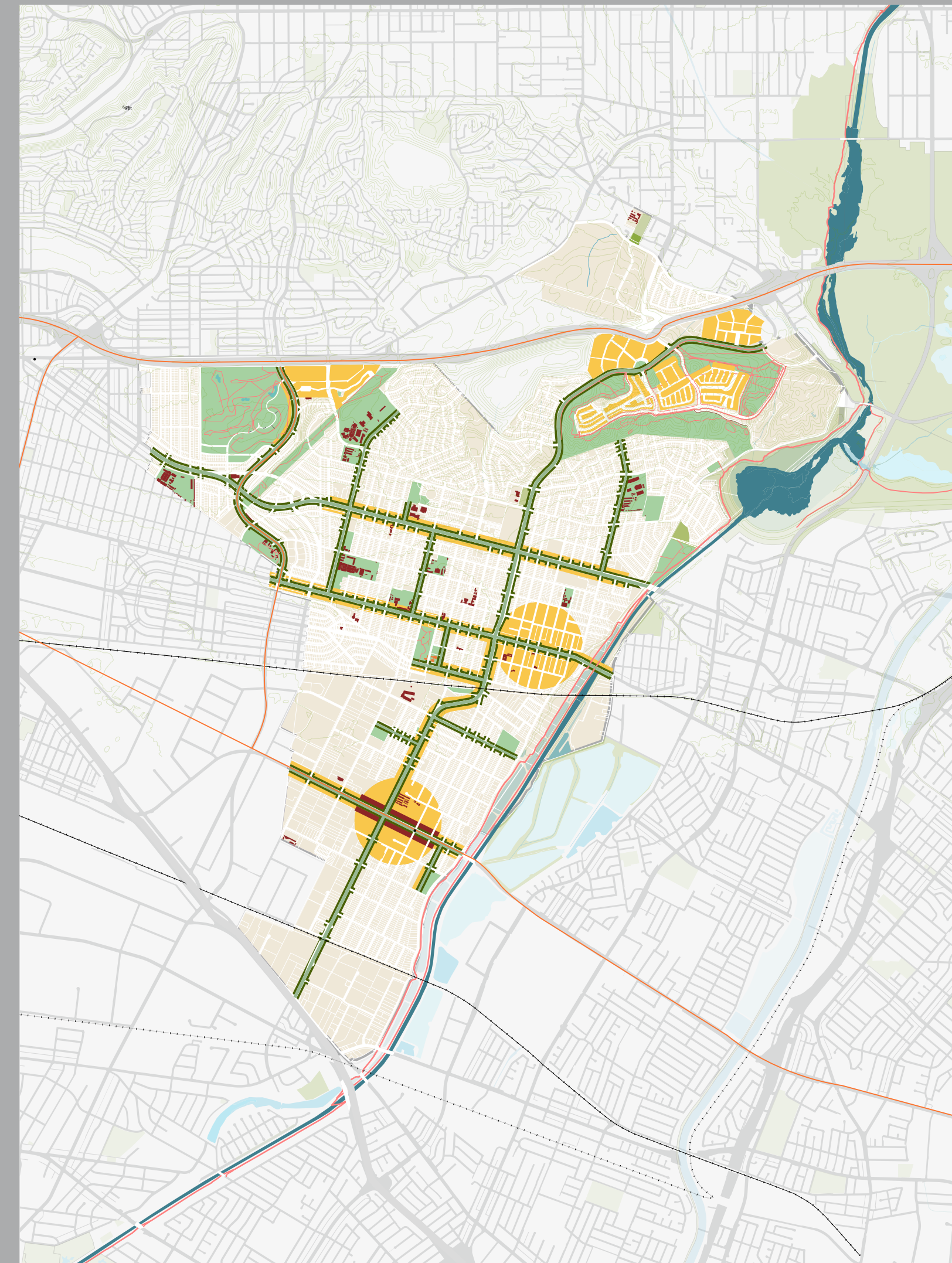
the Vision



Areas of Stability & Change

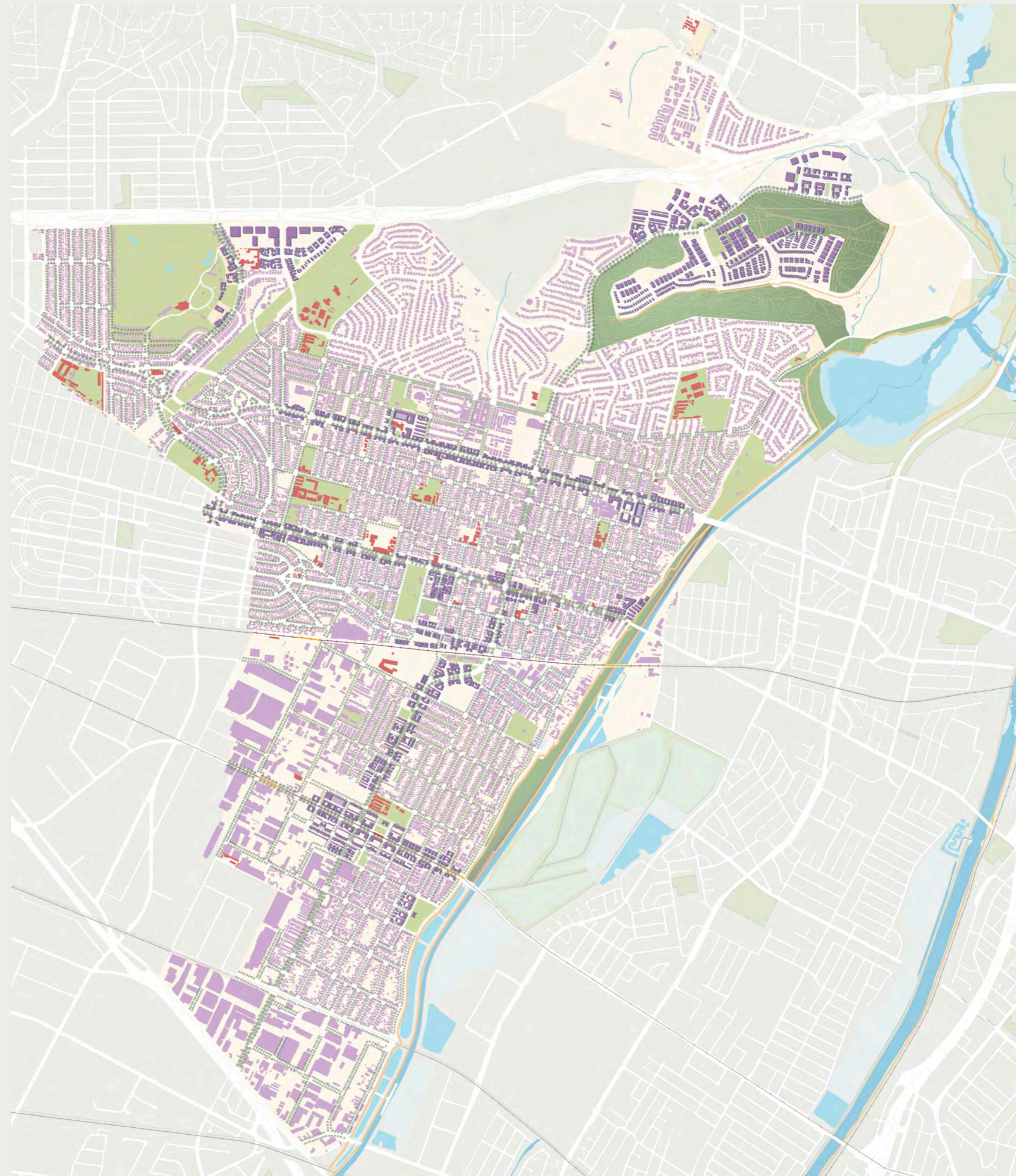
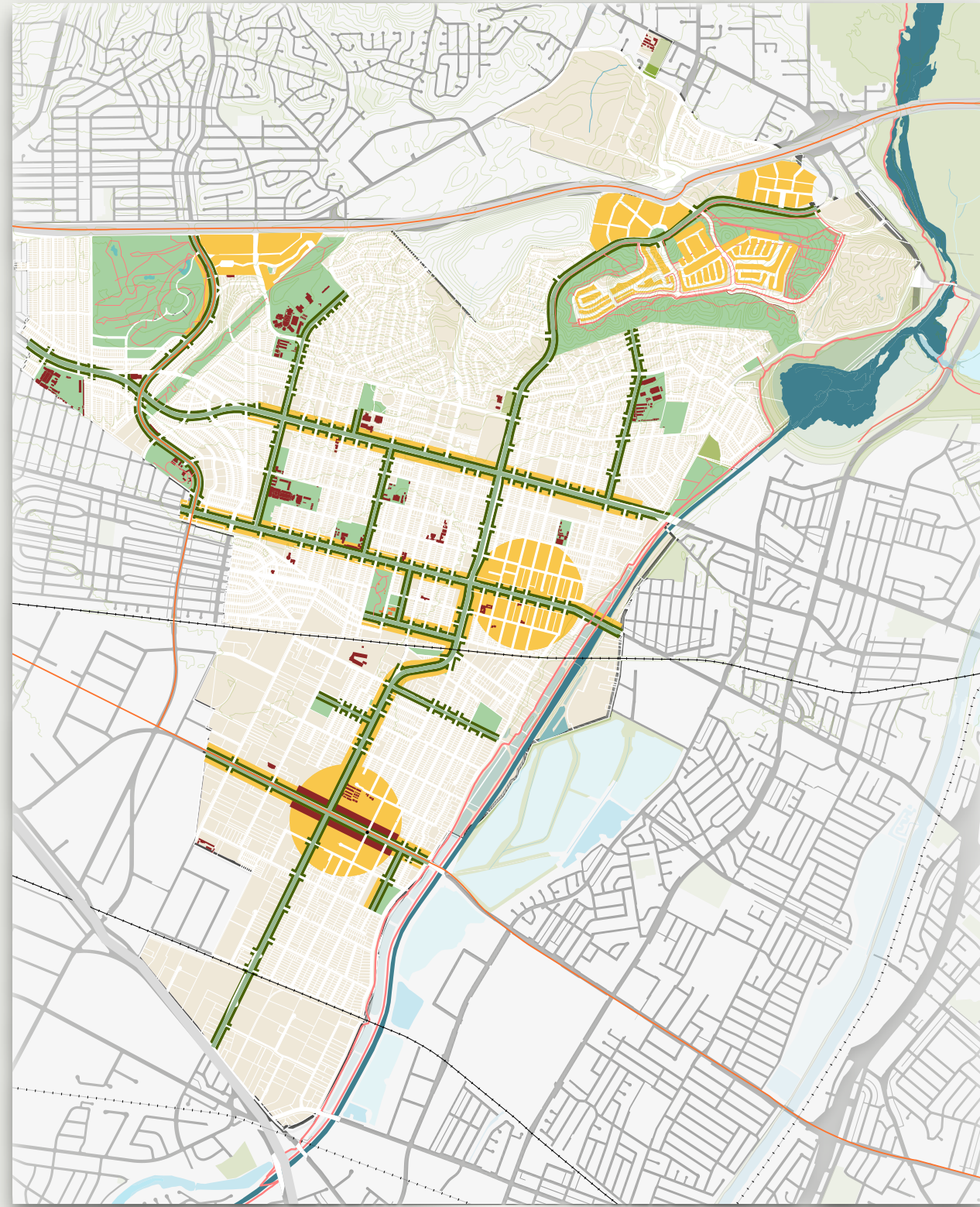


