

MEETING AGENDA

**MONTEBELLO PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
1600 W. BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA
TUESDAY, FEBRUARY 19, 2019
6:30 P.M.**

MONTEBELLO PLANNING COMMISSION

**SONA MOORADIAN
CHAIRPERSON**

**BERJ ALIKSANIAN
VICE CHAIR**

**ALEXANDRA BRISENO
COMMISSIONER**

**VACANT
PLANNING COMMISSIONER**

**NATALIA LOMELI
PLANNING COMMISSIONER**

CITY STAFF

**MANUEL MANCHA
DIRECTOR OF PLANNING AND
COMMUNITY DEVELOPMENT**

**CHRIS CARDINALE
PLANNING COMMISSION LEGAL
COUNSEL**

**MATTHEW FESKE
PLANNING MANAGER**

**MARIA ROMAN
ADMINISTRATIVE SECRETARY**

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PLANNING MANAGER**
 - A. 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 into 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. December 18, 2018
- B. December 27, 2018
- C. January 16, 2019
- D. February 5, 2019

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

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 speak and 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 to rebut and/or summarize, and then the hearing is closed.

A. Zone Change (ZC01-19) from R-1 and C-R to C-1

Project Applicant
City of Montebello

Project Description:

A Zone Change to change the zoning of the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) from R-1 (Single-Family Residential) and C-R (Commercial Residential) to C-1 (General Commercial). No property or building modifications are a part of this zone change.

Recommended Action:

Adopt Planning Commission Resolution recommending that the City Council conduct a public hearing and approve the zone change from R-1 (Single Family Residential) zone and C-R (Commercial Residential) zone to C-1 (General Commercial) zone for consistency for the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary); and certify the Negative Declaration.

9. CONSENT ITEM(S)

- A. None

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

- A. None

11. ORAL COMMUNICATIONS – CONTINUED (IF NEEDED)

12. PLANNING COMMISSION ORALS

- A. Chair, Sona Mooradian
- B. Vice Chair, Berj Aliksanian
- C. Commissioner, Alexandra Briseno
- D. Commissioner, Natalia Lomeli

13. ADJOURNMENT

The next regularly scheduled meeting on March 5, 2019

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

December 18, 2018

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

NOTICE OF ADJOURNMENT

1. CALL MEETING TO ORDER

6:30 P.M. by Planning Commission Secretary

No Quorum

All Agenda Items will be continued to the next Planning Commission Regular Meeting

2. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Matthew Feske, Planning Commission Secretary

**CITY OF MONTEBELLO
PLANNING COMMISSION**

MINUTES

December 27, 2018

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

1. CALL MEETING TO ORDER

6:30 P.M. by Planning Commission Legal Counsel

2. ROLL CALL

Present: Commissioner Aliksonian, Commissioner Briseno, and Commissioner Lomeli

Absent: Commissioner Mooradian

MOTION: Commissioner Aliksonian to excuse Commissioner Mooradian absence

SECOND: Commissioner Briseno

ACTION: 3-0-0-1 (Mooradian)

Also present: Interim Director of Planning and Community Development – Manuel
Mancha
Planning Manager – Matthew Feske
Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE

Commissioner Aliksonian

4. SELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

MOTION: Commissioner Aliksonian – Nominate Commissioner Mooradian as Chair

SECOND: Commissioner Briseno

ACTION: 3-0-0-1 (Mooradian)

MOTION: Commissioner Briseno – Nominate Commissioner Aliksonian as Vice Chair

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

Vice Chair Aliksonian assumed Chair responsibilities for tonight's meeting

5. PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA

NONE

6. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

NONE

7. APPROVAL OF MINUTES:

NONE

8. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

9. PUBLIC HEARINGS

A. Continued Public Hearing – Development Agreement and Amendment to the Precise Plan of Development

Project Description - Redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at the Site. The Site formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure") and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).

Jennifer Mario, Representative of Costco – Thank staff and reviewed report and no questions.

OPPOSITION

Linda Nickolas – What kind of presentation? Does not want gyms. Community activist, read the audit report, and City needs revenue

Director Mancha responded – only amending the plan to allow additional square footage. No specific uses. This amendment allows the property to be marketed. City recognizes the need for revenue.

MOTION: Commissioner Briseno
Recommend to City Council

NO SECOND – MOTION DIED

MOTION: Vice Chair Aliksanian
Recommend that the City Council approve the Development Agreement, an Amendment to the Precise Plan of Development, and Certify the Negative Declaration.

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

10. CONSENT ITEM (S)

A. Continued Consent Item – General Plan Consistency

Project Description - A proposed dedication for 0.079 acres of the San Gabriel Mission Monument Site located at the Northwest corner of San Gabriel Boulevard and Lincoln.

MOTION: Vice Chair Aliksanian - Approve Consent Item

Commissioner Briseno – Cost City any monies

Planning Manager Feske – City already maintains the property and monument sign. This action does not include any additional monies

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

11. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

None

12. ORAL COMMUNICATIONS – CONTINUED

None

13. PLANNING COMMISSION ORALS

Chair Mooradian

Vice Chair Aliksanian

Commissioner Briseno – None

Commissioner Lomel – None

14. ADJOURNMENT

The meeting adjourned at 6:53 p.m.

