

# **City of Bell Gardens GENERAL PLAN**

**Section 1  
Land Use Element**

## SECTION 1: LAND USE ELEMENT

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### INTRODUCTION TO THE LAND USE ELEMENT

The City of Bell Gardens Land Use Element is a state-mandated general plan element and fulfills the requirements of Section 65302(a) of the California Government Code which states that:

*"a land use element [shall designate] the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space...."*

This Land Use Element is a long-range guide for development throughout the City. As with the other general plan elements, the Land Use Element indicates the City's goals and policies relative to the location, intensity and type of development.

The Land Use Element's scope is far greater than that of the other elements, although the Land Use Element is directly related to all of them. For example, the need to provide land to meet housing needs is an important issue that must also be addressed in the housing element. The capacity of the existing roadway network (the focus of the Transportation Element), open space and recreation areas (an issue discussed in the Open Space and Recreation Element), areas with earthquake and geologic hazards (discussed in the Public Safety Element) and land uses affected by major noise sources (the focus of the Noise Element) are other examples of the many issues affected by the land use policy.

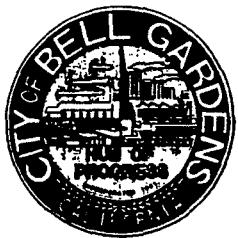
The Land Use Element of the Bell Gardens General Plan provides a strategy for the coordination and integration of all physical development in the City. The Land Use Element outlines policies and programs which promote orderly growth and minimize the potential for land use conflicts. The Element also provides the framework for land use regulations that govern

the location, type, and intensity of existing and future development in the City. The Land Use Element consists of the following sections:

■ ***Land Use Element Policies and Programs.*** This section indicates the issues, policies, and implementing programs that apply to both existing and future development in the City. The issues encompass a range of problems and opportunities, including: property rights; future residential, commercial and industrial development; existing conflicting land uses; existing blighted development; and, a lack of identity for commercial areas. The policies set forth corresponding "visions" for each issue area to help the City determine how best to solve those issues. The implementing programs set forth in this section constitute the City's first step toward addressing the issues and following the policies.

■ ***Land Use Element Map.*** By far the most important component of the Land Use Element is the Land Use Map and supporting standards. This section sets forth the land use designations that will be utilized throughout the entire City, the standards for those designations, and the Land Use Map itself which illustrates the land use designations assigned to individual properties.

■ ***Land Use Element Background Report.*** This section of the Land Use Element describes the existing in the City relative to land use.



## LAND USE ELEMENT POLICIES AND PROGRAMS

A key function of the Land Use Element is to promote land use policies that address existing and future land use issues for the City of Bell Gardens. The following policies acknowledge important concerns of the Bell Gardens community while identifying opportunities for growth and development.

The Bell Gardens Land Use Element policies are arranged around five key issue areas. The policies provide the framework for the City's vision for the future: "Pride in the Community/Orgullo en la Comunidad."

### ***Issue 1: Property Rights***

Bell Gardens residents wish to make their City a vibrant, healthy, and economically strong community for the future generations that may choose to live and work in the City. At the same time, the rights of property owners, business people, and the residents are of paramount concern. Previous land use decision-making in the City had little regard for the community's opinions or rights. Through this General Plan, mechanisms have been incorporated into the General Plan to ensure the community is always heard in future land use planning.

***Policy 1: The City of Bell Gardens decision-makers shall maintain open communication with the community at all times and shall tirelessly seek input from the residents and property owners regarding the future of the City.***

### ***Issue 2: Residential Development***

Development in the City of Bell Gardens is predominantly residential (refer to Exhibit 1-1) with much of this development constructed at

higher densities. These areas frequently include a mix of residential uses with commercial and industrial uses. This mix raises issues concerning safety and the environment.

There are only three areas in the City where cohesive, detached single-family neighborhoods are found. These areas are: (1) the northwest area from Specht Avenue and Agra Street; (2) Lynda Lane; and, (3) the Specht Street area, west of Jaboneria Road.

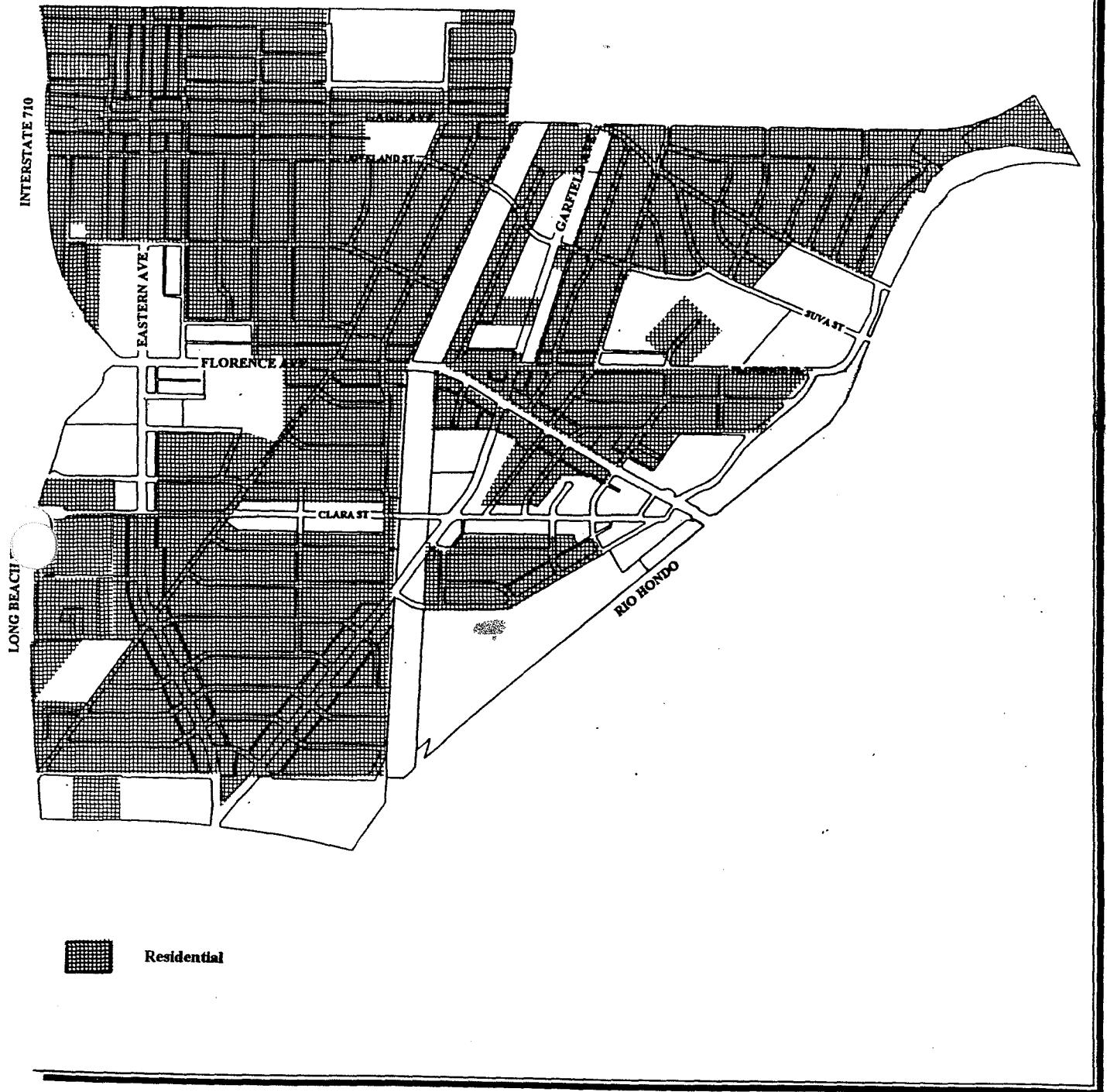
Much of the residential development in the City was developed prior to the standards and guidelines set forth in the City's current Zoning Code and Building Code. In certain instances, this has led to substandard construction which may eventually result in hazardous conditions to the residents or neighbors of the developments.

***Policy 2: The City shall promote compatible residential development, ensure safe housing, emphasize neighborhood identity, and increase pride in neighborhoods.***

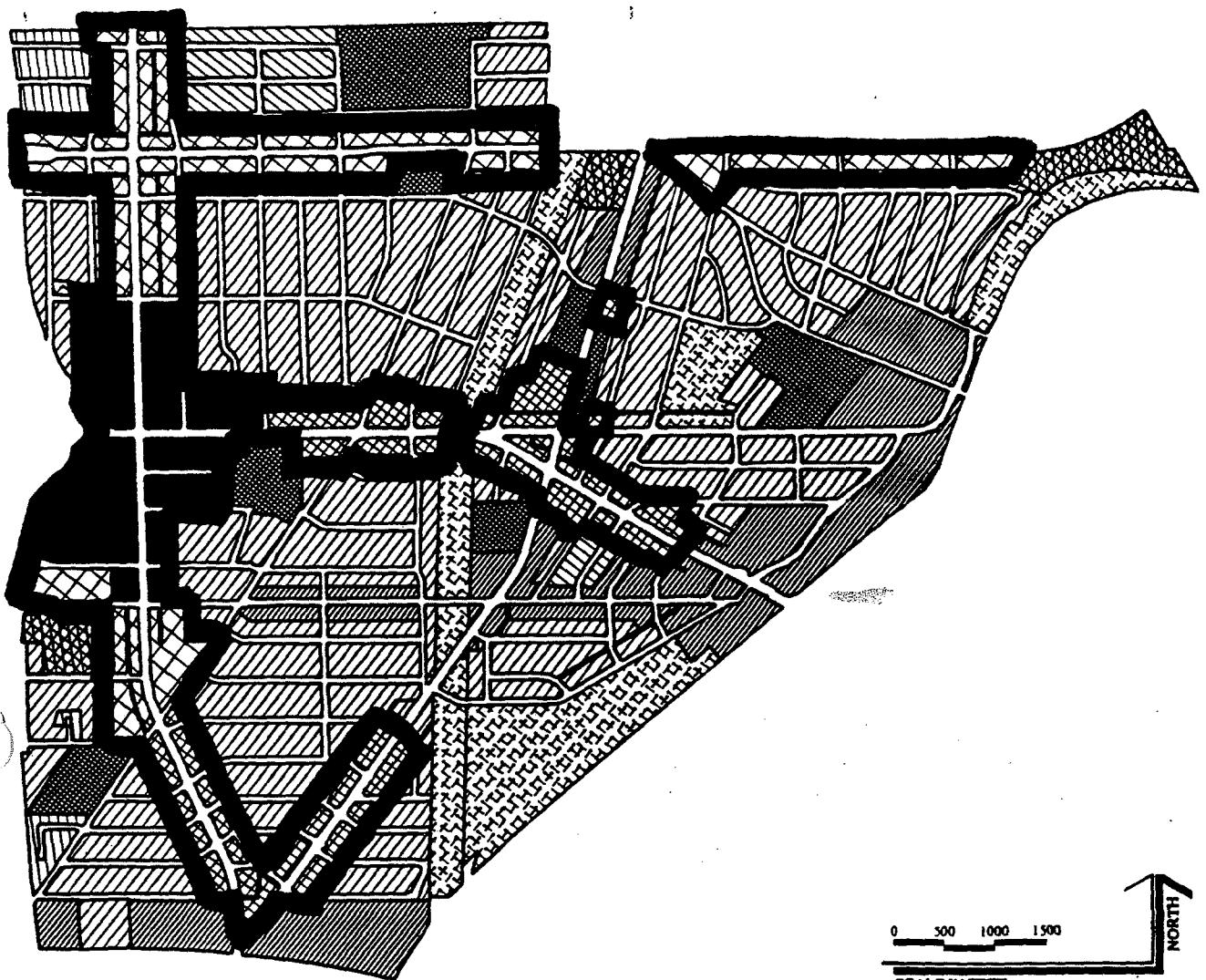
### ***Issue 3: Commercial Development***

The commercial areas in the City are concentrated along the major arterials and in community and neighborhood shopping centers scattered throughout the City (Exhibit 1-2). In some areas, commercial buildings have fallen into disrepair. In addition, residents must go to neighboring cities to obtain many of the goods and services they use. The proximity of Bell Gardens to the Long Beach Freeway needs to be further exploited by business in the City.

***Policy 3: The City shall promote compatible commercial development to emphasize commercial identity and to enhance the appearance, potential economic***



**EXHIBIT 1-1**  
**RESIDENTIAL AREAS IN THE CITY**



- [Solid black square] Low Density Residential
- [Horizontal line square] Medium Density Residential
- [Vertical line square] High Density Residential
- [Dotted square] Very High Density Residential
- [Cross-hatch square] Mixed Use (Commercial/Residential)
- [Diagonal line square] General Commercial
- [Solid black square] Regional Commercial
- [Diamond square] Industrial
- [Wavy line square] Open Space/Parks
- [Solid black square] Public/Institutional

0 500 1000 1500

SCALE IN FEET

NORTH

## EXHIBIT 1-2 COMMERCIAL AREAS IN THE CITY

vitality, and revitalization of the commercial areas in the City.

**Issue 4: Industrial and Manufacturing Development**

The City intends to maintain the existing manufacturing uses that contribute to the City's economic and employment base. Some areas developed as industrial have physical constraints and limitations associated with manufacturing uses. For example, some established industrial developments are unable to expand due to physical limitations of lots. Work remains to make sure industrial properties are well-maintained and that they are good neighbors to the surrounding development that is sensitive to manufacturing activities.

**Policy 4:** *The City shall encourage property owners to maintain and rehabilitate their existing industrial uses and the City shall encourage private investment in the City's industrial economic base while ensuring compliance with necessary environmental requirements.*

**Issue 5: Promotion of Local Businesses and Jobs**

Gangs continue to be an ever-present problem in Bell Gardens. The City wants to reverse this trend by giving its youth the challenge and opportunity to do so. The City needs to bring in businesses that will not only create a stronger tax base for the City, but will also create and promote jobs for the youth and residents of Bell Gardens.

**Policy 5:** *The City shall provide an environment to stimulate local employment, property values, community stability, and the economic vitality of existing local businesses.*

The following programs implement the five land use policies discussed previously. These programs also support the City of Bell Gardens vision of "Pride in the Community/Orgullo en la Comunidad." The programs are identified with their corresponding policies in Table 1-1, following this section, because one program may support more than one policy.

**"Bell Gardens Now" Surveys.** The City will communicate and seek input from the residents and property owners of Bell Gardens through "Bell Gardens Now." A program will be developed to provide for important issues to be published in the newsletter with mail-back survey forms. The follow-up issues of "Bell Gardens Now" will report survey results back to the community. This will help the City decision-makers to get an overview of the community's needs from people that do not always have the time or means to attend the public meetings in person.

**Timing:** 1995  
**Agency:** City Manager  
**Funding:** General Fund

**Building Facade Improvement Program.** In addition to design guidelines and redevelopment efforts, the City shall adopt a separate Building Facade Improvement Program for the commercial and industrial structures in the City. This program shall provide for incentives and identify strategies for payment of those improvements (block grants and benefit assessment districts) for targeted areas of the City.

**Timing:** 1997  
**Agency:** Community Development and Redevelopment Departments  
**Funding:** General Fund

## *Section 1: Land Use Element (continued)*

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**Capital Improvement Program.** The City of Bell Gardens maintains a comprehensive infrastructure and public service system to serve its residents. The City's Capital Improvement Program outlines projects needed for public facilities and infrastructure. These improvements may include drainage facilities, roadway and traffic systems, water and sewer lines, and other infrastructure. The program provides a schedule of projects and their funding for a 5-year time period. It is reviewed annually and then is extended for an additional year. The City will continue to prioritize infrastructure and public service projects through the City's Capital Improvement Program.

**Timing:** Periodic  
**Agency:** Public Works Department  
**Funding:** General Fund

**Code Enforcement.** Code enforcement efforts (funding and staffing) will be maintained at current levels. The nuisance abatement policies will be reviewed and updated to ensure that property rights are balanced with health and safety issues. Maintenance efforts in existing residential neighborhoods will be assisted through the code enforcement program and by encouraging property maintenance through private as well as public assistance programs.

**Timing:** Immediate and ongoing  
**Agency:** Community Development Department  
**Funding:** General Fund

**Council Meetings on Cable.** The City Council meetings shall be broadcast on the local cable network to bring more of the residents into the information and decision-making process.

**Timing:** 1996  
**Agency:** City Manager  
**Funding:** General Fund

**Development Monitoring Program.** The City will implement a development monitoring system as part of its approval and environmental review process. The City will review potential impacts of future development.

**Timing:** 1995  
**Agency:** Community Development Department  
**Funding:** General Fund

**Drainage and Sewer Master Plan Updates.** The City shall, as part of the Capital Improvement Program's annual review, update the existing Drainage and Sewer Plans. This will ensure consistency with the Capital Improvement Program and will assist in the ranking of individual projects.

**Timing:** 1995-1996 Fiscal Year  
**Agency:** Public Works  
**Funding:** General Fund

**Incentives to Create Larger Lots.** Larger lots allow greater flexibility in site planning and building design, with less impact on adjacent lots. The City should develop standards which provide incentives, density bonuses, and lower requirements for the assembly of commercial lots. The City will revise the zoning ordinance to reflect these standards.

**Timing:** 1995  
**Agency:** Community Development Department  
**Funding:** General Fund

**Mandatory Findings of Approval.** The City will establish certain mandatory findings of approval that must be made prior to the approval of certain development projects. These findings shall be made at a public hearing before the Planning Commission or City Council and these meetings shall be noticed according to state law. Property owners adjacent to the development and within a 500-foot radius from the edge of the property line of the project area will be notified. Staff reports to

## *Section 1: Land Use Element (continued)*

The decision-making body will outline the findings and analyses whether or not the findings can be made.

**Timing:** 1995  
**Agency:** Community Development Department  
**Funding:** General Fund

***Nonconforming Ordinance.*** The City shall revise its Nonconforming Ordinance to ensure that it meets current objectives of the community.

**Timing:** Ongoing/1995  
**Agency:** Community Development Department  
**Funding:** General Fund

***Pre-application Meetings.*** All new developments are subject to development review to evaluate their compliance with City standards and ordinances. Pre-application meetings provide the City and developer a chance to informally talk about a project before any commitment regarding future development is made. This process saves time and money by informing the developer of what the City expects and the process that must be followed. Also, it informs the City of proposed developments early in the process. Pre-application meetings provide an opportunity to develop cooperation and to bring about higher quality development. The City will continue to encourage pre-application "development review" meetings with developers. This will allow the City to learn about proposed projects and the developer to the requirements of the City.

**Timing:** Ongoing  
**Agency:** Community Development and  
Redevelopment  
**Funding:** General Fund

***Redevelopment.*** The City will continue redevelopment efforts associated with the

implementation of the Redevelopment Project Area (Exhibit 1-3). The City will encourage the further development of industrial and commercial projects in suitable locations to strengthen the City's tax and employment bases. The City shall promote the economic vitality of the commercial districts with land use controls and land use incentives. The City will also provide incentives for the modernization of shopping centers and industrial centers.

The City will encourage private market forces to consolidate and modernize industrial development without increasing, substantially, the proportion of land area designated for industrial use, encouraging compatible industrial developments in areas of primary accessibility which have minimal impact on adjacent residential areas. Through that same authority, the City shall encourage and provide for the orderly transition of existing downtown residential areas to commercial uses and accommodate the relocation needs (pursuant to requirements of State Law) of residents displaced by such transition.

The Redevelopment Agency, the Community Development Department, and the City Manager's Office will also identify and actively pursue the relocation of certain uses to industrial, commercial, and residential, as the case may be.

**Timing:** Ongoing  
**Agency:** Community Development,  
Redevelopment  
**Funding:** General Fund

***Sidewalk and Parkway Development and Maintenance Program.*** Tree-lined streets are uniquely attractive and help create a sense of place. The City will continue to maintain existing sidewalks and parkways and encourage property owners abutting these areas to maintain parkway

DISTRICT B  
Central City Redevelopment Project  
140 Acres, Adopted 1979

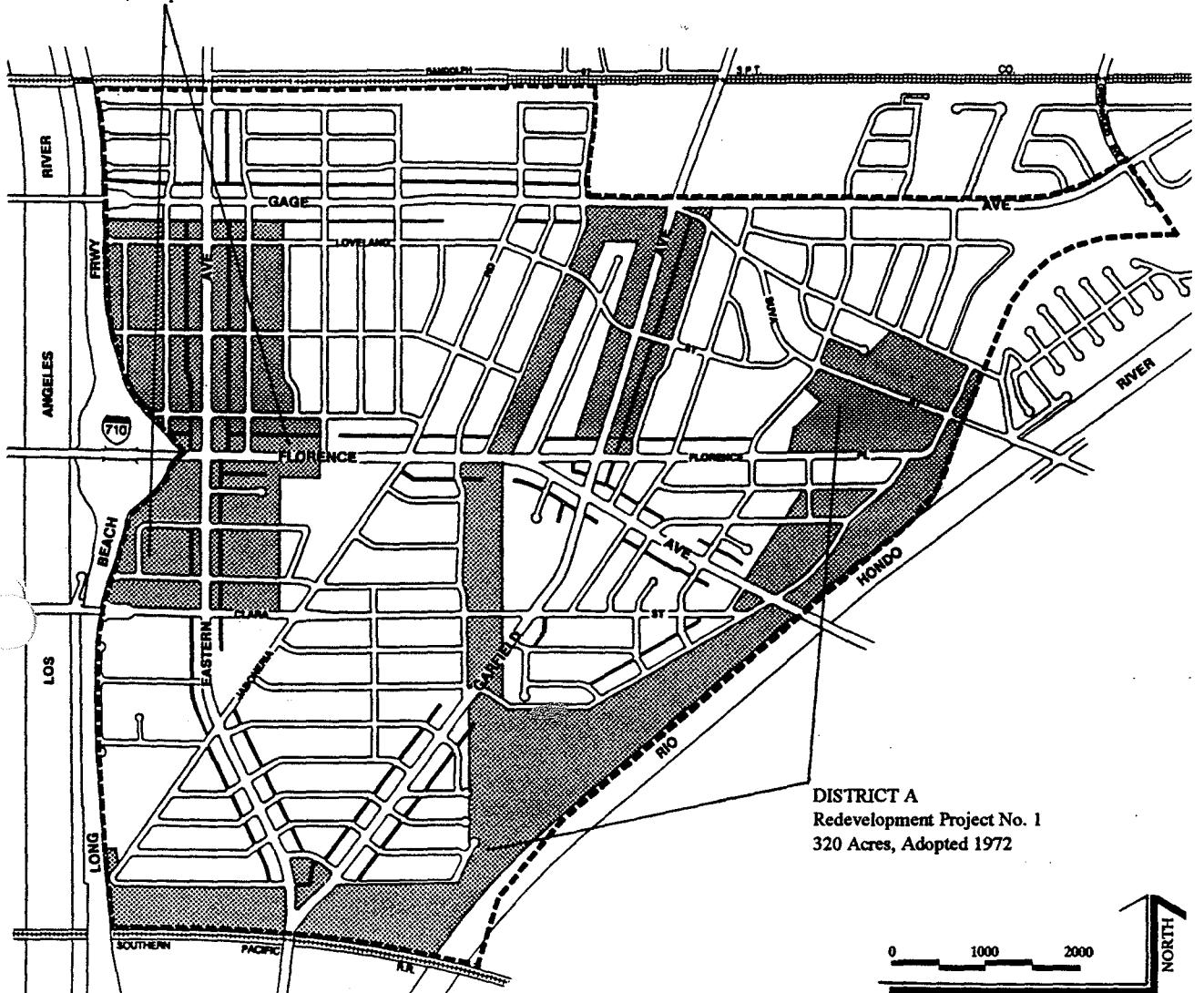


EXHIBIT 1-3  
REDEVELOPMENT PROJECT AREAS

## *Section 1: Land Use Element (continued)*

ees through public information programs such as flyers, newsletter articles, and the like. By developing and maintaining a complete system of sidewalks, the City of Bell Gardens will be able to improve pedestrian safety and enhance the visual quality of streets. In addition to the continued implementation of the adopted Beautification Plan (Exhibit 1-4), the City will identify areas and lots where sidewalks and parkways need to be developed or enhanced and will encourage property owners to build the sidewalks, where possible. Otherwise, the City will explore other funding mechanisms, such as including the needed improvements into the City's Capital Improvement Program. Priority will be given to sidewalks that serve parks, schools, and other routes with high pedestrian traffic.

**Timing:** 1996  
**Agency:** Public Works and Parks Department  
**Funding:** General Fund, Special Revenue Fund

**Sign Ordinance Review.** The City's Sign ordinance regulates the type, size, and number of signs in Bell Gardens. The sign ordinance protects the aesthetic qualities of neighborhoods and promotes driver safety and convenience. The City of Bell Gardens will identify signage problems in the City and will determine if they are allowed under current sign standards. Changes should be made to the ordinance to prevent the proliferation of unwanted signs. The sign design guidelines of the CBD Urban Design Plan will be taken into consideration when reviewing the City's Sign Ordinance.

**Timing:** As part of the Zoning revisions  
**Agency:** Community Development and Code Enforcement  
**Funding:** General Fund

**Streamline Permit Process Program.** Permit processing constitutes a large portion of the time and costs associated with development. By

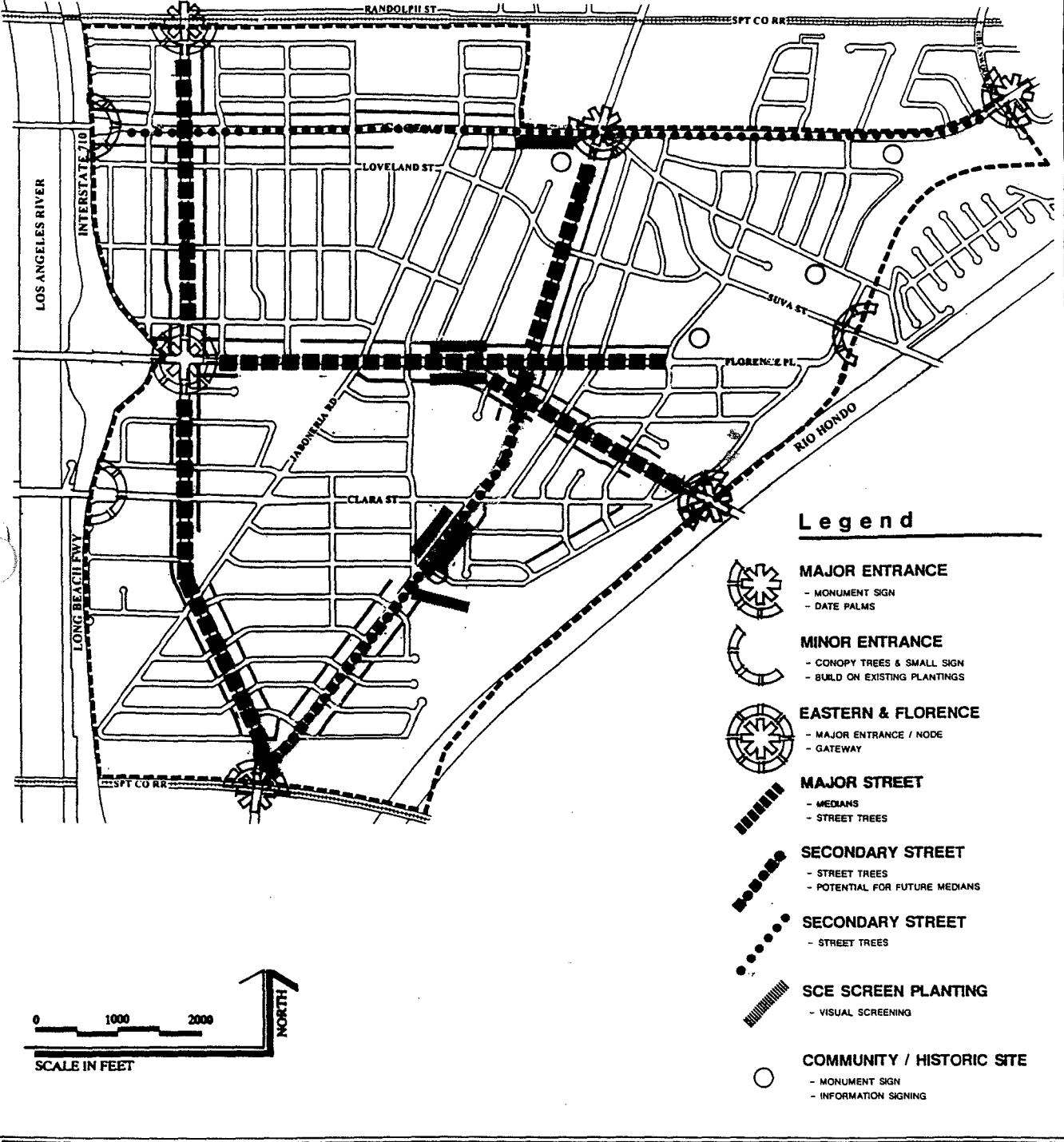
shortening the permit process, the City can lessen the cost of development. This can lead to a greater number of development projects and the construction of more affordable housing units. The City will continue to streamline permit processing to save time and lessen the costs associated with obtaining permits.

**Timing:** 1995  
**Agency:** Community Development and Public Works  
**Funding:** General Fund

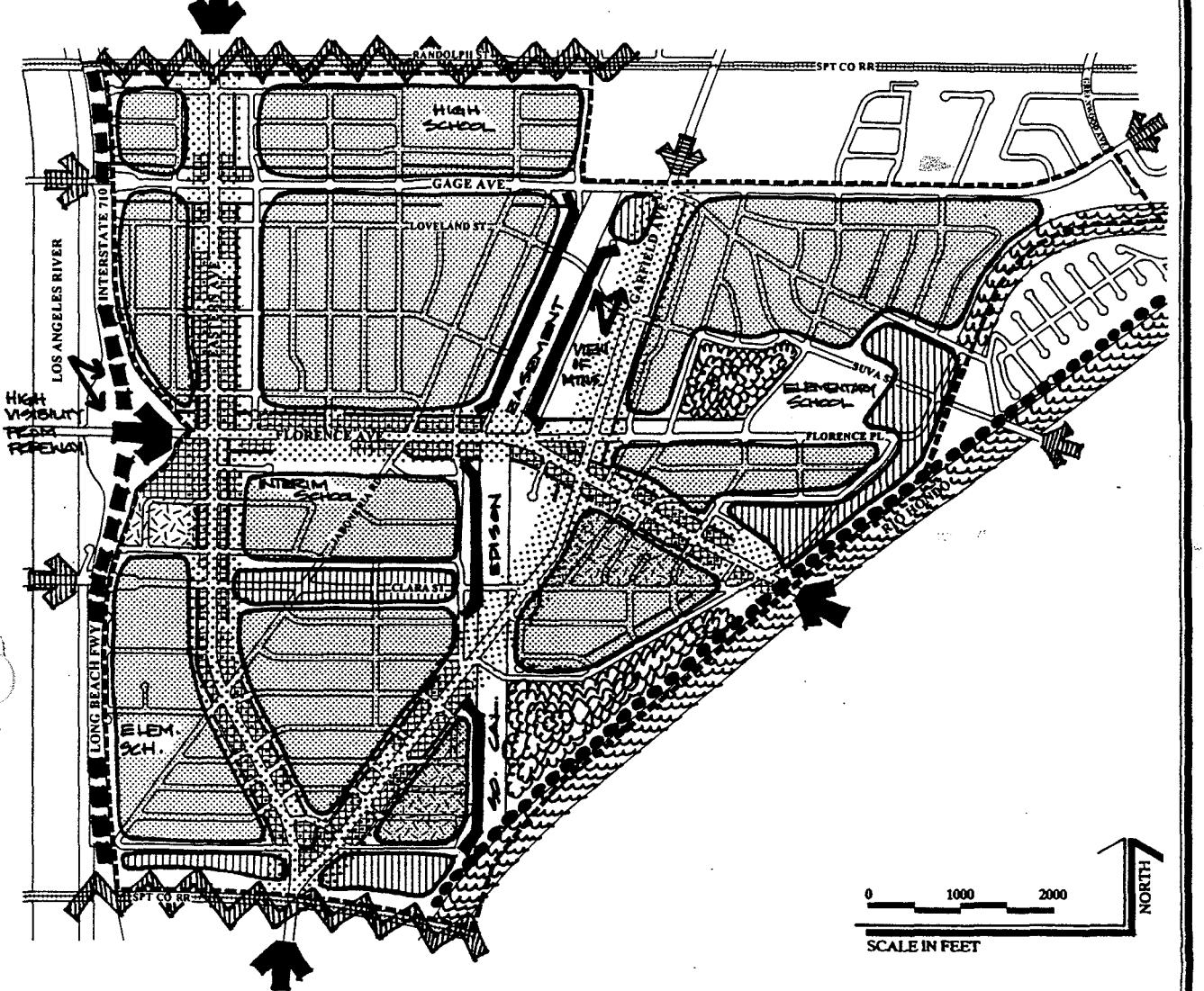
**Urban Design Program:** City staff will continue to implement the adopted CBD Urban Design Plan and will examine the feasibility of extending the program to other areas of the City (Exhibit 1-5). City staff will also formulate design guidelines for commercial and industrial areas in other areas of the City. These design guidelines will promote economic vitality and at the same time preserve the rights of the property owners and protect residential neighborhoods from the encroachment of incompatible uses. Through these Design Guidelines, the City will promote and encourage commercial and industrial uses to be designed in centers or like groups for the convenience of the public and to avoid creating nuisances among adjacent land owners. The Design Guidelines will promote the development of a revitalized image for the City of Bell Gardens through the adoption of landscaping and architecture regulations which establish minimum standards and requirements for quality, design and appearance.

**Timing:** 1995  
**Agency:** Public Works and Community Development  
**Funding:** General Fund

**Zoning Ordinance Revision:** The City will undertake the necessary Zoning Ordinance revision to ensure implementation of the policies of the



## EXHIBIT 1-4 BEAUTIFICATION PLAN - MAJOR ELEMENTS



Railroad Barrier

Freeway Barrier

River Barrier

Edge

Major Entry

Minor Entry

Views/Vistas

Bike Path

Regional/Intra-City Corridor

Strip Commercial Development

Residential

Industrial

Transitional

Recreational Open Space

## EXHIBIT 1-5 CBD URBAN DESIGN PLAN -

*"Orgullo en la Comunidad"*

## Section 1: Land Use Element (continued)

General Plan. In particular, the City will: (1) adopt zoning regulations to retain predominantly single family neighborhoods in their lower density configuration; (2) prohibit tandem development residential design as well as development of higher densities on lots designed for single family uses; (3) zone higher density areas up to the R-3 designation which would allow up to 66 percent of the maximum land use density recommended by the Land Use Map; (4) permit a higher zoning category and greater density of up to 100 percent of the permitted Land Use Map density if the new development plans demonstrate acceptable benefits to the City;

(5) centralize new commercial development in the Regional Commercial area and in other areas where appropriate; (6) provide appropriately located areas for office uses, retail stores and service establishments which meet the needs of the community; and (7) restrict industrial building and uses to industrially zoned properties only and restrict industrial uses to lots of sufficient size (industrial areas should be restricted for light industrial and medium industrial purposes).

**Timing:** 1995 - 1996

**Agency:** Community Development Department

**Funding:** General Fund

TABLE I-1  
LAND USE ELEMENT POLICIES AND PROGRAMS MATRIX

Policies	Programs
<i>Policy 1: The City of Bell Gardens decision-makers shall maintain open communication with the community at all times and shall tirelessly seek input from the residents and property owners regarding the future of the City.</i>	"Bell Gardens Now" Surveys Council Meetings on Cable Mandatory Findings of Approval
<i>Policy 2: The City shall promote compatible residential development, ensure safe housing, emphasize neighborhood identity, and increase pride in neighborhoods.</i>	Code Enforcement Design Review Development Monitoring Program Nonconforming Ordinance Redevelopment Urban Design Program Zoning Ordinance Revisions
<i>Policy 3: The City shall promote compatible commercial development to emphasize commercial identity and to enhance the appearance, potential economic vitality, and revitalization of the commercial areas in the City.</i>	Building Facade Improvement Program Code Enforcement Design Review Nonconforming Ordinance Redevelopment Sign Ordinance Review Urban Design Program Zoning Ordinance Revisions

## CITY OF BELL GARDENS GENERAL PLAN

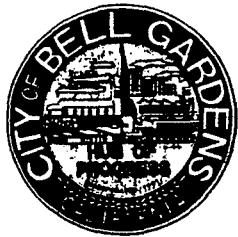
July 27, 1995

*Section 1: Land Use Element (continued)*

**TABLE I-1  
LAND USE ELEMENT POLICIES AND PROGRAMS MATRIX (continued)**

Policies	Programs
<i>Policy 4: The City shall encourage property owners to maintain and rehabilitate their existing industrial uses and the City shall encourage private market forces to invest in the City's industrial economic base while ensuring compliance with necessary environmental requirements.</i>	Building Facade Improvement Program Code Enforcement Design Review Incentives to Create Larger Lots Nonconforming Ordinance Redevelopment Sidewalk and Parkway Development and Maintenance Program Sign Ordinance Review Streamline Permit Process Program Urban Design Program Zoning Ordinance Revisions
<i>Policy 5: The City shall provide an environment to stimulate local employment, property values, community stability, and the economic vitality of existing local businesses.</i>	Building Facade Improvement Program Capital Improvement Program Economic Development Program Incentives to Create Larger Lots Master Plan of Streets and Highways Pre-Application Meetings Redevelopment Sidewalk and Parkway Development and Maintenance Program Streamline Permit Process Program Zoning Ordinance Revisions

Source: David Evans and Associates, Inc., March 1994



### **LAND USE ELEMENT MAP**

The Land Use Map is the most important component of the City of Bell Gardens General Plan. The Land Use Map indicates the location and extent of permitted development in the City.

In Bell Gardens, the Land Use Map largely corresponds to the current development in the City since the focus of this General Plan is aimed at enhancing existing development and redevelopment.

