

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of Bell Gardens has completed an Initial Study for the following project in accordance with City and State of California Environmental Quality Act Guidelines:

Project Title: The City of Bell Gardens 2021-2029 Housing Element

Project Location: Citywide

Project Description: The proposed project includes the adoption of the 2021-2029 General Plan Housing Element Update consistent with State law. State Housing Element law requires that a local jurisdiction accommodate a share of the region’s projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land to accommodate the RHNA. For the 2021 Housing Element update, the City of Bell Gardens is allocated a RHNA of 503 units.

The 6th cycle RHNA projection period began on June 30, 2021. As of June 2021, 82 units have been entitled, approved, or in the pipeline. New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). The City’s updated Accessory Dwelling Unit (ADU) Ordinance is anticipated to take effect in January of 2022. The Housing Element also includes a program to facilitate the development ADUs.

Other opportunities to meet the RHNA allocation exist in the City’s R3 (one property) and Mixed-Use Overlay (with multiple parcels). The Mixed Use (MU) Overlay allows 30 units per acre with an FAR of 4.0 and up to four stories. Existing development in the overlay area was developed during the 1950s and 1960s. Current FAR rarely exceeds 0.25 and most properties have not undergone any significant improvements since they were built. The City has not yet amended the Zoning Code to implement the Mixed-Use designation but utilizes the R-3 standards for the recent project application. Based on density, the MU sites (20-30 units per acre) can also facilitate lower income housing. However, for the purpose of identifying sites for all RHNA income groups, the MU sites are assigned to the moderate and above moderate income RHNA categories. Given that the MU sites may be more challenging for lower income development, the City has also identified two sites for rezone into R-3 residential uses. With the candidate sites for rezone, the City is able to fully meet its RHNA with an overall buffer of about 20 percent, resulting in a total of 603 units.

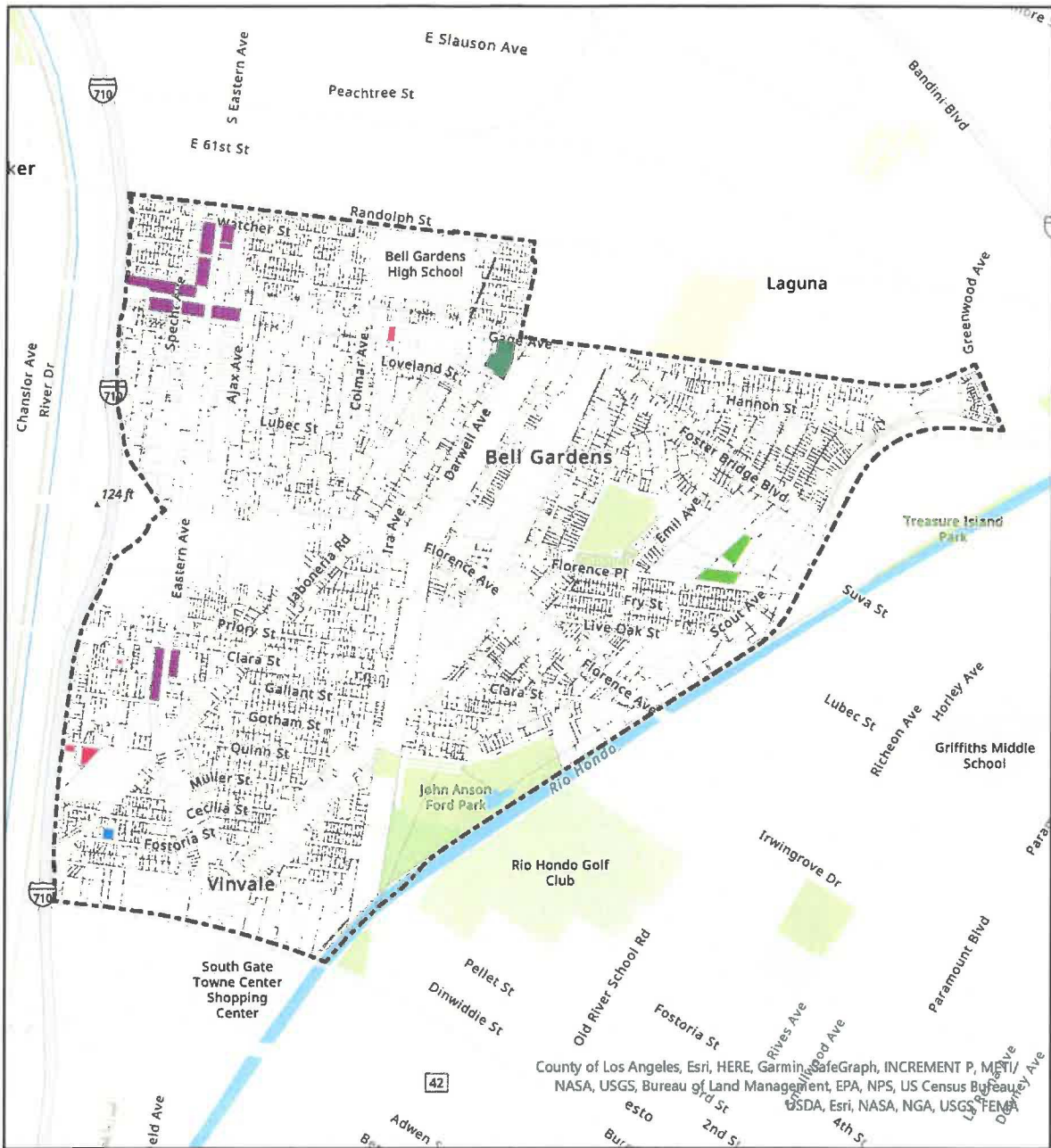
Table 1 below provides a summary of the RHNA strategies and Figure 1 presents the location of the sites.