Matthew Feske, Planning Commission Secretary

**CITY OF MONTEBELLO
PLANNING COMMISSION**

MINUTES

December 27, 2018

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

1. CALL MEETING TO ORDER

6:30 P.M. by Planning Commission Legal Counsel

2. ROLL CALL

Present: Commissioner Aliksonian, Commissioner Briseno, and Commissioner Lomeli

Absent: Commissioner Mooradian

MOTION: Commissioner Aliksonian to excuse Commissioner Mooradian absence

SECOND: Commissioner Briseno

ACTION: 3-0-0-1 (Mooradian)

Also present: Interim Director of Planning and Community Development – Manuel
Mancha
Planning Manager – Matthew Feske
Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE

Commissioner Aliksonian

4. SELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

MOTION: Commissioner Aliksonian – Nominate Commissioner Mooradian as Chair

SECOND: Commissioner Briseno

ACTION: 3-0-0-1 (Mooradian)

MOTION: Commissioner Briseno – Nominate Commissioner Aliksonian as Vice Chair

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

Vice Chair Aliksonian assumed Chair responsibilities for tonight's meeting

5. PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA

NONE

6. STATEMENT OF PUBLIC ORAL COMMUNICATIONS

NONE

7. APPROVAL OF MINUTES:

NONE

8. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

None

9. PUBLIC HEARINGS

A. Continued Public Hearing – Development Agreement and Amendment to the Precise Plan of Development

Project Description - Redeveloping and repurposing a 138,000 square-foot “Big Box Structure” and associated parking facilities located at the Site. The Site formerly housed a Costco but recently became vacant when Costco relocated to the opposite side of the State Route 60 (SR-60) Freeway to the City of Monterey Park. Costco proposes to repurpose the existing Big Box Structure or a portion thereof (the "Repurposed Structure") and construct up to four new outlying building pads on the Site totaling a maximum of 31,000 square feet (the "Outlying Pads"). The total floor area of the project between the Repurposed Structure and any Outlying Pad(s) will not exceed 155,000 square feet of gross leasable area (GLA).

Jennifer Mario, Representative of Costco – Thank staff and reviewed report and no questions.

OPPOSITION

Linda Nickolas – What kind of presentation? Does not want gyms. Community activist, read the audit report, and City needs revenue

Director Mancha responded – only amending the plan to allow additional square footage. No specific uses. This amendment allows the property to be marketed. City recognizes the need for revenue.

MOTION: Commissioner Briseno
Recommend to City Council

NO SECOND – MOTION DIED

MOTION: Vice Chair Aliksanian
Recommend that the City Council approve the Development Agreement, an Amendment to the Precise Plan of Development, and Certify the Negative Declaration.

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

10. CONSENT ITEM (S)

A. Continued Consent Item – General Plan Consistency

Project Description - A proposed dedication for 0.079 acres of the San Gabriel Mission Monument Site located at the Northwest corner of San Gabriel Boulevard and Lincoln.

MOTION: Vice Chair Aliksanian - Approve Consent Item

Commissioner Briseno – Cost City any monies

Planning Manager Feske – City already maintains the property and monument sign. This action does not include any additional monies

SECOND: Commissioner Lomeli

ACTION: 3-0-0-1 (Mooradian)

11. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION

None

12. ORAL COMMUNICATIONS – CONTINUED

None

13. PLANNING COMMISSION ORALS

Chair Mooradian

Vice Chair Aliksanian

Commissioner Briseno – None

Commissioner Lomel – None

14. ADJOURNMENT

The meeting adjourned at 6:53 p.m.

Matthew Feske, Planning Commission Secretary

**CITY OF MONTEBELLO
PLANNING COMMISSION**

MINUTES

February 5, 2018

Planning Commission meets at 6:30 p.m., on the day scheduled in City Hall Council Chambers
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1. CALL MEETING TO ORDER
6:36 P.M. by Chair Mooradian

2. ROLL CALL
Present: Chair Mooradian, Vice Chair Aliksanian, Commissioner Briseno, and Commissioner Lomeli

Absent: None

Also present: Interim Director of Planning and Community Development – Manuel Mancha
Planning Manager – Matthew Feske
Planning Commission Legal Counsel

3. PLEDGE OF ALLEGIANCE
Commissioner Lomeli

4. PLANNING COMMISSION SECRETARY – CORRECTION TO AGENDA

No corrections

Supplemental was provided and hard copy of the presentation

5. STATEMENT OF PUBLIC ORAL COMMUNICATIONS
NONE

6. APPROVAL OF MINUTES:
NONE

7. STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST
Memorandum from the Planning Division for the Planning Commission reorganization due to the elections in November of 2018

8. PUBLIC HEARINGS

- A. Conditional Use Permit (CUP07-18)
Project Description: Conditional Use Permit (CUP07-18) allowing the installation of a new commercial communication antenna that is to be attached to an existing wood utility pole located near the southwest corner of Paramount Boulevard and Arroyo Drive.

Planning Manager Feske – Continued from previous Planning Commission meeting adjourned due to lack of quorum

Planning Consultant Wasmund – Presented

Director Mancha – Pointed out the visual

Vice Chair Aliksanian – Can we bundle the 4 items

Planning Commission Legal Counsel – No, each one has to separate because of separate applications

Walter Caller(?), representing applicant

Commissioner Briseno – AT&T coverage or what

Walter – This is for capacity not coverage.

Planning Manager Feske – CEQA allows for environmental impact analysis, FCC does not allow analysis on health related concerns and those are referred to the FCC as well as the Planning Commissioners.

MOTION: Vice Chair Aliksanian

Motion clarification - approve Conditional Use Permit (CUP07-18) with conditions

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

B. Conditional Use Permit (CUP08-18)

Project Description: Conditional Use Permit (CUP08-18) allowing the installation of a new commercial communication antenna that is to be integrated with a replacement light pole located near 2028 N. Montebello Boulevard.

Planning Manager Feske – Continued from previous Planning Commission meeting adjourned due to lack of quorum

Planning Consultant Wasmund – Presented

Walter Caller(?), representing applicant – equipment to be mounted onto pole

Planning Manager Feske – CEQA allows for environmental impact analysis, FCC does not allow analysis on health related concerns and those are referred to the FCC as well as the Planning Commissioners.

MOTION: Commissioner Briseno

Motion clarification - approve Conditional Use Permit (CUP08-18) with conditions and equipment mounted on pole

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

C. Conditional Use Permit (CUP09-18)

Project Description: Conditional Use Permit (CUP09-18) allowing the installation of a new commercial communication antenna that is to be integrated with a replacement light pole located near 1345 North Montebello Boulevard.