Green Infrastructure

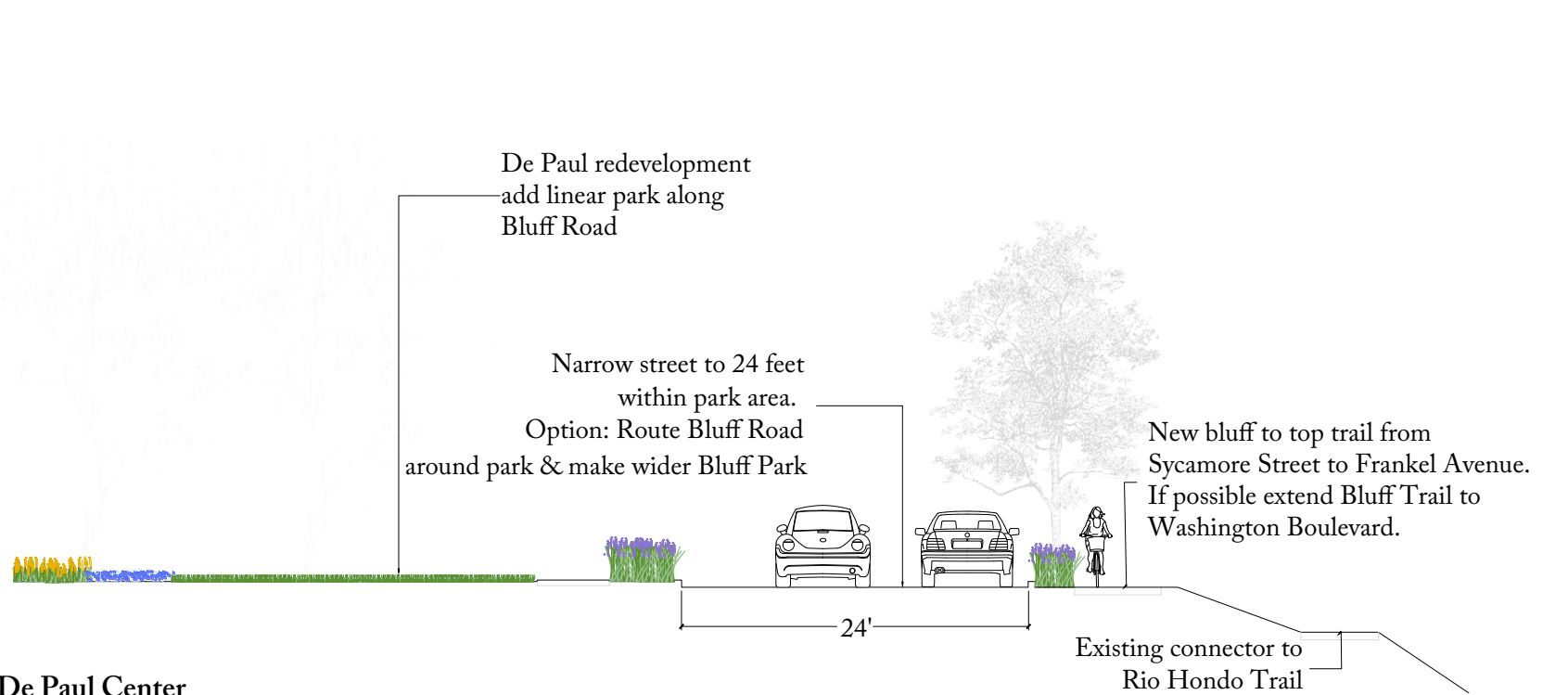
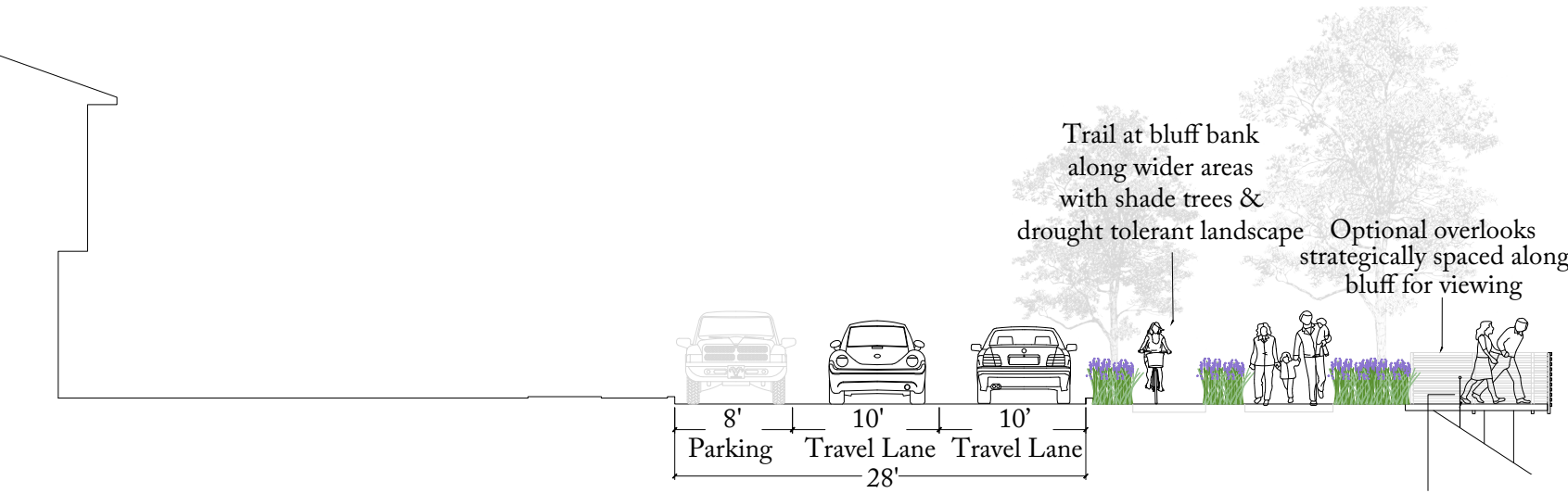
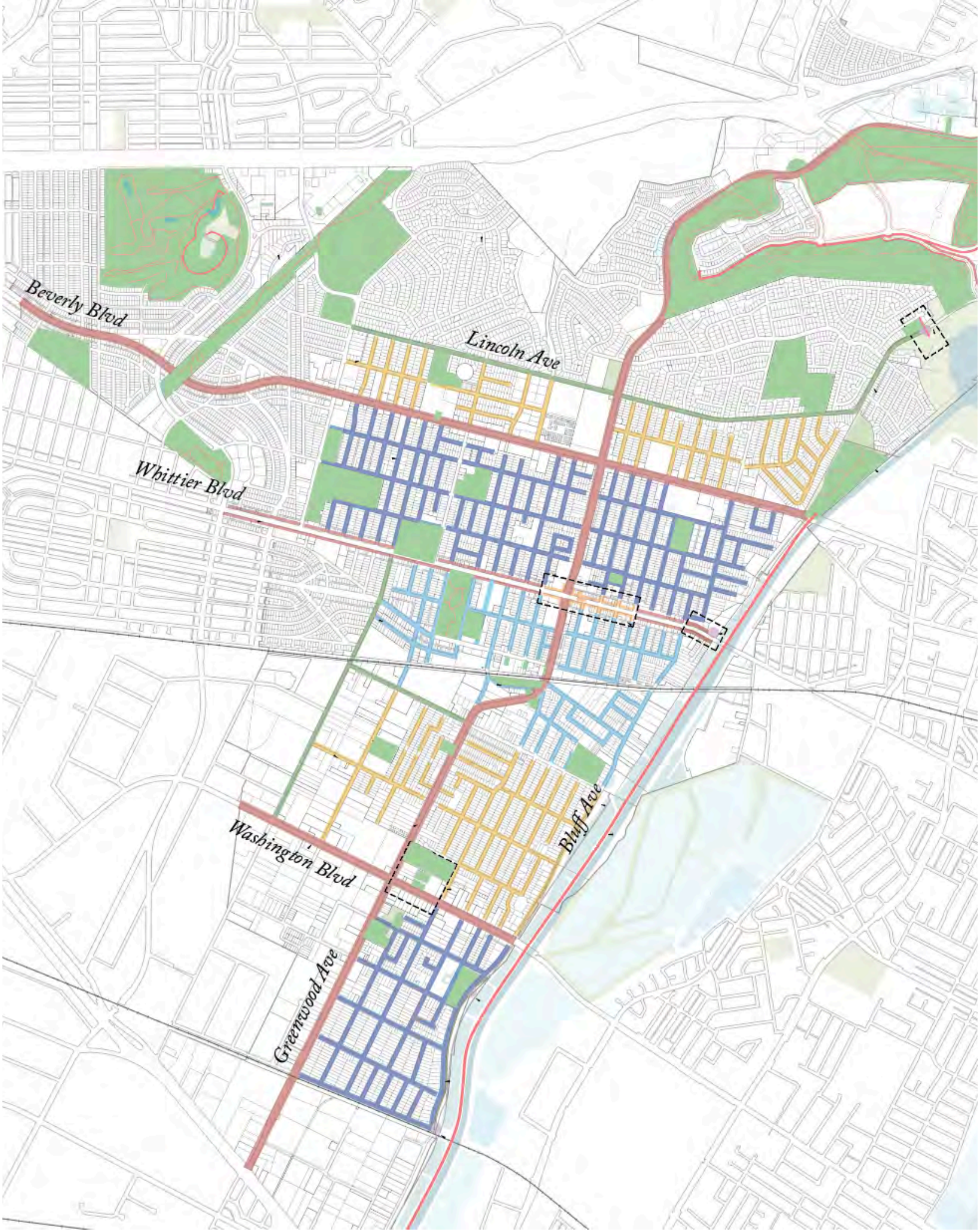


