

RESOLUTION NO. 15-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO, CALIFORNIA APPROVING VESTING TENTATIVE TRACT MAP (VTTM70420) FOR THE MONTEBELLO HILLS SPECIFIC PLAN PROJECT LOCATED AT 1400 N. MONTEBELLO BOULEVARD

WHEREAS, an application for a Vesting Tentative Tract Map (VTTM70420) has been received and accepted; and

WHEREAS, on April 21, 2015, the Planning Commission 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, the Planning Commission continued its public hearing on the Final EIR and the proposed Project to May 5, 2015; and

WHEREAS, on May 5, 2015, after closing the public hearing and deliberating on the proposed Project, the Planning Commission, by a vote of 4-1, with Commissioner Gonzales dissenting, adopted a resolution recommending that the City Council adopt environmental findings pursuant to CEQA, certify the Final EIR, approve a mitigation monitoring and reporting program, approve General Plan Amendment (GPA3-07), Specific Plan (MHSP) (SP1-07), Zone Change (ZC3-07) and Vesting Tentative Tract Map (VTTM70420), and find the proposed Development Agreement consistent with the City's General Plan; 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 Conditions of Approval for the Vesting Tentative Tract Map are necessary and are attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the Final Environmental Impact Report for the proposed Project, including VTTM70420, 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. The City Council certified the Final EIR on June 10, 2015 through City Council Resolution No.15-32.

SECTION 3. Vesting Tentative Tract Map. The City Council hereby approves Vesting Tentative Tract Map (VTTM70420) based on the following findings of fact.

1. The VTTM would be consistent with the general peace, health, safety, and general welfare of the surrounding neighborhood. The proposed subdivision would be bounded by the La Merced neighborhood and the Whittier Narrows Dam area to the south, open space to the east, residential and municipal uses to the west, and

commercial uses to the north. The subdivision contemplated in the VTTM, and the resulting residential neighborhood, would be consistent with the neighboring residential, commercial, open space and municipal uses. The proposed project implements a land plan for a livable, infill residential community within an open space setting incorporating a balance of land uses adequately served by parks and trails, as well as public facilities, infrastructure and utilities. The land plan preserves and enhances natural site features; promotes biking and walking; promotes informal neighborhood interaction and connectivity through the provision of walking trails; encourages architectural design of high quality; provides a diverse choice of housing types to meet the needs of a variety of lifestyles and economic segments of the market place; provides connectivity to parks, public recreational facilities, public transportation and nearby commercial facilities and provides both passive and active recreational opportunities to both the community's residents and the public. The City's General Plan has planned for residential uses on the project site for many years. The proposed project would result in a residential development less intense that what was approved under the City's prior General Plan.

2. The VTTM would be consistent with the Specific Plan because the Specific Plan contemplates the development of five planning areas. Each of those planning areas includes a private homeowners' association parks and a certain amount of space for publicly accessible trails. The subdivision will allow for the financing, conveyance, leasing, or sale of the lots to builders/developers, but actual construction of the homes would not be authorized. Subsequent residential lot-specific tentative tract maps will be filed with the City at a later date, to allow development of the attached and detached units on a phase-by-phase basis

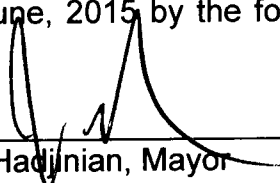
3. The VTTM would not conflict with any easements for access.

4. The VTTM is subject to the conditions in Exhibit "A" attached hereto

SECTION 4. The City Clerk shall certify the adoption of this Resolution No. 15-34.

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 15-34 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