Planning Manager Feske – Continued from previous Planning Commission meeting adjourned due to lack of quorum

Planning Consultant Wasmund – Presented

Walter Caller(?), representing applicant – equipment to be mounted onto pole

Planning Manager Feske – CEQA allows for environmental impact analysis, FCC does not allow analysis on health related concerns and those are referred to the FCC as well as the Planning Commissioners.

MOTION: Commissioner Briseno

Motion clarification - approve Conditional Use Permit (CUP09-18) with conditions and equipment mounted on pole

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

D. Conditional Use Permit (CUP10-18)

Project Description: Conditional Use Permit (CUP10-18) allowing the installation of a new commercial communication antenna that is to be integrated with a replacement light pole located near Montebello Boulevard and Plaza Drive.

Planning Manager Feske – Continued from previous Planning Commission meeting adjourned due to lack of quorum

Planning Consultant Wasmund – Presented

Walter Caller(?), representing applicant – equipment to be mounted onto pole

Planning Manager Feske – CEQA allows for environmental impact analysis, FCC does not allow analysis on health related concerns and those are referred to the FCC as well as the Planning Commissioners.

MOTION: Commissioner Briseno

Motion clarification - approve Conditional Use Permit (CUP10-18) with conditions and equipment mounted on pole

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

E. Appeal of Administrative Decision (AAD01-19)

Project Description: Allow the fence material (metal) for the property located at 860 Coffman Drive.

Planning Manager Feske - Presented

Planning Commission – Asked about how height is measured and where metal fence material is allowed.

Applicant – Wood or vinyl fence material is outdated and wanted a fence that would last and provide security. Contacted neighbors for permission and possible shared cost. Neighbors not able to share cost, not a problem. Only issue is that the neighbor lost her view of the high school. Security for the dog also, not just for the family. Height is not an issue, can adjust to make comply with the height limitations. Neighbors were not included in the fence material as they are not sharing in the cost.

MOTION: Chair Mooradian – Deny appeal and uphold Administrative Decision to deny the fence material.

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

F. Appeal of Administrative Decision (AAD02-19)

Project Description: Allow the fence material (electric fence) for the property located at 936 South Greenwood Avenue.

Planning Manager Feske – Presented

Applicant – Presented and answered questions about safety and reason for electric fence.

Planning Commissioners – Asked about the electric fence, alternatives, and options for a Zone Code Amendment.

MOTION: Commissioner Briseno – Deny appeal and uphold Administrative Decision to deny the fence material.

SECOND: Commissioner Lomeli

ACTION: 4-0-0-1 (Vacant)

9. CONSENT ITEM (S)
NONE

10. STAFF COMMUNICATIONS TO THE PLANNING COMMISSION
None

11. ORAL COMMUNICATIONS – CONTINUED
None

12. PLANNING COMMISSION ORALS
Chair Mooradian
Vice Chair Aliksanian
Commissioner Briseno – None
Commissioner Lomel – None

13. ADJOURNMENT
The meeting adjourned at 6:53 p.m.

Matthew Feske, Planning Commission Secretary

City of Montebello

Planning Commission Agenda Staff Report

TO: Honorable Chair and Members of the Planning Commission

FROM: Matthew Feske, Planning Manager

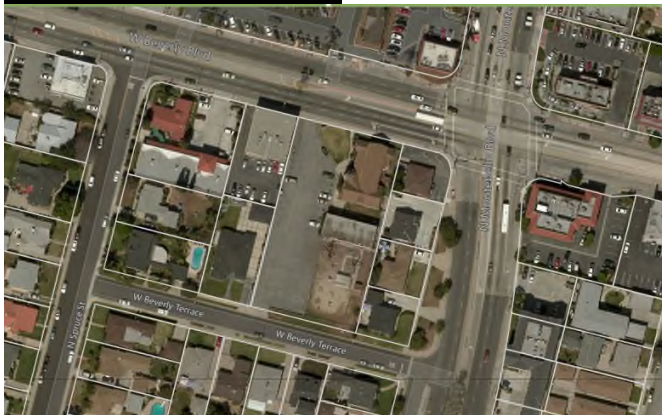
SUBJECT: General Plan Amendment (GPA01-19) to re-designate the Land Use Designation from LDR (Low Density Residential) to BC (Boulevard Commercial) and Zone Change (ZC01-19) from R-1 (Single Family Residential) and C-R (Commercial Residential) zone to C-1 (General Commercial) zone for consistency on properties located at 429 and 425 Montebello Blvd, 424 and 432 Spruce Street, 809 Beverly Blvd and 820 Beverly Terrace; and certify the Negative Declaration

DATE: February 19, 2019

RECOMMENDATION

Adopt Planning Commission Resolutions recommending that the City Council conduct a public hearing and approve the General Plan Amendment to BC (Boulevard Commercial) and Zone Change to C-1 (General Commercial) zone for properties located at 429 and 425 Montebello Blvd, 424 and 432 Spruce Street, 809 Beverly Blvd and 820 Beverly Terrace; and certify the Negative Declaration.

PROJECT DESCRIPTION



A General Plan Amendment from LDR (Low Density Residential) to BC (Boulevard Commercial) and Zone Change from R-1 (Single Family Residential) and C-R (Commercial Residential) zone to C-1 (General Commercial) zone for properties located between at West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary).

ENVIRONMENTAL

The General Plan Amendment (GPA01-19) and (Zone Change (ZC01-19) is considered a “project”, per the California Environmental Quality Act definition of a “project”. The project is Categorically Exempt per Section 15301(a) (Existing Facilities) because Class 1 consists of no expansion of use beyond that existing at the time of the lead agency’s determination. No construction is proposed as a part of the proposed amendments.