The Land Use Map indicates the location and extent of permitted development throughout the City. Land use categories (or "designations") on the map indicate the type of development that is permitted in specific areas of the City. These land use categories also contain standards for development intensity. The reason for these standards is to ensure that citizens, staff, and decision-makers clearly understand the implications of the Land Use Element in terms of both existing and future development.

**CITY OF BELL GARDENS GENERAL PLAN**  
*July 27, 1995*

## Section 1: Land Use Element (continued)

Development intensity refers to the size or degree of development possible within a land use category. For example, development intensity standards may use the ratio of a building's floor area to the total lot area (referred to as a floor area ratio), the number of dwelling units per acre, or traffic generation. The floor area ratio standards for Bell Gardens were derived from development standards included in the Zoning Ordinance.

The Land Use Map for the City of Bell Gardens (shown in Exhibit 1-6) consists of ten categories of land use. Four of the land use designations relate to residential development, two categories correspond to commercial development, a single category designates both commercial and residential development to be combined in mixed-use settings, one category is designated for industrial developments, and there are two categories each corresponding to open space or institutional uses. Table 1-2 below summarizes the land use designations on the City's General Plan Land Use Map.

TABLE 1-2  
SUMMARY OF GENERAL PLAN LAND USE MAP DESIGNATIONS

Low Density Residential	Areas designated as <b>Low Density</b> on the land use map correspond to single family areas that include land surrounding Lanto and Agra Street and the land surrounding Specht Street and Lynda Lane. Up to 8.7 dwelling units per acre, can be constructed.
Medium Density Residential	This category applies to single family and multi-family units. Some of the areas designated as <b>High Density Residential</b> include parcels along Watcher, Lanto and Agra Streets. Density guidelines are 9 to 15 dwelling units per acre.
High Density Residential	This category applies to multi-family units. Most of the residential areas in the City are designated as <b>Medium Density Residential</b> . Density guidelines are 20 to 30 dwelling units per acre.
Very High Density Residential	This designation applies to multi-family units constructed as gross densities of over 30 units per acre. Most of the area designated as <b>Very High Density Residential</b> .
Mixed-use	<b>Mixed-use</b> refers to a combination of commercial and residential uses working in tandem to supply the community with much needed lower-income housing and commercial facilities. This designation has been concentrated on parts of Eastern Avenue and parts of Gage Avenue. Residential densities correspond to the <b>High Density Residential</b> designations and the commercial uses would use a guideline of a 4.0 floor area ratio.
General Commercial	<b>General Commercial</b> refers to a range of commercial uses located at throughout the City. Development density follows a guideline of a 4.0 floor area ratio.
Regional Commercial	The area at the hub of commercial activity in the City has been designated as <b>Regional Commercial</b> . This area is located at the intersection of Florence and Eastern Avenues. Development density follows a guideline of a 5.0 floor area ratio.
Industrial	The City contains a mix of <b>Industrial</b> uses, with these areas located throughout the City. Development density follows a guideline of a 2.0 floor area ratio.

*Section 1: Land Use Element (continued)*

**TABLE 1-2**  
**SUMMARY OF GENERAL PLAN LAND USE MAP DESIGNATIONS (continued)**

Public/Institutional	The Public/Institutional category applies to a wide range of public uses including public schools, private schools, churches, City Hall, and other public and quasi-public uses.
Open Space/Parks	The Open Space/Parks category refers to public parks and private land reserved for open spaces.

Source: City of Bell Gardens General Plan Map, 1994.

The Zoning Ordinance is the primary implementation mechanism for the General Plan Land Use Policy. The zoning ordinance regulates all development in the City by designating areas where specific land uses are allowed. The zoning ordinance consists of two primary components: the development standards and the zoning map. The development standards

are detailed in the ordinance text and include lists of permitted uses and various standards governing setbacks, lot sizes, building height, etc. The zoning map is very specific in that every parcel of land in the City is assigned a zone district designation. Table 1-3 indicates the corresponding zone designations to the General Plan Land Use Map designations.

**TABLE 1-3**  
**SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DESIGNATIONS**

General Plan Land Use Designation	Summary	Corresponding Zoning Designation	Area (in acres)
Low Density Residential	Single-family residential 8.7 du/acre maximum	R-1 R-PD	19.7
Medium Density Residential	Single and multi-family residential 9-15 du/acre maximum	R-2	35.2
High Density Residential	Multi-family residential 20-30 du/acre maximum	R-3	558.2
Very High Density Residential	Multi-family residential over 30 du/acre	No existing zoning designation	31.3
Mixed-use	Commercial and residential uses Floor Area Ratio of 4.0 and 20-30 du/acre for residential	R-3 R-4 CS	88.1

*Section 1: Land Use Element (continued)*

**TABLE 1-3**  
**SUMMARY OF GENERAL PLAN LAND USE DESIGNATIONS**  
**AND ZONING DESIGNATIONS (continued)**

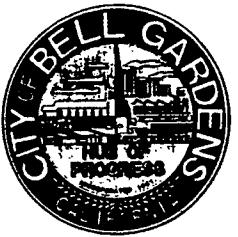
General Plan Land Use Designation	Summary	Corresponding Zoning Designation	Area (in acres)
General Commercial	A range of commercial uses throughout the City Floor Area Ratio of 4.0	C3 CS CM	60.8
Regional Commercial	High intensity commercial at Florence and Eastern Floor Area Ratio of 5.0	C3 C4	61.3
Industrial	Light industrial and limited heavy industrial activity Floor Area Ratio of 2.0	M-1 M-2 M-PD	157.8
Public/Institutional	To maintain and enhance the existing facilities	No existing zone designation	89.1
Open Space/Parks	Conservation purposes	No existing zone designation	139.6

existing development, the zoning ordinance, redevelopment, urban design, buildout projections, and infrastructure available to serve existing and future development.

#### *Development Trends*

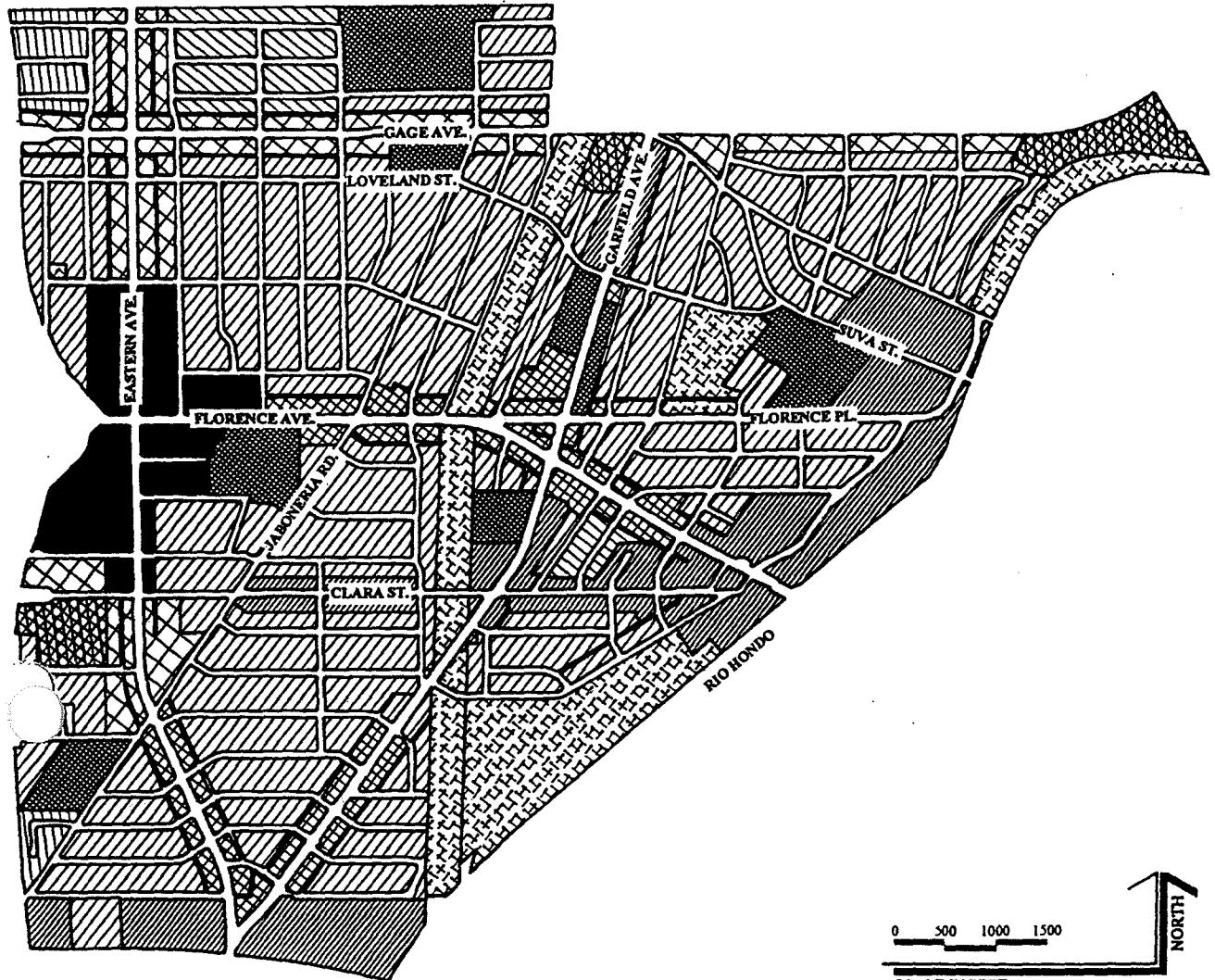
The City of Bell Gardens is located in southeastern Los Angeles County (see Exhibits 1-7 and 1-8), one of the most densely developed areas in the western United States. The City is located in the midst of an industrial belt that begins just south of downtown Los Angeles and extends eastward through the Cities of Vernon, Commerce, Montebello, Bell Gardens, Pico Rivera, Bell Gardens, and Santa Fe Springs.

The history of Bell Gardens began with the Rancho San Antonio, a 29,500-acre land grant that



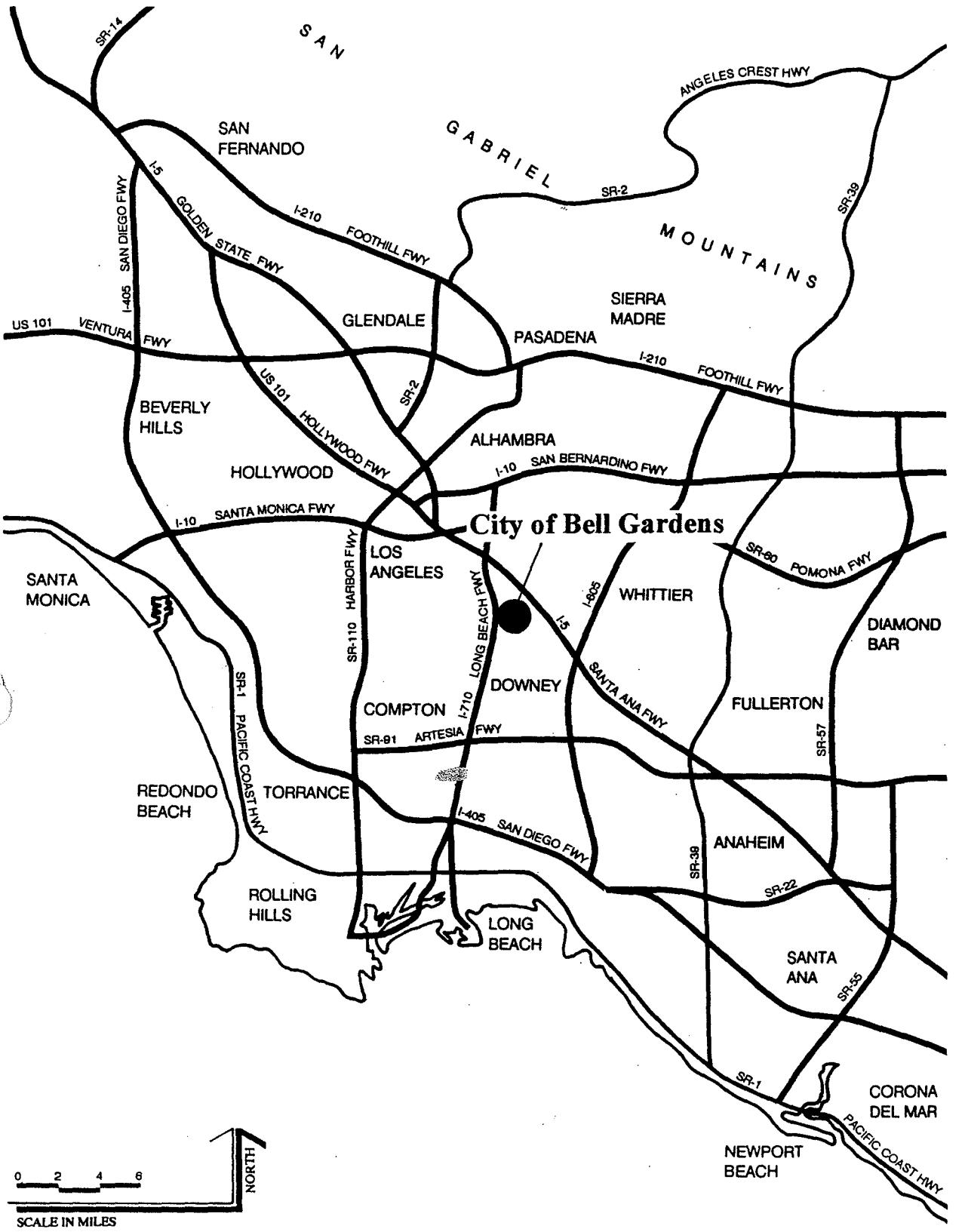
#### **LAND USE ELEMENT BACKGROUND REPORT**

The Land Use Element Background Report provides an overview of the issues and opportunities that will affect land use planning in the City. This Background Report contains information concerning development trends,



- [Hatched Box] Low Density Residential
- [Hatched Box] Medium Density Residential
- [Hatched Box] High Density Residential
- [Cross-hatched Box] Very High Density Residential
- [X-hatched Box] Mixed Use (Commercial/Residential)
- [Dotted Box] General Commercial
- [Solid Black Box] Regional Commercial
- [Horizontal Line Box] Industrial
- [Diamond Pattern Box] Open Space/Parks
- [Solid Dark Box] Public/Institutional

**EXHIBIT 1-6  
LAND USE MAP**



**EXHIBIT 1-7  
REGIONAL LOCATION**

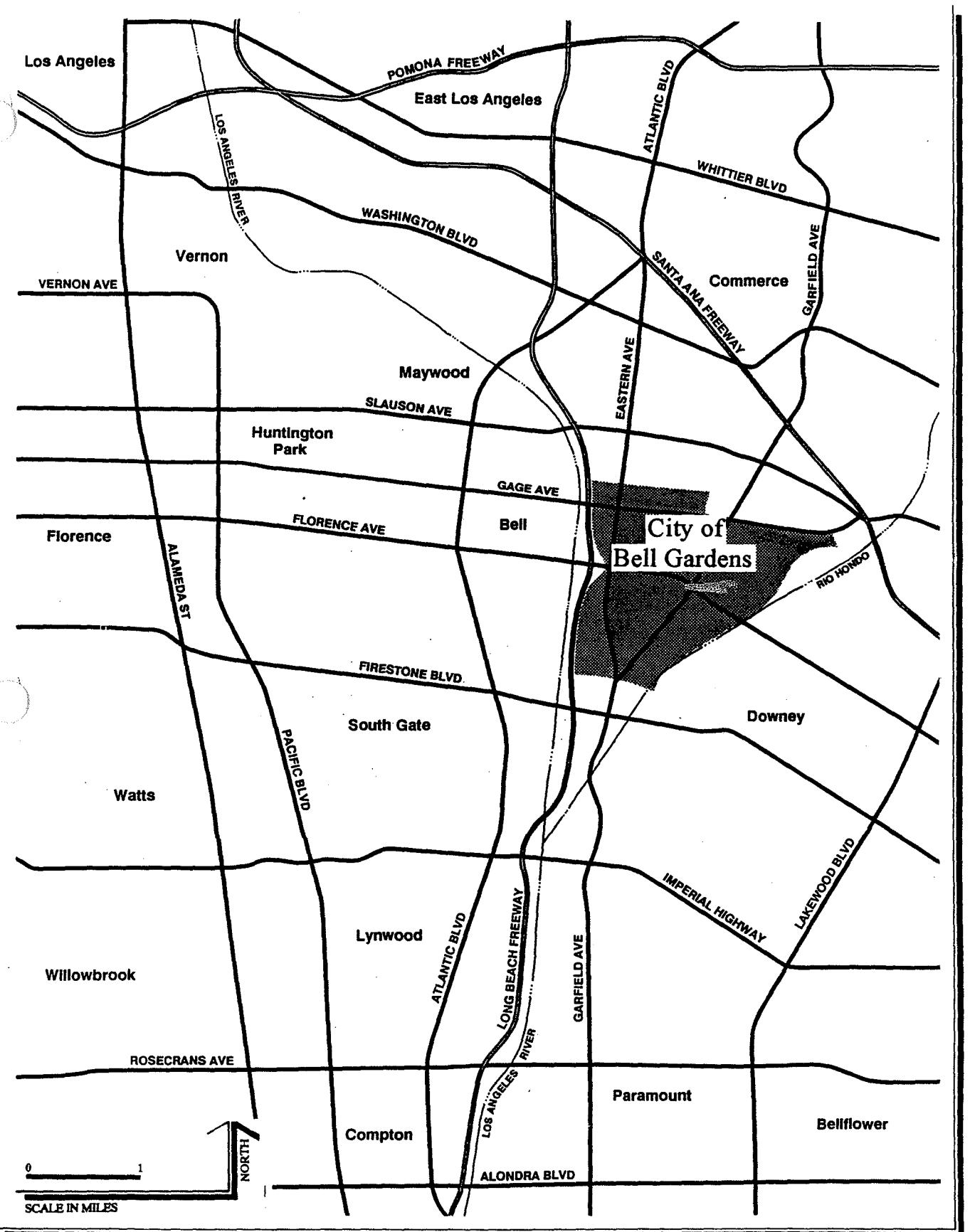


EXHIBIT 1-8  
VICINITY MAP

"Pride in the Community"

## Section 1: Land Use Element (continued)

was awarded to Antonio Maria Lugo, a Spanish soldier. Lugo established a rancho near the fork of the Rio Hondo and Los Angeles Rivers. O.C. Beck, a land developer, offered this land for as little as \$20 down and \$10 per month. As a result, the old rancho was subdivided with many small farms and ranch homes.

During the early years of this century, gardeners and small farms in the Bell Gardens region produced quality vegetables for regional markets. These agricultural communities were short-lived, however, due to the urbanization that followed in the 1920s and 1930s. Nearby Vernon, which incorporated in 1905 for the sole purpose of promoting industrial development, fueled the development of surrounding communities which provided housing and services to those working in the industrial belt. By the 1930s, the Bell Gardens area became an important residential area. The defense plants of the 1940s brought prosperity to the region and Bell Gardens became largely developed with single family homes, ngalow courts and strip commercial

development along major arterials. By 1961, with a population of close to 30,000 persons, the City of Bell Gardens was incorporated.

### Existing Development

In January 1993, a land use survey was performed. The results of the survey are summarized in Table 1-4. The residential areas did not always fall into the existing General Plan designation categories or the existing Zoning Ordinance categories. The survey revealed a mix of single family developments with multi-family developments, with densities ranging from one unit per lot to twenty-two units per development. In response to this mix of residential uses (and only for the purposes of this Background Report), new categories were used to illustrate the density range for a given block. Also, a Public/Quasi Public category was created to call out civic and education uses. A category of Parks/Open Space/Vacant was used to assist in the evaluation of available open space land in the City.

TABLE 1-4  
1993 EXISTING LAND USES

LAND USE CATEGORY	Acres	Percent of City Total
Residential (1 - 4 units per lot)	167.1	10.9
Residential (1 - 8 units per lot)	249.4	16.3
Residential (1 - 16 units per lot)	190.5	12.5
Residential (1 - 20 units per lot) <sup>1</sup>	88.7	5.8
Neighborhood Commercial	0.4	negligible
General Commercial/Office Professional <sup>2</sup>	138.7	9.1
Industrial	133.3	8.7
Public/Quasi-public	100.9	6.6

## *Section 1: Land Use Element (continued)*

**TABLE 1-4**  
**1993 EXISTING LAND USES (continued)**

LAND USE CATEGORY	Acres	Percent of City Total
Parks/Open Space/Vacant	181.2	11.4
Streets	279.4	18.3
<b>TOTAL</b>	<b>1529.6</b>	<b>100%</b>

<sup>1</sup> Includes mobile home parks.  
<sup>2</sup> The two categories were combined due to the limited amount of Office Professional uses.

Source: David Evans and Associates, Inc. 1993.

Several residential neighborhoods have retained their identity as lower density residential areas despite historic development practices. The majority of residential neighborhoods were historically zoned "R-3" and developed with single family developments that have, over the years, been redeveloped or recycled to higher densities. The resulting development is characterized by a mix of single family, duplex, triplex, tandem and multiple family developments.

Commercial uses in the City are limited, to a great extent, to strip or highway commercial development. The primary commercial areas in the City consist of major retail commercial activities located along Eastern and Florence Avenues. Smaller concentrations of retail commercial development are found along Garfield Avenue, Gage Avenue, Florence Place, Clara Street, and Foster Bridge Boulevard.

### ***Zoning Ordinance***

The Zoning Regulations of the City of Bell Gardens are the primary implementation mechanism for the General Plan Land Use Element. The current Zoning Regulations control development in the City by designating areas where specific land uses are allowed, compatible with the General Plan Land Use Element. The Zoning Regulations consist of two primary components: the Zoning Ordinance and the Zoning Map. The Zoning Ordinance consists of detailed development standards, including lists of permitted and conditional uses and various standards governing setbacks, minimum lot sizes, building height, etc. The Zoning Map is a parcel specific map with each and every parcel of land assigned a zone designation. The Bell Gardens Zoning Map contains sixteen zones. Four of these zones apply to residential development, one applies to agriculture, four apply to commercial development, and four zones are industrial. Table 1-5 summarizes the zone designations.

*Section 1: Land Use Element (continued)*

TABLE 1-5 SUMMARY OF EXISTING ZONE DISTRICTS		
Zoning Category	Symbol	Permitted Uses
Single Family Zone	R-1	Single family dwelling units
Low Density Multiple Zone	R-2	Single family dwelling units, duplexes, and triplexes
Medium Density Multiple Zone	R-3	Apartments, single family dwelling units, duplexes, triplexes, public parks and playgrounds
General Commercial	C-2	Banks, savings and loans, churches, day care centers, medical clinics, fire stations, homes for aged, children and seniors, education, libraries, offices, public parks, police stations, restaurants
Neighborhood Commercial Zone	C-1	Auto service stations, retail shops, churches, day care centers, restaurants, medical clinics, offices
Light Industrial	M-1	Automobile car washes, sales, & rentals; building materials sales, bus terminals, storage & rentals; carnivals, circuses & fairgrounds; contractors yards, equipment rental, golf courses, lumber yards, public utility yards, skating rinks; truck storage, sales and rental; stations, bus, railroad and taxi
Public Institutional	P-1	Off-street parking, employee recreation areas, accessory signs, landscaping
Streets	N/A	

Source: City of Bell Gardens Zoning Map.

### *Redevelopment*

The City of Bell Gardens Redevelopment Agency has been active since 1972. The current redevelopment areas are shown in Exhibit 1-3. The Redevelopment Plan for the Bell Gardens Central City Redevelopment Project (Redevelopment Project Area 1) established the area west of El Selinda Avenue, between Gage Avenue and Clara Street as the City's first redevelopment project area, in 1978. The Plan set goals and criteria for development within the Central City area.

The Redevelopment Agency has been involved in two major projects in the Central City Redevelopment Area. The first project was the

Bicycle Club, which has been open since late November 1984, and the Toys-R-U's center opened operations shortly thereafter. In 1986-87, the Redevelopment Agency pursued the acquisition of properties to the south of the Bicycle Club. Other projects include Flynn's Industrial Catering, Wyss Brothers Metal Products, Wilcox Machine Company, and J. Berg Enterprises. The Bicycle Club continues to be the City's leading single source of revenue.

The Florence Avenue and Eastern Avenue commercial districts have long been the subject of redevelopment efforts. These areas serve as the primary entrance to the City due to their proximity to the Long Beach Freeway and the intersection of the two major highways. A downtown

revitalization study, prepared in 1978, identified a number of problems in this area including the highway commercial orientation of businesses, a significant lack of available parking, and an inappropriate mix of commercial and residential land uses. In 1980, plans were initiated to revitalize the downtown area. However, a 1983 survey of merchants and property owners in the area indicated relatively low interest in participating in the area's revitalization.

### ***Urban Design***

In recent years, the City of Bell Gardens has undertaken steps to revitalize the City's commercial areas and improve the quality of life in the City through the implementation of urban design principles. Urban design guidelines set forth in the City of Bell Gardens CBD Urban Design Plan, developed in May of 1987, established standards to revitalize the City's streetscapes, commercial, and residential development within the commercial area.

In 1984 and 1985, two large-scale developments spearheaded the revitalization of the City's commercial districts. The Bicycle Club ~~gambling~~ casino and the Bell Gardens Shopping Plaza highlight those revitalization efforts for commercial development in the City.

A Beautification Plan, developed in 1989, provided a framework to extend urban design principles throughout the City (Exhibit 1-4). The Beautification Plan focused upon six basic components to be implemented as individual projects or in conjunction with other development. The six components of the Beautification Plan include:

- Entrances to the City;
- Landscaped Median and Traffic Islands;

- Central Business District Landscaping;
- Southern California Edison Right-of-Way Screen Planting;
- Street Tree Plan; and
- Public Information Signing.

### ***Infrastructure***

#### **Water**

Two utilities, Park Water Company and Southern California Water Company, provide water service to the City of Bell Gardens. Bell Gardens Water Company serves approximately 25 percent of the City (the northerly area) and Southern California Water Company serves the remaining 75 percent (see Exhibit 1-9). Both companies utilize two major sources:

- ***Imported Water.*** Both companies have connections to the Metropolitan Water District system, which provides 75 percent of the City's demand.
- ***Wells.*** Both companies have several local wells from underground aquifers to provide the remaining 25 percent of the City's needs.

The wells are located in the Central Basin Pressure Area while the imported water is delivered by the Metropolitan Water District of Southern California (MWD) through metered connections operated by the Central Basin Municipal Water District (CBMWD). Over a ten-year period (prior to the City of Bell Gardens' 1988 Water Master Plan Update), approximately 60 percent of the total



## EXHIBIT 1-9 WATER COMPANY SERVICE AREAS

## *Section 1: Land Use Element (continued)*

---

water supply for the City was taken from the MWD system.

Eight active wells exist within this water system. Seven of these wells belong to the Southern California Water Company and one belongs to the Park Water Company. The ground water basin is adjudicated and extraction is limited by terms of an agreement between water producers in the Central Basin to prevent overdraft of the underground water supply. In addition to monitoring the withdrawal of ground water from the aquifers, water producers have organized the Central Basin Water Replenishment District which has undertaken a program of recharging the underground water basin using imported water from MWD and reclaimed wastewater.

The wells are capable of producing a combined flow of approximately 5,400 gpm, although, less than 40 percent of the total City water demand has been supplied by the wells in recent years. The barrier and basin recharge projects which influence underground water supplies in the Bell Gardens area are directed by the Central and West Basin Water Replenishment District. This District is primarily concerned with maintaining the yield of the basin rather than increasing the availability of water. No treatment other than the addition of chlorine is given to the well water.

The Metropolitan Water District delivers water to both Park Water Company and Southern California Water Company through the Middle Feeder. This major MWD transmission main begins at the Weymouth Softening and Filtration Plant at La Verne and conveys water to the Garvey Reservoir. From that reservoir, the Middle Feeder passes through the cities of Monterey Park, Montebello, and Commerce before reaching Bell Gardens. The pipeline operates entirely by gravity from the Garvey Reservoir, and so, is unaffected by local or regional electrical power outages. MWD

anticipates that the Middle Feeder (which has a capacity of approximately 250 cubic feet per second) will have capacity in excess of future predicted demands.

In 1988, a Water Master Plan Update was prepared to evaluate the adequacy of the City of Bell Gardens water supply system and to propose feasible long-term solutions. The Water Master Plan Update identified portions of the water system needing upgrading in order to meet the water supply demands anticipated due to development and redevelopment and then, recommended a capital improvement program for completing the proposed changes (Exhibit 1-10). The Plan proposes to utilize Community Development Block Grant and Redevelopment Agency funds as well as contributions from the two local purveyors to upgrade delivery facilities to provide an adequate service level for present and future land uses. The following information pertaining to water systems and services was derived from the 1988 Water Master Plan.

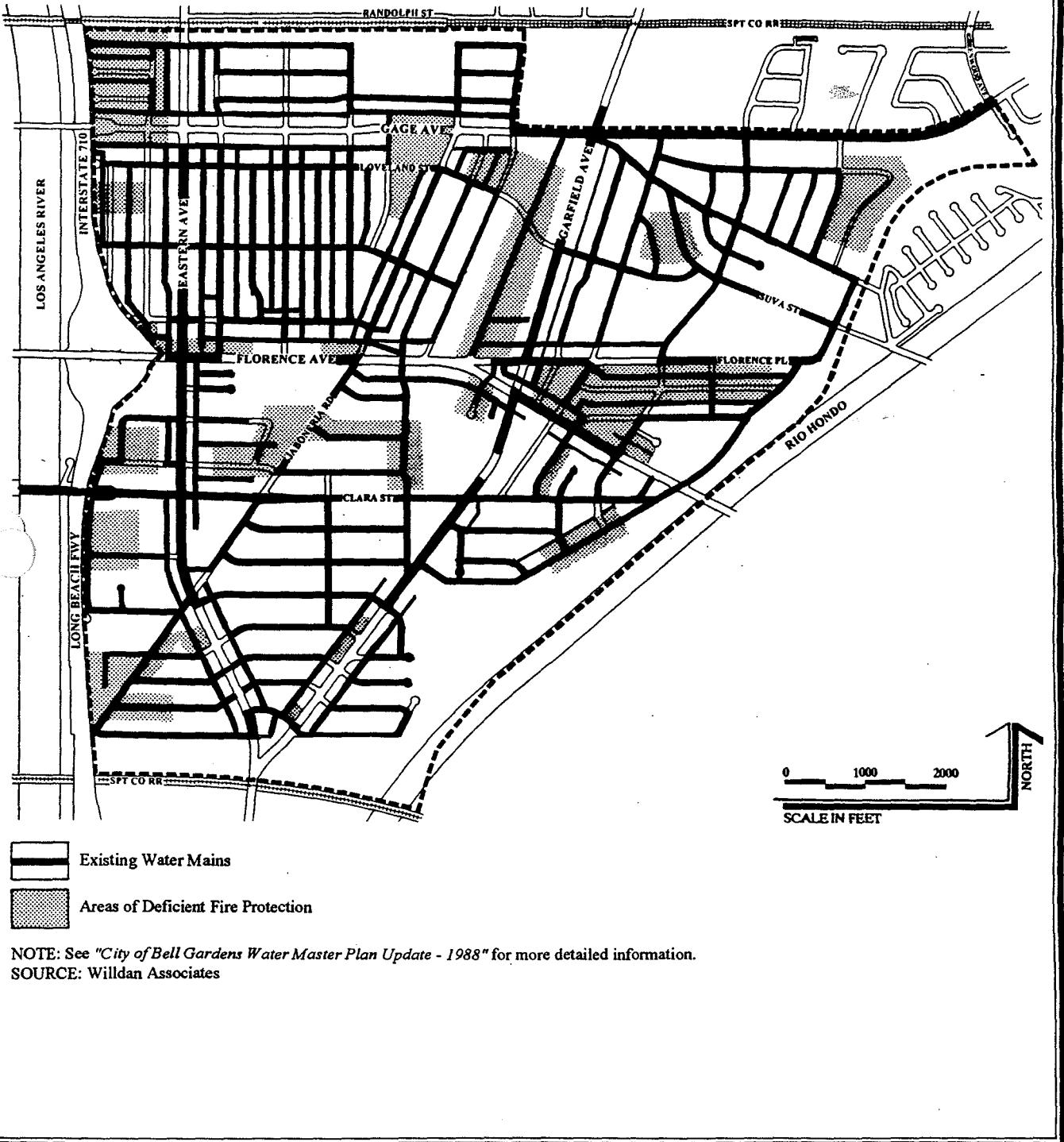
Although both of the local water companies have made efforts to address a number of system deficiencies, some deficiencies still remain in terms of the distribution and its reliability. The distribution system deficiencies consist of undersized mains, inaccessibility of mains, inadequate number and spacing of fire hydrants and inadequate storage and pumping capacity.

The water systems have insufficient reliability to meet peak domestic demands or fire demands during interruptions of electrical power.

According to the Water Master Plan, the total average day water demand (adjusted to reflect projected water usage) is 3,872 gallons per minute. The amount of equalizing water storage that is required to supply the maximum day demands over the average day demands is 33 percent of the volume of the average day demand, or 1.84

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## CITY OF BELL GARDENS GENERAL PLAN July 27, 1995



## EXHIBIT 1-10 WATER MASTER PLAN AND DEFICIENT FIRE FLOW

million gallons. If storage is also to be provided for the largest fire flow demand that could be expected (0.84 million gallons) then the total minimum storage that should be available within the City is 2.68 million gallons.

The Park Water Company currently has only one well operating within the City and can take a maximum of 7.5 cubic feet per second from the MWD Middle Feeder. In recent years, the Company has taken nearly 100 percent of its water from its MWD connection. Park Water Company currently does not have any storage facilities within its Bell Gardens water system.

Southern California Water Company currently has two ground level water storage reservoirs located at its well facility near Gage and Jabonaria. The combined capacity of the reservoirs is 690,000 gallons (0.69 MG) and booster pumps provide the lift from the reservoirs to the hydraulic grade line of the distribution system.

#### **Drainage**

The City's existing storm drain system appears to have adequate capacity to meet the ultimate local needs. There are 8,000,000 in deficiencies that have been identified in the system (Exhibit 1-11). Bell Gardens is bounded by two major flood control improvements: the Los Angeles River channel to the west and the Rio Hondo channel to the east. Both are regional facilities capable of containing a 100-year frequency flood without hazard to the City. The City should, however, keep abreast of regional flood control activity due to proximity of the two major channels.

#### **Sewers**

Bell Gardens has a fully developed sewer system which is maintained by the County and is included in Los Angeles County Sanitation

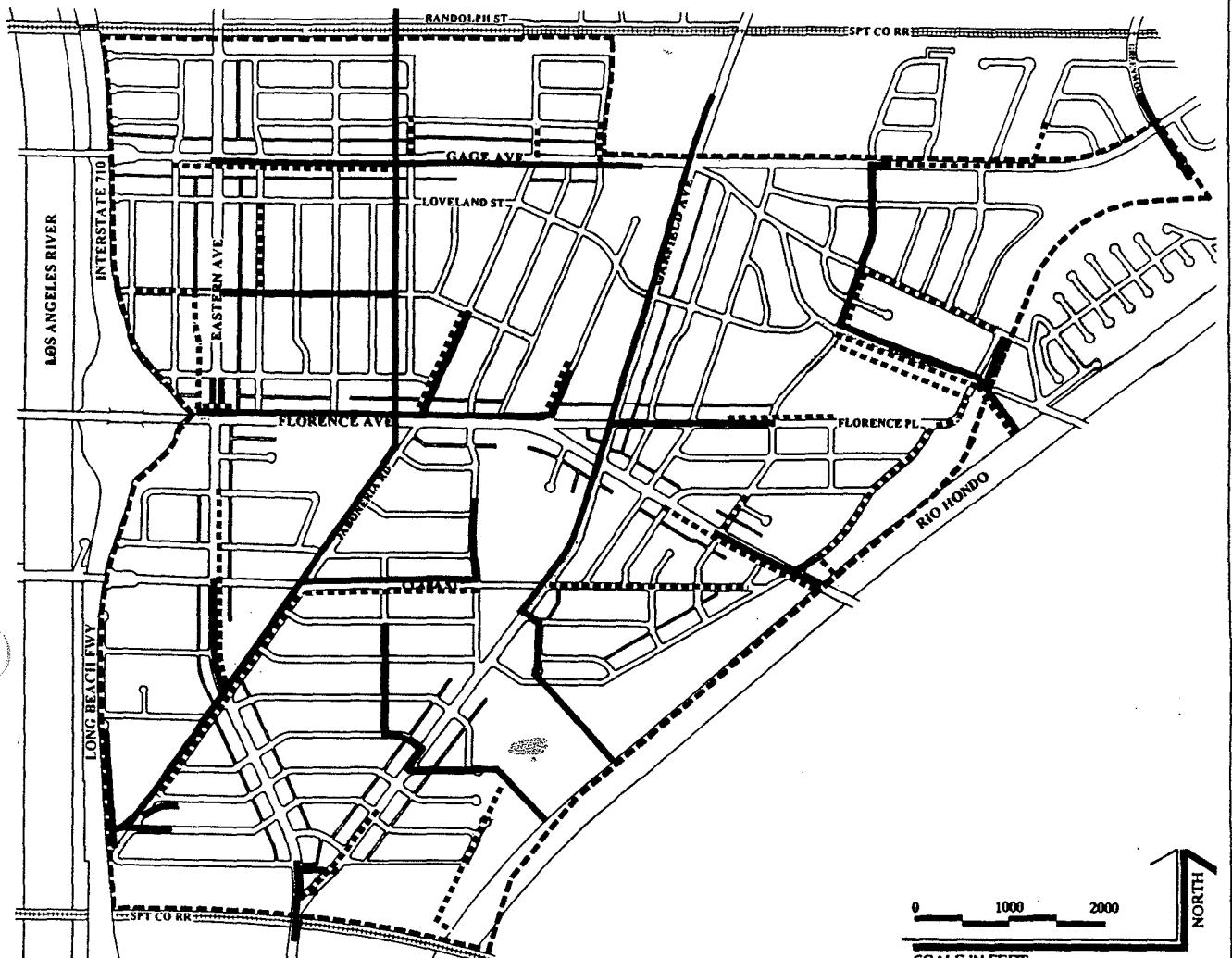
District No. 2. The existing facilities are shown in Exhibit 1-12.