Neighborhood, Corridors & Centers

the Vision

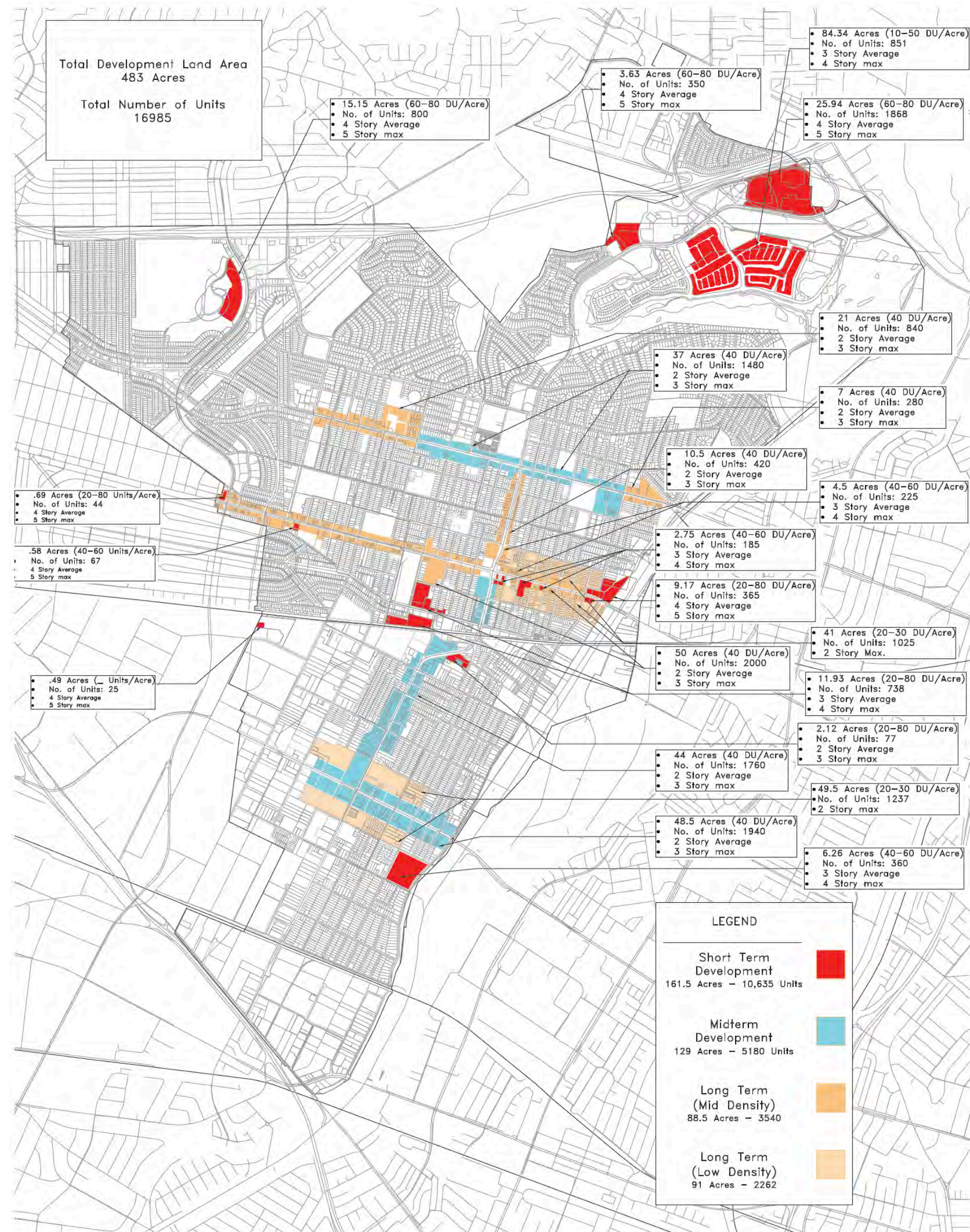


Green Infrastructure



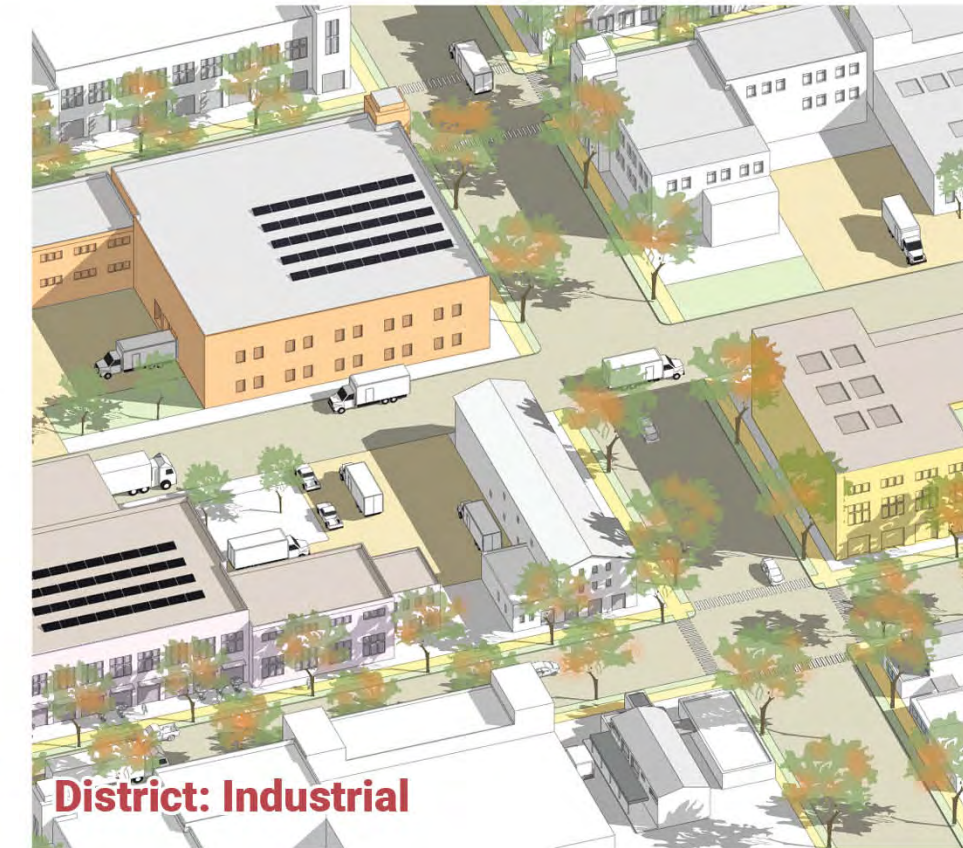
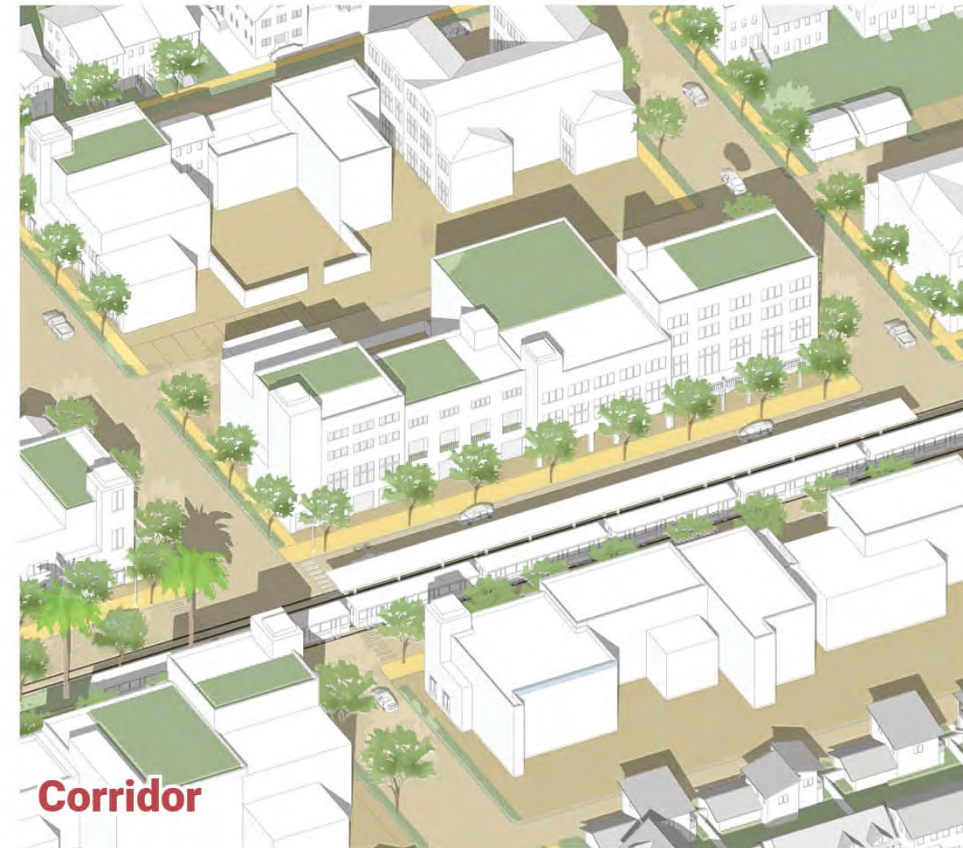
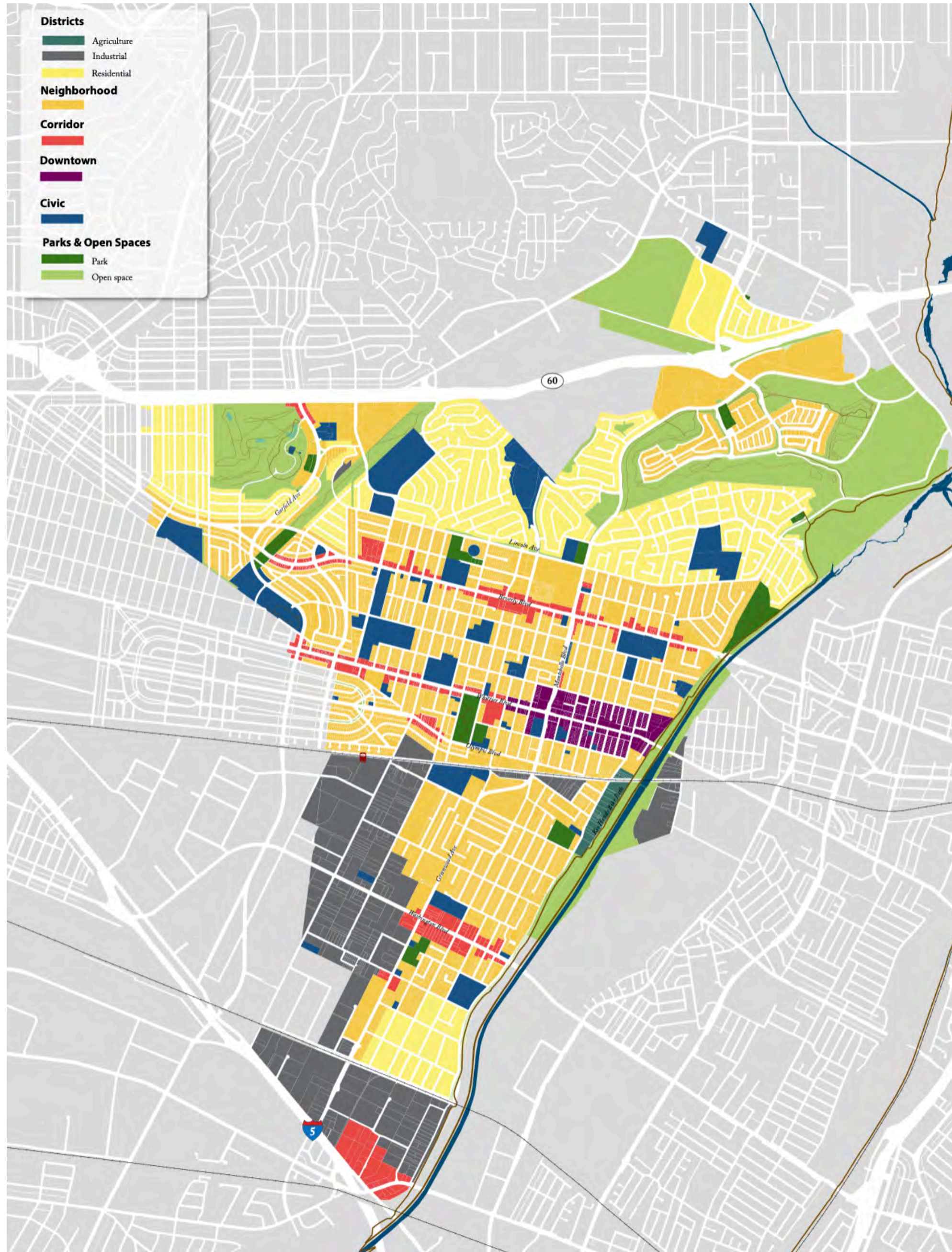
At De Paul Center