Table 1: Summary of RHNA Strategies

	Lower	Moderate	Above Moderate	Total
RHNA	129	72	302	503
Entitled/Approved/Pipeline Projects	0	7	75	82
ADUs	24	2	14	40
5 th Cycle Reuse Sites - Gotham Street Vacant Sites	12	15	0	27
6 th Cycle New Sites	0	59	215	274
<i>R-3 Site</i>	<i>0</i>	<i>9</i>	<i>0</i>	<i>9</i>
<i>Mixed Use Sites</i>	<i>0</i>	<i>50</i>	<i>215</i>	<i>265</i>
Rezone Sites	180	0	0	180
Total Capacity	216	83	304	603
Surplus/(Shortfall)	87	11	2	100

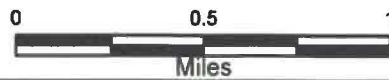
Source: City of Bell Gardens, 2021-2029 Housing Element, August 2021.

Figure 1, Housing Element Site Inventory



City of Bell Gardens Housing Element Sites Inventory

- Reuse 5th Cycle Sites
- Mixed Use Sites Not in 5th Cycle
- R3 Site Not in 5th Cycle
- Proposed Rezone Site 1
- Proposed Rezone Site 2
- City Boundary
- Parcels



County of Los Angeles, Esri, HERE, Garmin, SafeGraph, INCREMENT P, Mapbox, Microsoft, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

Negative Declaration: An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on December 16, 2021 and ends at 5:00 PM on January 14, 2022.

A public hearing to consider the proposed 2021-2029 Housing Element Update and Negative Declaration is scheduled before the Planning Commission on Wednesday, January 19, 2022, at 6:00 PM. The meeting will be held in the Council Chambers, 7100 Garfield Avenue, Bell Gardens, CA 90201. Final adoption of the 2021-2029 Housing Element Update will be considered by City Council on Monday, February 14, 2022, at 6:00 PM, in the Council Chambers.

Copies of the proposed Initial Study / Negative Declaration and related documents are on file and available for public review in the Community Development Department, Bell Gardens City Hall, 7100 Garfield Avenue, Bell Gardens, CA 90201. The files are also available on the Community Development Department website at the following web address: <https://www.bellgardens.org/government/city-departments/community-development/planning/housing-element-update>

This notice will be posted at the following locations:

1. **Los Angeles County Recorder’s Office**
12400 Imperial Highway, Norwalk, CA
90650
2. **Bell Gardens City Hall**
7100 Garfield Avenue, Bell Gardens, CA
90201
3. **City of Bell Gardens**
Department of Public Works
8327 Garfield Avenue, Bell Gardens, CA
90201
4. **Bell Gardens Veteran’s Park**
6662 Loveland Street, Bell Gardens, CA
90201
5. **John Anson Ford Park**
8000 Park Lane, Bell Gardens, CA 90201

Persons wishing to review or obtain copies of the proposed Initial Study / Negative Declaration may contact Carmen Morales, City Planner, Bell Gardens City Hall, 7100 Garfield Avenue, Bell Gardens, CA 90201 or call for more information *562) 806-7700, extension 7723.


Carmen Morales, City Planner