The Los Angeles County Sanitation district is responsible for the operation and maintenance of the City's sewer system. The District operates a joint outfall system throughout the county. Sewage from Bell Gardens can be routed to a number of treatment facilities for liquid removal and treatment. Bell Gardens Public Works officials indicate that the City's sewer system adequately services the City's needs. In redevelopment areas, new trunk lines and lateral lines are installed on an "as needed" basis. Sewer system maps are on file at the City's Public Works office, at County Sanitation District offices, and with the County Department of Public Works.

#### **Needs Assessment**

In a general sense, the City of Bell Gardens has an advantageous location in the Los Angeles Basin, in an area near the urban core with excellent access from the regional freeway system. From the perspective of residential development, this location places the City within a comfortable commute of Southern California's principal employment center, making Bell Gardens potentially a very desirable place to live.

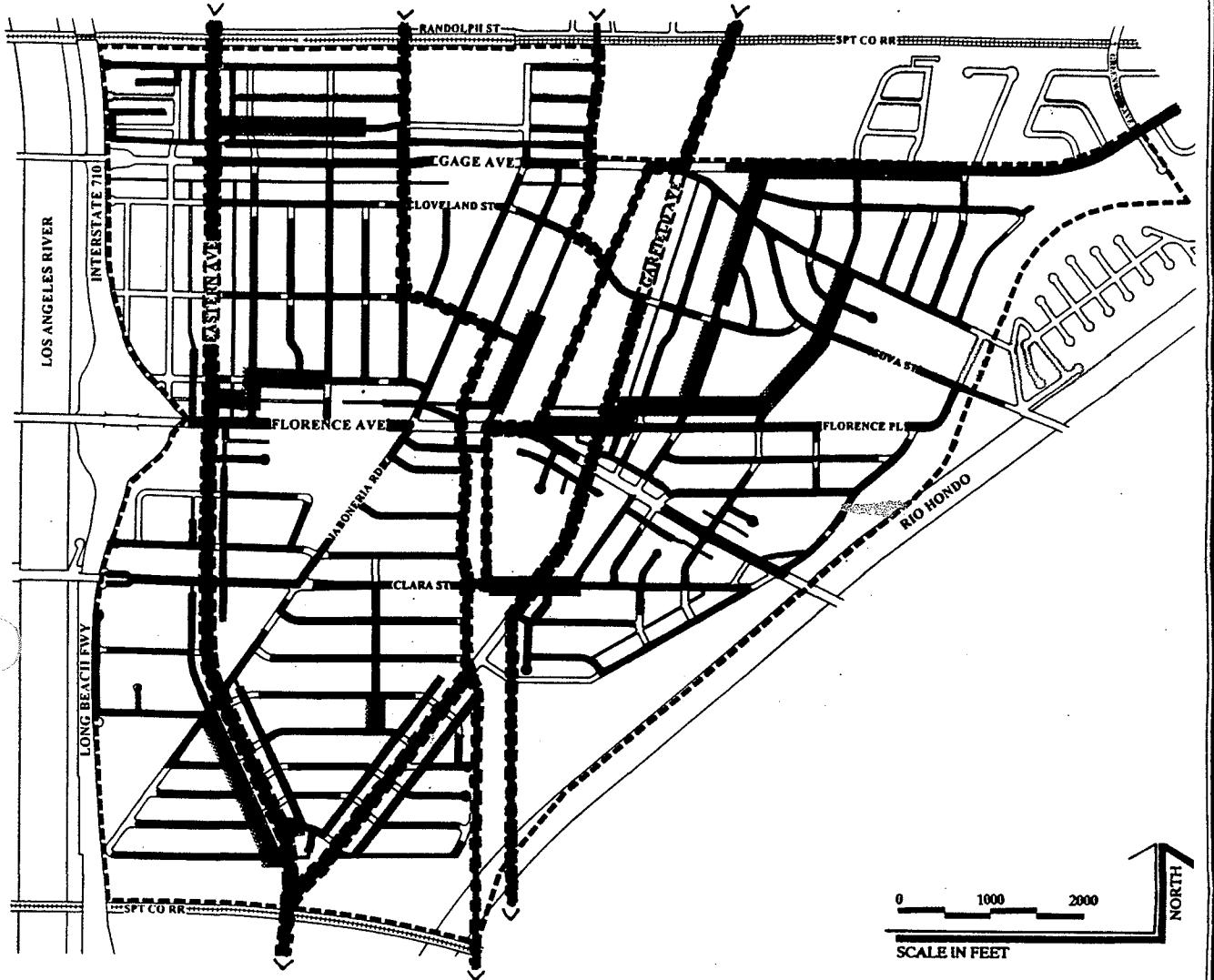
The downtown commercial center has potentially excellent visibility from the Long Beach Freeway with a full bi-directional interchange at Florence and Eastern Avenues, and is near to the center of a growing market area for general retail activity. There is a healthy industrial base in the City, which can form a core for expansion and modernization. The City's socioeconomic characteristics are such that it qualifies for and can significantly benefit from most federal and state assistance programs. The City has a Redevelopment Agency with an excellent record of accomplishment, and has generated revenues to continue and to expand



- [Solid Black Line] Existing Drainage Facility
- [Dashed Black Line] Proposed Drainage Facility
- [Dashed Line with Wavy Pattern] City of Bell Gardens Boundary

SOURCE: Willdan Associates

## EXHIBIT 1-11 MASTER PLAN OF DRAINAGE



- City of Bell Gardens Collector Sewer
- L.A. County Sanitation District Trunk Sewers (May Run Parallel with City Collector Sewers)
- Direction of Flow
- Presently or Predicted Overloaded Sewers

NOTE: See "City of Bell Gardens Sewer Master Plan-1990" for more detailed information.  
 SOURCE: Willdan Associates

## EXHIBIT 1-12 SEWER MASTER PLAN

## *Section 1: Land Use Element (continued)*

---

the redevelopment efforts, focused primarily on the downtown. However, the City continues to suffer from the effects of a haphazard land use planning history dating back to the 1930s and 1940s (prior to incorporation); and ineffective zoning which allowed for the location and development of uncontrolled relationships of unlike uses in virtually every neighborhood throughout the City. This mixed pattern is still highly visible today, where housing, in various stages of repair, shares blocks with commercial and industrial facilities along most of the major streets.



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CITY OF BELL GARDENS GENERAL PLAN  
July 27, 1995



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## **2021-2029 Housing Element**

Adopted  
February 14, 2022

With Technical Revisions  
April, June, and July 2022

Certified by  
The California Housing & Development Department  
August 18, 2022

City of Bell Gardens  
Community Development Department  
7100 Garfield Avenue  
Bell Gardens, CA 90201



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## 1. Introduction

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This Introduction provides an overview of the legal framework and contents for the Housing Element.

### 1.1 Statutory Framework

---

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Bell Gardens.

Recognizing the importance of providing adequate housing in all communities, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven required elements required by the State. Article 10.6, Sections 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code set forth the legal requirements of the Housing Element and encourage the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "... an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing." The contents of the Element must be consistent with the other elements of the General Plan [Government Code § 65300.5].

Meeting the housing needs established by the State of California is an important goal for the City of Bell Gardens. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

*Section 65583(b)(2) states, "It is recognized that the total housing needs ... may exceed available resources and the*



*community's ability to satisfy this need within the content of the general plan requirements ... Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved..."*

This Housing Element (2021-2029) was created in compliance with State General Plan law pertaining to Housing Elements.

## 1.2 Purpose of the Housing Element

---

The State of California has declared that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, and fiscal factors and community goals within the General Plan. Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends;
- An analysis of household characteristics;
- An inventory of suitable land for residential development;
- An identification of a zone or zones where emergency shelters are permitted by right;
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing;
- An analysis of special housing needs;
- An analysis of opportunities for energy conservation; and
- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote



preservation, improvement and development of diverse types and costs of housing throughout Bell Gardens.

## **1.3 Organization of the Housing Element**

---

The Housing Element is generally organized according to the data and analyses required by State law:

- Chapter 1: Introduction
- Chapter 2: Housing Needs Assessment
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources
- Chapter 5: Housing Action Plan

A review of the City's accomplishments in implementing the previous Housing Element is included as an appendix.

## **1.4 Relationship to Planning Efforts**

---

The California Government Code requires that “the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

This Housing Element recommends specific changes to the Land Use Element in order to meet the needs of the community. The City will amend the Land Use Element within three years to implement this recommendation. The City will also be updating the Safety Element pursuant to State law. As individual elements of the General Plan are updated in the future, the City will ensure internal consistency among the various General Plan Elements.



## 1.5 Data Sources

---

Various sources of information were used to prepare the Housing Element. The 2018 American Community Survey (ACS)<sup>1</sup> five-year estimates provide the basis for population, household, and demographic characteristics. Several data sources were used to supplement and update the 2018 ACS and 2010 Census as follows:

- Pre-Certified Local Housing Data by the Southern California Association of Governments (SCAG);
- Housing market information, such as home sales, rents, and vacancies, is updated with real estate data;
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

## 1.6 Overview of the City

---

The City was incorporated as a general law city in 1961, and at the time of incorporation, the City's population was approximately 27,000. The City of Bell Gardens has a total land area of 1,536 acres, or 2.4 square miles. According to the 2018 ACS five-year estimates, there were 9,877 housing units in the City and a population of 42,449. The demographic and socioeconomic characteristics of the City are described in more detail in Section 2 of this Housing Element Update.

The City of Bell Gardens is located in the southern portion of Los Angeles County, approximately 13 miles southeast of the Los Angeles Civic Center. The City is bounded by the City of Commerce on the north, Downey on the east, South Gate on the south, and the Cities of Bell and Cudahy on the west. The City's corporate boundaries are generally delineated by man-made barriers, including the Southern Pacific Railroad to the north, the Rio Hondo

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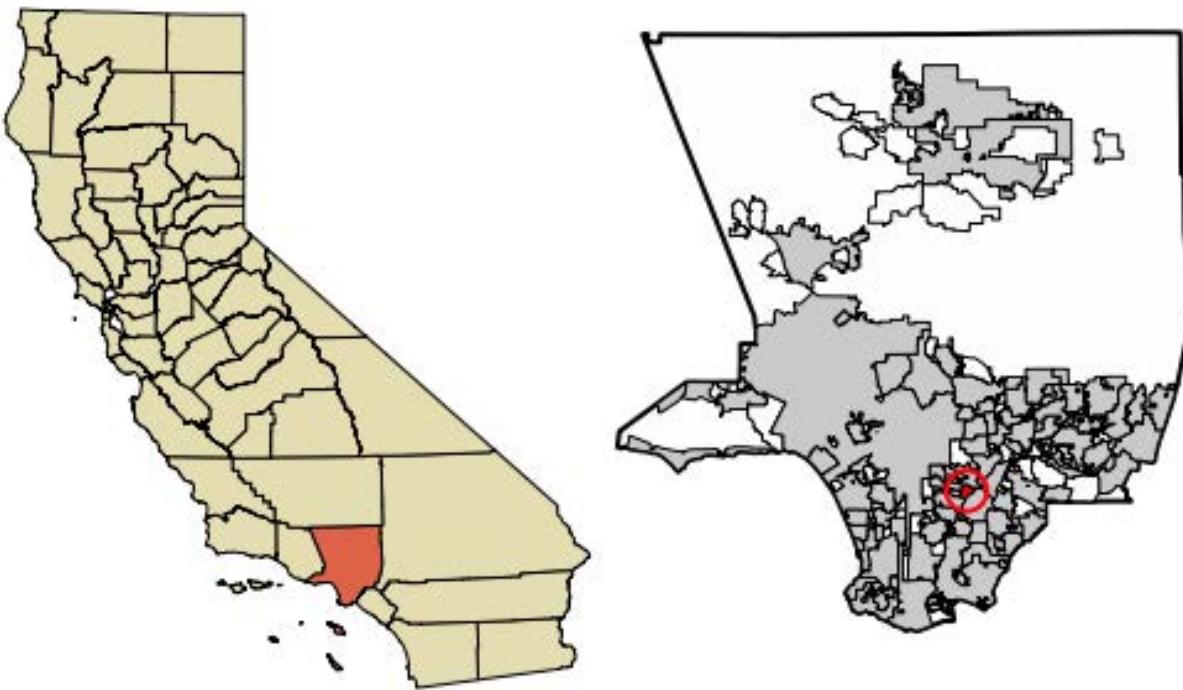
<sup>1</sup> The Census collects detailed household and demographic information through a series of smaller surveys known as the American Community Surveys (ACS). Different data are collected every one, three, or five years and vary depending on the size of the jurisdiction. Results are averages over the survey timeframe. Therefore, multiple ACS datasets are used in this Housing Element, depending on the specific variable in question.



River flood control channel to the east, and the Los Angeles River flood control channel and Interstate 710 to the west.

While the City is built out, efforts to provide adequate and affordable housing continues to be a priority of the City. This Housing Element Update seeks to address the challenges of further providing quality housing for all income levels.

**Figure 1-1: Regional location**



## **1.7 Public Participation**

California Law requires that local governments make a diligent effort to engage public participation. Throughout the course of the preparation of this Housing Element Update, the City made a diligent effort to involve the public in the Housing Element's development. The City compiled a comprehensive list of key stakeholders, including service providers and potentially interested public agencies.

The City conducted public workshops before the Planning Commission on February 17, 2021 and August 25, 2021. The first meeting in February 2021 was held via a webinar and the second



meeting in August 2021 was held as a teleconference due to pandemic social distance requirements.

The City posted information in English and Spanish inviting the public to the Housing Element Workshops on social media outlets and the City's website. In addition, the City mailed postcards/flyers to local agencies and organizations, inviting their participation in the Housing Element Update process and to the Workshops. These agencies and organizations include housing professionals, housing developers, and service providers that cater to the needs of lower- and moderate-income households and those with special housing needs.

During the February 2021 meeting, a general presentation on Housing Element Update requirements and demographic information regarding the City was given. Comments provided at the meeting included:

- Discussion about potential sites;
- City surplus land opportunities;
- Mixed use site opportunities;
- Accessory Dwelling Units (ADUs); and
- Developer outreach efforts.

In response to these comments, the Housing Element identifies opportunities for mixed use development and includes programs to facilitate mixed use development and ADUs in the community.

The Draft Housing Element was available for public review between August 17 and October 29, 2021. Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for the mandatory review, the City conducted a review of the Draft Housing Element before the Planning Commission at a special meeting on August 25, 2021. The Draft Housing Element was submitted to HCD on September 9, 2021.

During the public comment period for the Draft Housing Element, the City received a comment letter from the Public Counsel (see Appendix A). As a follow-up action, the City met with representatives of the Public Counsel and East Yard Communities to discuss the comments.



In addition, the City has established a Rent Control Ad Hoc Committee to address tenant protection issues. The Committee has met eight times since Summer 2021. The first community workshop was conducted on December 9, 2021 to inform the community of the issues at hand and obtain input on the possible adoption of rent control for the City.

On November 8, 2021 the City received written comments on the Draft Housing Element from HCD. The Revised Draft Housing Element was available for public review from December 16, 2021 to January 14, 2022. The City conducted a public hearing before the Planning Commission on January 14, 2022 and a public hearing before the City Council on February 14, 2022 for the adoption of the Housing Element.

Water services in the City are provided by the Golden State Water Company and sewage treatment services are provided by the Los Angeles County Sanitation District. Pursuant to SB 1087, the City will provide a copy of the adopted Housing Element to its water and sewer service providers.



## 2. Housing Needs Assessment

---

This section provides an overview of the key housing needs in Bell Gardens based on demographic, socioeconomic, housing stock, and special need characteristics. These trends and community characteristics are a foundation for developing responsive housing goals, policies, and programs.

### 2.1 Introduction to Community Profile

---

An assessment of the community's demographic and housing characteristics is necessary in order to address the specific housing needs of present and future Bell Gardens residents. The community profile serves as a foundation from which future housing objectives and recommendations may be developed. These objectives provide direction for City programs that intend to meet local housing needs and to provide a fair share of regional affordable housing.

In context, this section of the Housing Element Update considers the following:

- *Demographic Characteristics*, including population growth trends in the City, age characteristics, ethnicity, and household characteristics;
- *Economic Characteristics*, describing economic and market factors relevant to the maintenance of existing housing and the need for production of new housing in the City;
- *Neighborhood and Housing Profile*, focusing on trends in residential development, housing unit types, and housing tenure; and,
- *Special Needs*, including a discussion of City residents that have special housing requirements.

### 2.2 Population Characteristics

---

Demographic changes, such as rapid population growth or changes in the racial and ethnic composition of a community, may affect a household's access to housing. Factors such as age, cultural preference, household size, occupation, and income influence the type of housing needed and the ability of existing and future



residents to afford housing. Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. The following section describes and analyzes the various population characteristics and trends that affect housing needs in Bell Gardens.

### 2.2.1 Population Growth and Trends

From its roots as a ranch and farming community, Bell Gardens has evolved into a vibrant, family-oriented city. By the 1930s, the Bell Gardens area became an important residential area. Similar to most Southern California cities, Bell Gardens experienced a post-World War II housing boom. The defense plants of the 1940s brought prosperity to the region and Bell Gardens became largely developed with single-family homes, bungalow courts, and strip commercial development along major arterials. The dramatic increase in the City's population during the 1960s was due both to an increased average household size and a population growth trend that reflected national trends during that period. By 1961, with a population of close to 27,000 persons, the City of Bell Gardens was incorporated. In recent decades, population growth in Bell Gardens has slowed dramatically, since much of the area within the City's jurisdiction is now fully developed (Table 2-1).

**Table 2-1: Population Trends of Neighboring Jurisdictions (1980-2020)**

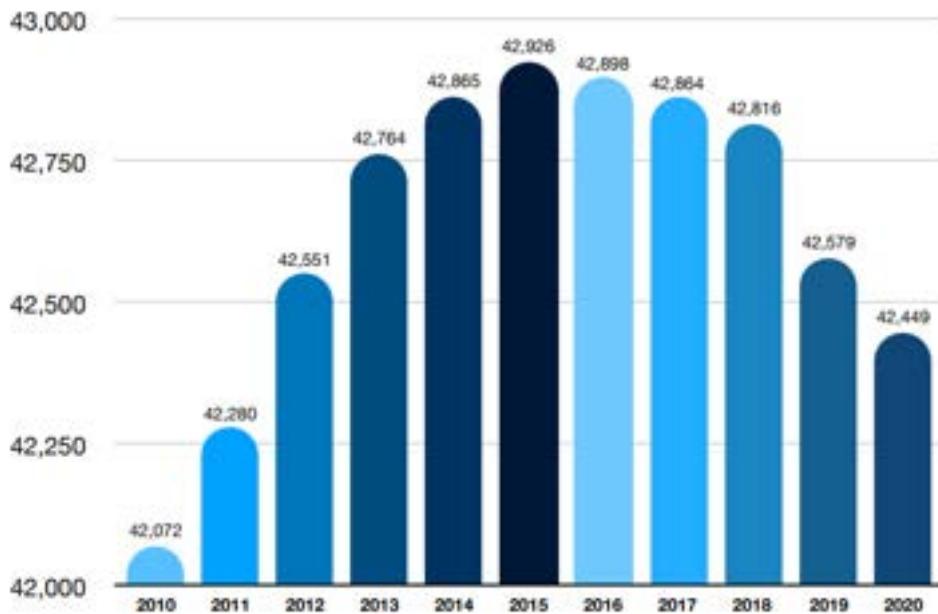
Jurisdiction	1980	1990	2000	2010	2020	Percent Change			
						1980-1990	1990-2000	2000-2010	2010-2020
Bell	24,450	34,365	36,664	35,477	36,531	40.6%	6.7%	-3.2%	3.0%
<b>Bell Gardens</b>	<b>34,117</b>	<b>42,315</b>	<b>44,054</b>	<b>42,072</b>	<b>42,449</b>	<b>24.0%</b>	<b>4.1%</b>	<b>-4.5%</b>	<b>0.9%</b>
Huntington Park	46,223	56,065	61,348	58,114	59,515	21.3%	9.4%	-5.3%	2.4%
Maywood	21,810	27,893	28,083	27,395	27,904	27.9%	0.7%	-2.5%	1.9%
South Gate	66,784	86,284	96,375	94,396	97,003	29.2%	11.7%	-2.1%	2.8%
Los Angeles County	7,477,503	8,863,164	9,519,338	9,818,605	10,172,951	18.5%	7.4%	3.1%	3.6%

Sources: California Department of Finance E-5 Report, 2010-2020.

American Community Survey (ACS) 2018, five-year estimates.



**Figure 2-1: Total Population 2010-2020**



Sources:

1. California Department of Finance E-5 Report, 2010-2020.
2. ACS 2018, five-year estimates

The 2018 American Community Survey (ACS) recorded the City's population at 42,449 persons, an increase of 0.9% from 2010 to 2021. Los Angeles County as a whole had a population increase of approximately 3.6% during the same time period.

Due to the built-out nature of the City, the population is projected to nominally increase in the future. The Southern California Association of Governments (SCAG) prepared anticipated population projections when developing the Regional Housing Needs Allocation (RHNA) goals. SCAG forecasts a population growth of 1.04% over the next 25 years with an estimated Bell Gardens population of approximately 44,300 in 2045.

### **2.2.2 Race and Ethnicity**

The City of Bell Gardens is a densely populated and culturally diverse community. According to the 2018 ACS, 95.6% of the residents in Bell Gardens are Hispanic. A key aspect of Bell Gardens is its foreign-born population, which comprises 42.9% of the City's residents. These households often include extended or multi-generational families, and tend to have more modest incomes than



native-born residents. Furthermore, communities with a high proportion of Hispanic households tend to have a larger average household size due to the cultural practice of living with extended family members.

**Table 2-2: Racial/Ethnic Composition (2018)**

	Bell Gardens		Los Angeles County	
	Persons	% of Total	Persons	% of Total
White	1,142	2.6%	2,620,206.92	26.1%
Asian	357	0.8%	1,546,022.47	15.4%
Black	275	0.6%	903,519.63	9.0%
Other	89	0.2%	90,351.96	0.9%
Hispanic	40,778	95.6%	4,879,006.00	48.6%

Source: ACS 2018, five-year estimates

### 2.2.3 Age Characteristics

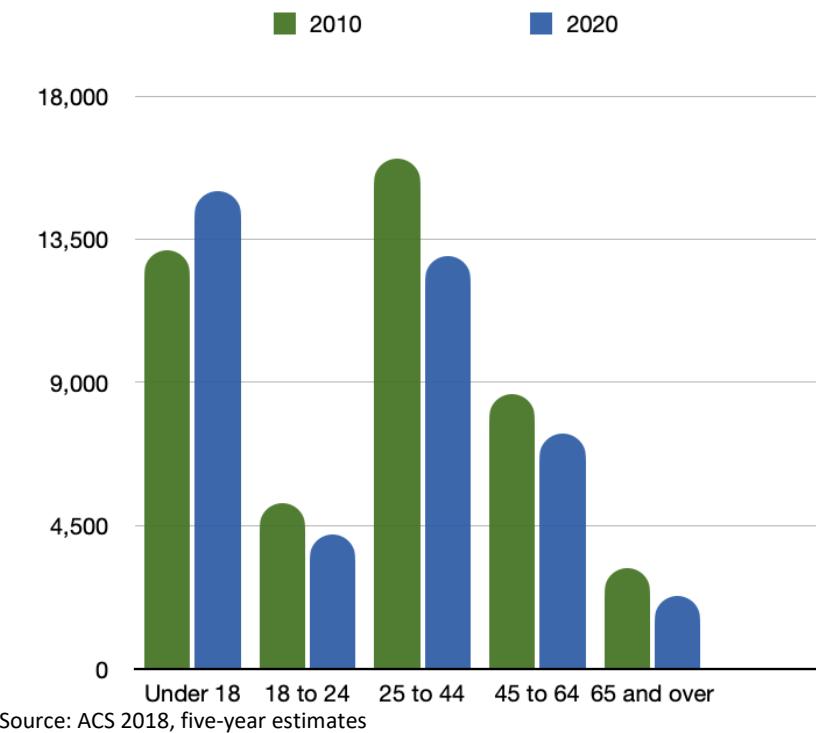
Bell Gardens' current and future housing needs are determined in part by the age characteristics of residents in the community. Each age group has distinct lifestyles, income levels, and family types that influence housing preferences. As these housing choices evolve as people move through each stage of life, it is important to examine changes in the age structure of Bell Gardens' residents in order to identify any potential impacts on housing needs. Figure 2-2 shows a decrease of every age demographic, with the exception of children under 18 years of age.

The age distribution of Bell Gardens reflects a community of primarily young families with children. The decrease in family-forming adults along with an increase in children reflects families having more children, which will likely continue to place a strong demand on larger units to accommodate the growing families.

With the aging of the baby boom population, Bell Gardens can expect to see a modest decrease in a demand for senior housing as baby boomers continue aging into their later years, and a continued increase in the number of young families in the community.



**Figure 2-2: Population Changes in Age Distribution (2010-2020)**



Source: ACS 2018, five-year estimates

## 2.3 Economic Characteristics

A variety of economic characteristics influence the need for housing and the ability to afford housing. These characteristics include the jobs available in the community, resident occupations, and incomes earned by different types of households.

### 2.3.1 Economic Trends and Projections

Highly correlated to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Table 2-3 provides detailed employment information. The most prevalent industry is Manufacturing with 3,198 employees representing 17.7% of the total working individuals. The second most prevalent industry is Retail trade with 2,723 employees representing 15% of working individuals.



**Table 2-3: Resident Employment by Industry (2018)**

Industry Type	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	103	0.6%
Construction	1,365	7.5%
Manufacturing	3,198	17.7%
Wholesale trade	1,138	6.3%
Retail trade	2,723	15.0%
Transportation, Warehousing, and Utilities	1,872	10.3%
Information	288	1.5%
Finance, Insurance, Real Estate, Rental, and Leasing	485	2.6%
Professional, Scientific, Management, and Administration	1,396	7.7%
Educational, Health and Social services	2,346	12.9%
Arts, Entertainment, Recreation, and Services	1,948	10.7%
Other services	1,021	5.6%
Public Administration	180	1.0%

Source: ACS 2018, five-year estimates.

Table 2-4 shows the Bell Gardens' labor force. According to the State of California Employment Development Department (EDD), the City's labor force is estimated at approximately 18,500 persons, with 17,600 employed.

**Table 2-4: Labor Force Trends (2015-2020)**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2015	18,200	16,500	1,600	9%
2016	17,800	16,700	1,100	6.1%
2017	18,000	17,000	1,000	5.3%
2018	18,000	17,100	900	5.1%
2019	18,100	17,200	900	5.2%
2020	18,500	17,600	900	4.9%

Source: State of California Employment Development Department (EDD), 2015-2020 January Unemployment rates.

The unemployment rate in Bell Gardens for March 2021 was recorded at 13%, which was higher than the 11.3% unemployment rate for the County of Los Angeles.

The higher unemployment rates are due to the current Covid-19 pandemic. Prior to the pandemic, the unemployment rates for Los Angeles County were approximately 5%. At the height of the pandemic, unemployment rates reached as high as 18% county-wide. It is anticipated that the unemployment rate will continue to decrease as the economy continues to reopen.



Table 2-5 displays mean annual wage data for occupations compiled by the California Employment Development Department (EDD) for the Los Angeles Metropolitan Statistical Area. Healthcare and professional service occupations such as Management, Legal, Architecture, and Engineering service occupations are among the highest paying in the region.

**Table 2-5: Mean Salary by Occupation – Los Angeles Region (2020)**

Occupations	Average Salary
Legal	\$137,890
Management	\$140,130
Architecture and Engineering	\$101,910
Healthcare Practitioners and Technical	\$102,480
Computer and Mathematical	\$100,900
Arts, Design, Entertainment, Sports, and Media	\$86,620
Business and Financial Operations	\$85,160
Life, Physical, and Social Science	\$90,480
Education, Training, and Library	\$73,530
Protective Service	\$63,010
Community and Social Service	\$61,880
Construction and Extraction	\$63,600
Installation, Maintenance, and Repair	\$58,610
Sales	\$49,140
Office and Administrative Support	\$47,170
Transportation and Material Moving	\$42,080
Production (Manufacturing)	\$41,780
Healthcare Support	\$34,190
Building, Grounds Cleaning, and Maintenance	\$38,110
Personal Care and Service	\$38,660
Farming, Fishing, and Forestry	\$36,010
Food Preparation and Serving Related	\$32,140
<b>All Occupations</b>	<b>\$63,660</b>

Source: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Estimates, 2020.

Table 2-6 identifies major employers in Bell Gardens with 50 or more employees. Not reflected in this listing of large employers are the numerous small business retailers, which comprise nearly one-third of the City's business establishments.



**Table 2-6: Major Employers in Bell Gardens (2021)**

Rank	Name	Type	Employees
1	The Bicycle Casino LP	Leisure and Hospitality	1,600
2	Briarcrest Nursing Center	Healthcare	250
3	Villa Del Rio Inc.	Healthcare	240
4	First Class Vending Inc.	Vending Services	150
5	Metal Surfaces International LLC	Metal Manufacturer	120
6	Wei-Chuan USA. Inc.	Food Distributor	100
7	Food 4 Less #307	Grocery Store	87
8	Parkhouse Tire Inc.	Tire Installation & Repair	86
9	DCX-CHOL Enterprises Inc.	Manufacturing	70
10	Ross Dress For Less #981	Retail	65
11	Sole Transport L.C.	Fuel Distributer	63
12	Redondo Enterprises LLC (McDonalds)	Fast Food	61
13	Applebee's Neighborhood Grill & Bar	Restaurant	60
14	Parkhouse Tire Inc.	Tire Installation & Repair	52
15	Knighted Ventures LLC	Leisure and Hospitality	50
16	Majesty Partners LLC	Leisure and Hospitality	50
17	Wilcox Machine Company	Machining and Engineering	50

Source: City of Bell Gardens, 2021

In terms of the local retail market, Bell Gardens is recognized as a regional shopping destination because a significant amount of taxable sales are from nonresidents. The Downtown area at Florence Avenue and Eastern Avenue is the City's main commercial attraction, and is widely known throughout the surrounding community as a commercial, entertainment, and social center. The City's economy is dominated by leisure and hospitality, education and health, retail, and manufacturing industries.

The City also encourages mixed-use development to facilitate housing conveniently located to local jobs and job centers. The 1995 General Plan Land Use Map Designation has concentrated areas of mixed-use on parts of Eastern Avenue and parts of Gage Avenue. Mixed-use refers to a combination of commercial and residential uses to provide the community with much needed affordable housing and commercial facilities. It is essential for the City to take into consideration how employment and housing opportunities are interrelated. A balance between housing and jobs can reduce traffic congestion, improve air quality, and provide adequate labor supply for local businesses in Bell Gardens. Bell



Gardens is a desirable place for housing, given the City's centralized location in Los Angeles County. Bell Gardens residents have direct access to Interstate 710 that connects the Greater Los Angeles area to the Ports of Los Angeles and Long Beach. Various industrial hubs along I-710, including the City's industrial areas, provide valuable manufacturing jobs to Bell Gardens.

## **2.4 Neighborhood and Housing Profile**

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Neighborhood and housing characteristics define the nature of housing needs in Bell Gardens. This section analyzes housing growth patterns, housing characteristics, tenure and vacancy trends, housing prices, and affordability. These characteristics are important in determining the housing needs for the City of Bell Gardens in order to identify how well the current housing stock meets the needs of current and future residents.

### **2.4.1 Neighborhood Characteristics**

Bell Gardens has over 732.5 acres designated as residential land use, encompassing 59% of the City's total area. Few residential areas have retained their identity as lower density residential areas, despite historic development practices. The majority of residential neighborhoods zoned high-density residential (R-3) are redeveloped as a mix of single-family, duplex, triplex, and multiple-family developments.

### **2.4.2 Household Characteristics**

The Census defines a household as all persons who occupy a housing unit. Given this definition, single persons living alone, families related through marriage or blood, and unrelated individuals living together all constitute a household. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, residents of single-person households are often seniors or young adults, who tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family



homes. This section details the various household characteristics affecting housing needs. Table 2-7 shows the household growth trends for the City of Bell Gardens since 1990.

**Table 2-7: Household Growth Trends (1990-2018)**

Year	Households	Numerical Change	Percent Change
1990	9,244	--	--
2000	9,466	222	2.4%
2010	9,655	189	2.0%
2018	9,663	8	0.1%

Source: ACS 2018, five-year estimates

### **Housing Tenure**

A variety of homeownership and rental housing opportunities allow for residents and their children to live in Bell Gardens throughout their lives – as their families grow, as children leave home, and as individuals approach retirement. According to the 2018 American Community Survey (ACS), the City consists of 77.8% renter-occupied units, with the remaining 22.2% owner-occupied.

Although many residents first enter the housing market as renters, many will aspire to establish greater permanency in the community. The demand for homeownership opportunities is strong among first- and second-generation residents. Homeownership can provide financial independence, economic stability, and personal safety. Home investment and pride in ownership also contribute to high quality neighborhoods and stability. Offering both rental and affordable homeownership opportunities for Bell Gardens residents remains a top priority for the City.

**Table 2-8: Change in Housing Stock by Tenure (1990-2018)**

Resident Type	1990		2000		2010		2018	
	#	%	#	%	#	%	#	%
Owner-Occupied	2,082	23%	2,252	24%	2,318	24%	2,146	22%
Renter-Occupied	7,162	77%	7,214	76%	7,337	76%	7,517	78%
<b>Total Households</b>	<b>9,244</b>	<b>100%</b>	<b>9,466</b>	<b>100%</b>	<b>9,655</b>	<b>100%</b>	<b>9,663</b>	<b>100%</b>

Source: ACS 2018, five-year estimates

According to the 2018 ACS, the City had a total of 9,877 housing units, with 9,663 units being occupied by households. Between 2010 and 2018, the number of households in the City increased by



8, or 0.1%. By comparison, the City's population increased by 0.9% during this time period. However, the composition of the City's households has not significantly changed in the previous decade. Bell Gardens' households are still predominantly families, which comprise 89% of households. Nonfamily households, which consist of single or unrelated persons sharing housing, comprise 11% of the City's households. The residents in the City of Bell Gardens are primarily lower income suburban immigrant families that work in service or skill-based jobs with limited disposable income. Most have a high school education or lower, and some own their homes.

### **Housing Vacancy**

An adequate supply of housing is essential to maintaining sufficient choices for residents, moderating housing prices, and encouraging the normal maintenance of properties. Low vacancy rates result in price and rent escalation, while excess vacancy rates result in price depreciation, rent declines, and deferred maintenance. Although market forces are beyond the control of any one city, maintaining an optimal balance of housing supply and demand is a desirable goal.

Table 2-9 shows the total number of vacant housing units in the City by tenure. Of the 9,877 total units in the City, 214 units have been identified as vacant. As a household is defined by the 2018 ACS as an occupied housing unit, the City had 9,663 households.

**Table 2-9: Vacant Housing Units by Type (2015-2018)**

Type of Vacancy	Vacant Units
Rental Vacancy	214
Homeowner Vacancy	0
<b>Total</b>	<b>214</b>

Source: ACS 2018, five-year estimates

The building industry assumes that vacancy rates of 2% for ownership housing and 5% for rental housing are optimal and offers a variety of choices for residents. According to the 2018 ACS, the homeowner vacancy rate in Bell Gardens was 0% while the rental vacancy rate was 2.2%, significantly below optimum rates.



### Household Size

Bell Gardens continues to have an average household size that is substantially greater than that of the County of Los Angeles as a whole. In 2018, the County had an average of 2.96 persons per household. The City's average household size in 2018 was 4.37 persons. The average household size for owner-occupied housing in Bell Gardens was 4.5, compared to 4.33 persons for renter-occupied housing.

According to the 2018 ACS, approximately 41% of Bell Gardens households have three people or fewer. About 7% of the City's households are single-person households, which is much lower than the County share of 25.6%. About 35% of all households in the City have at least five people or more.

Changes in household type and size significantly affect the need for different types of housing. The increase in family households with children will continue to result in a high demand for larger units that are well suited to accommodate children. Increasing the overall supply of housing may provide opportunities for these family households and help alleviate some of the overcrowding pressures in the City. At the same time, providing more housing opportunities for the aging baby boomers will allow seniors to move out of their oversized homes and into smaller units within their community, increasing the single-family housing stock.

### **2.4.3 Household Income**

Household income is the most crucial factor in evaluating the size and type of housing available for any given household since income leads directly to the ability of households to balance housing costs with other basic necessities. Household income levels are often correlated with certain demographic factors, including race, gender, and household type. While housing choices, such as tenure and location of residences are income-dependent, household size and type affect the proportion of income that can be spent on housing.