SURROUNDING LAND USE

Direction	Zone	Land Use
North	C-2 (General Commercial)	Commercial
South	R-1 (Single-Family Residential)	Residential
West	R-1 (Single-Family Residential) C-1 (General Commercial)	Residential Commercial/Multi-Family Residential
East	R-3 (Multiple-Family Residential) C-2 (Commercial)	Multi-Family Residential Commercial/Offices

BACKGROUND

The property owner at 429 North Montebello Boulevard (APN 6345-005-003) initiated the request for a zone change. However, staff initiated and included the additional properties that include 424 and 432 North Spruce Street, 833 West Beverly Boulevard, 817 West Beverly Boulevard, 809 West Beverly Boulevard, 801 West Beverly Boulevard, 433 North Montebello Boulevard, 425 North Montebello Boulevard, and 820 West Beverly Terrace. This would be the entire block located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary).

The Land Use Designation is “BC” (Boulevard Commercial) in the Land Use Element of the Montebello General Plan. The Zone District for the properties is R-1 (Single Family Residential) and C-R (Commercial Residential) zone in the Montebello Municipal Code, Title 17 - Zoning Code. The Zone does not allow for commercial uses. The surrounding property uses are: to the North with Commercial Uses, to the South are Single-Family Houses, to the East and West are Commercial/Residential Uses.

ANALYSIS

The property owner and the City are proposing a General Plan Amendment to re-designate the Land Use Designation from Low-Density Residential to Boulevard Commercial and a Zone Change from R-1 (Single-Family Residential) and C-R (Commercial Residential) zone to C-1 (General Commercial). There is no evidence that the proposed General Plan Amendment and Zone Change will not have a significant effect on the surrounding area, in that the majority of the existing uses are commercial. If the amendments are approved, the subject site will be rezoned to be consistent with the adjacent zoned properties mentioned above.

GENERAL PLAN AMENDMENT

The General Plan Land Use Designation for the subject properties is BC (Boulevard Commercial) and LDR (Low-Density Residential); the applicant is requesting a General Plan amendment to change the Land Use Designation from LDR (Low-Density Residential) to BC (Boulevard Commercial). The proposed amendment would allow the development of commercial uses that would promote balanced and dynamic economic growth in the area, and address the commercial needs of the City and surrounding region. The amendment would also be in conformance with the following goals and objectives of the Land Use Element of the General Plan:

Goals

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.

Objectives

1. That "cluster" type commercial development is preferential to proliferation of strip commercial.
2. That the portions of the present strip commercial that would not be part of the clustered general commercial areas be redeveloped into other specialized clustered land uses, such as medical and professional offices and other compatible uses.

Policies – Commercial

1. Commercial development in the City should be sited in appropriate locations according to need.
2. The city should contain a variety of types of commercial development, including regional and community shopping facilities, local neighborhood convenience centers, highway-oriented development, and professional office type areas.
3. Strip commercial developments on Whittier Boulevard, Beverly Boulevard, and Washington Boulevard should be clustered into functional areas.
4. The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City.

ZONE CHANGE

As for the current zoning of the parcel, the zoning designation would have to be amended to be consistent with the site's new General Plan designation to only allow for commercial development. Therefore, the applicant must also change the existing R-1 (Single-Family Residential) and C-R (Commercial Residential) zones to "C-1" (General Commercial) zone in order to develop the subject sites for future commercial uses.

Due to the lack of commercially zoned property to serve the needs of the City's daytime business and residential populations, large parcels located at key gateway locations in Montebello are either underdeveloped or developed with marginal land uses. Rezoning the subject site to Commercial would allow commercial development at the subject sites. Future commercial uses would be compatible with the existing uses in the surrounding area along Beverly Blvd, Spruce Street, and Montebello Blvd.

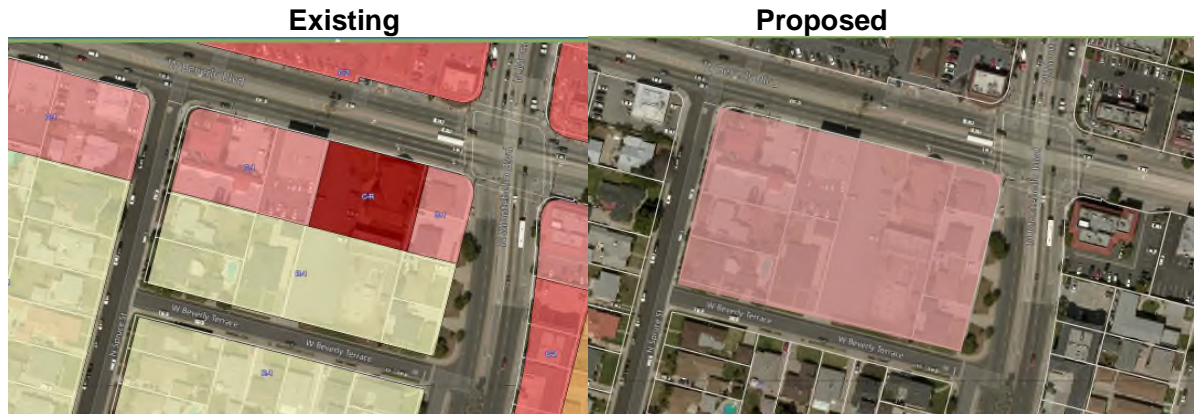
Staff has determined that the following findings can be made in favor of the proposed Zone Change are as follow:

1. Substantial proof exists that the proposed change will promote the public health, safety, convenience and general welfare of the citizens of the city;
2. The proposed change is in conformance with the purpose of Chapter the Zoning Code, and with all applicable, officially adopted policies and plans;
3. Streets and public facilities existing or proposed are adequate to serve all uses permitted when the property is reclassified; and
4. All uses permitted when the property is reclassified will be compatible with present and potential future uses, and further, existing regulations applying to the property in question.

The proposed Zone Change is in conformance with the General Plan goals 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.

The subject properties are currently developed with a mix of commercial, Church, and residential uses. The subject properties are on a corner where two major boulevards intersect.

The Boulevards are designed for a high level of traffic that would be associated with commercial uses. Residential uses are not appropriate for Boulevards. The residential uses would be allowed to remain as a nonconforming use.