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



Downtown

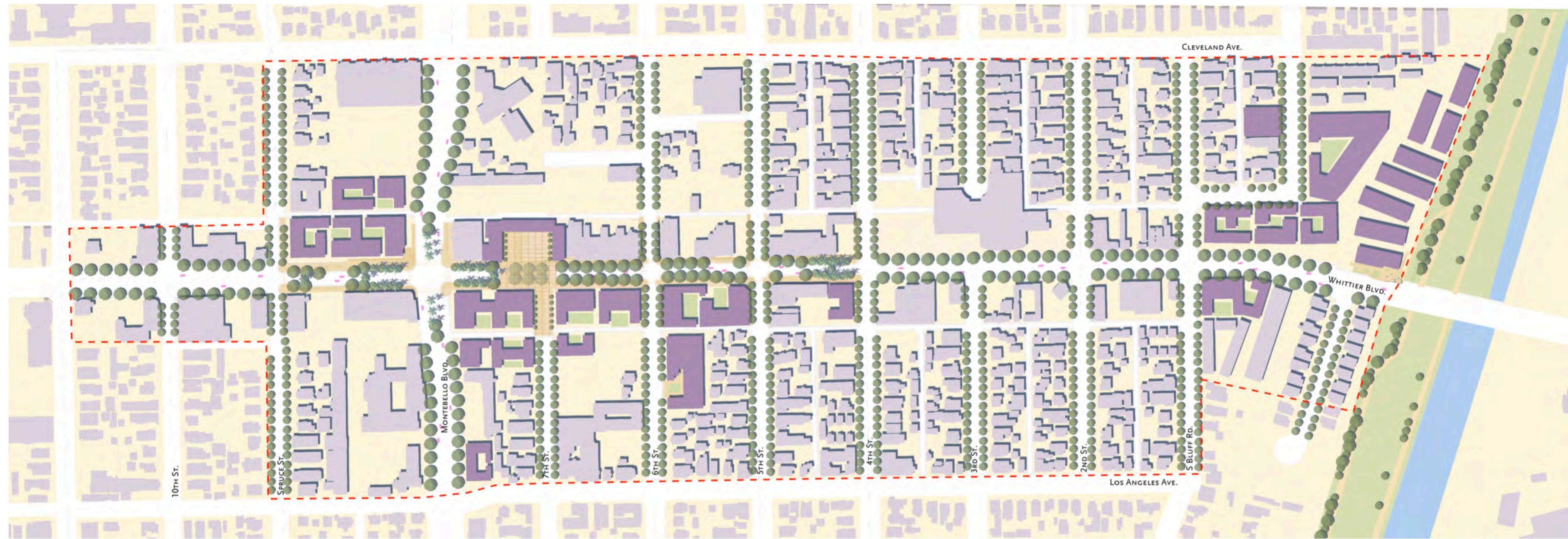
-  Downtown Specific Plan Area
-  Downtown Core
-  Downtown Center Plaza
-  Civic buildings