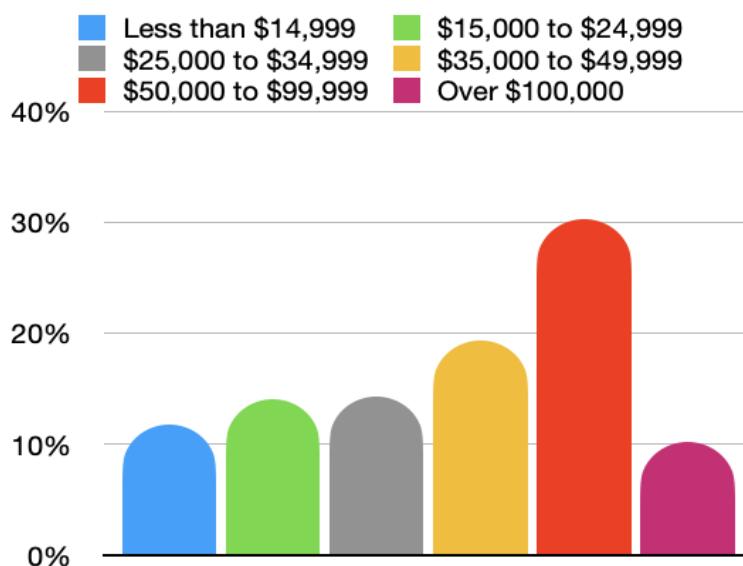
### Income Distribution

According to the 2018 ACS, the median household income reported for Bell Gardens residents was \$42,223. However, median household income only provides partial insight into a community's



income profile. As shown in Figure 2-3, a more detailed breakdown of households by income category can provide more information about the proportion of households in Bell Gardens whose limited incomes may lead to a higher incidence of housing problems such as overpayment (paying more than 30% of income on housing) or overcrowding (having more than one person per room). Between 2010 and 2018, about 59% of households earned less than \$50,000. About 30% of households earned between \$50,000 and \$100,000.

**Figure 2-3: Households by Income, Percentage of Population**



Source: ACS 2018, five-year estimates

For planning and funding purposes, the California Department of Housing and Community Development (HCD) uses five income categories to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. These terms are used throughout this Housing Element Update. For purposes of the Housing Element Update, the HCD utilizes the following income groups described as a percentage of Area Median Income (AMI):

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low 51-80% AMI
- Moderate 81-120% AMI
- Above Moderate 120%+ AMI



**Table 2-10: Income Distribution**

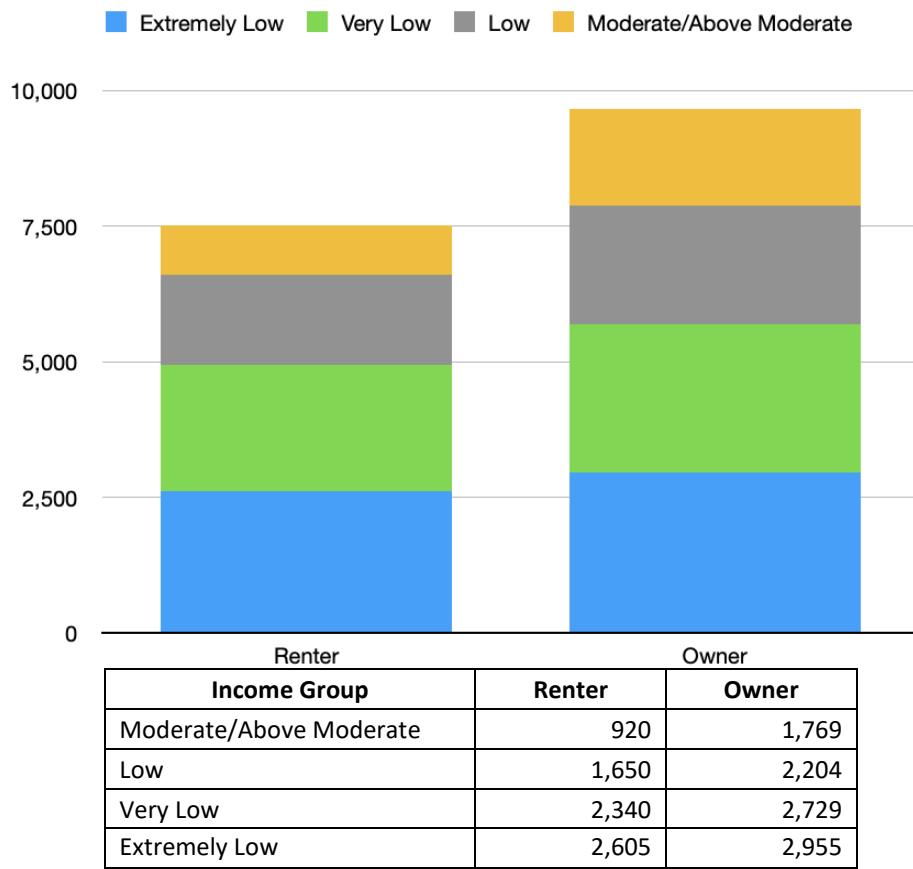
Income Category	Percent of Median Family Income (AMI)	2020 Income Limits (4-person household)	Bell Gardens	Los Angeles County
Very Low	0 % to 50% AMI	\$56,300	36%	26%
Low	51% to 80% AMI	\$90,100	27%	15%
Moderate	81% to 120% AMI	\$92,750	19%	16%
Above Moderate	121% + AMI	>\$92,751	19%	43%

Sources:

1. California Department of Housing and Community Development (HCD), 2020 income limits
2. Southern California Association of Governments (SCAG) income distribution

As shown in Figure 2-4, renter-households in Bell Gardens were relatively evenly distributed among the lower income groups. However, owner- households had proportionally more households toward the moderate and above moderate income levels.

**Figure 2-4: Income Distribution by Tenure**



Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017



On average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners, and thus face greater financial obstacles in securing decent, affordable housing. According to 2013-2017 CHAS data, 59% of renter-households experienced at least one housing problem compared to only 12% of owner-households. CHAS data also found that large renter-households experienced the greatest rate of housing problems (91%). CHAS defines housing problems as below:

- 1) Paying over 30 percent of their income on housing cost;
- 2) Inadequate housing (i.e., lacking a complete kitchen or plumbing facilities); or
- 3) Overcrowding (i.e., occupied by more than one person per room, excluding kitchens and bathrooms).

### **Cost Burden**

Cost burden refers to a household that pays more than 30% of gross income for housing costs. Moderate cost burden refers to payments between 30% to 50% of gross income; severe cost burden refers to payments exceeding 50%. The extent of cost burden in Bell Gardens is presented in Table 2-11.

As shown in Table 2-11, renter-occupied households are more likely to experience cost burden (76% compared to 54% of owner-occupied households). In addition, 28% of total households in the City are experiencing a severe housing cost burden (spending more than 50% of their income on housing).

Approximately 30% of the City's total households fall within the extremely low income category. Overall, 91% of the total households within this category have experienced a problem with cost burden. Renter-occupied households are more likely to experience any housing problem (76%) than owner-occupied households (54%). Overall, 58% of the total households experience a housing cost burden greater than 30%, while 28% experience the same issue greater than 50%.



**Table 2-11: Cost Burden in Bell Gardens**

Income Category	Total Owners		Total Renters		Total Households	
	Households	%	Households	%	Households	%
<b>Extremely Low Income (&lt; 30% AMI)</b>	<b>350</b>	<b>100%</b>	<b>2,605</b>	<b>100%</b>	<b>2,955</b>	<b>100%</b>
% with any housing problems	270	77%	2,435	93%	2,705	91%
% Cost burden than 30%	265	75%	2,415	92%	2,680	90%
% Cost burden greater than 50%	190	54%	1,960	75%	2,150	72%
<b>Very Low Household Income (30-50% AMI)</b>	<b>389</b>	<b>100%</b>	<b>2,340</b>	<b>100%</b>	<b>2,729</b>	<b>100%</b>
% with any housing problems	245	62%	2,105	89%	2,350	86%
% Cost burden than 30%	203	52%	1,845	78%	2,048	75%
% Cost burden greater than 50%	135	34%	390	16%	525	19%
<b>Low Household Income (50-80% AMI)</b>	<b>554</b>	<b>100%</b>	<b>1,650</b>	<b>100%</b>	<b>2,204</b>	<b>100%</b>
% with any housing problems	304	54%	895	54%	1,199	54%
% Cost burden than 30%	266	48%	435	26%	701	31%
% Cost burden greater than 50%	104	18%	15	0.0%	119	5%
<b>Total Households</b>	<b>2,142</b>	<b>100%</b>	<b>7,515</b>	<b>100%</b>	<b>9,657</b>	<b>100%</b>
% with any housing problems	1,178	54%	5,714	76%	6,892	71%
% Cost burden than 30%	892	41%	4,715	62%	5,607	58%
% Cost burden greater than 50%	429	20%	2,365	31%	2,794	28%

*Note: The CHAS data is based on sample data collected through the American Community Survey (ACS) and therefore, the household numbers deviate from the 2019 Census.*

*Source: CHAS, 2013-2017*

## 2.4.4 Housing Supply

### Housing Production and Growth

Bell Gardens has experienced minimal housing growth since 2000. According to the 2014-2018 ACS, the City has a housing stock of 9,984 units, representing a 2% increase from 2000. Overall, housing growth in nearby jurisdictions has also been limited.

**Table 2-12: Housing Unit Growth (2000-2018)**

	2000	2018	Percent Change
Bell	9,215	9,298	0.9%
<b>Bell Gardens</b>	<b>9,788</b>	<b>9,984</b>	<b>2.0%</b>
Huntington Park	15,335	15,228	-0.7%
Maywood	6,701	6,768	1.0%
South Gate	24,269	24,540	1.1%
Los Angeles County	3,270,909	3,590,574	9.8%

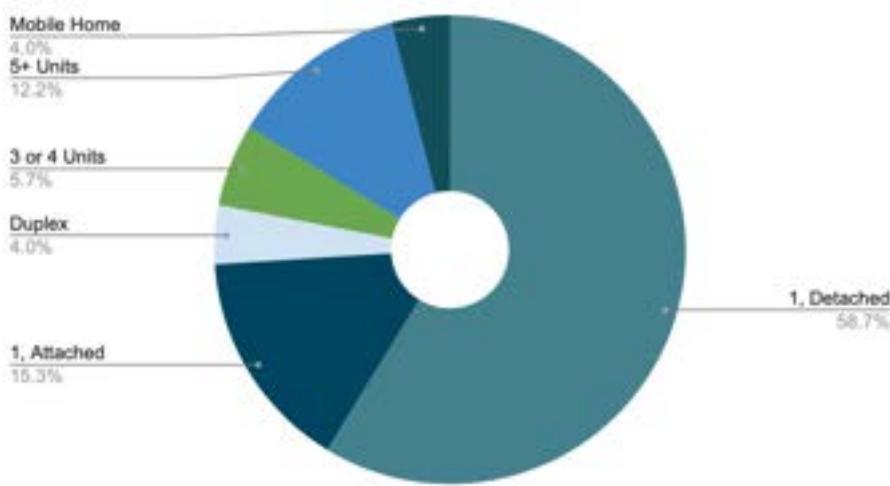
*Source: ACS 2018, five-year estimates*



### Housing Unit Type and Size

Multiple-family units make up only 22% of the City's housing stock. The vast majority of the City's housing consists of single-family units (74%). Mobile homes make up the remaining 4% of housing in Bell Gardens. The variety of housing unit types produces a diverse residential neighborhood in the City. Given that 76% of the City's occupied units were renter-occupied, it can be inferred that a significant portion of the City's single-family homes are being used as rentals.

**Figure 2-5: Units in Structure (2018)**



**Table 2-13: Units in Structure**

Total Housing Units	9,984
1, Detached	5,863
1, Attached	1,525
Duplex	404
3 or 4 Units	569
5+ Units	1,223
Mobile Home	400
Boat, RV, Van, etc.	0

Source: ACS 2018, five-year estimates

As the population increased and housing needs became more varied, the City's housing stock began to diversify. There has been an increase in the construction of additional housing units on lots developed with existing single-family residences. It is important to note that most residential properties in Bell Gardens have multiple



single-family units on one lot. Typically, an average Bell Gardens lot (approximately 50 feet wide and 150 feet deep) contains two to four single-family detached units, depending on the density allowances permitted.

### **Housing Age and Condition**

The Community Development Department (CDD) considers housing units in compliance with the City's building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows.

Often, a structure's age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain quality.

According to the 2018 ACS, 80% of the units in the City were built before 1979. Housing built before 1979 could potentially have lead-based paint in addition to the rehabilitation needs of a typical unit more than 40 years of age.

According to the City's Building and Safety Division, there were 343 housing rehabilitation cases opened from 2013-2020 related to housing stock conditions. As of November 2020, the City's Building Official estimates that 20% of homes are in need of substantial rehabilitation. Homeowners must continue to invest in updating and expanding their homes in order to maintain and preserve the City's older housing stock.



## Overcrowding

Overcrowding is defined as a housing unit occupied by more than one person per room (including bedrooms, living and dining rooms, but excluding kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Typically, this housing problem occurs when there are not enough adequately sized units within a community. High housing costs force individuals to share housing units or families to reside in smaller units. Overcrowding tends to accelerate the deterioration of housing. Maintaining reasonable levels of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Table 2-14 identifies all overcrowded households in Bell Gardens by tenure. According to the 2018 ACS, there is an extremely high level of overcrowding in the City with 29% of occupied housing units with more than one person per room. Renter-occupied units in the City were much more likely to be overcrowded. About 22% of the City's owner-occupied units were overcrowded compared to 31% of renter-occupied units. In 2018, the number of persons per household in the City of Bell Gardens was approximately 4.33.

**Table 2-14: Overcrowded Households by Tenure (2018)**

Occupants Per Room	Owner		Renter		Total	
	Units	% of Total	Units	% of Total	Units	% of Total
0.5 or less	503	24%	1,285	17%	1,788	18%
0.51 to 1.00	1,131	54%	4,021	52%	5,152	52%
<b>Not Crowded</b>	<b>1,634</b>	<b>78%</b>	<b>5,306</b>	<b>69%</b>	<b>6,940</b>	<b>71%</b>
1.01 to 1.50	376	18%	1,753	23%	2,129	22%
1.51 to 2.00	27	1%	532	7%	559	6%
2.01 or more	19	1%	135	2%	154	2%
<b>Overcrowded</b>	<b>463</b>	<b>22%</b>	<b>2,420</b>	<b>31%</b>	<b>2,883</b>	<b>29%</b>

Source: ACS 2018, five-year estimates



## 2.4.5 Housing Prices and Affordability

Affordability is determined by comparing the cost of housing to the income of local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Bell Gardens and examines the overall affordability of housing within the City.

### Housing Prices and Rents

As in other areas of the Los Angeles Basin, housing costs are quite high, though relative to surrounding communities (Bell, Commerce, Cudahy, and South Gate) the overall cost for housing in Bell Gardens is comparable. Even with a return to real estate for smaller-size dwelling units, it can be seen that the cost of ownership housing in the City excludes a large proportion of the population from the ownership housing market. According to SCAG's pre-certified local housing data, between 2000 and 2018 median home sale prices in the City increased 177%, jumping from \$145,000 to approximately \$400,000. The peak of the housing market was in 2007 when Bell Gardens median home price was \$452,500. The market fell from 2007 to 2013 during a recession and has steadily recovered since 2013.

A search on Zillow.com identified the typical home value in Bell Gardens (as of April 2021) was \$539,799. Table 2-15 shows median home prices for the City and surrounding jurisdictions. Between April 2020 and April 2021, there was a 7.7% incline in the City's median home sale price. This increase is slightly below that of nearby cities and the County.

**Table 2-15: Median Home Sale Prices (April 2020-2021)**

	2020	2021	% Change
Bell	\$476,465	\$528,232	9.8%
<b>Bell Gardens</b>	<b>\$498,215</b>	<b>\$539,779</b>	<b>7.7%</b>
Commerce	\$494,000	\$532,293	7.7%
Downey	\$609,424	\$671,172	9.2%
South Gate	\$484,610	\$539,655	10.2%
Los Angeles County	\$669,477	\$748,020	10.5%

Source: Zillow.com



While some vacant property is available for new residential development, the majority of the new residential construction will occur on land that is presently developed. The demolition, removal, and cleanup of these existing properties contribute to the cost of development.

The Los Angeles County Development Authority (LACDA) rental search tool was used to sample rental properties available in the City of Bell Gardens (Table 2-16). On average, three-bedroom condominiums were available at a cost of \$2,675 per month. Two-bedroom apartments were available at a cost of \$1,175 to \$1,800 per month, while one-bedroom apartments were available at a cost of \$932 to \$979 per month.

**Table 2-16: Market Rents and HUD Fair Market Rents (2021)**

Location	Beds/Baths	Monthly Rent	HUD Fair Market Rents (100%)
5736 Cecilia St	3/2.5	\$2,400	\$2,735
5734-5736 Fostoria St.	3/2.5	\$2,950	
8136 Wilcox Ave	2/1.0	\$1,750	\$2,058
6540 Jabonera Rd	2/1.0	\$1,800	
6728 Clara St.	2/1.0	\$1,175	
6728 Clara St.	1/1.0	\$979	\$1,605
5720 Clara Street	1/1.0	\$932	

Source: LACDA, Rental Housing Search Tool, 2021

Comparing the average rental prices to the Fair Market Rent (FMR) set for the County of Los Angeles (Table 2-16) indicates that the average costs of rental units in Bell Gardens sit below the FMR estimates for the County. According to the 2018 ACS, the median contract rent for the City of Bell Gardens was \$1,190 per month.

### **Housing Affordability**

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing



assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The estimated maximum affordable home and rental prices for residents in Los Angeles County are shown in Table 2-17. This maximum represents the amount that a household at the upper end of each income category can pay for housing each month without incurring a cost burden. This amount can be compared to current housing asking prices (Table 2-15) and market rental rates (Table 2-16) to approximate what types of housing opportunities a household in Bell Gardens can afford.

#### **Extremely Low Income Households**

Extremely low income households earn 30% or less of the County AMI. Extremely low income households cannot afford market-rate rental or ownership housing in Bell Gardens without assuming a substantial cost burden.

#### **Very Low Income Households**

Very low income households earn between 31% and 50% of the County AMI. Given the cost of housing in Bell Gardens, very low income households could not afford to rent or purchase a home in the City.

#### **Low Income Households**

Low income households earn between 51% and 80% of the County AMI. Most low income households in Bell Gardens would be able to find adequately sized affordable apartment units in the City (Table 2-16).

#### **Moderate Income Households**

Moderate income households earn between 81% and 120% of the County AMI. Moderate income households in Bell Gardens would find it challenging to be able to purchase a home in the City. Appropriately sized market-rate rental housing is generally affordable to households in this income group.



**Table 2-17: Affordable Housing Costs (2020)**

Annual Income		Affordable Monthly Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Own	Taxes/ Insurance	Rent	Purchase
<b>Extremely Low Income (30% of MFI)</b>								
1-Person	\$23,700	\$442	\$593	\$151	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$510	\$676	\$166	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$571	\$761	\$190	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$622	\$845	\$223	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$650	\$914	\$264	\$264	\$320	\$650	\$86,953
<b>Very Low Income (50% of MFI)</b>								
1-Person	\$39,450	\$836	\$986	\$151	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$960	\$1,126	\$166	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,077	\$1,268	\$190	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,185	\$1,408	\$223	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,257	\$1,521	\$264	\$264	\$532	\$1,257	\$191,020
<b>Low Income (80% of MFI)</b>								
1-Person	\$63,100	\$1,427	\$1,578	\$151	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,637	\$1,803	\$166	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$1,837	\$2,028	\$190	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,030	\$2,253	\$223	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,170	\$2,434	\$264	\$264	\$852	\$2,170	\$347,334
<b>Moderate Income (120% of MFI)</b>								
1-Person	\$64,900	\$1,472	\$1,623	\$151	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,689	\$1,855	\$166	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$1,897	\$2,088	\$190	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,096	\$2,319	\$223	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,240	\$2,504	\$264	\$264	\$876	\$2,240	\$359,325

Source: California Department of Housing and Community Development, 2020 Income limits; and Veronica Tam and Associates Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Los Angeles County Utility Allowance (2020).



## 2.4.6 Publicly Assisted Housing

### Inventory of Publicly Assisted Rental Housing

The City of Bell Gardens has a number of publicly assisted rental housing affordable to lower and moderate income households. Table 18 provides a summary listing of affordable projects in the City. Overall, five projects in the City include affordable units. Specifically, 221 units are set aside as housing for lower and moderate income households.

**Table 2-18: Inventory of Publicly Assisted Affordable Rental Housing**

Project Name	Tenant Type	Ownership	Funding Source	Applicable Units	Potential Conversion Date
Westminster Court	Senior	Non-Profit	Section 8 subsidy contract	74 units 0br – 18 1br – 56	July 2027
Park View Terrace	Senior	Non-profit	Tax Credit, Bond, HOME, City of Industry, Bell Gardens CDC	71 units 1br – 65 2br – 6	January 2063
Terra Bella	Senior	Non-profit	Tax Credit, Bell Gardens CDC	65 units 1br -64 2br -1	March 2076
Specht Avenue	Family	City-Owned	Bell Gardens CDC, CDBG	8 units	February 2046
Emil Avenue	Family	City-Owned	Bell Gardens CDC	3 units	January 2046

### Preservation of At-Risk Housing

State law requires that the City identify, analyze, and propose programs to preserve existing affordable multi-family rental units that are eligible to convert to market-rate uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Therefore, this at-risk housing analysis covers the period from October 15, 2021 through October 15, 2031.

### At-Risk Housing

Within the 2021-2031 “at-risk” housing analysis period, only one of the City’s affordable housing projects, Westminster Court, is considered at risk of being converted to market rate because the property maintains only a short-term Section 8 rental assistance contract; however, contract renewal is a fairly automatic procedure. Furthermore, the project is nonprofit owned, making



conversion to market-rate housing unlikely. Nonetheless, consistent with Housing Element law, this project is considered at risk of conversion to market-rate housing due to the potential for expiration of subsidy contracts.

### **Preservation Options**

To maintain the existing affordable housing stock, the City works to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include:

- 1) Transfer of units to non-profit ownership;
- 2) Rental assistance; and
- 3) Purchase of affordability covenants.

In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk project could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Bell Gardens to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

**Transfer of Ownership:** Typically, transferring ownership of an affordable housing project from for-profit to nonprofit ownership can ensure long-term affordability of the project. Because the at-risk project, Westminster Court, is already owned by a nonprofit, a transfer of ownership is not necessary or appropriate.

**Rental Assistance:** Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower income household. Table 2-19 estimates the rent subsidies required to preserve the affordability of the 74 at-risk units. Based on the estimates and assumptions shown in Table 2-19, approximately \$548,568 in rent subsidies would be required annually.



**Table 2-19: Rental Subsidies Required**

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Yearly Subsidy
<b>Very Low Income (50% AMI)</b>							
Studio	18	\$1,369	1	\$39,450	\$836	\$533	\$115,128
1-BR	56	\$1,605	2	\$45,050	\$960	\$645	\$433,440
<b>Total</b>	<b>74</b>	---	---	---	---	---	<b>\$548,568</b>

Notes:

1. Fair Market Rents (FMR) FY 2021 are determined by HUD.
2. Los Angeles County Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD).
3. Affordable cost = 30% of household income minus utility allowance.

**Purchase of Affordability Covenants:** Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

**Construction of Replacement Units:** The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, availability of infrastructure, and type of construction.

Assuming an average development cost of approximately \$162,292 per unit for multi-family rental housing, replacement of the 74 at-risk units would require approximately \$12,009,600 excluding land costs. When land costs and developer profits are included, the construction costs of new units can easily double.



**Table 2-20: Estimated New Construction Costs**

Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	18	450	9,720	\$2,332,800
1-BR	56	600	40,320	\$9,676,800
<b>Total</b>	<b>74</b>		<b>50,040</b>	<b>\$12,009,600</b>
Average Per Unit Cost:				\$162,292

Notes:

1. (C) = (A) x (B) x 1.20 (i.e., 20% inflation to account for hallways and other common areas)
2. (D) = (C) x \$192 (per square foot construction costs) x 1.25 (i.e., 25% inflation to account for parking and landscaping costs)
3. \$192 per square foot estimate was based on UC Riverside, School of Business February 2020 Economy White Paper Series, Demystifying the High Cost of Multifamily Housing Construction in Southern California.

### **Cost Comparisons**

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. However, because different projects have different circumstances and therefore different options available, the direct comparison would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most costly option. Over the short term, providing rent subsidies would be least costly but this option does not guarantee the long-term affordability of the units.

The cost of constructing 74 housing units to replace the currently at-risk units is the highest cost option, with an estimated total cost of approximately \$12 million, excluding land costs, fees, and other overhead costs and profits.

### **Resources for Preservation**

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element Update in the “Housing Resources” section.



## 2.5 Neighborhood and Housing Profile

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Bell Gardens may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include seniors, persons with disabilities, homeless people, single parents, large households, military personnel, and farm workers (Table 2-21). Some of these groups overlap, for example many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

**Table 2-21: Special Needs Groups in Bell Gardens**

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	1,962	--	--	--	--	20.3%
Senior Headed Households	500	268	54%	232	46%	5.2%
Seniors Living Alone	343	97	28%	246	72%	3.5%
Persons with Disabilities	3,033	--	--	--	--	7.2%
Large Households	5,684	1,256	22%	4,428	78%	59%
Single-Parent Households	3,655	--	--	--	--	38%
Female Headed Households with Children	2,549	--	--	--	--	26%
People Living in Poverty	8,652	--	--	--	--	27%
Farmworkers	103	--	--	--	--	0.3%
Homeless	83	--	--	--	--	0.2%

Sources: 2018 ACS, five-year estimates

### 2.5.1 Senior Households

Senior-headed households often have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Of the 9,663 households in the City, approximately 21% (2,087 households) include elderly persons over 65 years of age. The number of households containing elderly persons as a head of



household was 1,962, representing approximately 20% of all households.

Generally, people aged 65 years and older have four main concerns:

- **Housing:** Many seniors live alone and may have difficulty maintaining their homes;
- **Income:** People aged 65 and over are usually retired and living on a limited income;
- **Healthcare:** Seniors are more likely to have high healthcare costs;
- **Transportation:** Many of the elderly rely on public transportation, especially those with disabilities.

According to the 2018 ACS, 35% of Bell Gardens' senior population was listed as having one or more disabilities. Furthermore, about 16% of the City's senior population had incomes below the poverty level between 2015 and 2018. In 2018, about 55% of the City's senior-headed households were renters and 45% owned their homes (Table 2-22).

**Table 2-22: Senior Households by Tenure**

Age Group	Owners		Renters		Total Households
	Households	%	Households	%	
65-74 Years Old	323	38%	526	62%	849
75-84 Years Old	189	58%	136	42%	325
85+ Years Old	49	50%	48	49%	97
<b>Total</b>	<b>561</b>	<b>45%</b>	<b>710</b>	<b>55%</b>	<b>1,271</b>

Source: ACS 2018, five-year estimates

### Resources

Bell Gardens is home to Westminster Court, a 74-unit affordable apartment complex with Section 8 contracts for independent senior living. In addition, Park View Terrace Senior Housing Complex was constructed in 2007 to provide 72 units of affordable housing for ambulatory seniors.

The Terra Bella development is a 65-unit affordable senior housing complex. All 19 ground-floor units have been designed as wheelchair accessible. Amenities include a 2,000-square-foot



resident community center, a community garden, and laundry facilities.

### **2.5.2 Persons with Disabilities**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher healthcare costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

A significant proportion of Bell Gardens' population includes residents with physical, sensory, mental, or other disabilities who may require special living arrangements and services designated to meet their needs. For example, persons with physical and/or sensory disabilities often require barrier-free housing, which allows for freedom of movement to and within the unit itself. Disabilities can also include hearing, vision, cognitive, ambulatory, self-care, independent living, and other conditions.

The 2018 ACS reported that 3,033 persons in the City suffered from one or more disabilities. Table 2-23 summarizes the types of disabilities that Bell Gardens residents suffer from. Housing modifications and services are often critical in assisting individuals to maintain independence and dignity. Accessibility modifications, proximity to services and transit, and group housing represent some of the accommodations that are important in serving this group. In addition, some residents suffer from disabilities that require living in supportive or institutional settings.

The special housing needs of disabled persons include accessible housing units in close proximity to public services and commercial centers with special design features that alleviate the disabilities. State and federal laws require that a portion of all rental apartments containing five or more units are made accessible to disabled persons. The City applies standard conditions of approval to residential development projects that reflect that mandate.



**Table 2-23: Types of Disabilities by Age Group**

Age of Person and Type of Disability	Number
Total Disabilities Tallied	3,033
Total Disabilities Tallied for People 5 to 17 Years:	438
Hearing Difficulty	68
Vision Difficulty	25
Total Disabilities Tallied for People 18 to 64 Years:	1,539
Hearing Difficulty	269
Vision Difficulty	327
Cognitive Difficulty	502
Ambulatory Difficulty	820
Self-Care Difficulty	398
Independent Living Difficulty	659
Total Disabilities Tallied for People 65 Years and Over:	1,056
Hearing Difficulty	423
Vision Difficulty	160
Cognitive Difficulty	411
Ambulatory Difficulty	696
Self-Care Difficulty	469
Independent Living Difficulty	657

Source: ACS 2018, five-year estimates

### **Developmental Disability**

State law requires that the Housing Element Update discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
  - a) Self-care;
  - b) Receptive and expressive language;
  - c) Learning;
  - d) Mobility;
  - e) Self-direction;
  - f) Capacity for independent living; or
  - g) Economic self-sufficiency; and



- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services; individualized supports; or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the State's Department of Developmental Services, Bell Gardens residents with developmental disabilities were being assisted at the South Central Los Angeles Regional Center. The South Central Los Angeles Regional Center serves the health districts of Compton, San Antonio, South, Southeast and Southwest within the County of Los Angeles. Annually they serve approximately 16,000 individuals. Service records indicate that as of December 2020, 1,177 persons with developmental disabilities from ZIP Code 90201 (which encompasses Bell, Cudahy, and Bell Gardens) were served at the Regional Center. About 60% of these residents were children under the age of 18 and 93% were living at home with parents or guardians.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Some housing units are not easily adaptable to accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in new



multi-family housing developments is especially important to provide the widest range of choices for the disabled.

### **Resources**

Bell Gardens has undertaken a variety of programs in response to the housing needs of people with disabilities, including the assurance that developers of senior housing give special attention to the mobility limitations of seniors.

The City's Building and Safety Division provides ongoing assistance to complete rehabilitation work for single-family properties and public facilities to install necessary accommodations, including ramps and railings to meet handicapped accessibility. In addition, the City's Public Works Department has received grant funding in the past to construct improvements to curbs and gutters to include wheelchair ramps for increased accessibility for disabled residents along major corridors throughout the community.

#### **2.5.3 Large Households**

By definition according to The California Department of Housing and Community Development (HCD), the term “large household” refers to a household containing five or more persons. They often require larger dwelling units that may not be available at costs the larger household can afford. The increase in the number of household members does not proportionally increase the earning power of the household. Large households would need large but inexpensive housing units in the City. Finding rental housing with higher than average bedroom counts is a typical problem for large households, particularly renters with lower income levels.

Bell Gardens is a family-oriented community which translates to a higher than average household size. According to the 2018 ACS, the average household size in the City was 4.33 persons. By contrast, the average household size in Los Angeles County was 2.96 persons. Table 2-24 shows household size by tenure. Approximately 3,443 households in Bell Gardens were considered large households with five or more persons, making up 36% of total households in the City.



**Table 2-24: Household Size by Tenure**

Household Size	Owners		Renters		Total	
	Households	% of Owners	Households	% of Renters	Households	% of Total
1-4 Persons	1,321	62%	4,899	65%	6,220	64%
5+ Persons	825	38%	2,618	35%	3,443	36%
<b>Total</b>	<b>2,146</b>	<b>100%</b>	<b>7,517</b>	<b>100%</b>	<b>9,663</b>	<b>100%</b>

Source: ACS 2018, five-year estimates

### Resources

Lower and moderate income large households can benefit from various affordable housing programs offered by the City and County. In addition, the City encourages the development of housing that includes larger size units (with three or more bedrooms).

#### **2.5.4 Single-Parent Households**

It is important to recognize the needs that bear special concern to single-parent families, particularly female-headed families with children, as they often require special consideration and assistance because of their greater need for affordable housing and accessible day care, healthcare, and other supportive services. Housing opportunities can be improved through policies that call for the provision of affordable childcare, and for the location of family housing sites close to transportation, recreational facilities, healthcare, and supportive services.

According to the 2018 ACS, an estimated 45% of the City's households were headed by single parents (Table 2-25) – the large majority of which were headed by females (76 percent). Furthermore, approximately 35 percent of the total households in Bell Gardens (3,398 households) were female-headed households with children. The average single-parent household spends 12-25 percent of annual income for childcare, leaving less income available to pay for housing. According to the 2018 ACS, 43.8 percent of female-headed single-parent households in Bell Gardens had incomes below the poverty level.



**Table 2-25: Single-Parent Households**

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	% Single-Parent Households
Bell Gardens	9,663	4,430	45.8%	3,398	76.7%
Los Angeles County	3,306,109	721,972	22.0%	496,573	68.8%

Source: ACS 2018, five-year estimates.

### Resources

Bell Gardens offers supportive services through the Recreation and Community Services Department (e.g., youth services and recreational programs) for lower and moderate income households in Bell Gardens. The Bell Shelter, located in the City of Bell adjacent to Bell Gardens, provides transitional housing for women with dependent children. The focus of the shelter's services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living.

#### **2.5.5 Homeless**

According to the U.S. Department of Housing and Urban Development (HUD), a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

Numerous factors contribute to homelessness—difficulties in obtaining employment, mental illness, family problems, and substance abuse, to name a few. Homeless individuals also have needs for medical care, job training, childcare assistance, mental healthcare, substance abuse treatment, English language education, and other services.



The Los Angeles Homeless Services Authority's (LAHSA's) 2020 Greater Los Angeles Homeless Count identifies 63,706 persons that are homeless in the County on a given day. An estimated 83 unsheltered homeless persons were counted in Bell Gardens:

- 51% were on the street
- 15% were in makeshift shelters
- 15% were in RV/campers
- 19% were in vans and cars

### Resources

The primary agency that deals with the issue of homelessness in the City is the Bell Gardens Police Department. Occasionally, transients are encountered who often can reference a permanent address. The Police Department acts as a referral resource to shelters in the area and sometimes transports those persons without a permanent address to sub-regional facilities.

Although no homeless shelters are located within the City of Bell Gardens, various facilities located in Los Angeles County are available to provide shelter for homeless individuals and families. These shelter facilities include: Long Beach Rescue Mission, Long Beach Salvation Army, Bell Shelter Salvation Army, Catholic Charities/Homeless Programs, Mental Health Association/Los Angeles County, and East Rancho Dominguez Community Services.

Bell Gardens is home to Human Services Association, a community-based agency providing a wide range of social services to residents of southeast Los Angeles County. The agency provides family programs and senior services ranging from child abuse and domestic violence prevention and intervention, to food distribution and care assistance.

The City also actively participates in the Gateway Cities Council of Governments (COG) Initiative to Reduce Homelessness to collaborate in developing a plan to advance individuals from homelessness to a stabilized and productive life.



## 2.5.6 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2018 ACS, 103 residents were employed in the agricultural, forestry, and fishing industries, representing less than 1% of the residents in 2018 and zero were farmworkers. According to the USDA Census on agricultural population, there were 413 farms in Los Angeles County and 3,266 farmworkers. Only 22 farms in Los Angeles County hired migrant farmworkers. An estimated 395 migrant workers worked in the County. Given that Bell Gardens has no farming activities, it is not likely there are any migrant farmworkers in the City.

### **Resources**

Because farmworkers make up such a minute proportion of the City's population, no specific programs are necessary.



## 3. Housing Constraints

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This section provides discussion about the various factors that can directly and indirectly restrict housing opportunities in the City.

### 3.1 Introduction to Housing Constraints

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The provision of adequate and affordable housing for all residents is an important goal of the City. There are, however, various interrelated factors, both public and private that restrict housing opportunities and influence the production and rehabilitation of housing. Many of these factors, particularly in the private and market sectors, are beyond the ability of local government to control. However, certain other factors can be influenced by strong local housing program efforts.

Housing Element Law, Government Code Section 65583(a), requires an analysis of potential and actual governmental constraints. These constraints include land use controls, building codes and their enforcement, site improvements, and/or any fees related to the maintenance, development, or improvement of housing for all income levels. Moreover, the analysis must also include an analysis of nongovernmental constraints that negatively impact or hinder the development of housing. The extent to which these factors affect the supply and affordability of housing in the City is discussed in the proceeding paragraphs.

### 3.2 State and Federal Regulations

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#### 3.2.1 State and Prevailing Wage Requirements

Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, defines “public works” to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and trigger prevailing wage requirements. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could



effectively reduce the number of affordable units that can be achieved with public subsidies. However, state law does allow a number of exceptions for single-family homes and for projects intended to support affordable housing, such as the construction or expansion of emergency shelters or construction of some types of affordable housing units.

### **3.2.2 Environmental Protection**

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Bell Gardens residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

## **3.3 Environmental and Infrastructure Constraints**

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Environmental and infrastructural constraints can limit or affect the type and density of housing development in a particular city. This can include natural resources or lack of sufficient infrastructure capacity. Adequate infrastructure and public services are essential in providing future residential development.

### **3.3.1 Infrastructure**

Bell Gardens is a dense and urban community with very limited vacant land. The majority of the City's infrastructure systems is in place and was installed in the 1940s and 1960s when major transitional urbanization development of the City occurred. Future development will generally occur within infill areas. The undersized mains in many areas of the City have been an issue in the past, causing a major constraint for the future development of housing. At one point, fire flows were too low to meet current and future development. Since it is too expensive for an individual developer of one or two lots serviced by the system to upgrade the entire



system, other measures have been undertaken by the City to address much needed infrastructure upgrades. A number of infrastructure Master Plans relating to water and sewer provide a strategy to address much needed upgrades of these systems. In addition, the Fire Department requires a Water Flow test be conducted prior to the issuance of permits for any new development.

### **Water**

One privately owned utility company, Golden State Water Company (GSWC), provides water service to the City. Presently, the City has one well and one connection with an imported water supply system of the Metropolitan Water District of Southern California (MWD). Service area is defined in the City's Water Master Plan as generally including the multi-residential area from Darwell Avenue westerly to the West City Boundary at the 710 (Long Beach) Freeway and north of the first alley north of Gage Avenue to the City northerly boundary at Randolph Street and the residential/industrial areas from Toler Avenue easterly to the City easterly boundary at the Rio Hondo River Channel and north of Florence Place to the City northerly boundary at Gage Avenue.