FISCAL IMPACT

No fiscal impact to the General Fund. The General Plan Amendment and Zone Change should encourage commercial uses that should increase the business tax revenue to the City.

ATTACHMENT(S)

- DRAFT Resolution
- Public Hearing Notice
- Notice of Intent, Initial Study, and Negative Declaration

RESOLUTION NO. ##-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE (ZC01-19) AMENDING THE ZONING DESIGNATION FOR PROPERTY LOCATED AT 425 AND 429 MONTEBELLO BLVD, 424 AND 432 SPRUCE STREET, 820 BEVERLY TERRACE AND 809 BEVERLY BLVD

WHEREAS, application have been submitted for a proposed Zone Change for properties located at 425 and 429 Montebello Blvd, 424 and 432 Spruce Street, 820 Beverly Terrace from “R-1” (Single-Family Residential) to “C-1” (General Commercial) and 809 Beverly Blvd. from ‘C-R” (Commercial-Residential) to “C-1” (General Commercial);

WHEREAS, the Planning Commission of the City of Montebello, after giving notice as required by law, held a public hearing concerning the requested Zone Change (ZC01-19) on February 19, 2019;

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.), the City of Montebello is the lead agency for the proposed Project;

WHEREAS, the said project is considered a “project”, per the California Environmental Quality Act definition of a “project”;

WHEREAS, a Negative Declaration was prepared which analyzed the potential environmental impacts and found with mitigation the potential environmental impacts can be reduced to a significance threshold of Less Than Significant; and

WHEREAS, a duly notice public hearing has been held, at which the Planning Commission received and considered staff presentations, recommendations, public testimony, and all other matters presented at the public hearing and included in the record for this matter, and all other legal prerequisites to the adoption of this Resolution have occurred; and

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

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

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

SECTION 2. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration has been prepared and reviewed, finding that the proposed project will not have a significant effect on the environment. The Planning Commission hereby recommends City Council approval of the Negative Declaration.

SECTION 2. The Planning Commission hereby finds and determines that the public necessity, convenience, general welfare and good planning practice necessitate that said Zone Change be adopted.

SECTION 3. The traffic capacity of the surrounding streets is adequate to accommodate traffic generated by the proposed changes in the zoning designation.

SECTION 4. The Planning Commission of the City of Montebello hereby recommends City Council approval of the Zone Change (ZC01-19) changing the zoning classification for properties located at 425 and 429 Montebello Blvd, 424 and 432 Spruce Street, 820 Beverly Terrace from "R-1" (Single-Family Residential) to "C-1" (General Commercial) and 809 Beverly Blvd from "C-R" (Commercial-Residential) to "C-1" (General Commercial) as shown on Exhibit "A" herein.

SECTION 5. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 19th day of February, 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Sona Mooradian, Chair

Matthew Feske
Secretary to the Planning Commission

RESOLUTION NO. ##-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEBELLO RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA01-19) AMENDING THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 429 AND 425 MONTEBELLO BLVD, 424 AND 432 SPRUCE STREET AND 820 BEVERLY TERRACE;

WHEREAS, the proposed General Plan Amendment (GPA01-19) has been submitted requesting that the Land Use Designation be amended from LDR (Low-Density Residential) " to BC (Boulevard Commercial) for property located at 429 and 425 Montebello Blvd, 424 and 432 Spruce Street and 820 Beverly Terrace;

WHEREAS, the Planning Commission of the City of Montebello, after giving notice as required by law, held a public hearing concerning requested General Plan Amendment (GPA01-19) on February 19, 2019;

WHEREAS, the Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

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

NOW, THEREFORE, the Planning Commission of the City of Montebello resolves that:

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

SECTION 2. Pursuant to the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration has been prepared and reviewed, finding that the proposed project will not have a significant effect on the environment. The Planning Commission hereby recommends City Council approval of the Negative Declaration.

SECTION 3. The proposed land use designation is in harmony with the long-term development goals and objectives of the City, in that the proposed "Boulevard Commercial" land use designations are consistent with the existing land uses on the subject sites and is consistent with the following objective of the Land Use Element of the General Plan:

Goals

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.

Objectives

1. That "cluster" type commercial development is preferential to proliferation of strip commercial.
2. That the portions of the present strip commercial that would not be part of the clustered general commercial areas be redeveloped into other specialized clustered land uses, such as medical and professional offices and other compatible uses.

Policies – Commercial

1. Commercial development in the City should be sited in appropriate locations according to need.
2. City should contain a variety of types of commercial development, including regional and community shopping facilities, local neighborhood convenience centers, highway oriented development and professional office type areas.
3. Strip commercial developments on Whittier Boulevard, Beverly Boulevard and Washington Boulevard should be clustered into functional areas.
4. The City should contain ample commercial facilities to meet the needs of its residents as well as provide taxable revenues to the City.

SECTION 4. The traffic capacity of the surrounding streets is adequate to accommodate traffic generated by the proposed change in General Plan land use designation, in that the subject site is served by Montebello and Beverly Blvd, which is adequate in capacity to facilitate the proposed land use designation.

SECTION 5. The Planning Commission of the City of Montebello hereby recommends City Council approval of General Plan Amendment (GPA01-19) changing the General Plan land use designation for properties located at 429 and 425 Montebello Blvd, 424 and 432 Spruce Street and 820 Beverly Terrace as shown on Exhibit "A" herein.

SECTION 6. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 19th day of February, 2019.