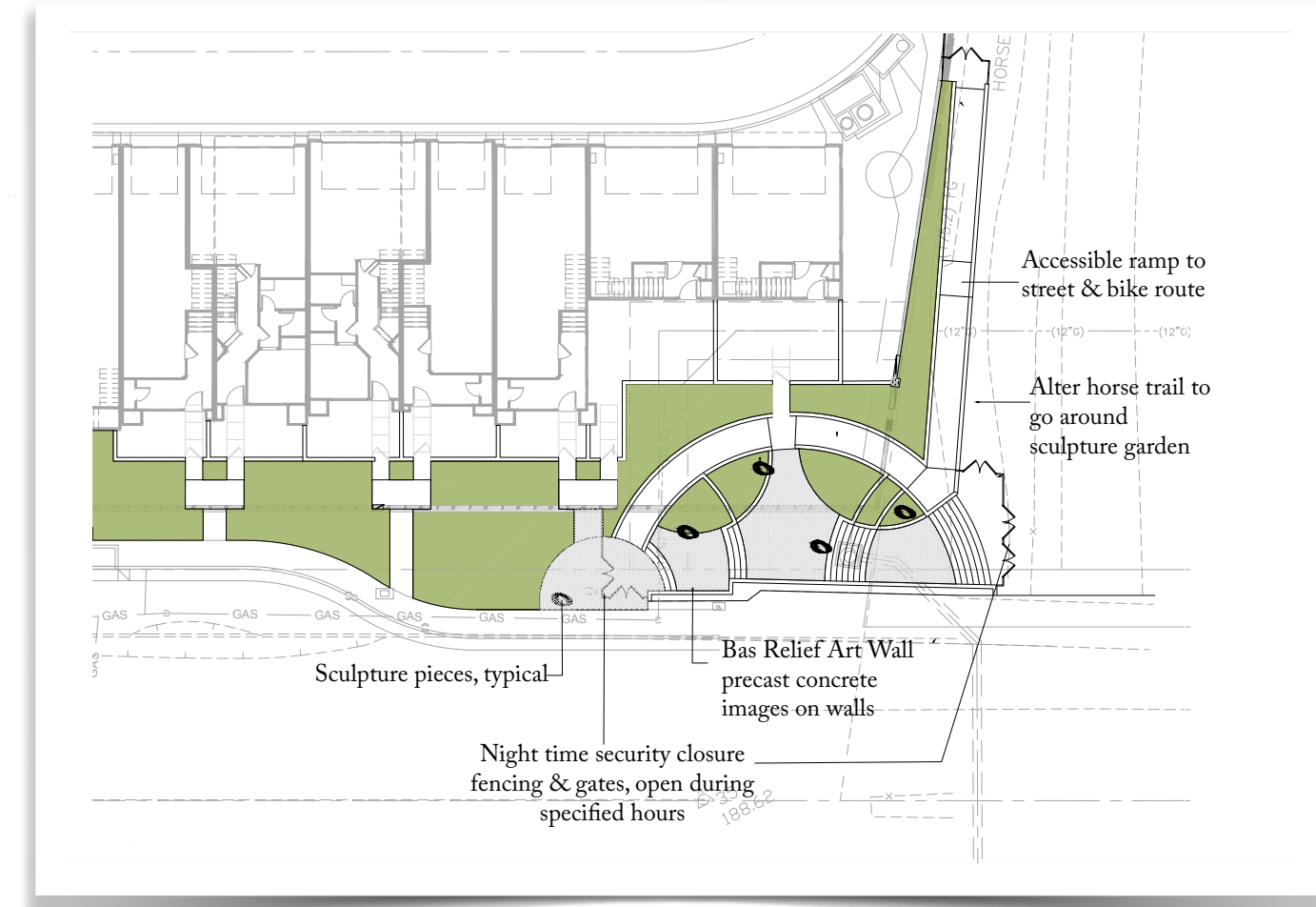
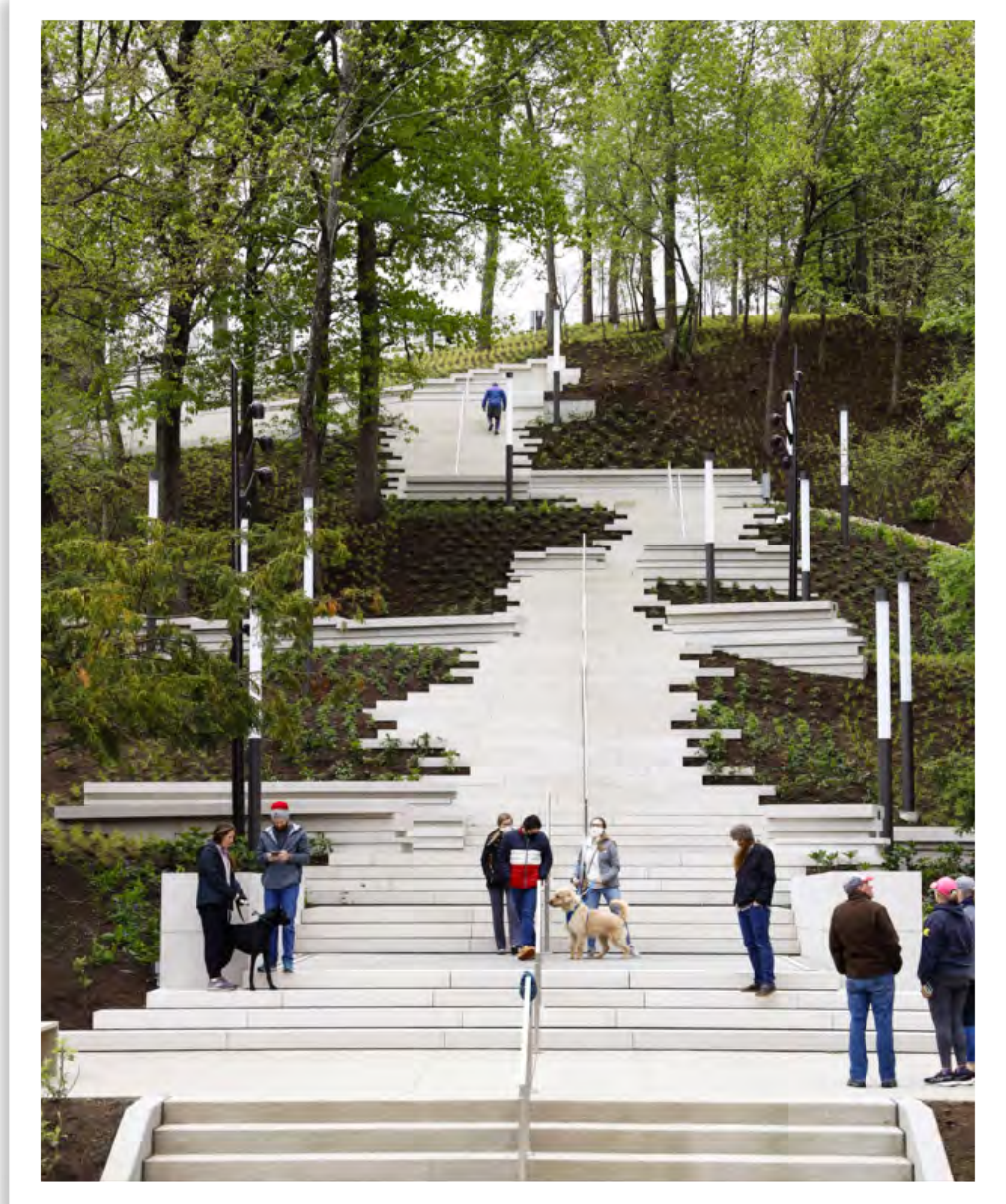
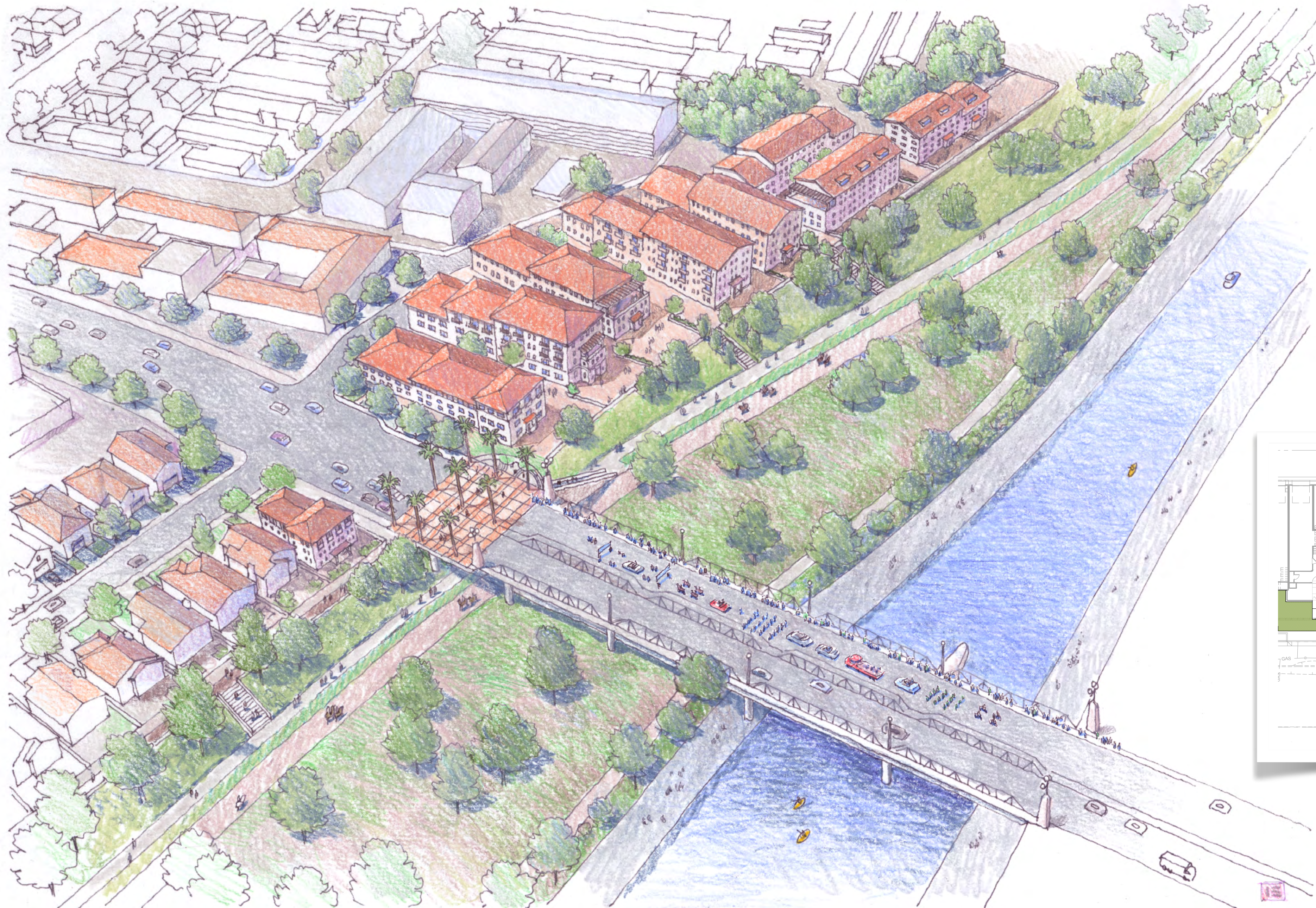