The groundwater supply pumped by Water Well No. 1 is chlorinated by use of liquid chlorine at the Well Plant located in Bell Gardens Park. The MWD water supply is pre-treated by that agency at several of its Treatment Plants located outside of the City. The City evaluates water system needs on an annual basis through the City's Capital Improvements Program (CIP) annual budget process.

The most critical elements include wastewater and water distribution lines. In general, the water infrastructure will be adequate to supply water for domestic use. As to the issue of capacity for fire protection, an increase in capacity to meet peak demand and installation of additional fire hydrants will be required in all areas of proposed new developments. The cost of providing water infrastructure improvements to individual projects is borne by every developer and is not considered a barrier for housing, since the City is built out and fees are charged on a fair share basis. The water supply test is streamlined for affordable housing projects.



## Sewer

The City owns and operates the local sewer collection system managing smaller repairs, while Los Angeles County Department of Public Works (LACDPW), handles the bigger repairs and emergencies through a maintenance contract. Connection to sewers is not anticipated to be a barrier to housing since sewer capacity currently exists. Therefore, the cost of sewer connection is established on a site-by-site basis for laterals only. A developer would not be charged with expanding capacity citywide since such capacity already exists. Finally, the City does not currently have a citywide developer fee for sewer expansion. Sewage treatment services are provided by Los Angeles County Sanitation District.

### **3.3.2 Flood Hazards**

The entire City has been identified by the Federal Emergency Management Agency (FEMA) as being located in Zone X, or in an area with a minimal potential for flooding. Therefore, flood hazard is not a constraint to development in the City.

### **3.3.3 Noise and Air Quality**

Noise and emissions generated by traffic on freeways and industrial uses result in irritation and possible health hazards to nearby residents. State noise guidelines recommend that residences be located in areas where the outdoor ambient noise levels are not greater than 65 decibels. Many homes in the City are exposed to levels greater than this. The sound walls along the freeway near the residential neighborhoods greatly reduce the traffic noise, but they do not eliminate the noise entirely. Other residential areas exposed to noise are located along heavily traveled roadways such as Eastern Avenue, Florence Avenue, Garfield Avenue, and Gage Avenue. Much of the traffic on these and other roads include heavy trucks traveling to the industrial areas within Bell Gardens and in the neighboring cities.

### **3.3.4 Soils Contamination**

During the demolition phase of a proposed development, the discovery of asbestos-containing materials (ACMs) and lead particulates may occur due to the age of the structures in the City. ACMs may include floor tiles, plumbing insulation, and wall



insulation. Lead particulates may be associated with flakes of paint (i.e., older paints typically contained limited amounts of lead). The nature and extent of these materials will be determined during the inspection of the structures that will be demolished. The sites identified as available sites for development to meet the City's share of housing needs are not contaminated

### **3.3.5 Earthquakes**

Potential significant environmental constraints are also imposed by active earthquake fault zones within the City, including the Puente Hills Fault and Elysian Park Fault. The City requires engineering reports to establish appropriate design standards and mitigation measures taken to alleviate these hazards. However, the necessity of these reports is offset by the need for public safety and welfare, and thus the City does not consider the reports a constraint to housing development.

### **3.3.6 Farmland**

None of the parcels identified in the residential sites inventory are covered by a Williamson Act.

## **3.4 Zoning for a Variety of Housing Types**

### **3.4.1 Land Use Policy**

Bell Gardens regulates the type, location, density, and scale of development through the General Plan and Zoning Code. For the most part, the regulations set forth in the Zoning Code are designed to preserve the character and integrity of existing neighborhoods while promoting smart growth that protects the health and safety of residents. The Land Use Element was last revised in 1995 and indicates the location and extent of permitted land uses and development within the City. One of the more significant constraints to the development of substantial numbers of new housing units is related to the availability of land to accommodate such development. The City has been fully developed since its incorporation in 1961. Very little undeveloped land remains and is limited to scattered vacant lots.

The City has a total land area of 1,536 acres, with 1,210 acres available for development (the difference of 326 acres is devoted



to streets, public rights-of-way, and easements). Of the total land area available for development, 701 acres, or 58%, is designated as residential. Table 3-1 itemizes the land area devoted to the various land use designations that comprise the City of Bell Gardens General Plan. The distribution of the City's land uses by General Plan designation and zoning district is shown on Figure 3-1 and Figure 3-2, respectively.

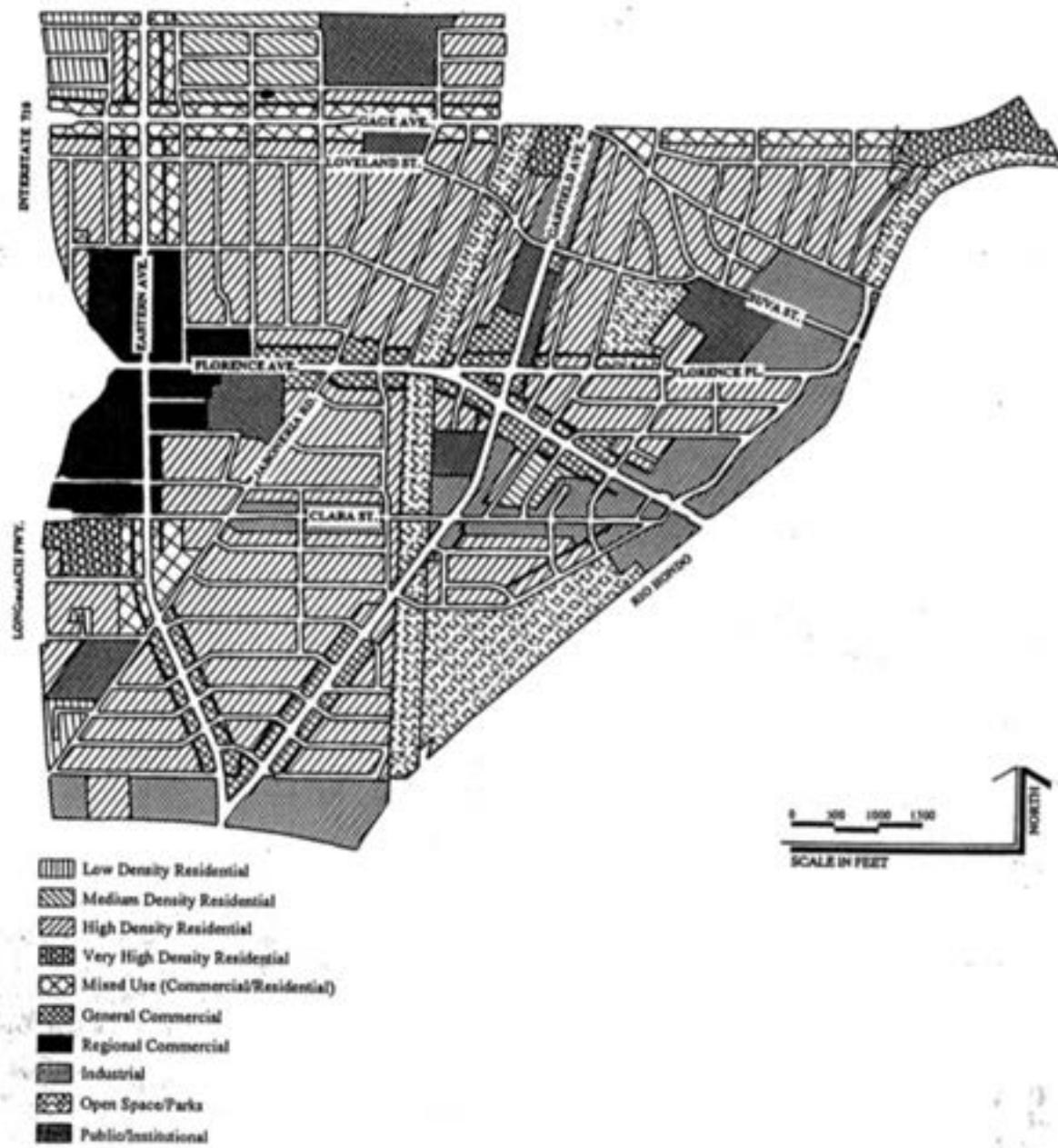
**Table 3-1: General Plan Land Use Designations**

Land Use Designation (Zone District)	Land Use Description	Density Standard	Area (acres)	% of Land Area
<b>Residential</b>				
Low-Density Residential (R-1)	Single-family residential	8.7 du/acre	19.7	1.6%
Medium-Density Residential (R-2)	Single- and multi-family	9-15 du/acre	35.2	2.9%
High-Density Residential (R-3)	Single- and multi-family	20-30 du/acre	558.2	46.1%
Mixed-Use (M-U)	Commercial and residential	20-30 du/acre	88.1	7.3%
<b>Subtotal Residential</b>			<b>701.2</b>	<b>58.0%</b>
<b>Other</b>				
General Commercial	Range of commercial uses	FAR 4.0	60.8	5.0%
Regional Commercial	High intensity commercial	FAR 5.0	61.3	5.1%
Industrial	Light industrial	FAR 2.0	157.8	13.0%
Public/Institutional	Public facilities	N/A	89.1	7.4%
Open Space/Parks	Conservation purpose	N/A	139.6	11.5%
<b>Total</b>			<b>1,209.8</b>	<b>100.0%</b>

Source: City of Bell Gardens Land Use Element, 1995



Figure 3-1: General Plan Land Use Map





**Figure 3-2: Bell Gardens Zoning Map**



### 3.4.2 Provisions for a Variety of Housing Types



A city may facilitate the development of a variety of housing types through the General Plan and Zoning. Conversely, a city may intentionally or unintentionally limit the development of certain housing types. This Section of the City of Bell Gardens Housing Element Update evaluates the various types of housing that are permitted within the City. The majority of the City (58%) is designated for residential development, as indicated in Table 3-1. The General Plan and Zoning Code were developed so that there would be a one-to-one correlation between the respective land use designations.

State Housing Element Law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing of all income levels, including multi-family rentals, manufactured homes, mobile homes, Accessory Dwelling Units (ADUs), and Junior Accessory Dwelling Units (JADUs). Table 3-2 summarizes the different housing types and the specific residential zones in which they are permitted.

**Table 3-2: Housing Types by Residential District**

Housing Type	Residential Zone Districts			
	R-1	R-2	R-3	MU
Dwelling, One-Family	Permitted	Permitted	Permitted	Permitted
Accessory Dwelling Unit	Permitted	Permitted	Permitted	Not Permitted
Junior Accessory Dwelling Unit	Permitted	Not Permitted	Not Permitted	Not Permitted
Dwellings, Two-Family	Not Permitted	Permitted	Permitted	Permitted
Dwellings, Multi-Family	Not Permitted	Not Permitted	Permitted	Permitted
Mixed-Use	Not Permitted	Not Permitted	Not Permitted	Permitted
Manufactured Housing	Permitted	Permitted	Permitted	Permitted
Residential Care Facilities 6 Persons	Permitted	Permitted	Permitted	--
7-15 persons	Not Permitted	Not Permitted	Conditional	Conditional
Transitional Housing	Permitted	Permitted	Permitted	Permitted
Supportive House	Permitted	Permitted	Permitted	Permitted

Source: Bell Gardens Zoning Code, 2021



The four residential land use categories are outlined in the 1995 General Plan and include the following:

- **Low Density Residential (R-1).** This land use designation consists of single-family detached homes on a parcel. The maximum permitted development density for this land use designation is 8.7 units per acre. A total of 19.7 acres of land in the northwestern corner of the City are so designated.
- **Medium Density Residential (R-2).** This land use designation consists of both single- and multiple-family residences on a parcel. The maximum permitted development density for this land use designation is between 9 to 15 units per acre. A total of 35 acres of land in the City are designated as Medium Density Residential, generally located in the northwest corner of the City adjacent to the R-1 zone.
- **High Density Residential (R-3).** Development in this land use designation is characterized by single-family attached and multiple-family residential uses. The maximum permitted development density for this land use designation is 20 to 30 units per acre. A total of 558.2 acres of land in the City, representing approximately 45% of the City's total land area, are so designated.
- **Mixed-Use Residential (MU).** The mixed-use designation allows for the development of commercial and residential uses on a single parcel with residential development densities ranging from 20 to 30 dwelling units per acre. Mixed-use development may involve the construction of infill residential units above or to the rear of a ground floor commercial unit on street frontages.

However, the City has not amended the Zoning Code to implement the Mixed Use Residential Designation. The City recently received its and first MU project application that utilizes the R-3 development standards for the residential component. This Housing Element includes a program for the City to clarify the development standards for the MU Overlay.



### **Single-Family Dwellings**

A “single-family dwelling” is generally defined as a building designated for one family. Single-family dwellings are permitted in all residential zones.

### **Accessory Dwelling Units**

An “Accessory Dwelling Unit (ADU)” is defined by the Zoning Code as a residential unit consistent with Government Code Section 65852.2. The City’s last amendment to the Accessory Dwelling Unit Ordinance occurred in 2017; however, subsequent amendments by the State to Government Code Section 65852.2 will require the City to amend the Zoning Code to ensure compliance with the recent State approvals.

### **Junior Accessory Dwelling Units**

A “Junior Accessory Dwelling Unit (JADU)” is defined by the Zoning Code as a residential unit consistent with Government Code Section 65852.2. The City’s last amendment to the Accessory Dwelling Unit Ordinance occurred in 2017; however, subsequent amendments by the State to Government Code Section 65852.2 will require the City to amend the Zoning Code to ensure compliance with the new State law.

### **Duplex Units**

The Zoning Code defines a two-family dwelling, or a “duplex,” as two detached or attached units on one parcel. Duplex units are permitted in the R-2 and R-3 residential zones.

### **Multiple-Family Dwelling Units**

Housing for three or more dwelling units is typically considered multiple-family. Multi-family housing is permitted in the R-2, R-3, and MU zones.

### **Mixed-Use**

In 1995, the General Plan Update included the classification of a land use, referred to as “Mixed-Use”, that allows a combination of commercial and residential uses. The intent of this land use designation is to have these uses work in tandem to supply the



community with much needed lower-income housing and commercial facilities. This designation is concentrated on parts of Eastern Avenue and parts of Gage Avenue. Residential densities for mixed-use correspond to the High Density Residential designations and a guideline of a 4.0 floor area ratio (FAR) is used for the commercial development component.

These designated areas provide an opportunity for the City to both address legal non-conforming residential uses and promote the goals set forth in SB 375: Redesigning Communities to Reduce Greenhouse Gases. However, given the City's market conditions – the City is steadily recovering from the recession and just received its first mixed development proposal recently.

### **Manufactured Housing/Mobile Home Parks**

The City makes an effort to accommodate a variety of housing for different types of households and incomes. Currently there are a total of 338 mobile home units in the City. This represents a total of 3.5% of the total housing stock, which for a city that is only 2.4 square miles in size is a substantial amount of its housing stock. These mobile home units have severely deteriorated over time and a majority of these units are overcrowded. As a result, more than half of these units have illegal additions that are in violation of the code and standards of the California Department of Housing and Community Development.

Mobile Home Parks are permitted in the R-3, C-3, C-4, and C-M zones, with the approval of a Conditional Use Permit. Section 9.20.125 of the City's Zoning Code outlines additional regulations that apply to mobile homes. Mobile Home Parks are regulated by the State and several were established prior to the City's current land use regulations and as a result, a Conditional Use Permit was not obtained.

### **Residential Care Facilities**

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by law. A State-authorized, certified or authorized family care home, foster home, or group



home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Bell Gardens Zoning Code was updated in 2013 to address the provision of residential care facilities, which is defined as a family care home, foster home, or group home facility authorized, certified, or licensed by the State to serve disabled persons. A residential care facility with six or fewer persons is permitted in the R-1, R-2, and R-3 zones, pursuant to the Lanterman Act. Residential care facilities that serve seven to 15 persons are conditionally permitted in the R-3 and MU zones. Conditions for approval are similar to residential uses in the same zones. Residential care facilities of seven or more people are not currently permitted in the R-1 or R-2 zones. The Housing Plan includes a program action to address this potential constraint.

For aged person homes, there are two classifications that are also allowed in the City. The first includes homes for aged persons, or foster family, for four aged persons or less which are permitted by right in the R-3 zone and a site plan review is required for the use in the R-1 and R-2 zones. The second is defined as homes for aged persons (i.e., small group care) for a maximum of seven to fifteen persons which requires a conditional use permit in all of the residential zones and in the C-3, C-4, and C-M zones for this approval; however the use is permitted by right in the MU and C-S zones. Conditions for approval will be similar to similar uses in the same zones.

### **Farm Employee Housing**

The City of Bell Gardens is a fully urbanized community with no agricultural land uses. As discussed previously, the USDA Census on agricultural population estimates there were 413 farms in Los Angeles County and 3,266 farmworkers. Only 22 farms in Los Angeles County hired migrant farmworkers. An estimated 395 migrant workers worked in the County. Given that Bell Gardens has no farming activities, it is not likely there are any migrant farmworkers in the City. The Census only identifies less than one percent, or 103 residents, of the working population as employed in farming, fishing, or forestry occupations. These occupations typically include those who work in plant nurseries or in



landscaping. Given the City's urbanized character, the City has no need for farmworker housing.

### **Employee Housing**

The Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address employee housing.

### **Emergency Shelters**

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed through a ministerial process. The City of Bell Gardens' Zoning Code defines "emergency shelters" as a residential facility, other than a residential care facility, operated by a provider which provides temporary accommodations to persons or families for a time period not to exceed six months per calendar year and which offers accommodations on a first-come, first-served basis.

No emergency shelters for the homeless are currently located within the City of Bell Gardens; however, in 2013 and 2015, the City amended its Zoning Code to permit emergency shelters within the Light Manufacturing (M-1) zoning district. This zone is the most appropriate zone for emergency shelters since it allows similar uses, including Mobile Home Parks as well as business and professional office uses. Properties zoned M-1 are primarily located along transportation corridors and services. The City's General Plan designates approximately 157.8 acres for Industrial Use, which encompasses the M-1 zoned properties. Properties zoned M-1 are predominantly located along Garfield Avenue, Clara Street, Shull Street, Florence Avenue, Scout Avenue, Suva Street, and Foster Bridge Boulevard.

Public transit routes along Garfield Avenue, Gage Avenue, Eastern Avenue, Florence Avenue, Florence Place, and Foster Bridge Boulevard are all located in close proximity to the M-1 properties in the City. Properties located in the M-1 zoning district are predominantly developed with active industrial uses; however, some vacant and underutilized properties exist offering adequate capacity for at least one emergency shelter, as required by State



law. Located in these areas are also service-oriented uses such as the Gardens Medical Center and Bell Gardens Baptist Church.

In 2015, the City amended the Zoning Code to address emergency shelters and established development standards to regulate the following aspects of these shelters:

1. **Location Requirements:** An emergency shelter shall not be located any closer than 300 feet to another emergency shelter or within 600 feet of a public park or school.
2. **Maximum Number of Beds:** The maximum number of beds for an emergency shelter shall be 20 beds plus a residential unit for a full-time on-site manager. Maximum occupancy at any one time shall be 20 residents plus a minimum of one on-site manager. The cumulative total number of beds on a City wide basis shall not exceed 200.
3. **On-Site Facilities:** Each emergency shelter shall provide central laundry and cooking facilities, a minimum of one toilet per 6 beds per gender, a minimum of one shower per 6 beds per gender, and private toilets and showers for family shelter facilities. Resident storage areas shall be provided. At least one of the following specific support services shall be provided:
  - a. Recreation room
  - b. Counseling center
  - c. Child care
  - d. Referral services
  - e. Other similar supportive services geared to the homeless
4. **Lighting:** Security lighting shall be provided. A plan for security lighting shall be submitted for review and approval by the Police Department and be installed and fully operational prior to occupancy of the facility.
5. **Waiting Areas:** Intake and waiting areas, of a size adequate to accommodate queuing at peak hours, shall be located within the building. Queuing in the public right-of-way or a parking lot is prohibited.
6. **Management and Operations:**
  - a. On-site security personnel and an on-site manager shall be present at the facility during all hours of operation.
  - b. Outdoor activities are prohibited.



- c. Shelter hours of operation shall be 8:00 a.m. to 9:00 p.m. Resident check-in is permitted between the hours of 4:00 p.m. and 8:00 p.m.
- d. Resident stays are limited to a maximum of six months per resident within a 12 month time period.
- e. Loitering shall be prohibited.
- f. Consumption of alcohol on the premises shall be prohibited.
- g. Areas for storage or parking of bicycles, shopping carts, wagons, and other similar items shall be provided and not be visible from the public right-of-way.
- h. A written management and operations plan shall be submitted for review to the Director of Community Development

The City's separation requirement for emergency shelters is not consistent with State law, which allows a maximum of 300 feet from another shelter only. No other separation requirement is permitted under State law. The City will amend the Zoning Code to comply with State law.

The State's adoption of AB 139 and AB 101 will require the City to amend the Zoning Code to address the new laws regarding emergency shelters and low-barrier navigation centers. AB 139 requires the City to base the needs for emergency shelter on the:

- Most recent homeless point-in-time count conducted before the start of the planning period;
- Number of beds available on a year-round and seasonal basis;
- Number of shelter beds that go unused on an average monthly basis within a one-year period; and
- percentage of those in emergency shelters that move to permanent housing solutions.

AB 139 also requires that parking for emergency shelters be based on staffing level only. The City will amend the Zoning Code to comply with State law requirements on emergency shelters.

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health



services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

### **Low Barrier Navigation Centers (LBNC)**

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026. The City will amend the Zoning Code to address the provision of LBNC.

### **Transitional Housing**

Under Housing Element law, supportive housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2). Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing.

In August 2013, the Bell Gardens Zoning Code was amended to address the provision of transitional housing. For transitional housing facilities that operate as housing developments, meeting the Health and Safety Code definition, such uses are permitted by right where housing is permitted and in the MU zone.

### **Supportive Housing**

Under Housing Element law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his/her health status, and maximizing his/her ability to live and, when possible, work in the community (Government Code 65582(f)).



Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (Government Code 65582(g)).

The Bell Gardens Zoning Code was amended in August 2013 to address the provision of supportive housing. For supportive housing facilities that operate as housing developments, meeting the Government Code definition, such uses are permitted by right where housing is permitted.

However, additional amendments to the City's Zoning Code are required to address AB 2162, which streamlines affordable housing developments that include 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units whichever is greater, on sites that are zoned for residential use. Such supportive housing, if located within  $\frac{1}{2}$  mile from transit, is not subject to minimum parking requirements.

### **Single-Room Occupancy (SRO) Housing**

The Bell Gardens Zoning Code was amended in August 2013 to conditionally permit SRO housing in the MU zone. Conditions for approval are similar to similar uses in the same zone. In amending the Zoning Code to address SRO housing as a conditionally permitted use, the City adopted special development standards for SROs, which include the following:

1. **Location Requirements:** An SRO cannot be located any closer than 300 feet from another SRO and no closer than 300 feet from a residential use, public park, or school.
2. **On-Site Facilities:** Each unit shall have a sink with a garbage disposal and counter surface, a toilet, and may include individual showers. Each floor shall have kitchen facilities to include a stove, refrigerator, a microwave oven, and counters. If individual showers are not provided, shared shower facilities shall be provided at a ratio of 1 per 5 units.



3. **Storage Area:** A minimum of 50 cubic feet of secured storage area per unit shall be provided within the building.
4. **Security Lighting:** Security lighting shall be provided on the building and in parking lot areas. A plan for security lighting shall be submitted for review and approval by the Police Department and be installed and fully operational prior to occupancy of the facility.
5. **Management and Operations:**
  - On-site security personnel and an on-site manager shall be present at the facility during all hours of operation.
  - Loitering is prohibited.
  - A management plan shall be submitted for review and approval by the Director of Community Development prior to occupancy and shall address provisions for staff training, neighborhood outreach, security, screening of residents, training programs for residents, and loitering control.

### **3.4.3 Housing for Persons with Disabilities**

The City conducted an analysis of the Zoning Code, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

#### **Zoning and Land Use**

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. The Bell Gardens Zoning Code was amended in August 2013 to specifically address the provision of residential care facilities in compliance with the Lanterman Act. Residential care facilities that are for seven to 15 persons are conditionally permitted in the MU and R-3 zones.

The Land Use Element and Zoning Code provide for the development of multiple-family housing in the R-3 and MU zones. Regular multiple-family housing for persons with special needs,



such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones.

### **Definition of Family**

In the Bell Gardens Zoning Code, “family” is defined as an individual or two or more persons living together as a bona fide housekeeping unit in a domestic relationship based upon birth, marriage, or other domestic bond of social, economic, and psychological commitment to each other, as distinguished from a group occupying a boardinghouse, lodging house, club, dormitory, fraternity, sorority, hotel, motel, retirement complex, or rehabilitation facility. Because this definition accommodates unrelated individuals living together as a bona fide housekeeping unit, it is inclusive and complies with State and federal laws.

### **Building Codes**

Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family developments are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City’s Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division as a part of the building permit submittal.



### **Reasonable Accommodation**

Both the federal Fair Housing Amendment Act (FHA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoyment of a dwelling.

Circumstances may arise when it would be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or another standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in August 2013 for persons with disabilities to seek relief from the strict or literal application of development standards to enable them to enjoy their dwellings like other residents in Bell Gardens.

A request for reasonable accommodation may be made by a disabled person, his or her authorized representative, or a developer or provider of housing for disabled persons. A request for reasonable accommodation may include a request for a modification or exception to the rules, standards and practices for the siting and/or development of housing or housing related facilities that would eliminate regulatory barriers and provide a disabled person equal opportunity to housing of their choice.

Request for reasonable accommodation is determined by the Director of Community Development within 30 days based on the following findings:

1. The requested reasonable accommodation is requested by or on the behalf of one or more disabled persons protected under the fair housing laws and entitled to a reasonable accommodation;
2. The requested reasonable accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a dwelling;
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city;



4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including but not limited to the general plan, zoning code and building code;
5. The requested reasonable accommodation would not under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial damage to the property of others; and
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the city's applicable rules, standards and practices.

### **Conclusion**

The City updated the Zoning Code to provide a formal process for providing reasonable accommodation to persons with disabilities, and to address the provision of residential care facilities, transitional housing, supportive housing, and single-room-occupancy housing. No additional constraints to housing for persons with disabilities are identified.

#### **3.4.4 Density Bonus**

In 2013, the City adopted an Affordable Housing Density Bonus and Incentives ordinance consistent with State law at that time, to provide density bonuses and development incentives to all developers who propose an eligible project. The incentives are on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Specifically, the ordinance requires the provision of certain incentives for residential development projects that set aside a certain portion of total units to be affordable to lower and moderate income households.

However, the State Density Bonus law has been amended several times in recent years. AB 1763 made a number of changes to density bonus requirements for affordable projects. The bill requires a density bonus to be granted for projects that include 100 percent lower income units, but allows up to 20% of total units in a project that qualifies for a density bonus to be for moderate income households. Under the revised law, density bonus projects must be allowed four incentives or concessions, and for developments within  $\frac{1}{2}$  mile of a major transit stop, a height



increase of up to three additional stories or 33 feet. A density bonus of 80% is required for most projects, with no limitations on density placed on projects within  $\frac{1}{2}$  mile of a major transit stop. The bill also allows developers to request the elimination of minimum parking requirements for rental units affordable to lower-income families that are either supportive housing or special needs housing, as defined. AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing. The Housing Plan includes a program to amend the Zoning Code to ensure the affordable housing density bonus regulations conform to current state law. The City will amend the Zoning Code to incorporate the latest changes to the Density Bonus law.

## 3.5 Development Standards and Procedures

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### 3.5.1 Development Standards

Residential development standards delineate density allowances limiting the number and type of housing units that may be constructed on a particular parcel of land. Table 3-3 summarizes the development standards that are applicable to the residential zones.

**Table 3-3: Development Standards by Residential Zone District**

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
<b>Lot Standards</b>				
Minimum Lot Area	5,000 sf	5,000 sf (6,000 feet for corner lots)	5,000 sf (6,000 feet for corner lots)	15,000 sf
Width	50 feet (+ 10 feet for corner lot)	60 feet (+ 10 feet for corner lot)	60 feet (+ 10 feet for corner lot)	50 feet (+ 5 feet for every 1,000 sq. ft. of lot area up to 100 feet max & 5 feet more for corner lots < 70 feet in width)
Depth	80 feet	100 feet	100 feet	100 feet
<b>Setbacks</b>				
Front	20 feet	20 feet	15 feet	15 feet for a residential use and 5 feet for a commercial use



**Table 3-3: Development Standards by Residential Zone District**

Standard	Residential Zone Districts			
	R-1	R-2	R-3	M-U*
Side	5 feet	5 feet	5 feet	5 feet for a residential use and none for a commercial use
Street Side	10 feet	10 feet	10 feet	10 feet
Rear	10 feet	10 feet	10 feet	10 feet
<b>Density</b>				
Units per Lot	1 du	3 units max. Under 5,000 sf: 1 du Over 5,000 sf: 1 du/2,500 sf	Under 5,000 sf: 1 du max.  5,000 - 14,999 sf: Apartment: 1 du/2,500 sf Condo: 1 du/2,000 sf  15,000 - 43,560 sf: Apartment: 1 du/2,000 sf Condo: 1 du/1,625 sf  43,560 sf and over: Apartment: 1 du/1,750 sf Condo: 1 du/1,400 sf	30 units per acre (with a FAR of 4.0)
Lot Coverage %	45%	45%	45%	90%
Minimum Dwelling Unit Size	1,000 sf for primary and 600 sf for second unit, but no more than 50% of primary unit living area and max of 1,000 sf	1,000 sf for first and 800 sf for additional units	Studio: 550 sf 1-bedroom: 750 sf 2-bedroom: 850 sf 3-bedroom: 1,000 sf (+150 sf per additional bedroom)	
<b>Distance between Buildings on the Same Lot</b>				
Primary to Primary	10 feet	10 feet	10 feet	Based on California Building Code
	6 feet	6 feet	6 feet	Based on California Building Code
	6 feet	6 feet	6 feet	Based on California Building Code
<b>Height</b>				
Primary Structure	35 feet or 2 stories (whichever is less)	35 feet or 2 stories (whichever is less)	35 feet or 2 stories (whichever is less)	60 feet or 4 stories

Source: Bell Gardens Zoning Code, 2021



## Parking Standards

Pursuant to the Zoning Code, two parking spaces are required per dwelling unit for projects with three dwelling units or fewer, one of which is to be in a garage or carport and the second one can be uncovered. Four or more dwelling units require the same parking ratio with the exception of also requiring one guest/visitor parking space for every two dwelling units. Table 3-4 outlines general parking requirements for the various housing types. Although the Zoning Code does not specifically have reduced parking requirements for affordable housing projects, incentives in the form of reduced number of parking spaces have been granted in the past. With the adoption of the density bonus Zoning Code amendment, provisions are available for the granting of reduced parking requirements for eligible affordable housing projects.

**Table 3-4: Residential Parking Requirements**

Use	Off-Street Parking Requirements
One-, Two-, and Three-Family Dwelling Units	Two parking spaces per dwelling unit, one of which shall be in a garage or carport. For each room in a dwelling unit which is rented, one additional parking space. This space may be in a garage or uncovered. Carports may be provided as additional, unrequired parking.
Apartment Houses or Four or More Dwelling Units	Two parking spaces for each dwelling unit, one in a garage and one additional uncovered parking. In addition, one space for each two dwelling units for visitor parking. Visitors' parking spaces shall be distributed throughout the project at convenient locations.
Condominium or Townhome Development	Two parking spaces for each dwelling unit in a garage and one additional uncovered parking space for each two dwelling units for visitor parking. Visitors' parking spaces shall be distributed throughout the project at convenient locations.
Mobile Home Park	One parking space on each trailer site and in addition thereto, one parking space for each two trailer sites for guest parking. Said guest parking shall be conveniently located within the Mobile Home Park.

Source: City of Bell Gardens Zoning Code, 2021

As shown later in Table 4-2: Approved and Pipeline Projects, projects in the R3 and M-U designations average about 22 units per acre. The City's parking standards may be considered a potential constraint. Some of the potential issues include:

- Requirement to provide additional parking space per rented room may not be an implementable requirement
- Guest parking requirement may be higher compared to other jurisdictions in the region



- Same parking requirements regardless of unit size

The City will assess its parking requirements and other development standards and make appropriate adjustments in order to facilitate residential development.

### **3.5.2 Building Codes and Enforcement**

#### **California Building Code**

In 2019, the City adopted the 2019 California Building Code along with amendments by the County of Los Angeles. This includes but is not limited to the plumbing, electrical, and mechanical codes. These codes are necessary to protect public health, safety, and welfare and include minimum building requirements for such issues as insulation, foundation, and light fixtures that reduce energy consumption. The enforcement of the California Building Code by the City's Building Inspectors does not add significantly to the cost of housing.

#### **Code Enforcement**

The City's building codes and enforcement activities are not typically considered a constraint to housing production but they can influence the cost of housing. These codes are necessary regulations that protect the public's health, safety, and welfare. The Code Enforcement program consists of two Code Enforcement Officers. The Code Enforcement officers enforce property maintenance and the Bell Gardens Zoning Code.

The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated. Since 2013, 343 housing rehabilitation cases have been opened by Code Enforcement to address the deteriorating housing stock in the City. It is estimated that 20 percent of the houses in the City are in need of substantial rehabilitation.

In addition, the Code Enforcement program also includes nuisance abatement and an abandoned vehicle abatement program



designed to clean up unsightly and unsafe properties. The Code Enforcement Officers work with Community Development staff to educate residents and provide referrals to the City's housing programs in cases where the property owner/tenant might benefit from the available housing improvement programs. The Code Enforcement activities are funded by the City's General Fund and CDBG funds.

### **3.5.3 Planning and Impact Fees**

The City has developed a number of developer fees in order to recover the cost of permit processing and to cover the costs of providing public services to the new developments. The planning fees for processing development cases in Bell Gardens are among the lowest in surrounding communities. The City does not derive full compensation for staff hours through filing fees. This policy, whereby fees do not reflect the actual costs of performing services, results in the reduction of front-end expense to developers.

The City does not retain an in-house engineering department. Building services such as plan checks are contracted through an engineering firm. Permit issuance and inspections are handled by the Building and Safety Division of the Community Development Department, consisting of a Building Services Supervisor, a Building Inspector, and a permit issuance Clerk. Fees charged to the developer for plan check cover the costs of the City's contractual expenses.

The planning fees charged in the City of Bell Gardens include the following:



**Table 3-5: Fee Schedule for Residential Development**

Type of Fee	Fee
Site Plan Review Type 1	\$25
Site Plan Review Type 2	\$50
Site Plan Review Type 3	\$200
Conditional Use Permit	\$450
Conditional Use Permit (ABC)	\$900
Variance	\$450
General Plan Amendment	\$750
Zone Change	\$750
Tentative Tract Map	\$750 plus engineer fees
Tentative Parcel Map	\$500 plus engineer fees
Lot Line Adjustment/Lot Merger by Certificate of Compliance	\$500 plus engineer fees not to exceed \$5,000.00
School Fees	\$2.97/Sq. ft.
Sewer Connection Fee	\$2,550*

Source: City of Bell Gardens, 2021

\*Single-Family Home only; lower connection fees apply for condos, multi-unit residential, and Mobile Home Parks

For a typical single-family unit, where only an administrative approval is required, the planning fee is minimal – \$50 for site plan review. For projects with five or more units, planning fees total \$425 for site plan review, environmental review, and Los Angeles County Clerk fee. If a subdivision map is required, then the added fees for Tentative Tract Map (up to \$8,500) and Tentative Parcel Map (up to \$5,000) are required, but these fees are shared among the number of units in the project.

State law authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction. The current school district fee is \$2.97 per square foot. At that rate, a 501 square-foot addition to a house results in a school district impact fee of \$1,487.97. This fee will influence the overall construction cost, especially in a case of a low income family wishing to add on to their house to relieve overcrowded conditions. Additions of 500 square feet or less are not subject to this fee. However, the school fees are imposed by State legislation and are beyond the control of the City. The City does not charge any other development impact fees.

To incentivize the development of additional housing units and limit the constraints to create new units, the state mandated through recent amendments of the ADU law that the permitting of



an ADU that is less than 750 square feet is exempt from impact fees. However, ADUs over 750 square feet are required to pay school impact and sanitation fees.

The City currently does not charge any impact fees. Overall planning fees charged by the City are limited and do not constrain housing development.

### **3.5.4 On- and Off-Site Improvements**

The City of Bell Gardens is built out and fully developed with its primary infrastructure including streets, water, and sewer in place. As part of our planning review, the City can require on- and off-site improvements as part of the conditions of approval required for new construction. These improvements typically include landscape and irrigation, sidewalk and driveway approach improvements, installation of new streetlights, and utility under-grounding. Very rarely are these improvements considered to be a constraint to development. In the case that they are considered to be a burden, the City works with developers to provide comparable options that can minimize cost while retaining the integrity of neighborhood character or quality of the living environment.

As established in the City's Municipal Code, the City utilizes the standard plans of the County of Los Angeles Public Works Department and flood control district as requirements for improvements, except the following minimum right of way and roadway widths apply:

- Local Residential (without sidewalk) – 50 feet (36 feet between curbs)
- Local – 54-60 feet (36-40 feet between curbs)
- Local Collector – 60-84 feet (40 feet between curbs)
- Secondary and Primary Arterials – 80-100 feet (64-84 feet between curbs)
- Primary and Major Arterials – 100 feet (84 feet between curbs)

The City is primarily built out with limited opportunities for major subdivisions for that would require new streets and off-site improvements. Nevertheless, the following County requirements may apply:



- In general, where lots in a subdivision are smaller than 15,000 square feet, developers are required to install sidewalks of no less than five feet wide:
  - On both sides of entrance and collector streets
  - On both sides of loop, interior, and cul-de-sac streets
  - Along one side of service roads adjacent to abutting lots
- Streetlights are required in most major subdivisions where lots are less than 40,000 square feet in size. In the Rural Outdoor Lighting Districts, less street lighting is required than in the urban areas.
- Curbs and gutters are required in subdivisions with lots less than 20,000 square feet in size.

