

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 7, 2025

Alfonso Hernandez, City Planner
City of Bell Gardens
7100 Garfield Ave
Bell Gardens, CA 90201

RE: City of Bell Gardens Rezone Implementation – Letter of Technical Assistance

Dear Alfonso Hernandez:

The purpose of this letter is to provide technical assistance regarding the implementation of Program 6 (Adequate Sites for Lower Income RHNA) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) and to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

On March 14, 2025, the California Department of Housing and Community Development (HCD) sent a Letter of Inquiry to the City of Bell Gardens (City) regarding the completion of Program 6. HCD received a response from the City which shared documentation of the completed rezoning program through the adoption of Ordinance No. 929 on January 23, 2023, as well as the final land use and zoning maps for the City which went into effect on April 5, 2023. HCD reviewed the documentation submitted by the City and has determined that, while the ordinance meets several requirements of state law, the City must demonstrate the rezonings meet all requirements in Government Code sections 65583.2 (h) and (i).

Specifically, while the City's Municipal Code establishes a minimum density standard in R-3 zones of 4 units per parcel, Ordinance No. 929 does not apply the required minimum density standard of 20 dwelling units per acre for all sites rezoned to meet the City's lower-income RHNA shortfall.¹ Additionally, the ordinance does not indicate if the City permits owner-occupied and rental multifamily uses by-right for developments in which at least 20 percent of the units are affordable to lower-income households on sites to meet the City's RHNA shortfall, nor on sites identified in prior planning periods.² By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval that that

¹ Gov. Code, § 65583.2, subd (h)(2)

² Gov. Code, § 65583.2, subds. (c) and (h)(1)

would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.³

HCD requests that the City revise its zoning ordinance or provide written documentation clearly demonstrating the rezones meet these statutory requirements. HCD will review the documentation and issue correspondence before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). Such action may include issuance of written findings (Corrective Action Letter) and revoking HCD’s finding that the City’s housing element is in substantial compliance with Housing Element Law and/or referral to the California Office of the Attorney General.

HCD provides the City until November 7, 2025 to provide a written response to these findings that details a timeline of when these changes to comply with state law may be implemented. If you have questions or need additional information, please contact Reid Miller at Reid.Miller@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Housing Accountability Unit Chief

³ Gov. Code, § 65583.2, subd. (i)