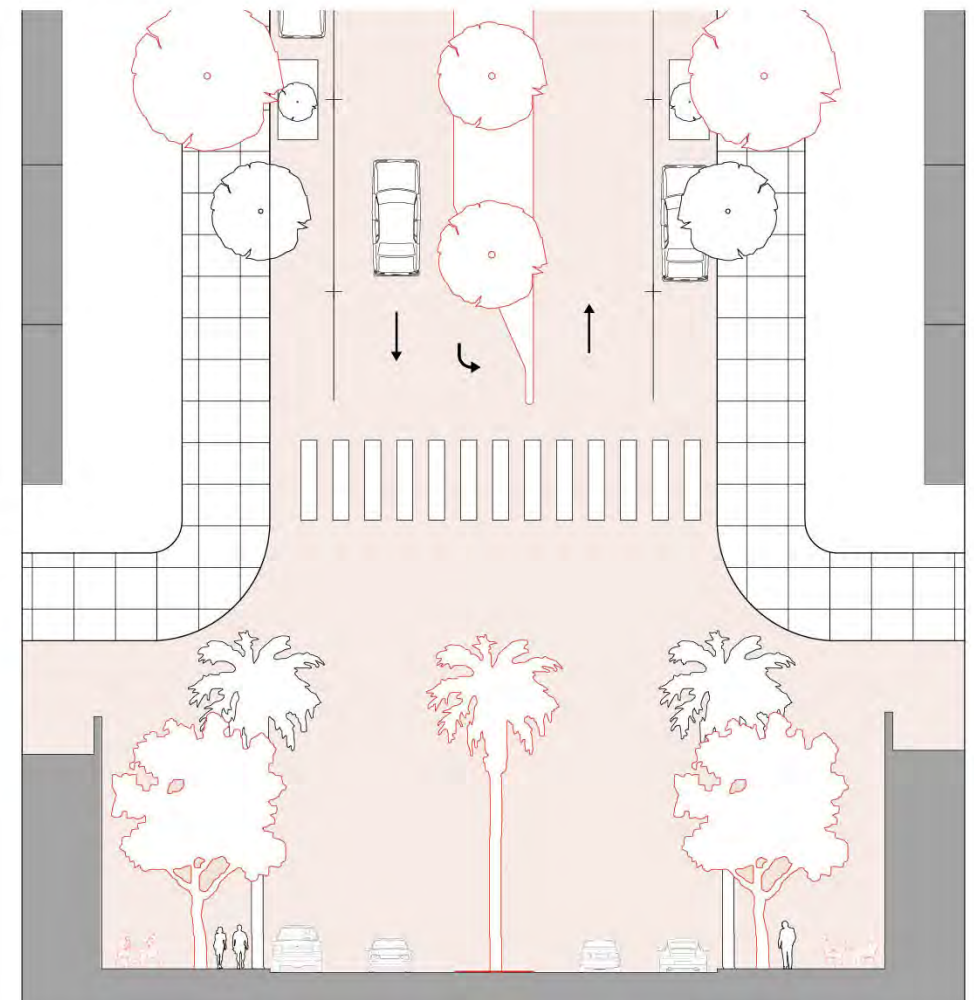
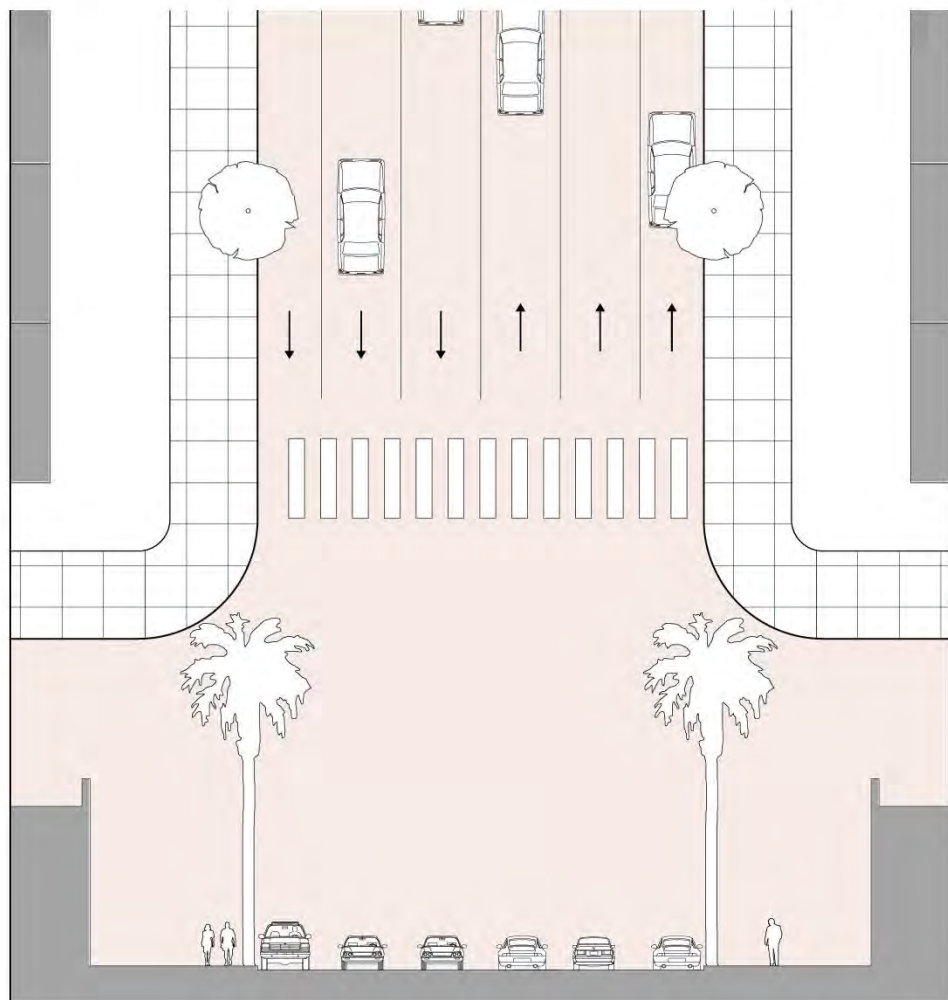
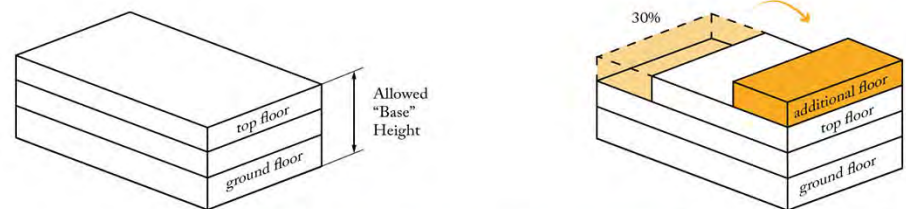
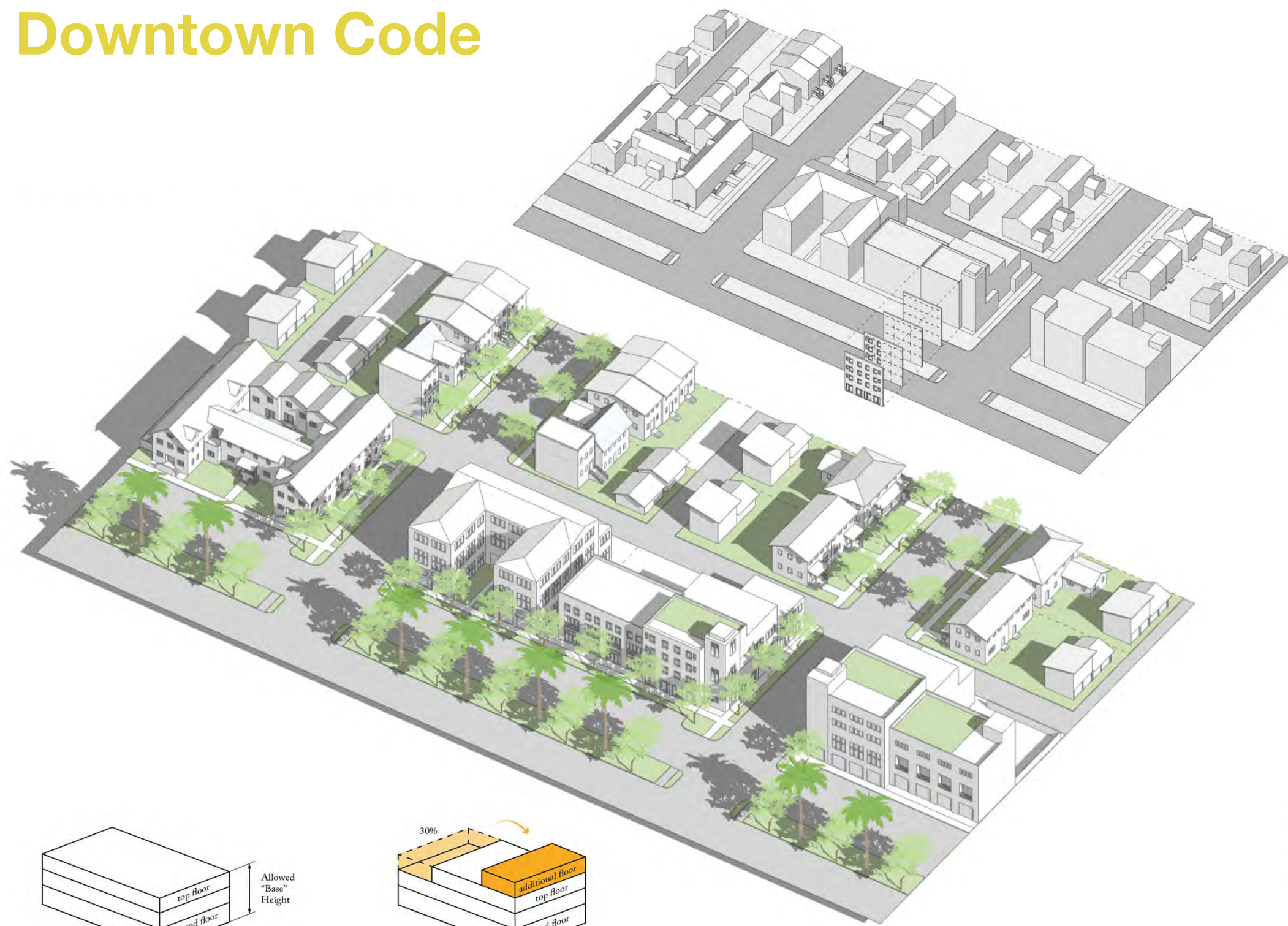
“ City of Flowers



