

RESOLUTION NO. 15-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT (GPA3-07) FOR THE MONTEBELLO HILLS SPECIFIC PLAN PROJECT LOCATED AT 1400 N. MONTEBELLO BOULEVARD

WHEREAS, an application for a General Plan Amendment (GPA3-07) has been received and accepted; and

WHEREAS, the General Plan Amendment would amend the General Plan Land Use Map and the General Plan land use designation from Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, General Commercial and Parks and Recreation and Open Space to Specific Plan as depicted in the General Plan Land Use Map attached hereto as Exhibit "A"; and

WHEREAS, on April 21, 2015, the Planning Commission conducted a duly noticed public hearing and adopted Planning Commission Resolution No.3-15 to recommend that the City Council approve a General Plan Amendment; and

WHEREAS, on May 27, 2015, the City Council conducted a duly noticed public hearing to consider the Final EIR and the proposed project, and to solicit comments on the documents from staff, the public, the applicant and the City's consultant team; and

WHEREAS, after receiving all public testimony on the proposed Final EIR and the proposed project, and after affording the applicant reasonable time to rebut and respond to information presented during the public hearing, the City Council closed the public hearing and continued City Council deliberations on the Final EIR and the proposed project to the City Council's next regularly scheduled meeting on June 10, 2015; and

WHEREAS, the Final Environmental Impact Report for the proposed project, including GPA3-07, was certified by the City of Montebello City Council on June 10, 2015 through City Council Resolution No. 15-32; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the City Council of the City of Montebello resolves as follows:

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

SECTION 2. City Council certified the Final EIR on June 10, 2015 through City Council Resolution No. 15-32.

SECTION 3 General Plan Amendment. The City Council hereby approves General Plan Amendment (GPA3-07) based on the following findings of fact. The General Plan Amendment furthers the overall goals and objectives of the General Plan for the following reasons:

- a. The Land Use Element - Goal #1 "To formulate a plan which is responsive to the needs of the community and which permits the orderly arrangement of land uses, permitting sufficient areas for reasonable development"; and Objective #5 "That development of the hill areas be designed to accommodate a variety of housing types (e.g., single-family; townhouse-condominiums and multiple-family units)".

The proposed Project provides for a logical and orderly arrangement of land uses. The Project Site is currently surrounded by residential, commercial, open space and municipal uses. The proposed Project would introduce up to 1,200 new dwelling units, a variety of parks and trails, and natural open space to this area of the City.

The Project land uses would blend with existing neighborhoods that abut the Project Site. Therefore, the proposed Project would be consistent with Goal #1.

The Project will develop the hill area with residential dwelling units that are designed to accommodate a variety of housing types (single-family, townhouse and condominiums). As indicated in the Specific Plan, the proposed Project includes 1,200 dwelling units that are a mix of attached and detached residential products. These home type products would increase the variety of housing stock within the City. Therefore, the proposed Project would be consistent with Objective #5 listed above.

- b. The Circulation Element – Goal #1 “To facilitate traffic movement and alleviate congestion in and around the City”; and Objective #3 “To provide major traffic routes on streets which border rather than intersect residential neighborhoods” and Objective #4 “To provide a circulation system for the Montebello Hills which services various types of residential and commercial development but at the same time preserves the unique environmental and aesthetic qualities of the hill area”.

As part of the Project, Montebello Boulevard would be improved to its ultimate right of way, consistent with the General Plan. In addition, as part of the proposed Project, additional right of way would be beautified and dedicated to the City along the south side of Montebello Boulevard. Paramount Boulevard currently provides primary access to the Project Site. Portions of Paramount Boulevard would be improved as part of the proposed Project as well. Improvements to these two main streets would support traffic generated by the proposed Project and would also facilitate traffic movement and alleviate congestion. The project will improve existing roadway segments internal to the project site and improve roadway segments external to the project site, thereby facilitating traffic movement and improving the roadway segments that border residential and commercial areas. Thus, the proposed Project would be consistent with Goal #1.