#### Typical Improvements:

Typical improvements are required to ensure that new and existing buildings on a lot where new buildings are proposed for construction are compatible with one another and with buildings surrounding the lot on which new construction is proposed. Any exterior building features on the same lot that are in disrepair shall be repaired. Any existing fences and walls on a property in disrepair shall be repaired or replaced.

#### Exterior Building Features:

- All exterior building walls on a lot shall be painted the same or complementary colors.
- Windows and doors on new construction shall be of consistent style, material, and color.
- All window and door trims, fascia boards, and similar trim features shall be of the same or complementary material, style, and color.
- Roofs of new buildings shall be the same material, color, and style as roofs on existing buildings on the lot. If a roof of an existing building to remain on the lot is in disrepair, it shall be repaired or replaced with the same material, color, and style as the roof on the proposed new building.



#### Exterior Site Features:

- New fences and walls shall be of a consistent design, material, and color.
- All driveways, walkways, etc., shall be free of gouges, ruts, and/or gaps in the paved surface area and shall be maintained in good working order to not constitute a safety hazard to the public.

For example, a recent project was required to provide the following:

- The existing sidewalk, curb, gutter, and pavement along the front of the property shall be reconstructed in accordance with City standards and subject to permits and approval by the Public Works Department.
- The applicant shall be responsible for the cost involved in the repair and/or replacement of any public improvements to be completed, including but not limited to any damages caused as a result of the proposed Project to any portions of the public right of way. Repairs and replacement of public improvements shall be completed in accordance with approved City standards and shall be subject to review and approval by the Public Works Department.
- All designated landscaping areas, including but not limited to parkway areas shall be fully planted.

#### **3.5.5 Processing and Permit Procedures**

The processing time needed to obtain development permits and required approval is often a contributor to the high cost of housing. This is not the case in the City of Bell Gardens. The City's policy is to discourage any backlog of cases and, as a result, City staff processes cases as soon as legally feasible. In 1978, the State of California passed a bill through the Assembly (AB 884) that helped reduce government delays by limiting processing time and requiring agencies to specify the information required to complete an acceptable application. The City of Bell Gardens has fully implemented the provisions of AB 884. However, the City has not yet established procedures for processing affordable projects that meet SB 35 requirements.



Residential site improvements such as patio covers, porches, and fences require a Type I Site Plan Review that are processed administratively. The typical review time frame from submittal to approval varies; as it can be done over the counter in minutes, or longer depending on how prepared the applicant is with the required information.

Development of up to 4 residential units require a Type II Site Plan Review that is also processed administratively but not over-the-counter. The typical review period from submittal to approval is approximately four weeks, depending on the number of corrections per review and responsiveness on corrections from the applicant.

Development of more than 5 residential units requires a Type III Site Plan Review, which is a discretionary application requiring a public hearing and action by the Planning Commission. The typical review period from submittal to approval is 2 to 3 months depending on the number of corrections per review, responsiveness on corrections from the applicant, and public hearing deadlines. If approved, there is a 15-day appeal period to provide members of the community with the opportunity to appeal the Planning Commission's decision to the City Council. City Council's review of the project is only required if an appeal is filed. Housing projects that require a Conditional Use Permit and/or Variance follow a similar process as the Type III Site Plan Review.

The average Building Division review time following Planning Division approval for a residential development project is approximately 4 to 8 weeks.

Projects requiring discretionary approval are governed by two separate decision-making bodies: Planning Commission and City Council. Depending on the type of entitlement application and the proposed use, both of these groups may review a project.

The plan check review for new construction averages two to three weeks, which is considerably less than most surrounding cities. Other pertinent reviews and permits are issued for engineering, drainage, grading, public works, electrical, and other aspects of new developments. Table 3-6 and Table 3-7 summarize the City's review process and timeframe for various types of housing development.



Typical findings for Site Plan Review are:

- That every use, development of land and application of development standards shall take place in compliance with all applicable provisions of this title.
- That every use, development of land, and application of development standards shall be considered on the basis of the suitability of this site for the particular use or development intended.
- That the total development, including the application of prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, and prevent adverse effects on neighboring property and shall be in general accord with all elements of the general plan.
- That every use, development of land and application of development standards shall be considered on the basis of suitable and functional development design, but it is not intended that such approval be interpreted to require a particular style or type of architecture.

Typical Findings for a Conditional Use Permit are:

- The use shall not be in substantial conflict with the general plan for the area and shall comply with the standards of this title unless appropriate findings for a variance can be made.
- The use shall not jeopardize, adversely affect, endanger, or otherwise constitute a nuisance to the public health, safety, or general welfare.
- The site for a proposed conditional use is adequate in size, shape, and topography to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as required by the commission as a condition in order to integrate said use with the uses in the neighborhood.
- The site for the use is served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.



- The site is served by the required utilities, including electricity, and water supply of qualities and pressures required by the fire codes to provide adequate fire protection.

Typical Findings for a Variance are:

- That the variance is necessary for the preservation of a substantial property right of the owners, and that such variance will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof;
- That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, in which the strict application of this title deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;
- That the variance shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;
- That the variance shall not be granted for a parcel or property that authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property; and
- That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this title; and in granting such variance, the spirit of this title will be observed, public safety will be secured, and substantial justice will be done.

The City will evaluate its development standards to ensure compliance with SB 330 requirement for objective development standards.



**Table 3-6: Processing Time by Development Type**

<b>Project Type</b>	<b>Reviewing Body</b>	<b>Public Hearing Required</b>	<b>Appeal Body (if any)</b>	<b>Estimated Total Processing Time</b>
Single-Family Subdivision	PC	Yes	CC	90 days includes a 15 day appeal period otherwise 60 days
Multiple-Family (SPR Type I & II)	Administrative	No	PC	30 days
Multiple-Family	PC	Type III - No, Discussion Item Only Subdivision - Yes	CC	90 days includes a 15 day appeal period otherwise 60 days
Mixed-Use (CUP)	PC	Yes	CC	60 days

Source: City of Bell Gardens, 2021

**Table 3-7: Processing Time by Process/Permit**

<b>Process/Application</b>	<b>Time</b>
Conditional Use Permit	PC Public Hearing – 60 days
Design Review	Administrative Review & Approval – 30 days
General Plan Amendment	PC/CC Public Hearing – 90 days
Environmental Impact Reports	9 to 12 months involving certification of EIR by the CC
Plan Check/Building Permits	Approximately 3 weeks for 1st plan check corrections
Variance	PC Public Hearing – 60 days
Zone Change	PC/CC Public Hearing – 90 days

Source: City of Bell Gardens, 2021

The development of a new single-family dwelling unit triggers a Type II Site Plan Review that is processed administratively. The typical review period from submittal to approval is approximately four weeks, depending on how fast the project architect is able to resubmit plans.

The average review time for a residential development project is approximately three months from first submittal for Planning, Building and Safety approval, and Fire Department clearance. Overall, the City can process residential development in an efficient manner and, therefore, the City's processing procedures do not constrain residential development.

### ***Environmental Review***

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). Most residential projects in Bell Gardens are either Categorically Exempt



or require an Initial Study and a Mitigated Negative Declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. Once deemed complete, most residential projects that require a Mitigated Negative Declaration take two to three months to complete, inclusive of mandatory public review periods. Categorically Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

#### ***Transparency in Development Process***

To increase transparency and certainty in the development application process as required by law, the City posts planning and development regulations and resources online:

- General Plan: <https://www.bellgardens.org/government/city-departments/community-development/planning/general-plan>
- Planning Forms:  
<https://www.bellgardens.org/government/city-departments/community-development/planning>
- Zoning Code: <https://www.bellgardens.org/services/city-services/municipal-code>

#### **3.5.6 Other Local Ordinances**

The City of Bell Gardens has not adopted other housing ordinances such as inclusionary housing requirements or regulations on short-term rental housing.

### **3.6 Market Constraints**

Market factors may hinder the development, improvement, and maintenance of housing. Examples of typical constraints include availability of financing, price of land, and cost of construction.

#### **3.6.1 Availability of Financing**

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information



on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a City's residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in Bell Gardens.

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. Overall, 342 households applied for mortgage loans for homes in Bell Gardens in 2017 (Table 3-8). Of the applications for conventional purchase loans, 64.7% were approved, and 17.6% were denied. An additional 11.8% were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was slightly higher at 65.5%. Less than half (47.7%) of refinance applications were approved. The denial rate was greatest for home improvement loans (27.3%). Overall, these rates are fairly consistent with countywide rates.

**Table 3-8: Disposition of Home Loan Applications ( 2017)**

Loan Type	Total Applicants	Approved	Denied	Other
Government-Backed Purchase	55	65.45%	23.63%	9.09%
Conventional Purchase	17	64.70%	17.64%	11.76%
Refinance	237	47.67%	24.05%	25.73%
Home Improvement	33	54.54%	27.27%	12.12%
<b>Total</b>	<b>342</b>	<b>52.04%</b>	<b>23.97%</b>	<b>21.05%</b>

Notes:

1. “Appr. Not Accepted” are those applications approved by the lenders but not accepted by the applicants.
2. “Other” includes files closed for incompleteness, and applications withdrawn.
3. Due to an FFIEC change in the format of reporting, more recent data was not yet available through lendingpatterns at the writing of this report.

Source: [www.lendingpatterns.com](http://www.lendingpatterns.com), Home Mortgage Disclosure Act (HMDA), 2017

### **3.6.2 Price of Land**

Land costs include all costs associated with obtaining governmental approval from purchasing the land to any development improvements proposed. Very high land costs may make housing development more expensive and hinder development. Land costs typically account for a large share of the total housing production costs. High sales prices can make it more difficult for developers to



ensure their project is feasible and often pass on the costs to future renters or owners through rents or sale prices. In April 2021, there was one vacant residential site for sale in the City according to Zillow.com. The cost per square foot for the property was \$63.69.

There are very few vacant parcels for sale in Bell Gardens. A survey of Zillow conducted on November 18, 2021 found one listing for vacant land at 2870 & 2860 Beverly Drive just outside of the City. The lots are a combined 1.1 acres listed at \$2,685,000 with the capacity for two single-family units. However, with just one lot available for sale, the price information may not be representative. No other lots were listed for sale at the time.

An increase in demand increases the value of land. Residential vacancy rates and the location of the City within the Los Angeles Basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Bell Gardens is becoming an increasingly convenient area in which to live.

### **3.6.3 Cost of Construction**

Construction factors, such as the type of construction, materials, finishing details, square footage, and structural configuration can have an impact on the overall cost of construction. The California Construction Cost Index<sup>2</sup> is developed based upon Building Cost Index (BCI) cost indices average as produced by Engineering News Record (ENR) to track the cost of construction. The Index identifies an average increase in construction cost of 3.1% year over year since 2015. Naturally, as the demand for housing increased since the recession, the cost of construction increased. In addition, the pandemic has caused a shortage of building material supplies further increasing costs.

According to the National Association of Home Builders (NAHB), construction costs (i.e., permit and impact fees, excavation, materials, etc.) for a single-family market-rate home increased from \$184,125 in 2011 to \$296,625 in 2019. The NAHB construction cost survey indicated the average size of single-family homes has decreased from 2,802 square feet in 2015 to 2,594 square feet in 2019. In 2019, total construction cost of a home accounted for 61.1 percent of the total sales price.

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<sup>2</sup> Source: [DGS California Construction Cost Index CCCI](#)



Though construction costs comprise a large portion of the total development cost of a project, these costs are not atypical in Bell Gardens, compared to the County and therefore would not constitute an actual constraint on housing production in the City.

### **3.6.4 Timing and Density**

Market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to developers' inability to secure financing for construction. In Bell Gardens, the average time between project approval and request for building permit is typically six months.

As described in the Housing Opportunities and Resources section of this Housing Element, projects have been developed at a range of densities based on project size and housing type. Smaller lots tend to yield lower densities. Table 4-2 shows recent mixed-use and multi-family residential projects that were approved in Bell Gardens. The City will encourage lot consolidation in order to allow for larger projects with improved site designs and amenities, as well as the ability to achieve higher densities and more efficient use of land.



## 4 Housing Opportunities and Resources

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Resources that are available for the development, rehabilitation, and preservation of housing in the City of Bell Gardens are discussed in this section. The analysis demonstrates the City's ability to satisfy its share of the region's future housing need, identifies financial and administrative resources available to support housing activities and facilitate implementation of City housing policies and programs. Opportunities for energy conservation are also explored.

### 4.1 Future Housing Needs

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State law requires each community to play a role in meeting the region's housing needs. As such, the Southern California Association of Governments (SCAG) has allocated the City Bell Gardens housing production goals for the 6<sup>th</sup> cycle Housing Element update. This section demonstrates that Bell Gardens has adequate existing residential site capacity to accommodate its share of regional housing needs during the planning period.

#### 4.1.1 Regional Housing Needs Allocation (RHNA) Requirement

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. SCAG, as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA developed and adopted by SCAG covers the growth projection and planning period from June 30, 2021 through October 15, 2029. Bell Gardens must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.



According to the RHNA, Bell Gardens share of regional future housing needs is a total of 503 new units. This allocation is distributed into four income categories, as depicted in Table 32. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

**Table 4-1: 2021-2029 6<sup>th</sup> Cycle RHNA Allocation**

Income Category	# of Units	% of Units
Extremely Low (30% AMI) <sup>1</sup>	50	9.9%
Very Low (50% AMI)	50	9.9%
Low (80% AMI)	29	5.8%
Moderate (120% AMI)	72	14.3%
Above Moderate (>120% AMI)	302	60.0%
<b>Total Units</b>	<b>503</b>	<b>100.0%</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA Adopted 3/4/2021, approved by HCD on 3/22/21.  
AMI = Area Median Income.

Note: \* The City has a RHNA allocation of 99 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low.

#### **4.1.2 Approved and Pipeline Projects**

The 6<sup>th</sup> cycle RHNA projection period began on June 30, 2021. Therefore, housing units to be permitted after this date can be credited toward the RHNA. As of June 2021, 180 units have been entitled, approved, or in the pipeline. A major affordable housing project is being proposed at 5600-5636 Shull Street (described in detail below). Other apartments and ADUs are assumed to be affordable to moderate income households based on the analysis of market rents in Section 2 (see Table 2-16: Market Rents and HUD Fair Market Rents (2021) and Table 2-17: Affordable Housing Costs (2020)). In part, due to the low rents in the City, rental multi-family housing construction in the City has been limited. All projects can be constructed within the eight-year planning period of this Housing Element. Specifically, one of the projects was under construction as of October 2021.



## **Affordable Housing Development at 5600-5636 Shull Street**

Pursuant to the requirements of the Surplus Land Act, which was approved by the Governor of California on October 9, 2019 and became effective on January 1, 2020, the City noticed and offered for sale the 4.2-acre site formerly known as the Berk Oil Site for the potential development of affordable housing. Staff is currently working on the draft Purchase and Sale Agreement and Development Agreement to commence escrow and approve the submittal of the land use entitlement applications. The applications will consist of a General Plan Amendment and a zone change from industrial to residential and a Conditional Use Permit, and a Site Plan Review application for the development of 80 very low-to-moderate income rental units and 18 moderate income for-sale units.

The for-sale component is situated on approximately 55,550 square feet of the site and planned as 18 detached townhomes. Currently, the townhomes are targeted to first-time home buyers. The plan is to arrange buyers to work with designated counseling agencies to facilitate loans and pursue additional first-time home buyer funds such as WISH and IDEA from AHP.

The rental housing affordable component of is comprised of 80 units situated over a total of five two-story walk-up buildings. The land area of the affordable rental component spans approximately 117,758 square feet of the Shull Street site. The unit mix contains 34 one-bedroom units; 34 two-bedrooms units, and 12 three-bedrooms units. Target sizes are 525 square feet for one-bedrooms; 752 square feet for two-bedroom units; and 910 square feet for three-bedroom units. Given the target of 34 one-bedroom units, which most likely are in the very low income level, this Housing Element assumes only 28 very low income units, 12 low income, and 40 moderate income. Affordable housing funding programs would likely require a larger portion of the units to be in the lower income level.

Rental amenities will include a community room, a children's play area of, a mail room, a manager's office, laundry room, and bicycle kitchen. The affordable rental housing apartments will have an approximate area of 60,800 square feet. There will be 1.25 surface level parking spaces per unit or 100 parking spaces.



The City obtained an EPA grant a few years ago to clean up the site from contaminants left from the oil company. Although the clean-up has been completed to allow non-residential development, additional clean-up is needed for residential construction. The Department of Toxic Substances Control is working with the environmental clean-up consultant to complete the clean-up for residential purposes. The developer is required to complete this work before actual development can commence. It is estimated a majority of the remediation will be complete in 12 to 18 months. Project completion is anticipated with remediation and project construction within 30 to 40 months, well within the timeframe of the Housing Element planning period.

**Table 4-2: Approved and Pipeline Projects**

Project	Zoning	Existing Use/ Conditions	Acres	Density	Type of Units	No. of Units	Income/ Affordability	Status
5953 Florence Ave	C4	Vacant parking lot	0.27	14.8	Condos	4	4 Above Mod	Plan Check
8000 Bell Gardens	R3	Vacant lot	2.17	22.1	Condos	48	48 Above Mod	Entitled
6430 Foster Bridge Blvd	R3	Parking lot	0.33	12.1	Condos	4	4 Above Mod	Under Construction
6231 & 6301 Eastern Avenue	MU	Chiropractor office, single-family home, & vacant commercial building Age: 1948 & 1949 FAR: 0.13 ILR: 0.06	0.68	23.5	Condos and Retail	16	16 Above Mod	Application Submitted
6515 Florence Place	R3	Single-family home Age: 1947 FAR: 0.12 ILR: 0.25	0.16	31.3	3 homes and 2 ADUs	5	3 Above Mod 2 Mod	Under Construction
APN 6330-017-052	R3	Vacant lot	0.30	16.7	Apts.	5	5 Mod	Application Submitted
5600-5636 Shull Street	R3	Vacant	4.20	21.9	80 Apts. 18 Twhns.	98	40 Lower 58 Moderate	Application Submitted
7604 Perry	R3	Home Age: 1930 FAR: 0.13	0.40	17.5	Apts	7	7 Mod	Under Construction
6907 Adamson	R3	Home Age: 1890 FAR: 0.10 ILR: 0.25	0.19	10.5	Apts	2	2 Mod	Under Construction



Project	Zoning	Existing Use/ Conditions	Acres	Density	Type of Units	No. of Units	Income/ Affordability	Status
6609 Foster Bridge	R3	Home Age: 1938 FAR: 0.18 ILR: 0.25	0.13	15.4	Apts	2	2 Mod	Under Construction
5822 Gage	R3	Market & kitchen Age: 1948 FAR: 0.15 ILR: 0.09	0.13	15.4	Apts	2	2 Mod	Permit Application
Total						193	75 Above Mod 78 Mod 40 Lower	

Source: City of Bell Gardens, April 2022.

Age = Year built of existing structures

FAR = Existing Floor Area Ratio

ILR = Improvement to Land Value Ratio

Note: Existing condition information (age, FAR, and ILR) on some project sites is not available as the County Assessor's Office has already updated the parcel to reflect the current status of the site with existing structures cleared for construction.

#### 4.1.3 Anticipated Accessory Dwelling Units (ADUs)

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen an increase in ADU activities in the community, increasing from just two permitted units in 2018, five permitted units in 2019, and five units permitted in 2020 (with another nine units approved). In 2021, the City has seen a significant increase in ADU submittals and have approved over 30 units to date (as of June 2021) with more anticipated. Based on this trend, the City anticipates permitting 60 ADUs in 2021.

The City is updating its Accessory Dwelling Unit (ADU) Ordinance to comply with recent changes in State law. The Planning Commission conducted a public hearing regarding the ADU Ordinance October 20, 2021. The City Council hearing was held on November 8, 2021 to adopt the ordinance. The new ADU ordinance is anticipated to take effect in January 2022. This Housing Element also includes a program to facilitate the development ADUs. For the purpose of RHNA credits, the City assumes five ADUs annually for a total of 40 ADUs over the eight-year planning period of the Housing Element. Following the SCAG Regional Accessory Dwelling Unit Affordability Analysis, the City assumed the affordability distribution for ADUs as shown in Table 4-3.



**Table 4-3: Projection of ADU Activities**

Income Level	# of Units	SCAG Affordability Distribution
Extremely Low Income (30% AMI)	6	15%
Very-Low Income (31-50% AMI)	1	2%
Low Income (51-80% AMI)	17	43%
Moderate Income (81-120% AMI)	2	6%
Above Moderate Income (>120% AMI)	14	34%
<b>TOTAL</b>	<b>40</b>	<b>100%</b>

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis 2021

#### **4.1.4 Remaining RHNA**

Based on entitled/approved and pipeline projects, as well as the projected ADUs, the City has met a portion of its 6<sup>th</sup> cycle RHNA already, with a remaining RHNA of 278 units, primarily in the above moderate income level.

**Table 4-4: Credits toward RHNA**

Income Category	RHNA	Approved/ Entitled/ Pipeline	ADUs	Remaining RHNA
Extremely Low (30% AMI) <sup>1</sup>	50	0	6	44
Very Low (50% AMI)	50	28	1	21
Low (80% AMI)	29	12	17	0
Moderate (120% AMI)	72	78	2	0
Above Moderate (>120% AMI)	302	75	14	213
<b>Total Units</b>	<b>503</b>	<b>193</b>	<b>40</b>	<b>278</b>

#### **4.1.5 Available Land for Housing**

##### **Affordability and Density**

State law establishes specific criteria for feasible sites to accommodate lower income RHNA. For a community with over 25,000 population, the default density is 30 units per acre and the site must be at least 0.5 acre. In Bell Gardens, the R-3 and Mixed Use (MU) zoning districts meet this default density requirement. The entitled townhome project at 8000 Bell Gardens yielded slightly above 22 units per acre, whereas another pipeline project in R-3 zone – 6515 Florence Place – reached the maximum density. Two other recently built projects also reached similar densities. The 12-unit project at 7601 Eastern Avenue was constructed at a



density of 21 units per acre and the 109-unit project at 5600 Shull Street reached 25.2 units per acre. While other pipeline R-3 projects in Table 4-2 are proposing at lower intensity, that is primarily due to developers' choice and product type rather than feasibility based on the City's development standards. The City's first mixed use project achieved 23.5 units plus 3,000 square feet of commercial use. Therefore, this achieved density of 22 units per acre is used to estimate future development potential on R-3 and MU properties. Furthermore, the mixed use project involves lot consolidation of three different existing uses. With limited vacant land remaining in the City, future residential development is anticipated to occur as recycling of similar existing uses.

For this sites inventory, only sites at or larger than 0.5 acre in size are used to meet the lower income RHNA. Detailed parcel-level data is available in the Appendix.

#### **Sites Previously Identified in 5<sup>th</sup> Cycle Housing Element**

The City of Bell Gardens has identified a neighborhood on the west side of the City as a good candidate for affordable and market-rate housing opportunities. The Gotham Street neighborhood is generally bounded by Bell Gardens Avenue on the west, Clara Street on the north, Eastern Avenue on the east, and Gotham Street on the south, and includes deep lots (more than 300 feet deep) that could be redeveloped for efficient housing with appropriate open space and sufficient parking. Currently, many of the properties are densely populated but underutilized from a land use perspective. There are also several vacant properties within this neighborhood that present excellent opportunities for housing development. Facilitating residential development in this neighborhood through recycling of underutilized properties and/or construction on vacant properties also has the potential to alleviate overcrowding issues. The City has identified the following two vacant properties within the Gotham Street neighborhood (Table 4-5).

**Table 4-5: Gotham Street Neighborhood – Vacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
5500 Quinn St. 6227-026-001	High Density Multiple Res.	R-3	Vacant	0.18	4	Above Moderate
6030 Gage Ave. 6330-017-052	High Density Multiple Res.	R-3	Vacant	0.26	6	Above Moderate



### **Sites Not Previously Identified in 5<sup>th</sup> Cycle Housing Element**

Additional opportunities are available in the City's R-3 and MU Overlay. One R-3 property on Fostoria Street that was recently available on sale. The property is only developed with an old single-family home and some warehousing use.

Significant opportunities exist in the City's MU Overlay (see Figure 3-1). The areas along Eastern Avenue (between Randolph Street and Lubec Street), Gage Avenue (between Long Beach Freeway and Darwell Avenue), and Eastern (between Clara Street and Quinn Street) are developed with antiquated commercial and manufacturing uses with occasional, nonconforming residential homes interspersed throughout these corridors. Typical uses include auto-related, restaurants, and retail with large surface parking lots. Many homes appear to be used for commercial/office uses. However, as a conservative estimate, unless commercial signs are displayed or the assessor data explicitly indicates the homes are used for nonresidential uses, these homes are included as existing residential units and therefore resulting in a lower net increase in units.

With the limited residential land available for development, high demand for housing, and the stagnant commercial real estate market, the City has not seen significant commercial development in recent years. As demonstrated by the City's first mixed use project, and other pipeline projects (5953 Florence, 6430 Foster Bridge, 6231/6301 Eastern, 5600-5636 Shull, and 5822 Gage) that are requesting a zone change from commercial to residential, uses such as parking lots, old office and retail uses, and nonconforming residential uses are being recycled into residential uses. Specifically, the mixed use project is recycling existing structures built in 1940s, with an existing FAR of less than 0.20. Another project at 5953 Florence Avenue, approved for four condominium units, is a parking lot located between old commercial uses. During the last three years, there have been no commercial development in the Mixed Use Overlay. Citywide no new commercial development was proposed and only one commercial development was finalized in the last few years and that is located in the Regional Commercial area.

The Mixed Use 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. Most properties have deferred maintenance or are blighted.

Several properties identified in the inventory have delinquent tax status and multiple properties are boarded up and vandalized. The age of these structures combined with the low improvement to land ratio, indicate deferred maintenance/lack of significant tenant improvements. Otherwise, reassessment would have occurred to result in a higher improvement to land ratio.

In identifying sites with potential for redevelopment with the MU Overlay, the following factors are used:

- Existing uses: The inventory includes primarily existing uses that are independent commercial (such as small offices, restaurants, auto-related, and retail uses), single family/duplex homes, or small religious facilities. These uses are similar to the uses that are being recycled in pipeline projects. Uses that would involve the strategic planning of corporations are not included in the inventory.
- Age of structure (at least 30 years old): Typically, a building older than 30 years require significant systems upgrade. Buildings older than 50 years are outdated and difficult physically and financially to modernize and to meet ADA requirements. The majority of the parcels in the sites inventory have structures that are similar in age to the two pipeline projects that are recycling commercial uses into residential uses (6231/6301 Eastern and 5822 Gage). (Only one parcel shows a 2014 year built but is actually a parking lot used for equipment storage, serving the business in the adjacent parcel.)
- Existing Floor Area Ratio (FAR): Most current development projects are still the intensification of single-family homes in R-3 neighborhoods into small duplex/triplex developments. The City is only beginning to see the recycling of commercial structures into residential uses. Logically, properties that are most marginally utilized such as parking lots or developed with small structures are targets for redevelopment due to low overall property values (as in 6231/6301 Eastern and 5822 Gage). However, vacant lots and parking lots are limited and diminishing. Future development will have to move on to properties that have slightly higher existing FAR



and improvement to land value ratio (ILR) but obsolete uses, such as an over abundance of general retail and auto related uses.

Parcels identified in the inventory are considered severely underutilized compared to the allowable FAR. A threshold of 0.50 is used, indicating redevelopment can yield 8 times as much building square footage on site, a significant intensification potential. Low existing FAR (averaging 0.29 across all identified parcels with a median value of only 0.26) compared to the allowable 4.0 would indicate a development of 8 to 16 times the size of existing structures on site would be possible with redevelopment. Only three properties identified had an existing FAR that exceeds 0.50. While these three properties show FARs over 1.0, the assessor data show inconsistent information as the uses are identified as parking and outdoor storage only. Furthermore, existing uses are primarily single-story development, while the MU designation allows 60 feet and four stories. Therefore, net yield ratios would make redevelopment financially attractive as the market demand for housing continues to outpace the demand for commercial or light industrial uses.

- Improvement to land value (ILR): In general, only parcels that have an ILR of less than 1.0, indicating the land is worth more than the improvements. However, ILR was reviewed for reference but NOT used as a key factor to include or exclude the parcel due to the low base values making the ratio misleading in some cases. For example, a handful of properties with ILR higher than 1.0 are included due to their location and existing uses (storage, parking, old residential units) that are appropriate to encourage lot consolidation. In most cases, a property that shows a higher ILR (more than 1.0), the entire property is assessed at less than \$400,000, below the average assessed value (\$423,150) of the properties included in the inventory. ILR is only considered collectively by groups of parcels that appear reasonable to be consolidated. ILR by parcel group is shown in Table 4-6.

The City's General Plan designates 88 acres of commercial uses as Mixed Use. The majority of these 88 acres are strip commercial and auto-related uses of similar characteristics as those identified in the sites inventory. However, the sites inventory includes only 11.95 acres of the MU land, or less than 15 percent of all MU land.



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.

Pursuant to BGMC section 9.12.030 Residential, multi-family and condominiums are permitted in the M-U (Mixed Use Residential/Commercial) zoning designation through approval of a Conditional Use Permit. Residential and commercial uses may exist in conjunction with one another or individually. The proposal of a residential multi-family project with or without a commercial use in a mixed-use zone will require approval from the Planning Commission through the public hearing process. The development standards for a residential multi-family project in a M-U zoning designation are set forth in BGMC section 9.12.040, Table 9.21B. As previously mentioned, the proposal of a residential condominium project with or without a commercial use in a mixed-use zone will require a conditional use permit. However, for a subdivision, a tentative tract map will also be required. Therefore, a residential condominium project in the M-U zoning designation will require recommendation from the Planning Commission for approval to the City Council. The development standards for a residential condominium project in a M-U zoning designation are set forth in BGMC section 9.20.140.

The City has initiated updating its Land Use Map for zoning consistency and anticipates mixed use developments to come through the pipeline as it will become more evident to developers the City's intent to promote the MU Overlay for future development. The City is in the process of researching to develop a development guideline for this matter to ensure successful utilization of this zone.



**Table 4-6: R-3 and MU Overlay – Nonvacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>R-3 Site</u> 5629 Fostoria St. 6227-030-026	High Density Multiple Res.	R-3	Single-family home and warehousing; site was recently on sale	0.42	9	9 Above Moderate
<u>MU Site #A</u> 6328003047 6328003052 6328003049 6328003048 6328003050 6328003051	MU	CM	Antiquated commercial uses with significant surface parking  Average ILR – 0.23 Average Year Built – 1952 Average FAR – 0.32	0.34 0.34 0.17 0.17 0.17 0.17	30	10 Moderate 20 Above Moderate
<u>MU Site #B</u> 6330014032 6330014033 6330014035	MU	CM	Old retail stores and services (e.g., laundromat and dry cleaner) with large surface parking, donut shop, barbershop, etc.  Average ILR – 0.57 Average Year Built – 1960 Average FAR – 0.30	0.70 0.07 0.17	18	10 Moderate 8 Above Moderate
<u>MU Site #C</u> 6328002067 6328002068 6328002066 6328002069 6328002065 6328002075 6328002074 6328002070 6328002072	MU	CM	Antiquated commercial uses with significant surface parking  Average ILR – 0.64 Average Year Built – 1958 Average FAR – 0.31	0.13 0.13 0.13 0.13 0.12 0.35 0.38 0.14 0.36	39	10 Moderate 29 Above Moderate
<u>MU Site #D</u> 6328003035 6328003034 6328003036	MU	CM	Mostly auto-related uses such as repair and equipment rental  Average ILR – 0.86 Average Year Built – 1968 Average FAR – 0.48	0.16 0.32 0.21	16	16 Above Moderate
<u>MU Site #E</u> 6328004045 6328004046 6328004048 6328004047 6328004049	MU	CM	Mostly auto-related uses and corner market (liquor store)  Average ILR – 1.06 Average Year Built – 1962 Average FAR – 0.30	0.26 0.25 0.21 0.25 0.05	17	17 Above Moderate



**Table 4-6: R-3 and MU Overlay – Nonvacant Sites**

Address/ APN	GP	Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>MU Site #F</u> 6330015024 6330015025 6330015026 6330015023 6330015050 6330015051	MU	CM	A variety of old retail (such as liquor store and corner market), auto, and restaurant uses (one is closed).  Average ILR – 0.99 Average Year Built – 1953 Average FAR – 0.22	0.25 0.18 0.12 0.25 0.26 0.27	31	10 Moderate 19 Above Moderate
<u>MU Site #G</u> 6227018002 6227019008 6227018003 6227018005 6227019007 6227018004 6227018006 6227019020 6227018001 6227019019	MU	CM	A variety of old commercial uses, such as auto-related, laundromat, corner market, and services  Average ILR – 0.84 Average Year Built – 1949 Average FAR – 0.32	0.15 0.12 0.15 0.06 0.12 0.08 0.20 0.29 0.15 0.33	33	9 Moderate 24 Above Moderate
<u>MU Site #H</u> 6227016026 6227016005 6227016004 6227016003 6227016002	MU	CM	Two small restaurants with large surface parking  Average ILR – 0.34 Average Year Built – 1956 Average FAR – 0.14	0.33 0.12 0.12 0.12 0.12	19	19 Above Moderate
<u>MU Site #I</u> 6328003053 6328003040 6328003041 6328003042 6328003043	MU	CM	A mix of auto-related, office, and laundromat uses, and a small Christian ministries  Average ILR – 0.61 Average Year Built – 1954 Average FAR – 0.30	0.39 0.17 0.17 0.34 0.14	27	27 Above Moderate
<u>MU Site #J</u> 6328004027 6328004028 6328004029 6328004030 6328004031	MU	CM	A mix of old industrial and auto-related uses, with two dilapidated homes  Average ILR – 1.17 Average Year Built – 1952 Average FAR – 0.19	0.15 0.13 0.27 0.26 0.26	18	18 Above Moderate

ILR = Improvement to Land Ratio; FAR = Floor Area Ratio



### Additional Sites Identified for Rezoning

The City also identified two properties for rezoning properties that are appropriate for rezoning for residential uses. Rezone Site #1 is comprised of two parcels and virtually vacant with a small 600-square-foot boarded up home on a 2.8-acre lot. The City has received multiple inquiries this site for residential development. With one particular outreach from Brilliant Corners to potentially develop a mixed use project of very low income housing and offices. While this site is slated for rezoning to R-3, the City is open to the MU zoning due to developer interest.

Rezone Site #2 is comprised of five parcels, totaling 5.36 acres. Four of the five parcels are vacant (3.96 acres). The remaining parcel is used for light manufacturing with an existing FAR of about 0.10.

**Table 4-7: Sites Identified for Rezoning**

Address/ APN	Current GP/Zoning	Proposed Zoning	Existing Use	Acres	Potential Units	Income/ Affordability
<u>Rezone Site #1</u> 6262 Gage Ave. 6330-018-075	C-3 and R-3	R-3	Mostly vacant site with split zoning; site has a boarded up home	2.80	62	Lower
<u>Rezone Site #2</u> 6358-019-005 (Vacant – No Address)  6863 Florence Pl 6358-019-006 (Vacant)  6814 Suva St 6358-019-026 (Small building)  6358-019-027 (Vacant – No Address)  6845 Florence Pl 6348-019-028 (Vacant)	M-1	R-3	This site is comprised of three parcels, two of which are vacant. One parcel has a 6,545-square-foot building on a 1.4-acre lot (or an existing FAR of only 0.11). The building was constructed in 1979	5.36	118	Lower



### Summary of RHNA Strategies

All the sites identified in the sites inventory meet the default density of 30 units per acre. However, most sites are located in the MU Overlay where the City is only beginning to see interest in redevelopment. Given that these 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 33 percent. Furthermore, the City will be fulfilling 100 percent of its remaining lower income RHNA on the vacant sites.

**Table 4-8: Summary of RHNA Strategies**

	Extremely Low/ Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>100</b>	<b>29</b>	<b>72</b>	<b>302</b>	<b>503</b>
Entitled/Approved/Pipeline Projects	28	12	78	75	193
Projected ADUs	7	17	2	14	40
<b>Remaining RHNA</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>213</b>	<b>278</b>
5 <sup>th</sup> Cycle Reuse Sites - Gotham Street Vacant Sites		0	0	10	10
6 <sup>th</sup> Cycle New Sites		0	49	206	255
<i>R-3 Site</i>		0	0	9	9
<i>Mixed Use Sites</i>		0	49	197	246
<b>Existing Capacity</b>	<b>0</b>	<b>49</b>	<b>216</b>	<b>265</b>	
Shortfall	(65)	0	0	0	(65)
Additional Rezone Sites		180	0	0	180
Surplus/(Shortfall)		115	49	3	167

#### **4.1.6 Availability of Infrastructure and Services**

The sites identified above are infill sites within fully developed neighborhoods. Existing infrastructure and services are available to serve residential development on the sites, as envisioned by the General Plan. Some infrastructure may be aging and require replacement or improvements. However, such improvements are not unique constraints that may impede residential development.