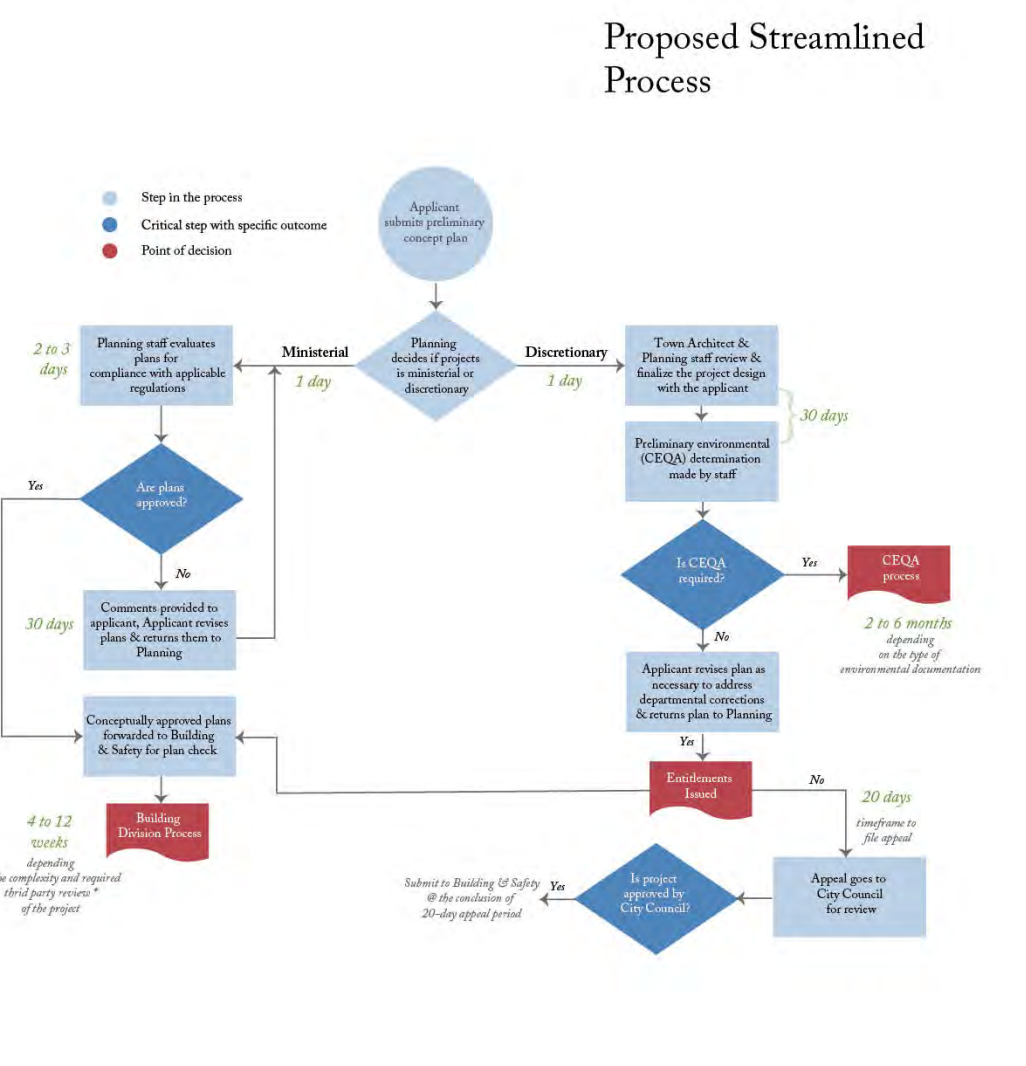
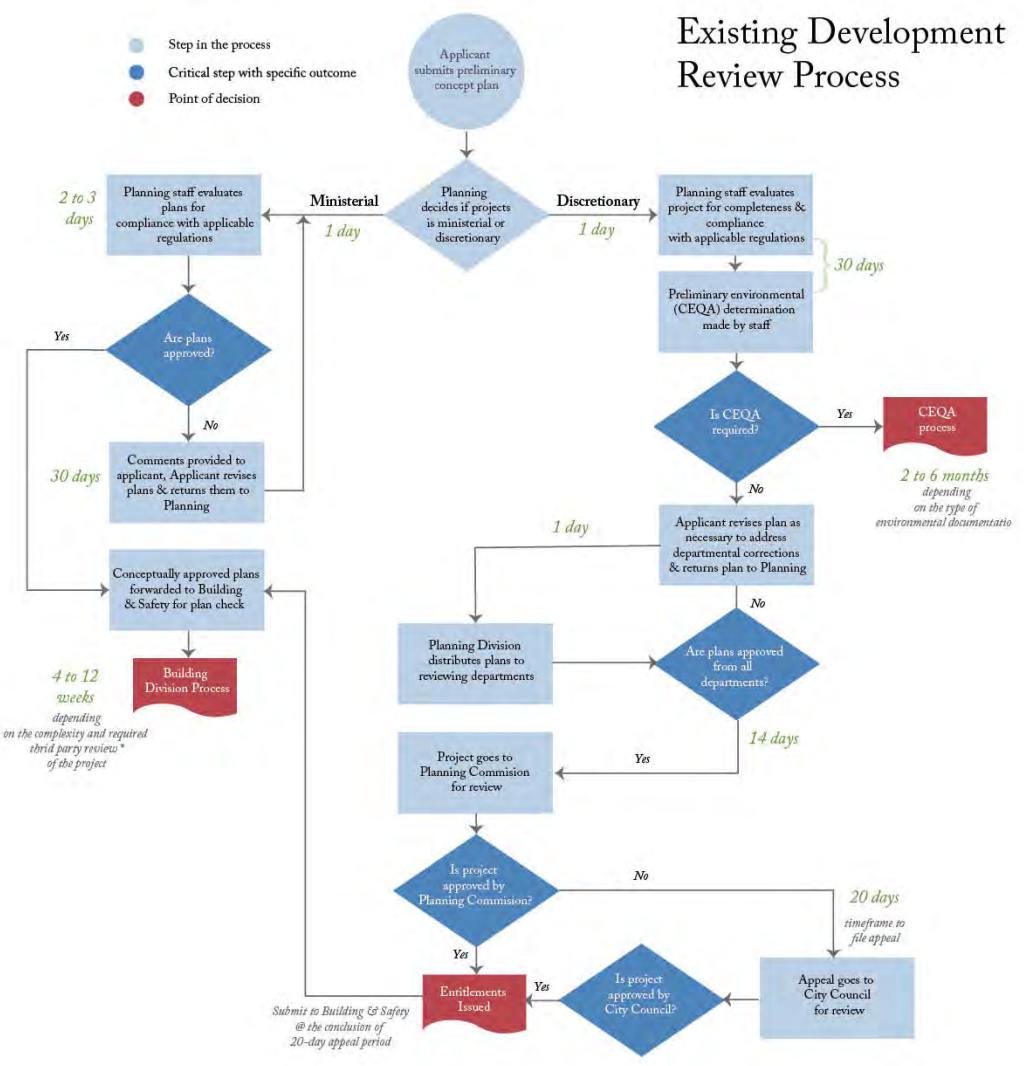




Downtown Code



Existing (left) and Proposed (right) Whittier Boulevard



4.4D Downtown Core

1 Setbacks

- Primary Street Setback**
 - Ground Floor non-residential: 0 ft. min./5 ft. max.
 - Ground Floor residential: 5 ft. min./10 ft. max.
- Side Street Setback**
 - Ground Floor non-residential: 0 ft. min./5 ft. max.
 - Ground Floor residential and upper floors: 5 ft. min./10 ft. max.
- Side Yard Setback**
 - Non-residential: 0 ft.
 - Residential: 8 ft. min.
- Rear Setback**
 - With Alley: 5 ft. min.
 - 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
 - Non-residential: 0 ft.
 - Residential: 3.5 ft. min.
- Ground story floor to floor height
 - Non-residential: 15 ft. min.
 - 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**
 - Podium/Surface: 20 ft. min.
 - Subterranean: 0 ft.
- Side Street Setback**
 - Podium/Surface: 20 ft. min.
 - Subterranean: 0 ft.
- Side Yard Setback**
 - Podium/Surface: 5 ft. min.
 - Subterranean: 0 ft.
- Rear Setback**
 - Podium/Surface: 5 ft. min.
 - 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
Side Garden		
Courtyard	15% of total lot area	20 ft. by 20 ft.
Back yard		
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: Street-facing building facades shall provide at least one (1) of the following frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

Element	Encroachment
Awning, Gallery	To R.O.W. line
Shop front	0 ft.
Sloop	5 ft.
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.

Element	Encroachment
Balcony	3 ft. into R.O.W. or setback
Bay Window	Within 2 ft. of curb