AYES:
NOES:
ABSENT:
ABSTAIN:

Sona Mooradian, Chair

ATTEST:

Matthew Feske
Secretary to the Planning Commission



NOTICE OF PUBLIC HEARING CITY OF MONTEBELLO PLANNING COMMISSION

Zone Change (ZC01-19) from R-1 and C-R to C-1

Project Description: A Zone Change to change the zoning of the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) from R-1 (Single-Family Residential) and C-R (Commercial Residential) to C-1 (General Commercial). No property or building modifications are a part of this zone change.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the Zone Change. The meeting is scheduled on:

Date: Tuesday, February 19, 2019
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 West Beverly Boulevard
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the City of Montebello Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation please contact:

Contact Person: Matthew Feske
Phone: 323.887.1200 **Fax:** 323.887.1488
Email: mfeske@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com

KOPUSHYAN, GYULIZAR
249 SMONTEBELLO BLVD
MONTEBELLO CA 90460-

Current Occupant
433 N 7TH ST
MONTEBELLO CA 90640-4254

COMBINED PROPERTIES LP LESSOR
9320 WILSHIRE BLVD STE 310
BEVERLY HILLS CA 90212-3218

Current Occupant
896 W BEVERLY BLVD
MONTEBELLO CA 90640-4213

WEAVER, EVA COLON
432 N SPRUCE ST
MONTEBELLO CA 90640-4252

MORENO, MARGARET C
424 N SPRUCE ST
MONTEBELLO CA 90640-4252

ANTONYAN, CHRISTINA
412 N SPRUCE ST
MONTEBELLO CA 90640-4236

GARCIA, PASCUAL E
416 N SPRUCE ST
MONTEBELLO CA 90640-4236

MAGDESIAN, ANDY
921 N POPLAR AVE
MONTEBELLO CA 90640-2741

Current Occupant
821 W BEVERLY TER
MONTEBELLO CA 90640-4214

CROSS, THE
809 W BEVERLY BLVD
MONTEBELLO CA 90640-4239

MANALE PROPERTIES LLC
11717 SCENIC DR
WHITTIER CA 90601-2265

Current Occupant
817 W BEVERLY BLVD
MONTEBELLO CA 90640-4251

GHAZARIAN, SHAHEN
433 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4222

TAWIL, MAGDY
3409 JOHNSTON AVE
REDONDO BEACH CA 90278-1522

Current Occupant
801 W BEVERLY BLVD
MONTEBELLO CA 90640-4239

ROMERO, CRUZ A
820 W BEVERLY TER
MONTEBELLO CA 90640-4215

GARCIA, EDWARD
425 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4222

CAMDEN HOLDINGS LLC
9454 WILSHIRE BLVD # 650
BEVERLY HILLS CA 90212-2931

Current Occupant
712 W BEVERLY BLVD
MONTEBELLO CA 90640-3626

VARELA, MARY A
96 SIDRA CV
NEWPORT COAST CA 92657-2115

Current Occupant
709 W BEVERLY BLVD
MONTEBELLO CA 90640-3600

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

Current Occupant
420 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4268

RODRIGUEZ, RUDY
1009 LEXINGTON AVE
MONTEBELLO CA 90640-2530

Current Occupant
701 W BEVERLY BLVD
MONTEBELLO CA 90640-3625

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

Current Occupant
420 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4268

ALCALA, CARLOS L
431 N 7TH ST
MONTEBELLO CA 90640-4211

Current Occupant
429 N 7TH ST
MONTEBELLO CA 90640-4211

BEVERLY PROPERTY
MANAGEMENT LLC
795 HOLLADAY RD
PASADENA CA 91106-4114

Current Occupant
833 W BEVERLY BLVD
MONTEBELLO CA 90640-4239

CASTRO, JOSEPH R
448 GOLDEN SPRINGS DR UNIT C
DIAMOND BAR CA 91765-1457

Current Occupant
817 W BEVERLY TER
MONTEBELLO CA 90640-4214

SANCHEZ, CAROLINA
816 W HARDING AVE
MONTEBELLO CA 90640-4218

SERRANO, GEORGE
813 W BEVERLY TER
MONTEBELLO CA 90640-4214

VILLAR, ZERGLO
809 W BEVERLY TER
MONTEBELLO CA 90640-4214

ALVARADO, LUCY
413 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4244

ROMERO, RENE
417 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4244

ESPINAL, FRANCISCO A
812 W HARDING AVE
MONTEBELLO CA 90640-4218

ROMERO, MICHAEL A
808 W HARDING AVE
MONTEBELLO CA 90640-4218

QUEZADA, FRANCISCO
405 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4244

RODRIGUEZ, MIRIAM
409 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4244

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

Current Occupant
420 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4268

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

PACE, PHILLIP J
400 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4269

MACALUSO, CATENO
13036 ANOLA ST
WHITTIER CA 90605-2701

Current Occupant
417 N 7TH ST
MONTEBELLO CA 90640-4211

REVUELTA ARTURO AND VELIA
TRS
425 N 7TH ST
MONTEBELLO CA 90640-4211

FAUSTO, FERNANDO
11864 TURTLE SPRINGS LN
PORTER RANCH CA 91326-4026

Current Occupant
413 N 7TH ST
MONTEBELLO CA 90640-4211

SHUM, RICKIE W
5006 ABERDEEN CT
EL MONTE CA 91731-1481

Current Occupant
405 N 7TH ST
MONTEBELLO CA 90640-4211

KUMAGAWA, KWANJI
411 N SPRUCE ST
MONTEBELLO CA 90640-4235

PARAGON TOWNHOMES
MONTEBELLO HOMEOWNERS, ASSN
6290 W SUNSET BLVD
LOS ANGELES CA 90028-8711

PENN, STEPHEN W
16360 MONTEREY ST STE 120
MORGAN HILL CA 95037-5454

Current Occupant
921 W BEVERLY BLVD
MONTEBELLO CA 90640-4240

GARCIA, MELISSA
428 N 10TH ST
MONTEBELLO CA 90640-4226

GARCIA, MELISSA
428 N 10TH ST
MONTEBELLO CA 90640-4226

AGUILAR, JOSE G
416 N 10TH ST
MONTEBELLO CA 90640-4226