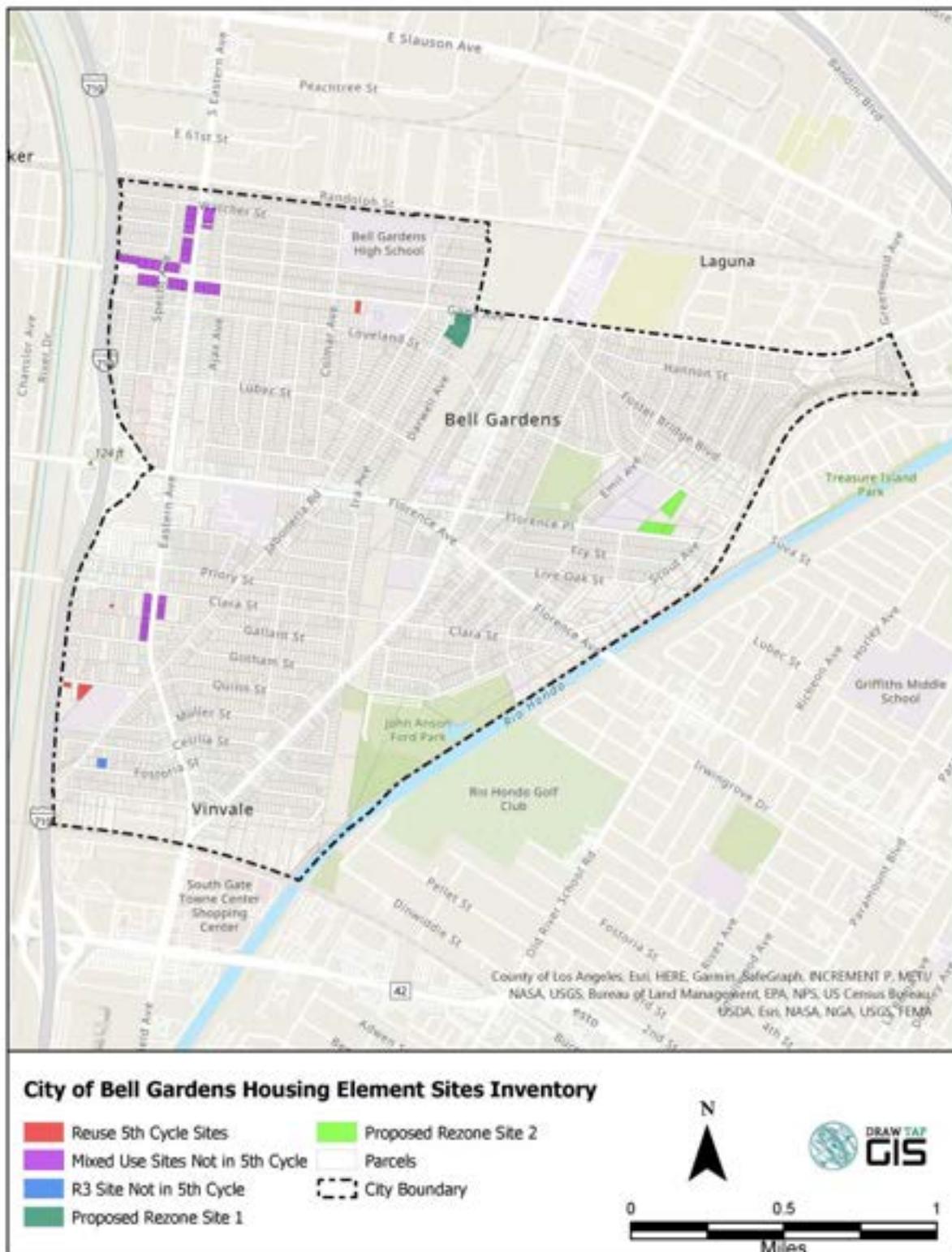


#### **4.1.7 Availability of Water Supply and Sewage Capacity**

Existing water delivery and wastewater collection infrastructure is available to all properties identified above and the City has adequate water supply and wastewater treatment capacity to accommodate the required 2021-2029 RHNA units.



Figure 4-1: Sites Inventory for RHNA





## 4.2 Financial Resources

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The costs associated with the maintenance, preservation, and development of affordable housing, especially for the lowest income households, have continued to increase in recent years. With income rising at a much slower pace than development costs, the level of required subsidies deepens.

### 4.2.1 CalHome Grant

The City received a \$3.45 million CalHome Grant from the California Department of Housing and Community Development (HCD) in 2020 and again a \$4.65 million Cal Home Grant in 2021 for first-time homebuyer mortgage assistance and owner-occupied home rehabilitation.

### 4.2.2 Community Development Block Grants (CDBG)

The federally funded Community Development Block Grants (CDBG) is one of the most important resources for housing and community development activities. CDBG funds can be used for a variety of activities, including housing rehabilitation, supportive services, and public facilities and infrastructure improvements.

The City of Bell Gardens participates in the CDBG program through the County of Los Angeles. With a population less than 50,000, Bell Gardens is not eligible to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). However, through Los Angeles County, the City receives an annual CDBG allocation of approximately \$650,000. The City uses CDBG funds to make public improvements, provide a variety of supportive services, and perform housing code enforcement activities.

### 4.2.3 Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40



percent affordable to those at 60 percent of AMI. The tax credit is typically sold to large investors at a syndication value. Park View Terrace in Bell Gardens was developed in part with LIHTC.

### **8.2.5 SB2 and LEAP Grant Funds**

In 2017, Governor Brown signed a \$15 billion housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate. The first year the state administered Planning Grants known as SB2 Grants, and the following year a second grant program, Local Early Action Planning, or LEAP grants, was made available to cities. Bell Gardens applied for and obtained funding for both of these grant opportunities.

#### ***SB 2 Grant***

On October 14, 2019, the City of Bell Gardens applied for \$160,000 in SB2 grant funding for the completion of three projects. The projects include the following:

- Project 1 – Update to the Housing Element for the Next Cycle due in 2021.
- Project 2 - General Plan Annual Report and New Sustainability Element.

Projects under the SB2 Grant must be completed prior to September 2023.

#### ***LEAP Grant***

On June 30, 2020, the City of Bell Gardens applied for \$150,000 in LEAP grant funding. These funds in combination with SB2 Grant funding provide the means to complete the Housing Element and one of the other remaining six elements that make up the General Plan.

Projects under the LEAP Grant must be completed prior to December 31, 2023.



### 8.2.6 Home Ownership Program (HOP)

**Home Ownership Program HOP** - HOP is financed with HOME funds provided through the U.S. Department of Housing and Urban Development (HUD) and is subject to the applicable federal regulations. Designed to meet the needs of low-income families, HOP provides loans of up to 20 percent of the purchase price for down payment and closing costs assistance, not to exceed \$75,000. Each loan is a second Trust Deed loan, provided at 0 percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities participating in the Community Development Block Grant (CDBG) Urban County Program.

## 8.3 Administrative Capacity

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Affordable housing developers have access to a range of funding resources for the construction and acquisition/rehabilitation of affordable housing, including the preservation of existing affordable housing at risk of converting to market-rate housing.

### 8.3.1 Nonprofit Housing Developers

The City of Bell Gardens partners with a number of nonprofit housing developers to provide affordable housing opportunities. These organizations can assist the City in the construction, acquisition/ rehabilitation, and preservation of affordable housing, including housing that is at risk of converting to market rate:

- **Nehemiah West:** The City partnered with Nehemiah West in the development of Viñas Las Campanas, a 126-condominium project for low and moderate income households.
- **Habitat for Humanity:** The City has partnered with Habitat for Humanity to provide four owner occupied affordable housing units for very low income families using redevelopment funds.
- **UDI Development:** The City partnered with UDI Development Company to provide the development of 14



detached residential dwelling units. This in-fill housing development provided home ownership opportunities to low and moderate income households in the City.

- **Vista Del Rio, LLC:** The City partnered with Telacu Affordable Housing, Inc., Breamar Urban Ventures and The Lee Group, Inc to develop the Vista Del Rio project. This development provided 53 single-family residential housing units located at 6343 Greenwood Avenue. Of the 53 units constructed, 27 units were deed restricted for low and moderate income first time home buyers in the City.
- **Clara Vista Homes:** The City partnered with Mayan Development, Inc. to provide the development of single-family residential dwelling units. This in-fill housing development provides home ownership opportunities for low and moderate income households in the City.
- **National CORE** (includes the former Southern California Housing Development Corporation): The City partnered with National CORE to develop the 72-unit Park View Terrace Senior Apartments with Low Income Housing Tax Credits (LIHTC) and redevelopment funds.
- **Abode Communities:** The City partnered with Abode Communities, formerly the Los Angeles Community Design Center, and developed a 65-unit affordable senior apartment project, Terra Bella Senior Apartments. This project provides service-enhanced affordable housing for lower income households.

### 8.3.2 Other Public Agencies

In addition to the nonprofit developers identified above, the Los Angeles County Community Development Authority (LACDA) administrative capacity to the City of Bell Gardens. LACDA administers the Mortgage Credit Certificates (MCC), CDBG, and the Housing Choice Vouchers for the City.



## 8.4 Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

### 8.4.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally, requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

### 8.6.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP).



LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

### 8.6.3 Southern California Edison (SCE) and Southern California Gas Company Energy Efficiency Programs

Southern California Edison (SCE) and the Southern California Gas Company offer energy conservation programs to residents of Rolling Hills Estates including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances. Direct assistance to low-income households is provided by the Gas Company through the California Alternate Rates for Energy (CARE) Program and by SCE through its Energy Management Assistance Program.

Both companies have programs to encourage energy conservation in new construction. SCE's energy rebate program applies to residential developers as well as individual customers. SCE also offers an Energy STAR new home program, and Sustainable Communities Program offering design assistance and financial incentives for sustainable housing development projects. The Gas Company's Energy Advanced Home Program is offered to residential developers who install energy-efficient gas appliances that exceed California energy standards by at least 15%.

LEED® for Existing Buildings	
Total Possible Points**	110*
Sustainable Sites	26
Water Efficiency	14
Energy & Atmosphere	35
Materials & Resources	10
Indoor Environmental Quality	15

\* Out of a possible 100 points + 10 bonus points

\*\* Certified 40+ points, Silver 50+ points,  
Gold 60+ points, Platinum 80+ points

Innovation in Operations	6
Regional Priority	4

### 8.6.4 Building and Site Design Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple negative impacts on the environment. A rise in environmental consciousness has led to the development of various building and site designs that promote conservation. This includes site design standards associated with the orientation of the building, installation of solar panels, and so forth.

In the State of California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at state-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions



have taken this certification as an opportunity to further promote a green building program.

### **LEED Certification**

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

There are four levels of progressive certification, based on the total number of points earned within each of the LEED categories noted above, as follows: Certified; Silver; Gold; and Platinum.

A total of six performance measures are utilized to review and promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design

While this is a relatively new concept and certification process, the City has several participants in the LEED program, including an affordable senior housing project. It is the developer's goal to generate enough energy to power all common areas including the community center and all hallways.

It is the City's intent to facilitate the permitting process for commercial and residential property owners wishing to pursue a LEED certification.

### **Glazing**

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct



sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

### **Landscaping**

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Time clocks with multiple stations can offer options for varying water needs.

### **Building Design**

There are several variables in the design of a building that impacts the energy efficiency of the structure. The building orientation, placement and specification on windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of over-head structures such as eaves, arbors, and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

### **Cooling/Heating Systems**

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house



fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

### **Weatherization Techniques**

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

### **Efficient Use of Appliances**

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways which increase their energy efficiency. Elimination of unnecessary appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum.

### **Efficient Use of Lighting**

Costs of lighting a home can be reduced through the purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

### **Load Management**

The time and day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation.



Therefore, reduction use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.



## 9 Housing Plan

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Previous sections of the Housing Element established the housing needs, constraints, opportunities and resources in the City of Bell Gardens. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Bell Gardens' identified housing needs:

- **Goals** are the results that the City desires to achieve over the housing planning period. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for City policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision makers and others who will initiate or review new development projects or seek to provide housing-related services in Bell Gardens. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed under "programs" below.
- **Programs** are the core of the City's housing strategy. Programs translate goals and policies into actions. These include on-going programs, procedural changes, Zoning Code changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the responsible agency, funding source, timeframe for implementation, and specific objectives.

### 9.1 Housing Goals and Policies

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#### 9.1.1 Conserve and Improve the Condition of the Existing Affordable Housing Stock.

Housing and neighborhood conservation are important to maintaining and improving quality of life. While the majority of housing in Bell Gardens is in fair condition, some units show signs of deterioration. Efforts to improve and revitalize housing must address existing conditions, but also focus on encouraging preventive efforts to ensure that housing stock quality is



maintained. The policies listed below address the issue of housing and neighborhood conservation.

### **Goal 1: Housing Preservation**

Provide and preserve decent housing within a satisfying living environment for households of all socioeconomic backgrounds.

#### **Policies**

- 1.1: Promote the rehabilitation of substandard housing units including single-family, multi-family, and mobile homes.
- 1.2: Encourage the maintenance and repair of existing owner-occupied and rental housing units to prevent deterioration.
- 1.3: Provide and maintain a high level of public facilities and services in all areas of the City.
- 1.4: Investigate and pursue programs and funding sources available to assist in the improvement of residential properties.
- 1.5: Encourage private and public investments to alleviate neighborhood deterioration.

#### **9.1.2 Assist in the Development of Housing for those with Limited Incomes or Special Needs.**

Providing affordable and accessible housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing.

### **Goal 2: Affordable and Special Needs Housing Opportunities**

Promote and encourage the provision of decent and affordable housing for all socioeconomic segments of Bell Gardens residents.



## Policies

- 2.1: Encourage new housing construction for homeownership in a mixture of price ranges and housing types.
- 2.2: Continue to pursue and utilize federal and state assistance for the provision of affordable housing, including extremely low income households and those with special needs.

### **9.1.3 Identify Adequate Residential Sites**

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes, and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Bell Gardens General Plan and Zoning Code establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development.

#### **Goal 3: Identification of Adequate Sites**

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Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure to accommodate the City's share of the regional housing need.

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## Policies

- 3.1: Maintain an up-to-date residential sites inventory and provide to interested developers with information on available development incentives.
- 3.2: Continue to pursue federal and state funds designed to facilitate land acquisition.



- 3.3: Encourage the recycling of underutilized residential and mixed use parcels where such recycling is consistent with established land use plans.
- 3.4: Ensure that all residential areas are provided with adequate public facilities and services.
- 3.5: Promote mixed-use development and accessory dwelling units (ADUs) to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.
- 3.6: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density townhomes, and higher-density apartments, condominiums, and units in mixed-use development.

#### **9.1.4 Address and Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing.**

Market factors and government regulations can significantly impact the production and affordability of housing. Although market conditions are often beyond the direct influence of any jurisdiction, efforts can be directed at ensuring the reasonableness of land use controls, development standards, permit-processing, fees and exactions, and governmental requirements to encourage housing production.

##### **Goal 4: Removal of Governmental Constraints**

Continue to explore and implement strategies designed to remove unnecessary governmental constraints to the maintenance, improvement and development of housing.

##### **Policies**

- 4.1: Periodically review the City's regulations, ordinances, fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.
- 4.2: Maintain lower fees for qualifying projects to encourage construction of affordable housing.



- 4.3: Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.
- 4.4: Provide for streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- 4.5: Support infill development at suitable locations and provide, where appropriate, incentives to facilitate their development.

### **9.1.5 Affirmatively Furthering Fair Housing**

The City seeks to expand the range of housing opportunities provided in Bell Gardens, including housing for seniors on fixed incomes, lower and moderate income residents (including extremely low income households), the disabled, large families, female-headed households with children, and the homeless. In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents whether through mediating disputes, investigating bona fide complaints of discrimination, or through the provision of education services. The provision of fair housing services is an important tool to ensure fair and equal access to housing. Implementation of place-based strategies to address equal access to resources is also a theme of the affirmatively furthering fair housing goal. The following policies are designed to continue implementation of applicable fair housing laws.

#### **Goal 5: Affirmatively Furthering Fair Housing**

Ensure that all residents have equal housing opportunities, regardless of their special characteristics as protected under State and Federal fair housing laws.

#### **Policies**

- 5.1: Affirmatively further fair housing and promote equal housing opportunities for persons of all socioeconomic segments of the community.



- 5.2: Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals and families, and the disabled.
- 5.3: Encourage the provision of housing to meet the needs of families of all sizes.
- 5.4: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.
- 5.5: Provide increased outreach and education for the broader community of residents, residential property owners and operators, regarding fair housing practices and requirements, especially through non-traditional media.
- 5.6: Promote increased enforcement of fair housing laws.

## **9.2 Housing Programs and Implementation Measures**

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The goals and policies outlined in the prior section address Bell Gardens' identified housing needs and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies with the eight-year (2021-2029) planning period. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation and Improvement
- Housing Assistance
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

This section describes the programs that Bell Gardens will implement to address these areas. The housing programs described as follows contain existing, modified, and new programs needed to address the housing needs identified in Sections 2 through 4. Below is a summary of each program, the eight-year



quantified objective, the proposed funding source, and the agency responsible for implementing the program.

### **5.2.1 Preserve and Improve Existing Housing**

Conserving and improving the housing stock is an important goal for the City of Bell Gardens. Approximately 80 percent of housing units in Bell Gardens were constructed prior to 1990 and are therefore more likely to have rehabilitation needs than newer housing units. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. Programs to monitor, preserve, and improve the existing supply of affordable housing can also help accomplish the City's goal to build stronger and more vibrant residential neighborhoods

#### **Program 1: Code Enforcement and Community Preservation Activities**

The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated.

The Code Enforcement program is divided into two separate programs:

- Property Maintenance Program – This program focuses on nuisance abatement and the City's landscaping codes.
- Housing Rehabilitation Code Enforcement Program – This program focuses on housing conditions and building/housing code corrections.

The Code Enforcement Officers work with Community Development staff to educate residents and provide referrals to the City's housing programs in cases where the property owner/tenant might benefit from the available housing improvement programs.

**Responsible Agency:** Community Development



**Financing:** CDBG and General Fund

**Actions and Timeframe:**

- To encourage the conservation and maintenance of existing units in compliance with building code, zoning and environmental standards, on an annual basis the City will provide public educational information on their social media sites about property maintenance requirements. Information on common code violations will be provided at the public counter, on the City's website, and periodically in the City newsletter. The City will emphasize improvement efforts in the three census tracts that are considered areas of high segregation and poverty: 5341.01, 5342.01, 5342.02.
- Ongoing implementation and annual monitoring throughout the planning period.

**Qualified Objectives:** One annual educational campaign about maintenance requirements on social media. Address substandard housing conditions for ten units annually.

**Program 2: Preservation of Affordable Housing**

One project, the 74-unit Westminster Court senior housing, is considered at risk of converting to market-rate housing due to the potential expiration of its Section 8 contract. The City will work to preserve the affordability of the project.

**Responsible Agency:** LACDA and Community Development

**Financing:** HUD

**Actions and Timeframe:**

- Monitor the status of Westminster Court by maintaining contact with the property owner and operator. Contact property owner by 2024 (three years before potential conversion) to gain understanding of the owner's intent.
- If owner intents to opt out of affordable housing, research State and federal funds available for preservation of at-risk housing and support funding application by the property owner to maintain affordability.
- Annually, outreach to interested affordable housing providers to preserve and maintain affordability of the units at risk.



- In the event of conversion to market-rate housing, ensure the property owner provides proper notifications to tenants. New State law requires noticing tenants at least three years before the intent to opt out of affordable housing, with follow-up noticing one-year and six-month prior to conversion.
- Educate tenants on resources available for assistance.

**Qualified Objectives:** Work to preserve all 74 affordable units at Westminster Court.

### **5.2.2 Assist in the Provision of Affordable Housing**

The City seeks to assist the real estate market provide decent housing and a suitable living environment for all Bell Gardens residents. The following programs provide assistance to developers of new affordable housing development or expand housing choices for income qualified residents of Bell Gardens.

#### **Program 3: Housing Choice Vouchers (Section 8)**

The Los Angeles County Development Authority (LACDA) administers the Section 8 Program on behalf of the City of Bell Gardens. The Section 8 Program extends rental subsidies to very low income households (50% AMI), including families, seniors, and persons with disabilities. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost.

**Responsible Agency:** LACDA

**Financing:** HUD Section 8 allocation

**Actions and Timeframe:**

- Continue to promote the Housing Choice Voucher to residents and property owners through dissemination of brochures and public counters, providing information on the City's website, and referring residents and property owners to LACDA. Increase outreach to residents in the three census tracts that are considered areas of high segregation and poverty: 5341.01, 5342.01, 5342.02.



- Add LACDA programs to the City's Affordable Housing Opportunity webpage by the end of 2021.
- By 2022, work with LACDA and its fair housing contractor to promote acceptance of Housing Choice Vouchers through outreach and education to renters and rental property managers. Specifically, California legislature passed SB 329 in 2019, which redefines source of income as "lawful, verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state or local public assistance, and federal, state, or local housing subsidies, including, but not limited to, federal housing assistance vouchers issued under Section 8 of the United States Housing Act of 1937." SB 222 passed in 2019 also extends the same protection to VASH (Veterans Affairs Supportive Housing) voucher recipients.
- By 2022, include Source of Income protection materials from LACDA's fair housing service contractor in ADU application/ promotion materials.

**Qualified Objectives:** Annually promote the use of Housing Choice Vouchers by providing informational materials to rental property managers.

#### Program 4: Affordable Housing Development

Lower income (including those with extremely low income) and special needs populations have more difficulty obtaining affordable housing. Special needs groups include the elderly, disabled (including developmentally disabled), large households, female-headed households, and homeless. To encourage and facilitate affordable housing development in Bell Gardens, the City will provide the following incentives to private developers, along with information regarding the availability of funding, through federal and state housing assistance:

- Provide technical assistance to developers regarding City R-3 zoning and Mixed Use Overlay, and density bonus incentives.
- Encourage the use of density bonus to facilitate affordable housing development.



- As needed to enhance project feasibility, provide relaxed development standards for development projects that include an affordable housing component.
- Provide letters of support for funding applications by developers.

**Responsible Agency:** Community Development

**Financing:** General Fund

**Actions & Timeframe:**

- Outreach to affordable housing developers annually to explore opportunities for affordable housing. Outreach should include developers with experience in development projects that include units affordable to extremely low income households and households with special needs and development of housing areas of high segregation and poverty: 5341.01, 5342.01, 5342.02.
- Continue to provide regulatory and technical assistance to affordable housing developers.
- Annually explore various sources (e.g., HCD and HUD) for funding opportunities, including those available for housing for extremely low income and special needs households.
- Apply for, or support, applications for affordable housing funds, for projects or programs that are consistent with the goals and objectives of the Housing Element.

**Qualified Objectives:** Expand affordable housing inventory by 129 units over eight years.

**Program 5: Homebuyer/Homeowner Assistance Programs**

The City received a \$3.45 million CalHome Grant from the California Department of Housing and Community Development (HCD) in 2020 and again a \$4.65 million Cal Home Grant in 2021 for first-time homebuyer mortgage assistance and owner-occupied home rehabilitation. The CalHome Program is intended to assist individual first-time home buyers through deferred payment loans for Down Payment assistance, owner-occupied home rehabilitation, assistance to create Accessory Dwelling Units (ADUs), homebuyer counseling, technical assistance for self-help housing projects, and/or technical assistance for shared housing programs that provide direct match services. The City has five years to use the grants. Thus far, more than 100 inquiries have



been made and 29 applications have been received. Four recipients have been awarded the grant and several others are pending.

**Responsible Agency:** Community Development

**Financing:** CalHome

**Actions & Timeframe:**

- Promote the CalHome program on City website and marketing flyers at public counters citywide.

**Qualified Objectives:** By 2026, assist 400 households throughout the City.

### 5.2.3 Identify Adequate Residential Sites

#### Program 6: Adequate Sites for Lower Income RHNA

Bell Gardens is a near built out community. Recent and future residential development relies primarily on the redevelopment of nonvacant properties, specifically in R-3 areas and where mixed use development is permitted. Based on current zoning, projected ADUs, and entitled/approved/pipeline projects, the City has a shortfall of 65 lower income units. The City has identified two areas for rezoning to R3 to meet this shortfall (see Table 4-7: Sites Identified for Rezoning). Projects on reuse and rezone sites are subject to by-right approval if the projects set aside 20% of the units as lower income housing.

State law (AB 1397) also requires that when development occurs on nonvacant sites with existing residential units, that as a condition of project approval, the project must replace the existing units on site that were deed-restricted or occupied by lower income households.

To facilitate affordable housing, the City will offer the following incentives:

- State density bonus.
- Reduced parking standards as a concession. Specifically, work with the developer to determine a percentage of stalls that may be allocated to compact car sizing. (Current City standard is 9' x 20' per stall. Work with developer to determine compact sizes such as 8'6" x 17'.)
- Expedited and priority review for low income housing projects.



- Option to defer fees for units that are affordable to lower income households.
- Letter of support for funding application.

In addition, the City has retained the service of a professional grant writer to access affordable housing funds available from State and Federal programs. Specifically, the City is interested in pursuing funding for multi-family affordable housing, housing for special needs populations such as military personnel and veterans. If awarded, the City will make these funds available to affordable housing developers and seek development opportunities throughout the City.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- By October 15, 2022, rezone at least three acres of land to R3 meeting the following requirements to accommodate the City's shortfall of 65 units in lower income RHNA:
  - Minimum density is at least 20 units per acre
  - Maximum density is at least 30 units per acre
  - Sites will permit rental and ownership housing and each site is adequate to accommodate at least 16 units to accommodate a total shortfall of 65 lower income units.

Rezoning of 5600-5636 Shull Street for pipeline project will be conducted as part of the project application anticipated in 2022. This project expects to be completed with 30 to 40 months, including site remediation and construction.

- Pursuant to State law (AB 1397), amend the Zoning Ordinance in 2022 to provide by-right approval for projects that set-aside 20 percent of the units affordable to lower income households if the projects are located on:
  - Reuse sites from the 5<sup>th</sup> cycle Housing Element (Table 4-5: Gotham Street Neighborhood – Vacant Sites).
  - Rezone sites for the 6<sup>th</sup> cycle lower income RHNA (Table 4-7: Sites Identified for Rezoning) and 5600-5636 Shull Street.
- Pursuant to State law (AB 1397), amend the Zoning Code to require the replacement of existing affordable units or units occupied by lower income households on sites identified for the City's lower income RHNA.



- Provide information on available sites and development incentives to interested developers and property owners on City website.
- Beginning in 2022 and annually thereafter, utilize the service of a professional grant writer to pursue affordable housing funds and development opportunities throughout the City.

**Qualified Objectives:** Provide adequate sites to accommodate the City's remaining RHNA allocation of 65 very low income units.

**Program 7: Adequate Sites for Moderate and Above Moderate Income RHNA**

Bell Gardens anticipates fulfilling the majority of its moderate and above moderate income RHNA with its Mixed Use zoning. While the Mixed Use zone is established in the Zoning Code, it references to the R-3 zone for development standards.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- By the October 15, 2022, amend the Zoning Code to include development standards to implement the Mixed Use Overlay. Specifically, establish appropriate parking standards to facilitate mixed use development.
- By early 2023, develop a development guideline to ensure successful utilization of the Mixed Use zone.
- Beginning in 2023, engage the Economic Development division to work with the development community, providing assistance in locating properties and coordinating between private sellers in an attempt to attract mixed use and residential development. Work with the Gateway Cities Council of Government Economic Development Working Group and Chamber of Commerce to attract mixed use development.
- Provide information on available sites and development incentives to interested developers and property owners on City website.

**Qualified Objectives:** Provide adequate sites to accommodate the City's moderate and above moderate income RHNA allocation of



374 units (72 moderate income and 302 above moderate income units).

### **Program 8: Monitoring of No Net Loss**

Pursuant to SB 166, the City must monitor its remaining sites capacity as development occurs to ensure continued ability to meet the full RHNA during the eight-year planning period. Given the City's small size, Bell Gardens is able to monitor the status of potential sites and will continue to provide sites information to interested developers. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- Pursuant to State law (SB 166), develop a procedure in 2022 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category throughout the eight-year planning period.

**Qualified Objectives:** Monitor the City sites capacity to ensure continued ability to meet its full RHNA of 503 units by all income levels.

### **Program 9: Lot Consolidation**

Consolidation of small lots allows a development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-use and multi-family developments, particularly for affordable housing by:



- Maintaining an inventory of sites on the City's website.
- Assisting developers in identification of parcels with lot consolidation potential.
- Continuing to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- Identify appropriate tools and incentives to facilitate lot consolidation, especially in Mixed Use area, in 2022.
- Monitor the trend of lot consolidation in 2024 to ensure tools and incentives are adequate and appropriate to facilitate development of small lots, and adjust incentives or utilize other mechanisms as appropriate.

**Qualified Objectives:** Not applicable.

**Program 10: Density Bonus Ordinance**

The State has recently passed several bills that change the State Density Bonus law. These include:

- AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- AB 2345 (Increase Maximum Allowable Density) - Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.

**Responsible Agency:** Community Development

**Financing:** None Required

**Actions & Timeframe:**

- Revise the Zoning Code to update density bonus provisions consistent with State law in 2022.
- Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus



provisions to maximize feasibility and meet local housing needs.

**Qualified Objectives:** Not applicable.

### **Program 11: Accessory Dwelling Units**

Accessory Dwelling Units (ADU) represent an important affordable housing option to lower- and moderate-income households. The State has passed multiple bills in recent years to remove constraints to the development ADUs (including AB 587, AB 671, AB 68, and SB 13, among others). The City has updated its ADU ordinance in 2017 to comply with State law, and has created user friendly ADU handouts detailing the process, sample site and floor plans, and development standards. However, additional revisions are necessary to comply with recent changes to ADU requirements. The new ADU ordinance to comply with State law is anticipated to be considered by the City Council on November 8, 2021 with the ordinance being effective in early 2022.

**Responsible Agency:** Community Development

**Financing:** CalHome Fund

**Actions & Timeframe:**

- Amend Zoning Code in 2021 to comply with new State law on ADU provisions.
- By the end of 2022, review and update informational handouts as needed to ensure clarity and ease of use, and market the materials throughout the City.
- Develop additional incentives and tools to facilitate ADU construction by the end of 2022. Incentives may include, but at not limited to, expedited review, pre-approved plans, or website information on resources and technical assistance.
- Promote the availability of CalHome funds to assist households in construction of ADUs throughout the City (see Program 5).
- Monitor the ADU development trend annually to ensure production is in line with the estimate presented in the Housing Element. If production falls short of estimate by 2025, reassess the City's sites inventory for RHNA and ensure adequate capacity remains to accommodate the City's RHNA for all income levels, and explore additional incentives for ADU construction. Within six months, adjust



the City's incentives or tools to facilitate ADU production and/or identify additional sites to ensure the City's continued ability in meeting the RHNA.

**Qualified Objectives:** Facilitate the construction of 40 ADUs over eight years.

#### 5.2.4 Address and Remove Governmental Constraints

##### Program 12: Housing for Special Needs

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Code. These include:

- **Low Barrier Navigation Centers (AB 101):** AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.
- **Emergency and Transitional Housing (AB 139):** Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff only, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s Zoning Code includes specific parking requirements for emergency shelters that are not consistent with AB 139. The City’s separation requirement for emergency shelters is not consistent with State law, which allows a maximum of 300 feet from another shelter only. No other separation requirement is permitted under State law. The City will amend the Zoning Code to comply with State law.
- **Supportive Housing (AB 2162):** AB 2162 requires supportive housing projects of 50 units or fewer to be



permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within  $\frac{1}{2}$  mile of a public transit stop.

- **Employee Housing:** Pursuant to the Employee Housing Act, employee housing for six or fewer persons should be treated as a single-family residential use to be similarly permitted as single-family homes in the same zone.
- **Residential Care for Seven or More Persons:** Currently, the City does not allow such facilities in R-1 or R-2 zones. This is determined by the State as a potential constraint to housing for persons with disabilities. The City will revise the Zoning Code to mitigate this constraint by regulating residential care for seven or more persons as a residential use to be permitted or conditionally permitted in all residential zones. Where a CUP process is required, the City will establish objective findings that would facilitate certainty in outcomes.

<b>Responsible Agency:</b>	Community Development
<b>Financing:</b>	None Required
<b>Actions &amp; Timeframe:</b>	Revise the Zoning Code by the end of 2022 to address AB 101, AB 139, AB 2162, Employee Housing Act, and residential care facilities for seven or more persons.
<b>Qualified Objectives:</b>	Not applicable

### **Program 13: Development Standards**

The City's M-U zone is currently implemented using the R-3 development standards. The City will be developing specific M-U standards by October 2022 that would facilitate mixed use and multi-family development in the M-U zone. As part of that effort, the City will assess the appropriateness of its R-3 development standards (including parking requirements) to facilitate development at the allowable density.

In addition, the City will evaluate its development standards and procedures to ensure compliance with State laws (SB 35 for streamlined processing and SB 330 for objective development standards).

<b>Responsible Agency:</b>	Community Development
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**Financing:** None Required

**Actions & Timeframe:**

- By October 2022, establish appropriate development standards for M-U and R-3 zones to facilitate development at the allowable 30 units per acre. Specifically, address garage parking standards as a constraint to R-3 and MU development. The City will replace garage parking requirement to covered parking in the development standards. Other issues to be addressed may include the following:
  - Requirement to provide additional parking space per rented room may not be an implementable requirement
  - Guest parking requirement may be higher compared to other jurisdictions in the region
  - Same parking requirements regardless of unit size
- By the end of 2022, establish written procedures to comply with SB 35 streamlined processing.
- By early 2023, develop a development guide to facilitate mixed use development.
- By the end of 2023, establish objective development standards to comply with SB 330.

**Qualified Objectives:** Not applicable

### **5.2.5 Affirmatively Furthering Fair Housing**

The following programs represent the City's proactive actions to affirmatively further fair housing and to address the issues and contributing factors identified in Appendix D: Assessment of Fair Housing.

#### **Program 14: Fair Housing Outreach and Education, and Community Participation**

The City participates in the Regional Analysis of Impediments to Fair Housing Choice (AI) as part of the Urban County program. The AI identifies a number regional and jurisdictional specific impediments to fair housing choice. The City will continue to participate in the Urban County program and take actions to fair housing impediments. The City created and implemented a local



rental assistance program and also assisted the County of Los Angeles with their own program to protect tenants. The City is currently assisting the State of California with the same program, called the 211 Program. The City is also in the process of negotiating a Purchase and Sale Agreement and Development Agreement with an affordable housing developer and continues to represent density bonus incentives to any residential developer that inquires about development in the City. The City will continue to expand its fair housing outreach and education activities. Also, the City will proactively engage the public in future housing-related matters, to ensure the community has ample opportunities for input by scheduling public workshops. Thus far, the City has had four tenant protection workshops on fair housing rights and rent control in 2021 and 2022.

The City has retained the service of a professional grant writer to pursue housing and community development funds. As part of the grant writer's scope, continued outreach to community stakeholders and special needs groups for housing and community development needs, and outreach to developers for affordable housing development opportunities throughout the City.

**Responsible Agency:** LACDA; Housing Authority of the County of Los Angeles

**Financing:** Urban County CDBG Allocation

**Actions & Timeframe:**

- By the end of 2022, and annually thereafter, continue updating City website to provide fair housing resources, including links to the City's own rental assistance program, upcoming public fair housing workshops, the fair housing service provider, HUD's Fair Housing and Equal Opportunity (FHEO) office, and the State Department of Fair Employment and Housing (DFEH), and updated information on available housing and fair housing resources. Make available information on fair housing services at public counters throughout the community.
- Ongoing, conduct community workshops and public meetings to discuss housing-related issues and utilize a multi-media approach to publicize opportunities for community input. Conduct at least one public meeting annually to facilitate community conservations on housing-related issues. Outreach to community groups and



stakeholders to encourage participation in community workshops.

- Coordinate with Fair Housing Foundation to conduct annual fair housing workshops in the subregion and assist in the promotion of fair housing workshops available in the subregion.
- By 2023, advocate to LACDA to expand fair housing scope of work for fair housing provide to collect and report fair housing records that are specific to each jurisdiction in the Urban County program. Also, continue reaching out to outside agency resources, including advocating to LACDA to conduct fair housing testing periodically (at least every four years) based on changing demographic trends and discriminatory housing practices observed by the fair housing service providers.
- Beginning in 2022 and annually thereafter, conduct at least one outreach meetings with stakeholders and special needs groups to assess housing and community development needs, conduct at least one outreach meeting to developers regarding affordable housing opportunities throughout the community. Pursue available funds to address identified needs and to partner with developers for affordable housing development. Emphasize outreach to high poverty areas (5341.01, 5342.01, 5342.02) to encourage participation in needs assessment.

**Qualified Objectives:** Assist 100 residents, landlords, and housing professionals with fair housing services annually.

During the eight-year planning period, conduct at least eight annual citywide community workshops/ events, public meetings, and consultation meetings to:

- Discuss housing and community development needs
- Consult stakeholders to assess needs and to explore potential strategies
- Engage the development community to explore affordable housing opportunities
- Promote fair housing education in Bell Gardens or jointly with neighboring cities (see also Program 15)



## **Program 15: Housing Mobility and Housing Choices**

The City will expand housing choices for lower income households through the following actions:

- Actively pursue affordable housing opportunities in the City. Encourage the inclusion of ownership units in affordable housing projects citywide. Specifically, promote homeownership housing opportunities such as condominiums and townhomes through the City's Mixed Use Overlay. As stated earlier, the City is in the process of negotiating a Purchase and Sale Agreement and Development Agreement with an affordable housing developer and continues to promote density bonus incentives to any residential developer that inquires about development in the City.
- Promote the use of Housing Choice Vouchers (HCV) by educating the community about Source of Income protection (see Program 3).
- Promote available homeownership assistance (Program 5) to lower and moderate income households, with targeted outreach plan to areas of High Segregation and Poverty about affordable housing opportunities citywide.

**Responsible Agency:** Community Development

**Financing:** None required

**Actions & Timeframe:**

- Facilitate residential and mixed use development in the Mixed Use Overlay by (see Program 7):
  - Establish appropriate development standards to implement the MU zone and adopt said ordinance by October 2022;
  - Create a development guide to help developers utilize this zoning by early 2023;
  - Promote, on an ongoing basis, the MU Overlay to interested developers and property owners by posting on the City's website and City's social media outlets; and
  - Continue pursuing and implementing public improvements in the MU Overlay in support of residential and mixed use development.



