

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

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October 17, 2025

Joseph Palombi, Director
Planning and Community Development
City of Montebello
1600 W. Beverly Boulevard
Montebello, CA 90640

RE: City of Montebello's Housing Element Implementation – Corrective Action Letter

Dear Joseph Palombi:

The California Department of Housing and Community Development (HCD) has reviewed the City of Montebello's (City) obligations under the housing element and hereby issues its written findings that the City has failed to implement Program 6 (Adequate Sites to Accommodate the RHNA) and Program 11 (Objective Design Standards, Approvals By-right, and Administrative Approvals) to rezone adequate sites to satisfy its RHNA shortfall and to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c).

HCD requests that the City review this correspondence and provide a written response to these findings within 30 days and no later than November 17, 2025. HCD will review and consider the City's written response before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). As noted below, such action could include revoking HCD's finding that the City's housing element is in substantial compliance with Housing Element Law and/or referral to the Office of the Attorney General.

State Housing Element Law

HCD must review any action or failure to act by a local government that it determines to be inconsistent with an adopted housing element or section 65583 generally, and it must issue written findings to the local government accordingly.¹ HCD must give the City a reasonable time, no longer than 30 days, to respond to these findings.² If HCD does not receive a written response from the City within 30 days, or the response does not demonstrate that the program action has been implemented, then HCD will revoke

¹ Gov. Code, § 65585, subd. (i)(1)

² Gov. Code, § 65585, subd. (i)(1)(A)

its findings that the City's housing element substantially complies with Housing Element Law.³

Additionally, HCD may notify the California Office of the Attorney General when a local government takes actions that are inconsistent with an adopted housing element or Government Code sections 65583 and 65915, among other laws.⁴

Findings

On July 11, 2022, HCD found the City's housing element in substantial compliance with Housing Element Law. HCD based its compliance finding on, among other things, a commitment to implement housing element Programs 6 and 11. These programs committed to rezone adequate sites to satisfy its Regional Housing Needs Allocation (RHNA) shortfall and allow by-right processing of sites identified in previous housing elements by the statutory deadline of February 12, 2025.⁵

On March 17, 2025, HCD sent the City a Letter of Inquiry requesting an update on the City's progress implementing rezone actions on Programs 6 and 11. The City provided a written response on March 27, 2025, stating that due to current staffing levels within the City's Planning Division, required rezoning actions would not be completed until April of 2026.

Based on the submitted timeline, HCD finds that the City has failed to implement this required rezone program action within the statutorily required timeframe.

Next Steps

HCD provides the City until November 17, 2025, to send a written response to these findings. If you have questions, need additional information, or wish to schedule a meeting, 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 horizontal stroke extending to the right.

Melinda Coy
Housing Accountability Unit Chief

³ Gov. Code, § 65585, subd. (i)(1)(B)

⁴ Gov. Code, § 65585, subd. (j)

⁵ Gov. Code, § 65583.4, subd. (a)