AROUTIOUNIAN, AKOP J
422 N 10TH ST
MONTEBELLO CA 90640-4226

COMBINED PROPERTIES LP LESSOR
9320 WILSHIRE BLVD STE 310
BEVERLY HILLS CA 90212-3218

Current Occupant
800 W BEVERLY BLVD
MONTEBELLO CA 90640-4213

RIO, JOSE DEL
1712 EL CAMINO DR
MONTEBELLO CA 90640-3227

COMBINED PROPERTIES LP LESSOR
9320 WILSHIRE BLVD STE 310
BEVERLY HILLS CA 90212-3218

Current Occupant
896 W BEVERLY BLVD
MONTEBELLO CA 90640-4213

ROUNDS, STEVEN
437 N SPRUCE ST
MONTEBELLO CA 90640-4235

GALVAN, AURELIA B
432 N 10TH ST
MONTEBELLO CA 90640-4226

RIO, JOSE DEL
1712 EL CAMINO DR
MONTEBELLO CA 90640-3227

Current Occupant
917 W BEVERLY BLVD
MONTEBELLO CA 90640-4240

YAPOUJIAN, SOSY
433 N SPRUCE ST
MONTEBELLO CA 90640-4235

WEAVER, EVA COLON
432 N SPRUCE ST
MONTEBELLO CA 90640-4252

SAKUMA, CHIZUKO
306 ELLINGBROOK DR
MONTEBELLO CA 90640-2110

Current Occupant
421 N SPRUCE ST
MONTEBELLO CA 90640-4235

TSUNEKAWA, JEAN EIKO
425 N SPRUCE ST
MONTEBELLO CA 90640-4235

ONG, DANIEL W
2150 ROCKY VIEW RD
DIAMOND BAR CA 91765-3245

Current Occupant
1000 W BEVERLY BLVD
MONTEBELLO CA 90640-4139

MEDRANO FRANCISCO AND
CARMEN TRS
904 N 4TH ST
MONTEBELLO CA 90640-2609

Current Occupant
417 N SPRUCE ST
MONTEBELLO CA 90640-4235

MORENO, MARGARET C
424 N SPRUCE ST
MONTEBELLO CA 90640-4252

ANTONYAN, CHRISTINA
412 N SPRUCE ST
MONTEBELLO CA 90640-4236

GARCIA, PASCUAL E
416 N SPRUCE ST
MONTEBELLO CA 90640-4236

MAGDESIAN, ANDY
921 N POPLAR AVE
MONTEBELLO CA 90640-2741

Current Occupant
821 W BEVERLY TER
MONTEBELLO CA 90640-4214

CROSS, THE
809 W BEVERLY BLVD
MONTEBELLO CA 90640-4239

MANALE PROPERTIES LLC
11717 SCENIC DR
WHITTIER CA 90601-2265

Current Occupant
817 W BEVERLY BLVD
MONTEBELLO CA 90640-4251

GHAZARIAN, SHAHEN
433 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4222

TAWIL, MAGDY
3409 JOHNSTON AVE
REDONDO BEACH CA 90278-1522

Current Occupant
801 W BEVERLY BLVD
MONTEBELLO CA 90640-4239

ROMERO, CRUZ A
820 W BEVERLY TER
MONTEBELLO CA 90640-4215

YAPOUJIAN, SOSY
PO BOX 1487
MONTEBELLO CA 90640-7487

Current Occupant
429 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4222

GARCIA, EDWARD
425 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4222

GONZALEZ, KIMBERLY NORA
408 N SPRUCE ST
MONTEBELLO CA 90640-4236

CASTRO, JOSEPH R
448 GOLDEN SPRINGS DR UNIT C
DIAMOND BAR CA 91765-1457

Current Occupant
817 W BEVERLY TER
MONTEBELLO CA 90640-4214

SERRANO, GEORGE
813 W BEVERLY TER
MONTEBELLO CA 90640-4214

VILLAR, ZERGLO
809 W BEVERLY TER
MONTEBELLO CA 90640-4214

ROMERO, RENE
417 N MONTEBELLO BLVD
MONTEBELLO CA 90640-4244



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION PUBLIC HEARING NOTICE

Zone change from R-1 and C-R to C-1

This serves as the City of Montebello's Notice of Intent to adopt a Negative Declaration for a zone change from R-1 (Single Family Residential) zone and C-R (Commercial Residential) zone to C-1 (General Commercial zone for consistency to allow commercial uses for the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Zone Change (ZC01-19)

Project Location: the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary), Montebello, California

Lead Agency: City of Montebello, Planning and Community Development Department, 1600 West Beverly Boulevard, Montebello, California 90640

Project Description: A Zone Change to change the zoning of the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) from R-1 (Single-Family Residential) and C-R (Commercial Residential) to C-1 (General Commercial). No property or building modifications are a part of this zone change.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Negative Declaration for the above-referenced project. Such Negative Declaration is based on the finding that the project's environmental effects will be Less Than Significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

The Initial Study, the proposed Negative Declaration, and supporting materials are available for review at the City of Montebello Planning and Community Development Department, 1600 West Beverly Boulevard, Montebello, California 90640, Monday through Thursday from 7:30 a.m. to 5:30 p.m.

Written comments regarding the proposed Negative Declaration must be submitted to the Planning and Community Development Department prior to 5:30 p.m. on the last day of the 20-day public review/comment period (February 7, 2019). All correspondence and any questions regarding the Negative Declaration should be directed to the following City staff:

NAME: Matthew Feske, Planning Manager
ADDRESS: City of Montebello, Planning and Community Development Department
1600 West Beverly Boulevard, Montebello, California 90640
PHONE: (323) 887-1200
EMAIL: mfeske@cityofmontebello.com

Public Review Period: January 18, 2019 to February 7, 2019

Public Hearing: Consideration of adoption of the Negative Declaration by the City of Montebello Planning Commission is currently scheduled to occur at the Planning Commission meeting on February 19, 2019 at 6:30 p.m.