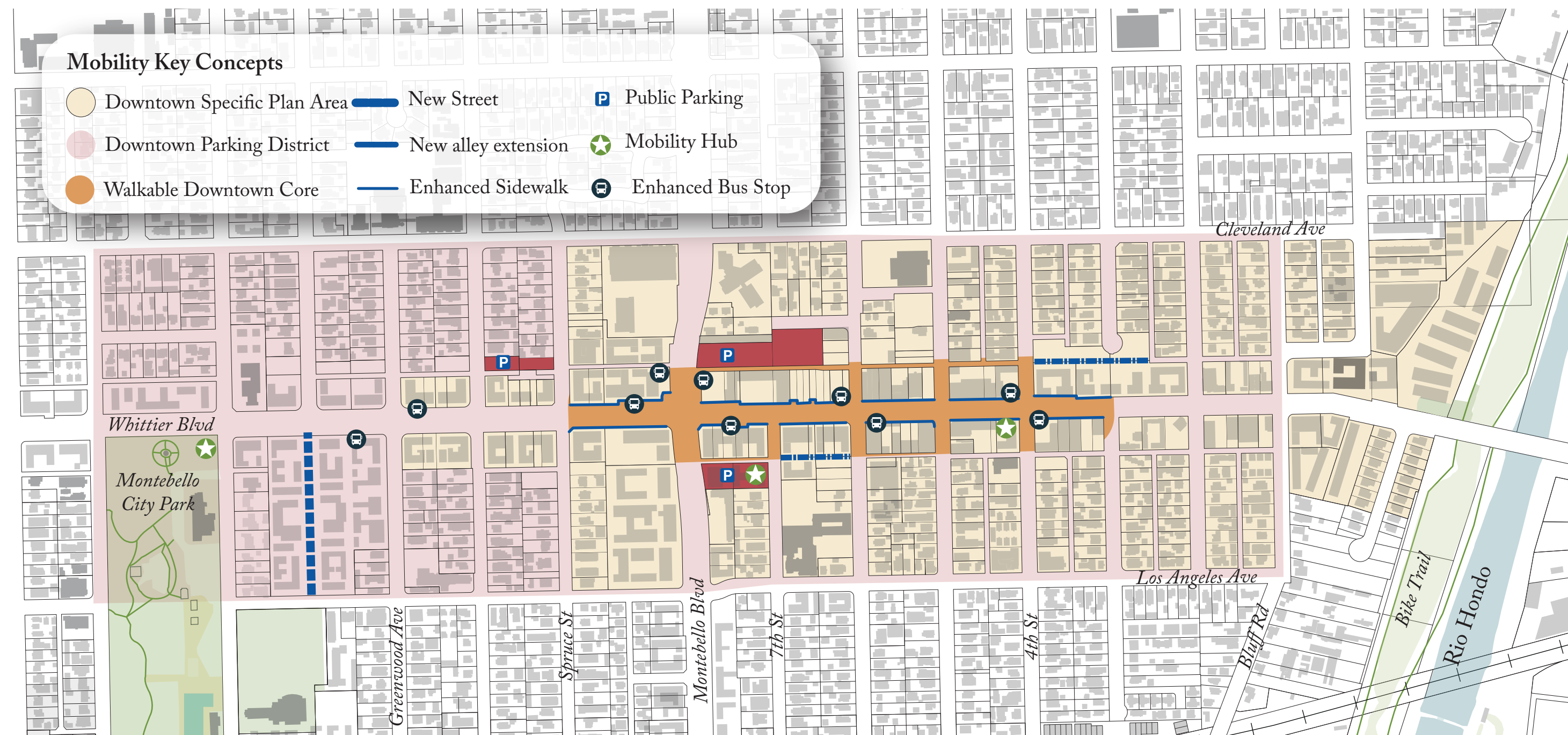
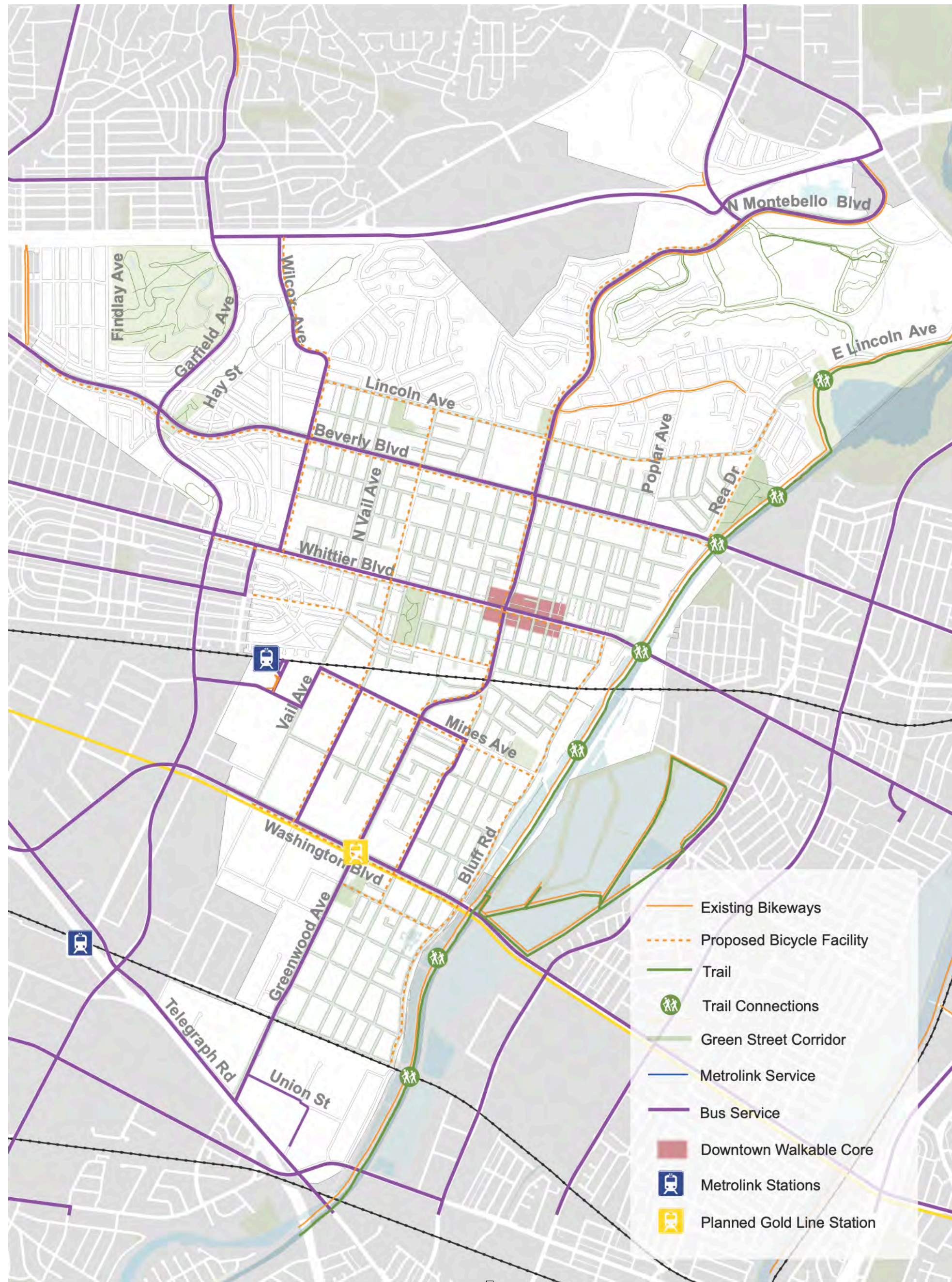
c. Pedestrian Access: All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor units may be accessed through an exterior or interior stair, or lobby.

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



- P** Parallel Parking
- B** Bikeshare
- i** Information Kiosk
- B** Bike Racks
- S** Scooter Share
- R** Rideshare
- T** Transit Stop
- C** Carshare
- P** 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

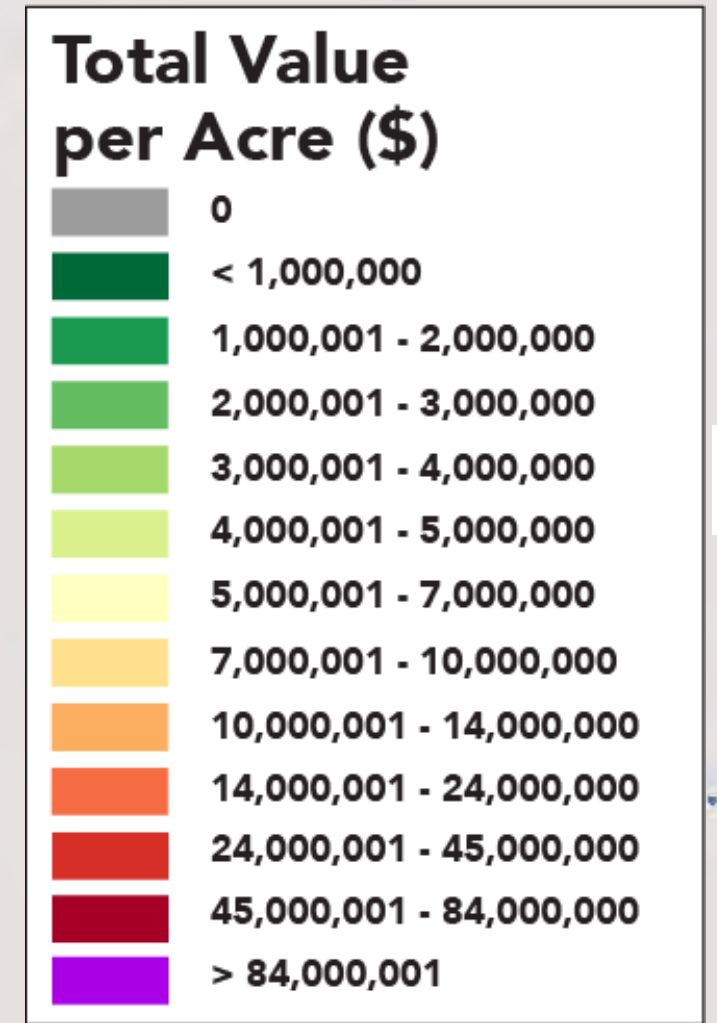
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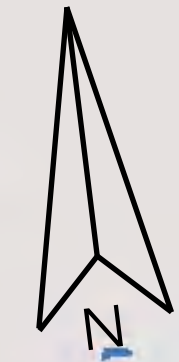
Rio Hondo Channel

Rosemead Blvd

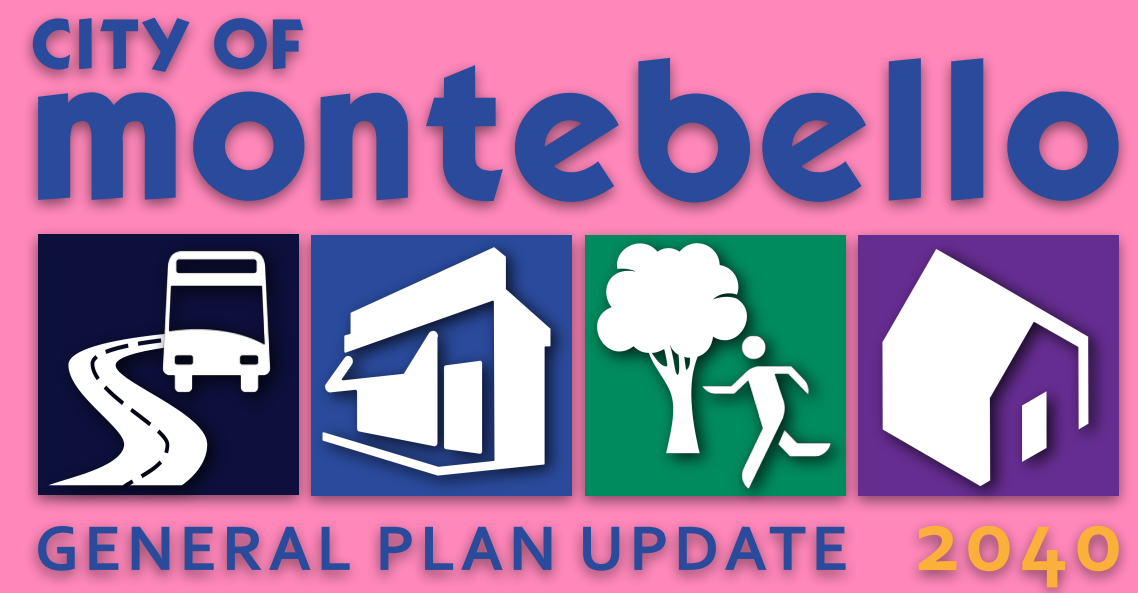
San Gabriel River



Urban3



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