The primary existing transportation corridors serving the proposed Project are Montebello Boulevard and Paramount Boulevard. San Gabriel Boulevard, adjacent to the Project Site, provides secondary access to the Project by way of a connection with Plaza Drive. Therefore, the proposed Project would provide major traffic routes on streets that border rather than intersect either existing neighborhoods or the individual neighborhoods proposed within the Project Site. The circulation plan for the proposed Project provides for the safe and efficient movement of vehicles, bicycles and pedestrians through the community and reinforces the goal of providing a safe environment for pedestrian and bicycle mobility. Therefore, the proposed Project would be consistent with Objective #3.

The circulation plan for the Project Site is designed to serve prospective homeowners and their guests while at the same time maintaining the unique environmental and aesthetic qualities of the hill area. Two types of local streets are planned to serve the Project Site. The first type includes a street design with one travel lane in each direction and parking on both sides of the street. The

second type includes one travel lane in each direction and parking on only one side of the street. All local streets will be abutted by a landscaped parkway. In addition, the proposed Project will include private lanes that will serve rear loaded single family attached and detached homes. Lastly, the traffic calming measures called for in the Specific Plan would ensure that traffic speeds and traffic related noise are minimized to levels consistent with the future residential and open space uses. Thus, the proposed Project would be consistent with Objective #4.

- c. The Parks and Recreation Element – Goal #2 “To provide 4.0 acres of park and recreational use per 1,000 residents to meet the goal of the City”; and Objective #4 “Expand recreational use of land in Rio Hondo Channel area” and Objective #5 “Establish park and recreational facilities in the hill area” and Objective #6 “Preserve and expand existing park and recreational facilities”.

The proposed Project would provide a total of 16.35 acres of park and recreation facilities and would add approximately 3,960 new residents to the City’s population. Thus, the proposed Project would be required to provide at least 15.84 acres of parkland to meet the goal set forth in Goal#2 of the Parks and Recreation Element. Because the proposed project would provide 16.35 acres of new parks and recreation facilities, the project would exceed the City’s established goal by 0.51 acres. Therefore, the proposed Project would be consistent with Goal #2.

The proposed Project includes 8.1 acres of recreational trails that connect the Montebello Hills to the Regional Trail System, specifically the Rio Hondo Channel Area thereby expanding the recreational use of the Rio Hondo Channel Area and expanding upon the existing Park System. Therefore, the proposed Project satisfies Objective #4.

The proposed Project would include construction of a 5.5 acre public park site, a 1.5 acre community center for on-site residents and five (5) 0.25 acre pocket parks. Each of these parks would establish park and recreational facilities in the hill area consistent with Objectives #5 and #6.

- d. The Open Space Element – Goal #2 “To insure the preservation and conservation of sufficient open space to service the recreational, health, and welfare needs of the residents”; and Objective #1 “Identify existing open space that is important to welfare of the community” and Objective #5 “Identify unique natural features, scenic areas and historical sites”.

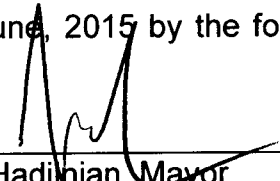
The proposed Project insures the preservation and conservation of sufficient open space to service recreational, health and welfare needs of the residents. The proposed Project includes approximately 314 acres of open space. Of the 314 acres, approximately 260 acres will be set aside as a “Reserve” for the California gnatcatcher and its associated habitat. Preservation of that unique biological resource is important to the community and preserves a unique natural feature within the City. The proposed Project also includes an 8.1 acre series of pedestrian walkways and trails; a 5.5 acre public park site; a 1.5 acre community center for on-site residents; and five (5) 0.25 acre pocket parks. Therefore,

the proposed Project would be consistent with Goal #2, Objective #1 and Objective #5 of the Open Space Element.

SECTION 4 The City Clerk shall certify the adoption of this Resolution No. 15-33.


PASSED AND ADOPTED this 10th day of June, 2015 by the following vote of the City Council.





Jack Hadjinian, Mayor

ATTEST:



Daniel Hernandez, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF MONTEBELLO)

I, Daniel Hernandez, City Clerk of the City of Montebello, do hereby certify that the foregoing City Council Resolution No. 15-33 was duly and regularly approved and adopted by the City Council of the City of Montebello at their Regular Meeting held on the 10th of June, 2015, as approved by law by the following vote:

AYES: Cortez, Barajas, Romero, Hadjinian
NOES: Molinari

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City on the 10th day of JUNE, 2016.



DANIEL HERNANDEZ, City Clerk