Signature: _____

Matthew Feske, Planning Manager

Date: _____



CITY OF MONTEBELLO

Planning and Community Development Department
1600 W. Beverly Boulevard
Montebello CA 90640
www.cityofmontebello.com

INITIAL STUDY OF ENVIRONMENTAL IMPACTS ENVIRONMENTAL CHECKLIST FORM

1. Project Title:
Zone Change (ZC01-19)
2. Lead Agency Name and Address:
City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640
3. Contact Person and Phone Number:
Matthew Feske
323-887-1200
4. Project Location:
The properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary), Montebello, CA 90640
5. Project Sponsor's Name and Address:
City of Montebello
1600 West Beverly Boulevard
Montebello, CA 90640
6. General Plan Designation:
HDR (High Density Residential)
7. Zoning:
R-1 (Single-Family Residential)
C-R (Commercial-Residential)
8. Description of Project:
A Zone Change to change the zoning of the properties located between West Beverly Boulevard (northern boundary); West Beverly Terrace (southern boundary); North Spruce Street (Western Boundary); and North Montebello Boulevard (Eastern Boundary) from R-1 (Single-Family Residential) and C-R (Commercial Residential) to C-1 (General Commercial). No property or building modifications are a part of this zone change.
9. Surrounding Land Uses:
Zoning
North: C-2 (Commercial)
South: R-1 (Single-Family Residential)

East: C-2 (Commercial)
West: C-R (Commercial-Residential)

10. Land Use

North: BLVD (Commercial Boulevard)
South: LDR (Low Density Residential)
East: BLVD (Commercial Boulevard)
West: HDR (High Density Residential)

11. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

NONE

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality	
Biological Resources	Cultural Resources	Geology/Soils	
Greenhouse Gas Emissions	Hazardous & Hazardous Materials	Hydrology/Water Quality	
Land Use/Planning	Mineral Resources	Noise	
Population	Public Services	Recreation	
Transportation/Traffic	Utilities/Service Systems	Mandatory Findings of Significance	

Determination:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Prepared by:

Signature _____

Date _____

Matthew Feske, Planning Manager
Printed Name _____

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Discussion:				
a. No Impact. The proposed zone change is not within a known or identified scenic vista.				
b. No Impact. There are no state or county scenic highways in the City of Montebello.				
c. No Impact. The proposed zone change will not degrade the existing visual character or quality of the site and its surroundings because there is not a proposed development with the zone change. Any future developments will be analyzed at the time of application.				
d. No Impact. The proposed zone change does not include any lighting.				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to a non-agricultural use?				X

Discussion:
a. No Impact:
 No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to a non-agricultural use because no farmland exists on-site and no farmland is within proximity to the subject site.
b. No Impact:
 The proposed zone change will not conflict with existing zoning for agricultural uses because the project site and surrounding area are not used for agricultural purposes and there is no conflict to the Williamson Act because no portion of the project site is within an agricultural zone.
c. No Impact:
 The proposed zone change is not located in or adjacent to any agricultural land.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X
Discussion: a. – e. No Impact. The proposed zone change does not include any development.				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation?				X

Discussion:

a. - f. No Impact.

The proposed zone change is located in a developed, urbanized area that has been developed with commercial and residential land uses and no development is a part of the zone change. Any future proposed development will be analyzed at that time for any impacts. There are not any federally protected wetlands as defined by Section 404 of the Clean Water Act on the subject site or in the vicinity. Further the proposed would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Moreover, the proposed will not conflict with any local policies or ordinances protecting biological resources, provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation.

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion:					
a. - d. No Impact					
The proposed zone change does not include any development.					

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:					

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (see items i through iv below): i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
	ii) Strong seismic ground shaking?				X
	iii) Seismic-related ground failure, including liquefaction?				X
	iv) Landslides?				X
b.	Result in substantial soil erosion or the loss of topsoil?				X
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off- site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
Discussion:					
a – d. No Impact					
The proposed zone change does not include any development.					

VII. GREENHOUSE GAS EMISSIONS. Would the project:					
	Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion:					
a – b. No Impacts					
The proposed zone change does not include any development.					

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
	Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X

b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion:					
a.-h. No Impact.					
The proposed zone change does not include any development.					

VIII. HYDROLOGY AND WATER QUALITY. Would the project:					
Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	
a. Violate any water quality standards or waste discharge requirements?				X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X	

e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f.	Otherwise substantially degrade water quality?				X
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j.	Inundation of seiche, tsunami, or mudflow?				X

Discussion:

a. - j. **No Impact.**

The proposed zone change does not include any development.

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:					
a.	Physically divide an established community?				X
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

a. - c. **No Impact.**

The proposed zone change does not include any development.

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

a. - b. **No Impact.**

The proposed is located in a developed urbanized area and has partially been developed with residential use for many years and does not contain any known mineral resources that will be of value to the region and the residents of the State as a whole.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Discussion:				
a. and f. No Impact.				
The proposed zone change does not include any development.				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, b proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial number of people, necessitating the construction of replacement housing elsewhere?				X
Discussion:				
a. – c. No Impact.				
The proposed zone change does not include any development.				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES.				

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

Discussion:

a.

Fire Protection: **No Impact**

The proposed zone change does not include any development.

Police Protection: **No Impact**

The proposed zone change does not include any development.

Schools: **No Impact**

The proposed zone change does not include any development.

Parks and other Public Facilities: **No Impact**

The proposed zone change does not include any development.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X
Discussion:				
a. - b. No Impact.				
The proposed zone change does not include any development.				

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				

a.	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio or roads, or congestion at intersections)?				X
b.	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e.	Result in inadequate emergency access?				X
f.	Result in inadequate parking capacity?				X
g.	Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?				X

Discussion:

a - g. **No Impact**

The proposed zone change does not include any development.

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing significant environmental effects?				X
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e.	Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				X
Discussion:					
a - g. No Impact					
The proposed zone change does not include any development..					

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion: a- c. NO IMPACT The proposed zone change does not include any development.				

INITIAL STUDY REFERENCE DOCUMENTS

1. CEQA Air Quality Handbook, South Coast Air Quality Management District, revised 1993
2. FEMA Flood Insurance Rate Map, City of Montebello, Community Panel Number 060141-0002C, Panel 2 of 2, January 2002
3. City of Montebello General Plan
4. Montebello Municipal Code