- Work with LACDA and Fair Housing Foundation (fair housing contractor) to educate the community about the HCV program and Source of Income protection. Specifically, petition to LACDA and Fair Housing Foundation to provide annual fair housing workshops locally in Bell Gardens or at least jointly with nearby communities.
- Provide fair housing information as part of the ADU information packet or online resources, beginning in 2022.
- Expand affordable housing opportunities by 100 units over eight years (Program 4).
- In 2022, create and begin implementation of outreach plan to promote homeownership assistance (Program 5) to residents citywide.

**Qualified Objectives:** During the eight-year planning period:

- Increase use of HCV by 10%
- Expand affordable housing opportunities by 129 units
- Facilitate two mixed use development projects
- Fair housing outreach to 100 applicants for ADU construction through fair housing pamphlets in ADU application packets

### **Program 16: Place-Based Neighborhood Improvements**

The City participates in the and receives an annual allocation of CDBG funds from HUD through the County of Los Angeles Community Development Authority (LACDA). These funds are used to install and upgrade public facilities (streets, curb, gutter, drainage facilities, and utilities) in lower income neighborhoods. The infrastructure improvements encourage increased private market investment in declining or deteriorating neighborhoods.

The entire City is either considered Low Resource or High Segregation and Poverty, according to the California Tax Credit Allocation Committee (TCAC) data (see Appendix D). The City will pursue public improvements throughout the City but also emphasize improvements in the High Segregation and Poverty areas.

Three census tracts in Bell Gardens are considered areas of high segregation and poverty: 5341.01, 5342.01, 5342.02. The City has been actively pursuing public improvements in these areas to improve roadway conditions and enhance traffic safety.



Specifically the City will pursue these projects over the next eight years:

- Eastern Avenue Arterial Street Improvement (Garfield to Gotham): Pavement rehabilitation
- Garfield Avenue and Eastern Avenue Intersection Improvement: Realigning intersection with traffic signal modifications, and construction of other improvements
- Florence Avenue and Eastern Avenue Intersection Improvement: Improvements to add a second westbound left turn lane and one westbound right turn lane, traffic signal modifications, and street improvements
- Florence Avenue at Jaboneria and Ira Intersection Improvement: Improvements will consist of a dedicated right-turn lane for east and westbound traffic signal upgrades design, road widening and street improvements

**Responsible Agency:** LACDA and Community Development Department

**Financing:** CDBG, Prop C, Measure R, and LA 1710 Early Action Funding

**Actions and Timeframe:**

- Complete intersection improvements at Eastern Avenue and Florence Avenue by 2023.
- Annually allocate funding for at least one public improvement project that benefits the Mixed Use Overlay areas (with emphasis in census tracts 5341.01, 5342.01, 5342.02) in order to facilitate mixed use and residential development.
- Annually apply to LACDA for CDBG funds for specific public improvement projects that benefit the City's low and moderate income areas or to support the development of affordable housing.
- Beginning in 2022 and annually thereafter, utilize the service of a professional grant writer to pursue community development funds targeting neighborhood improvements (including amenities such as parks and recreation facilities), and preservation of housing and housing affordability.
- Beginning in 2022, coordinate economic development efforts in the MU Overlay (with emphasis in census tracts



5341.01, 5342.01, 5342.02) to attract neighborhood-serving uses such as banks, grocery stores, etc.) to complement residential development.

**Qualified Objectives:** During the eight-year planning period:

- Complete at least eight infrastructure and public facility improvement projects by 2029, particularly in High Segregation and Poverty areas in order to facilitate and incentivize residential and mixed use development in the MU Overlay.
- Annually pursue community development funds to make neighborhood improvements, to preserve and improve existing housing, and to enhance housing affordability with the goal of assisting 400 households in housing affordability and/or housing rehabilitation (Program 5).

#### **Program 17: Consideration of a Rent Control Ordinance**

As an anti-displacement strategy, the City of Bell Gardens has been considering rent control for several years, even prior to the Governor of California signing AB 1482 into law in September of 2019. Once AB 1482 was signed, the City immediately took action to protect tenants during the period of September 2019 through the end of 2019 by adopting an urgency rent control ordinance. The City allowed its ordinance to expire on December 31, 2019 in anticipation of AB 1482 becoming effective on January 1, 2020. Due to the tenant protections that were enacted during the Covid-19 pandemic, the City decided to hold off on pursuit of its own ordinance. However, at the start of 2021, the City was approached by two non-profit organizations to once again start looking at additional tenant protections that State law does not address. The Rent Control Ad Hoc Committee was re-activated with seven members consisting of two Councilmembers, two tenants, two landlords, and a non-profit representative. Six internal meetings have taken place so far with speakers from the industry invited to educate the committee. As of October 2021, the City was ready to hold public workshops to consider a rent control ordinance. The first workshop was held on December 9, 2021 and the second workshop is tentatively scheduled for February 2022.

**Responsible Agency:** Community Development

**Financing:** None required

**Actions and Timeframe:**



- Conduct public workshops in December 2021 and February 2022.
- Adopt a rent control ordinance that complements AB 1482 in 2022.
- In 2025, evaluate the effectiveness of the City's rent control ordinance and within six months, either modify ordinance or include other tenant protection strategies to complement the rent control ordinance.

**Qualified Objectives:** Reduce the number of complaints on unlawful evictions as reported by the fair housing service provider.

### **5.3 Quantified Objectives**

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The City of Bell Gardens has established the following quantified objectives for the 2021-2029 Housing Element:

Table 9-1: Quantified Housing Objectives						
	Income Group					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	50	29	72	302	503
Housing Assistance and Preservation (Program 5)	20	60	120	200	0	400
Preservation (Code Enforcement of substandard housing)	10	10	20	0	0	40
Conservation (At-Risk Housing)	37	37	0	0	0	74



## Appendix A: Community Outreach

### A.1 Outreach List

Section 65583(c)(5) of the Government Code states that “The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan which determines the extent and density of future residential development in the community.

The following is the list of individuals and organizations that were notified of community workshops and public hearings for the 2021-2029 Housing Element. Postcards in English and Spanish were sent to these agencies and organizations.

Business	Contact Information
Rio Hondo boys and Girls club	<a href="mailto:info@bgcmla.org">info@bgcmla.org</a>
Bell Gardens Community Services Center	<a href="mailto:bgcommunity@bellgardens.org">bgcommunity@bellgardens.org</a>
Habitat for Humanity	<a href="mailto:USSupportCenter@habitat.org">USSupportCenter@habitat.org</a>
Azure Development	<a href="mailto:info@azuredevelopmentco.com">info@azuredevelopmentco.com</a>
Bell Gardens Lions Club	<a href="mailto:bglions@hotmail.com">bglions@hotmail.com</a>
Bell Gardens Convalescent Center/ Briarcrest Nursing Home	<a href="mailto:staff@briarcrestnursing.com">staff@briarcrestnursing.com</a>
San Pedro Region of Catholic Charities	<a href="mailto:bhackman@ccharities.org">bhackman@ccharities.org</a>
Sunrise Community Counseling	<a href="mailto:info@sunriseccc.org">info@sunriseccc.org</a>
Maravilla Foundation	<a href="mailto:Info@Maravilla.org">Info@Maravilla.org</a>
Mayans Development	<a href="mailto:scott@mayansdevelopment.com">scott@mayansdevelopment.com</a>
Mexican American Opportunity Foundation	<a href="mailto:rila@maof.org">rila@maof.org</a>
Fraternal Order of Eagles	<a href="mailto:fraternaleagles@sbcglobal.net">fraternaleagles@sbcglobal.net</a>
East Rancho Dominguez Service Center	<a href="mailto:TBrookins@wdacs.lacounty.gov">TBrookins@wdacs.lacounty.gov</a>
New Image Emergency Shelter	<a href="mailto:newimage-inc@msn.com">newimage-inc@msn.com</a>
The Enki Center	<a href="tel:562) 806-5000">562) 806-5000</a>
Salvation Army Homeless Shelter	<a href="mailto:Steve.Lytte@usw.salvationarmy.org">Steve.Lytte@usw.salvationarmy.org</a>
TELACU Development Corporation	<a href="mailto:info@TELACU.com">info@TELACU.com</a>
National Core	<a href="mailto:info@nationalcore.org">info@nationalcore.org</a>
Abode Communities	<a href="mailto:info@abodecommunities.org">info@abodecommunities.org</a>
The Lee Group; and	475 WASHINGTON BLVD, Marina Del Rey, CA 90292
Olson Company	3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740
Steven Senemar	18340 YORBA LINDA BLVD # 107 YORBA LINDA, CA 92886
American Legion Post 465	7550 Eastern Ave, Bell Gardens, CA 90201
Human Services Association	6800 Florence Ave, Bell Gardens, CA 90201



Business	Contact Information
Bell Gardens Family Medical Center	6501 Garfield Ave, Bell Gardens, CA 90201
Bell Gardens Association of Merchants and Commerce	7535 Perry Rd. Bell Gardens CA 90201
Del Rio Convalescent Center	7004 E Gage Ave, Bell Gardens, CA 90201
Old Timers Foundation	No Answer and website is not Valid
Rancho Southeast Association of Realtors	10900 E. 183rd Street Suite #120, Cerritos, CA 90703
Park View Terrace	6728 Clara St, Bell Gardens, CA 90201
Westminster Court	6850 Florence Ave., Bell Gardens, CA 90201
Young at Heart Senior Citizens Group	6662 Loveland Street, Bell Gardens, CA, 90201
Luis Rincon	562.756.8839
Bell Gardens Neighborhood Watch	
Terra Bella	5720 Clara Street Bell Gardens, CA 90201
Patel	dpatel@kamlahotels.com
California Latinas for Reproductive Justice	<a href="mailto:info@clri.org">info@clri.org</a>
Jessica Prieto	<a href="mailto:jessicap.eycej@gmail.com">jessicap.eycej@gmail.com</a>
Laura Cortez	<a href="mailto:Laurac.eycei@gmail.com">Laurac.eycei@gmail.com</a>
Public Counsel- Brandon Payette	<a href="mailto:bpayette@publiccounsel.org">bpayette@publiccounsel.org</a>



## Actualización del Elemento de Vivienda: Taller de la Comunidad #1

MIÉRCOLES 17 DE FEBRERO DE 2021  
6:00 PM



La Ciudad de Bell Gardens está en proceso de actualizar el Elemento de Vivienda para el Período de Planificación 2021-2029 y solicita su participación. Esta es su oportunidad de aprender acerca de la actualización del Elemento de Vivienda.

**Taller de la Comunidad #1** cubrirá los conceptos básicos de los requisitos de actualización del Elemento de Vivienda y está destinado a identificar las necesidades de vivienda que deben abordarse.

El **Elemento de Vivienda** incluye metas, pólizas, programas y objetivos cuantificados para albergar adecuadamente a nuestra población futura.

A través del navegador web: <https://www.bellgardens.org/i-want-to/ver-junta-en-espanol>  
Instrucciones para ver la agenda: <https://www.bellgardens.org/i-want-to/view-agendas>

A través del teléfono: (562) 806-7722

## Housing Element Update: Community Workshop #1

WEDNESDAY, FEBRUARY 17, 2021  
6:00 PM



The City of Bell Gardens is in the process of updating the Housing Element for the 2021-2029 Planning Period and would like your participation. This is your chance to learn about the Housing Element Update.

**Community Workshop #1** will cover the basics of the Housing Element Update requirements and is intended to identify housing needs that should be addressed.

The **Housing Element** includes goals, policies, programs, and quantified objectives for adequately housing our future population.

Via web browser: <https://www.bellgardens.org/i-want-to/watch-commission-meetings>  
Instructions to view agenda: <https://www.bellgardens.org/i-want-to/view-agendas>

Via telephone: (562) 806-7722

*For more information, please contact [HousingElement@bellgardens.org](mailto:HousingElement@bellgardens.org) or call the number on this postcard*



# HOUSING ELEMENT WORKSHOP



As the City is in the process of completing the General Plan Housing Element Update for the 2021-2029 Planning Period, the second Community Workshop will be taking place during a Special Planning Commission meeting on Wednesday, August 25<sup>th</sup> at 6:00 p.m. During the workshop staff and the consultant will introduce and provide the Planning Commission and the community with an overview of key issues discussed in the “DRAFT” Housing Element. The Workshop will allow the opportunity for the community and stakeholders to provide their input and ask questions to staff and the consultant regarding the future of housing and growth throughout the City.



**[WWW.BELLGARDENS.ORG](http://WWW.BELLGARDENS.ORG)**



## WHEN

**August 25th,  
2021 @ 6pm**

## WHERE

**Bell Gardens  
City Hall  
Council Chambers  
7100 Garfield Ave.**

**Or Online....**



**EQUAL HOUSING  
OPPORTUNITY**



## A.2 Public Workshops

The City conducted two public workshops before the Planning Commission on the Draft Housing Element. The February 17, 2021 meeting provided an overview of the scope of the Housing Element and solicit public input on housing needs, opportunities for new housing, and housing programs. The discussions focused on the ability of the City in meeting the Regional Housing Needs Allocation (RHNA) on underutilized sites and how to attract new development to the City. On August 25, 2021, the City conducted a second workshop before the Planning Commission to review the Draft Housing Element.

## A.3 Draft Housing Element for Public Review

The Draft Housing Element was made available for public review on the City website on August 17, 2021 prior to the August 25, 2021 workshop, with a public comment period through October 29, 2021. During the comment period, the City received a comment letter from the Public Counsel (see attached). The City met with representatives of the Public Counsel to discuss their comments. The Housing Element was revised to address their concerns relating to tenant protection.



## Appendix B: Review of Past Accomplishments

### Effectiveness in Addressing Special Needs

With the elimination of redevelopment, the City has little funding available for housing and community development activities. Through Code Enforcement, the City was able to address housing habitability issues for lower and moderate income households, including seniors. The City was able to create affordable housing through the density bonus program. Two developments provided four affordable units through the density bonus program. However, these are not targeted for special needs groups.

The only two programs that have a focus on special needs programs are Housing Choice Vouchers (HCV) and Reasonable Accommodation. The City continues to participate in the HCV program and processed one reasonable accommodation request during the 2013-2021 planning period. For the 6<sup>th</sup> cycle Housing Element, the City will pursue funding for special needs population.

**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b>1. Housing Preservation</b>				
<b>Program 1. Code Enforcement</b>  The City of Bell Gardens has implemented a systematic code enforcement program to eliminate those conditions that are detrimental to the health, safety, and public welfare, and which contribute to the deterioration of the housing stock. Emphasis has been placed on correcting building and other code violation and deficiencies in deteriorated structures and in removing units that cannot be rehabilitated. The Code Enforcement program is divided into two separate programs:	Community Development Code Enforcement Planning Division	CDBG & General Fund	<ul style="list-style-type: none"><li>Continue to operate a Code Enforcement program that addresses neighborhood conditions through property maintenance, housing rehabilitation, and housing and building code corrections.</li><li>Research State and federal funds available for housing rehabilitation</li></ul>	Completed and ongoing. <u>Continued Appropriateness:</u> This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<ul style="list-style-type: none"><li>• Property Maintenance Program – This program focuses on nuisance abatement and the City's landscaping codes.</li><li>• Housing Rehabilitation Code Enforcement Program – This program focuses on housing conditions and building/housing code corrections.</li></ul>			assistance and pursue funding if feasible and appropriate.	
<b>2. Affordable and Special Needs Housing Opportunities</b>				
<b>Program 2: Preservation of Affordable Housing</b>  One project, the 74-unit Westminster Court senior housing, is considered at risk of converting to market-rate housing due to the potential expiration of its Section 8 contract. The City will work to preserve the affordability of the project.	Community Development Planning Department	None Required	<ul style="list-style-type: none"><li>• Monitor the at-risk status of Westminster Court by maintaining contact with property owner and operator.</li><li>• Research State and federal funds available for preservation of at-risk housing and support funding application by the property owner to maintain affordability.</li><li>• In the event of conversion to market-rate housing, ensure the property owner provides proper notices to tenants. Educate tenants on resources available for assistance.</li></ul>	The Westminster Court Senior Housing continues to renew the Section 8 contract with HUD. This project remains an affordable housing project.  <u>Continued Appropriateness:</u> Monitoring the preservation of at-risk conversion of affordable housing is an ongoing practice and is updated and included in the 2021-2029 Housing Element.



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p><b>Program 3: Density Incentives</b></p> <p>The City of Bell Gardens utilizes two mechanisms to provide density incentives to facilitate the construction of affordable housing and housing for seniors:</p> <ul style="list-style-type: none"><li>• Density Increase Program: In the R-3 zone (multiple-family), the allowable number of units per square-foot increases as the land area increases. On lots ranging from 15,000 to 43,560 square feet in area, one unit may be constructed for each 2,000 square feet of lot area. On a parcel containing more than 43,560 square feet of lot area, one dwelling unit may be constructed for each 1,750 square feet of lot area. To encourage property ownership, the density for condominiums is even greater. On a lot containing between 15,000 to 43,560 square feet of area, one condominium may be constructed for each 1,625 square feet of area and one condominium may be constructed for each 1,400 square feet of lot area on parcels containing more than 43,560 square feet of area. This Density Increase Program works to encourage lot consolidation and therefore facilitates larger-scale multi-family developments that can offer amenities desired by the community.</li><li>• Zoning Code Density Bonus: Pursuant to the City's Zoning Code amendment providing for a</li></ul>	Community Development Planning Department	None Required	<ul style="list-style-type: none"><li>• Implement the Zoning Code provisions for granting of density bonus and incentives and/or concessions for eligible projects.</li><li>• Promote density incentives to developers via City website, handouts, and newsletter.</li></ul>	<p>Two developments provided 4 units in total. (5945 - 5953 Live Oak St (2 low); 5614 Clara(1 low, 1 moderate))</p> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021-2029 Housing Element to reflect the need to update the Zoning Code to reflect new changes to Density Bonus Law (such as 100% affordable projects).</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
density bonus for eligible projects, a development of more than five units is eligible to receive density bonuses.				
<b>Program 4: Developer Consultation</b>  City staff provides consultation to aid developers in the development and acquisition/rehabilitation of affordable housing and to assist developers in applying to various agencies for affordable housing funds. The City will also promote the mixed use zoning and potential sites where higher-density multi-family development is appropriate and feasible.	Community Development Planning Division	None Required	<ul style="list-style-type: none"><li>• Research State and federal funds available for the development and acquisition/rehabilitation of affordable housing, including housing for extremely low income households. Provide Notices of Funding Availability (NOFA) information to interested developers.</li><li>• Provide letters of support for funding applications by developers if the proposed projects are consistent with the City's General Plan and other plans</li><li>• Provide developer consultation meetings to discuss potential projects.</li></ul>	Completed and ongoing. <u>Continued Appropriateness:</u> This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.
<b>Program 5: Homebuyer Assistance.</b>  Two programs are available to Bell Gardens residents through the Los Angeles County Community Development Commission (LACDC):	LACDC & Community Development	HOME and federal income	<ul style="list-style-type: none"><li>• Promote homebuyer assistance programs through City website and newsletter.</li></ul>	The Los Angeles County Development Authority (LACDA) continues to offer the Home Ownership Program. Other programs



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Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<ul style="list-style-type: none"><li>• Home Ownership Program (HOP): The City of Bell Gardens is a participant in the County of Los Angeles HOP program designed to assist low-to-moderate income families purchasing their first home. The program provides up to \$25,000 or 20 percent of the purchase price (whichever is less) for a “silent second” mortgage for eligible households buying their first home.</li><li>• Mortgage Credit Certificate (MCC): This program offers the first-time homebuyer a federal income tax credit. This tax credit reduces the federal taxes the holder of the certificate pays. It can also help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by tax savings.</li></ul>	Planning Division	tax credit allocations	<ul style="list-style-type: none"><li>• Research State and federal funds available for the homeownership assistance and pursue funding if feasible and appropriate.</li></ul>	<p>offered by the LACDA include the MCC and First Home Mortgage Program.</p> <p><u>Continued Appropriateness:</u> This is included in the 2021 Housing Element.</p>
<p><b>Program 6: Housing Choice Vouchers</b></p> <p>The City contracts with the County of Los Angeles Housing Authority to administer the Housing Choice Voucher Program (formerly known as Section 8). This program pays the difference of up to 30 percent of the eligible household's income and the market rent of a unit. Currently over 200 very low income Bell Gardens households are receiving Housing Choice Vouchers.</p>	LACDC & Community Development Planning Division	HUD Section 8 allocations	<ul style="list-style-type: none"><li>• Promote the Housing Choice Voucher program through City website and newsletter. Encourage rental property owners to accept Housing Choice Vouchers.</li><li>• Provide letter of support for the County Housing Authority in its application for increased Section 8 funding.</li></ul>	<p>Completed and ongoing.</p> <p><u>Continued Appropriateness:</u> This program is modified and included in the 2021 Housing Element. Specifically, the City will work with the Fair Housing Service provider to educate the community regarding the new Source of Income protection, recognizing public assistance (such as Section 8) as a</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
				legitimate income for rent payments.
<b>3. Identification of Adequate Sites</b>				
<b>Program 7: Land Use Policies</b>  The City has a RHNA of 46 units for the 2014-2021 cycle. The City will maintain land use policies and zoning regulations that would adequately accommodate the City's RHNA obligations. The City's 2007 Zoning Code amendment created a mixed use zone that allows up to 30 units per acre and a commercial floor area ratio of 4.0. This designation is intended for properties located on parts of Eastern Avenue and Gage Avenue. However, the Zoning Map has not been updated to identify this zoning district.	Community Development Planning Division	None Required	<ul style="list-style-type: none"><li>• Provide adequate sites for the City's Regional Housing Needs Allocation (RHNA).</li><li>• Maintain an inventory of vacant and underutilized sites available for residential development.</li><li>• Amend Zoning Map to implement the Mixed Use zoning designation.</li></ul>	<p>The City's zoning map will be updated to add the Mixed Use zoning designation consistent with the General Plan.</p> <p>According to the 2019 Housing Element Progress Report (APR), the City had permitted:</p> <ul style="list-style-type: none"><li>• 0 extremely low/very low income units;</li><li>• 0 low income units;</li><li>• 0 moderate income units; and</li><li>• 5 above moderate income units.</li></ul> <p><u>Continued Appropriateness:</u></p> <p>This program is modified in the 2021 Housing Element to reflect the new RHNA of 502 units (estimated) and the City's strategy for accommodating this RHNA.</p>



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<b>4. Removal of Governmental Constraints</b>				
<p><b>Program 8: Zoning Provisions for Special Needs Housing</b></p> <p>In recent years, the State legislature has passed several laws that mandate local jurisdictions address the provision of housing for persons with disabilities and other special needs groups. The Bell Gardens Zoning Code was recently amended to accommodate special needs housing as follows:</p> <ul style="list-style-type: none"><li>• <b>Residential Care Facilities:</b> Community residential care facilities serving six or fewer persons are permitted by right as a residential use in the R-1, R-2, and R-3 zoning districts pursuant to the Lanterman Act. Community residential care facilities serving seven to 15 persons are conditionally permitted in R-3 and MU zones. Conditions for approval are similar to residential uses in the same zones.</li><li>• <b>Transitional and Supportive Housing:</b> For transitional/supportive housing developments that operate as housing developments, meeting the Health and Safety Code definition, such uses are permitted by right where housing is permitted. City of Bell Gardens 2013-2021</li></ul>	Community Development Planning Division	None Required	<ul style="list-style-type: none"><li>• Implement the Zoning Code to provide for special needs housing.</li><li>• Monitor the implementation of the new zoning provisions for special needs housing to determine effectiveness and appropriateness, and modify as necessary and legally feasible.</li></ul>	<p>Completed and ongoing. <u>Continued Appropriateness:</u> This program is modified in the 2021-2029 Housing Element to reflect the need to update the Zoning Code to reflect new changes to housing laws, including:</p> <ul style="list-style-type: none"><li>• AB 101 (Low Barrier Navigation Centers);</li><li>• AB 139 (Emergency and Transitional Housing); and</li><li>• AB 2162 (Supportive Housing).</li></ul>



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Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p>Housing Element Update 102.</p> <ul style="list-style-type: none"><li>• <u>Emergency Shelters:</u> Emergency shelters are permitted with approval of a ministerial permit in M-1 (Light Industrial) zone, subject to the same regulations as other uses in the M-1 zone and special development regulations.</li><li>• <u>Single-Room Occupancy Housing:</u> SRO units are conditionally permitted in the MU zone. Conditions for approval are similar to other mixed uses in the same zone.</li></ul>				
<b>5. Equal Housing</b>				
<p><b>Program 9: Reasonable Accommodation Procedure</b></p> <p>Circumstances may arise when it would be reasonable to accommodate requests to waive certain requirements or standards of the Zoning Code to ensure that homes are accessible for persons with disabilities. In August 2013, the City adopted a formal process for reasonable accommodation to grant relief from the strict or literal application of development standards and procedures for persons with disabilities to make homes accessible.</p>	Community Development Planning Division	None Required	Monitor the implementation of the reasonable accommodation ordinance.	Completed and ongoing. The City received one request for Reasonable Accommodation since 2013. <u>Continued Appropriateness:</u> This is an ongoing practice and is included in the 2021-2029 Housing Element as a policy statement.



**Table B-1: Evaluation of 2013-2021 Housing Element Implementation**

Program	Responsible Agency	Funding Source	Program Objectives	Accomplishments and Future Actions
<p><b>Program 10: Fair Housing Through the Los Angeles</b></p> <p>County Community Development Commission's (LACDC) CDBG-funded fair housing program, the City of Bell Gardens provides fair housing services to the community. The Housing Rights Center offers fair housing services, tenant/landlord counseling, and outreach and education activities to residents and property owners in Bell Gardens.</p>	Community Development Code Enforcement	CDBG	<ul style="list-style-type: none"><li>• Make fair housing information and material available in more than one language as needed and in a variety of locations such as the Senior Center, City Hall, the Parks and Recreation Department, various park locations and on the City's website.</li><li>• Coordinate with the Housing Rights Center to conduct fair housing workshops in Bell Gardens and assist in the promotion of fair housing workshops available in the region.</li></ul>	<p>The City participated in the Urban County Analysis of Impediments to Fair Housing Choice (AI) in 2018.</p> <p><u>Continued Appropriateness:</u> This program is modified in the 2021-2029 Housing Element to incorporate relevant actions in the Urban County AI to address impediments to fair housing.</p>



## Appendix C: Sites Inventory

**Table C-1: Existing Sites Not Requiring Rezoning**

Site Address/ Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/ Vacancy	Infra- structure and Dry Utilities	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
5500 Quinn St.	6227026001	High Density Multiple Residential	R-3	20	30	0.18	Vacant	YES - Current	Used in Two Consecutive Prior Housing Elements - Vacant			4	4
6030 Gage Ave.	6330017052	High Density Multiple Residential	R-3	20	30	0.26	Vacant	YES - Current	Used in Two Consecutive Prior Housing Elements - Vacant			6	6
5629 Fostoria St.	6227030026	High Density Multiple Residential	R-3	20	30	0.42	Single-Family home and warehousing - recently on market for sale	YES - Current	Not Used in Prior Housing Element			9	9



**Table C-2: MU Sites for Moderate and Above Moderate Income RHNA to be Implemented with New MU Development Standards**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
7732 EASTERN AVE	6227016002				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single story hair cut store	H	1945	0.15	Yes
7726 EASTERN AVE	6227016003				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single story home used as office	H	1935	0.17	Yes
7720 EASTERN AVE	6227016004				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Warehouse	H	1965	0.23	Yes
7716 EASTERN AVE	6227016005				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Take out restaurant with 2/3 of lot as parking	H	1967	0.12	Yes
7700 EASTERN AVE	6227016026				7	0.33	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Small restaurant with 75% lot as parking	H	1966	0.05	Yes
7829 EASTERN AVE	6227018001				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Boarded up store space	G	1934	0.19	Yes
7821 EASTERN AVE	6227018002				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Boarded up store space	G	1952	0.27	Yes
7815 EASTERN AVE	6227018003				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Boarded up store space	G	1938	0.28	Yes
7811 EASTERN AVE	6227018004				2	0.08	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	Furniture and video center – appears boarded up	G	1947	0.49	Yes
7809 EASTERN AVE	6227018005				1	0.06	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	Home used for commercial purpose but appears boarded up	G	1940	0.32	Yes
7803 EASTERN AVE	6227018006			3		0.20	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single-family home	G	1935	0.12	Yes
7715 EASTERN AVE	6227019007				2	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	Single-Family home	G	1940	0.30	Yes
7723 EASTERN AVE	6227019008				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single story hair salon	G	1967	0.34	Yes
5658 CLARA ST	6227019019				7	0.33	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Convenience store	G	1942	0.46	Yes
7733 EASTERN AVE	6227019020			6		0.29	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Neighborhood shopping – coin laundry	G	1990	0.43	Yes
0	6328002065				3	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Vacant	Vacant land	C	0	-	Yes
5515 GAGE AVE	6328002066				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Auto repairs	C	1948	0.37	Yes



**Table C-2: MU Sites for Moderate and Above Moderate Income RHNA to be Implemented with New MU Development Standards**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
5519 GAGE AVE	6328002067				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Non-auto service and repair	C	1948	0.04	Yes
5525 GAGE AVE	6328002068				3	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Warehouse	C	1947	0.24	Yes
5527 GAGE AVE	6328002069				0	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	0	Non- Vacant	Dilapidated four-plex	C	1947	0.37	Yes
0	6328002070				3	0.14	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Outdoor storage	C	2014	1.00	Yes
5543 GAGE AVE	6328002072				8	0.36	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Equipment rental	C	1958	0.14	Yes
5549 GAGE AVE	6328002074			2	6	0.38	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Auto service	C	1949	0.29	Yes
5561 GAGE AVE	6328002075			8		0.35	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	8	Non- Vacant	Auto service	C	1955	0.33	Yes
5603 GAGE AVE	6328003034				7	0.32	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Small church with large parking	D	1952	0.32	Yes
0	6328003035				4	0.16	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Church parking	D	1970	1.03	Yes
6357 EASTERN AVE	6328003036				5	0.21	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Car wash	D	1981	0.12	Yes
6333 EASTERN AVE	6328003040				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Auto repair	I	1958	0.36	Yes
6329 EASTERN AVE	6328003041				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Warehouse	I	1947	0.46	Yes
6315 EASTERN AVE	6328003042				7	0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Small church with large parking	I	1952	0.15	Yes
6313 EASTERN AVE	6328003043				3	0.14	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Tax and insurance office	I	1962	0.12	Yes
6231 EASTERN AVE	6328003047				7	0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Boarded up store	A	1948	0.06	Yes
6219 EASTERN AVE	6328003048				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Massage place	A	1963	0.18	Yes
6211 EASTERN AVE	6328003049				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Restaurant with large parking	A	1948	0.32	Yes
6205 EASTERN AVE	6328003050				4	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Restaurant parking	A	1957	1.00	Yes



**Table C-2: MU Sites for Moderate and Above Moderate Income RHNA to be Implemented with New MU Development Standards**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
6201 EASTERN AVE	6328003051			3	1	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Fast food (tacos) with large parking	A	1946	0.18	Yes
6301 EASTERN AVE	6328003052			7		0.34	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	7	Non- Vacant	Single-family home used as office	A	1949	0.20	Yes
6341 EASTERN AVE	6328003053				9	0.39	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	9	Non- Vacant	Laundry, nail salon	I	1953	0.39	Yes
5564 GAGE AVE	6328004027				3	0.15	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	Single-family home used as office	J	1944	0.18	Yes
6415 SPECHT AVE	6328004028				0	0.13	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	0	Non- Vacant	Duplex	J	1952	0.32	Yes
5556 GAGE AVE	6328004029				5	0.27	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Cabinetry	J	1961	0.26	Yes
5548 GAGE AVE	6328004030				5	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Small home used for commercial	J	1950	0.08	Yes
5540 GAGE AVE	6328004031				5	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Small home used as office	J	1956	0.09	Yes
5608 GAGE AVE	6328004045				3	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	3	Non- Vacant	3 units (any combination)	E	1938	0.19	Yes
5620 GAGE AVE	6328004046				6	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	E	1988	0.36	Yes
5622 GAGE AVE	6328004047				2	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	4 units (any combination)	E	1962	0.32	Yes
6405 EASTERN AVE	6328004048				5	0.21	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	5	Non- Vacant	Liquor Store	E	1977	0.22	Yes
6415 EASTERN AVE	6328004049				1	0.05	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	Nail salon, auto service	E	1946	0.41	Yes
6210 EASTERN AVE	6330014032			10	5	0.70	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	15	Non- Vacant	Neighborhood shopping	B	1990	0.36	Yes
6220 EASTERN AVE	6330014033				2	0.07	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	2	Non- Vacant	Barber shop	B	1946	0.26	Yes
6228 EASTERN AVE	6330014035				1	0.17	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	3 units (any combination) – with large parking	B	1945	0.28	Yes
5718 GAGE AVE	6330015023				6	0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Burger place with 80% of lot as parking	F	1971	0.10	Yes



**Table C-2: MU Sites for Moderate and Above Moderate Income RHNA to be Implemented with New MU Development Standards**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
5728 GAGE AVE	6330015024			6		0.25	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Neighborhood store	F	1946	0.46	Yes
5736 GAGE AVE	6330015025			4		0.18	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	4	Non- Vacant	Fast food	F	1968	0.16	Yes
6411 AJAX AVE	6330015026				1	0.12	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	1	Non- Vacant	Duplex	F	1938	0.25	Yes
6412 EASTERN AVE	6330015050				6	0.26	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	F	1936	0.24	Yes
5700 GAGE AVE	6330015051				6	0.27	Mixed Use Overlay	CM	Mixed Use Overlay	MU	20	30	6	Non- Vacant	Auto service - tires	F	1956	0.10	Yes
6262 Gage Ave	6330018075	40	22			2.80	Mixed Use Overlay/High Density Residential	R-3/CS	High Density Multiple Residential	R-3	20	30	62	Vacant	Vacant				Yes
No address	6358019005	32				1.43	Industrial	CM	High Density Multiple Residential	R-3	20	30	32	Vacant	Vacant	K			Yes
6863 Florence Pl	6358019006	10				0.47	Industrial	CM	High Density Multiple Residential	R-3	20	30	10	Vacant	Vacant	K			Yes
6814 Suva St	6358019026	31				1.40	Industrial	CM	High Density Multiple Residential	R-3	20	30	31	Non- Vacant	Industrial	K			Yes
No address	6358019027	20				0.93	Industrial	CM	High Density Multiple Residential	R-3	20	30	20	Vacant	Vacant	K			Yes
6845 Floreance Pl	6358019028	25				1.13	Industrial	CM	High Density Multiple Residential	R-3	20	30	25	Vacant	Vacant	K			Yes
5636 Shull St	6227034906		40	58		4.2	Industrial	CM	High Density	R-3	20	30	98	Vacant	Vacant				Yes



**Table C-2: MU Sites for Moderate and Above Moderate Income RHNA to be Implemented with New MU Development Standards**

Site Address/ Intersection	Assessor Parcel Number	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	General Plan (GP) Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Site Consolidation	Year Built	Existing FAR	Infras- tructure and Dry Utilities
									Multiple Residential										



## Appendix D: Assessment of Fair Housing (AFH)

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### D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- an analysis of segregation patterns and disparities in access to opportunities;
- an assessment of contributing factors; and
- an identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive HUD Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

### D.2 Assessment of Fair Housing Issues

#### D.2.1 Fair Housing Enforcement and Outreach

Federal fair housing laws prohibit discrimination based on: race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

- **The Civil Rights Act of 1866**- covers only race and was the first legislation of its kind
- **The Federal Fair Housing Act 1968**- covers refusal to rent, sell, or finance
- **The Fair Housing Amendment Act of 1988**- added the protected classes of handicap and familial status
- **The Americans with Disabilities Act (ADA)**- covers public accommodations in both businesses and in multi-family housing developments
- **Shelly v. Kramer 1948**- made it unconstitutional to use deed restrictions to exclude individuals from housing
- **Jones v. Mayer 1968**- made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:



- **Unruh Civil Rights Act**- extends to businesses and covers age and arbitrary discrimination
- **California Fair Employment and Housing Act (Rumford Act)**- covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder
- **California Civil Code Section 53**- takes measures against restrictive covenants
- **Department of Real Estate Commissioner's Regulations 2780-2782**- defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise
- **Business and Professions Code**- covers people who hold licenses, including real estate agents, brokers, and loan officers.

The City has committed to complying with applicable federal and State fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex. Further, the Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

Los Angeles County jurisdictions including Bell Gardens, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Bell Gardens provides links to all of the Housing Rights Center's brochures on their Fair Housing Informational city web page, which include information on rights of households with different characteristics such as disability and family size/type, as well as providing information for landlords.

The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD's webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

Prior to initiating the Housing Element update, the City conducted two presentations before the City Council to discuss key legislative changes that would impact the Housing Element. These presentations occurred in February 2020 and January 2021.

Then the City conducted three public workshops before the Planning Commission on the development of the Housing Element. The February 17, 2021 meeting provided an overview of the scope of the Housing Element and solicit public input on housing needs, opportunities for new housing, and housing programs. The discussions focused on the ability of the City in meeting the Regional Housing Needs Allocation (RHNA) on



underutilized sites and how to attract new development to the City. There were no speakers wishing to speak on this item. The City also did not receive any email comments prior to the meeting. On August 25, 2021, the City conducted a second workshop before the Planning Commission to review the Draft Housing Element. There were no public comments related to the Housing Element during this meeting.

The Draft Housing Element was made available for public review on the City website on August 17, 2021 prior to the August 25, 2021 workshop, with a public comment period through October 29, 2021. During the comment period, the City received a comment letter from the Public Counsel. The City met with representatives of the Public Counsel to discuss their comments. The Housing Element was revised to address their concerns relating to tenant protection.

An additional Planning Commission meeting was held on January 19, 2022, to discuss the Housing Element Update and proposed Initial Study/Negative Declaration. There were no additional written comments beyond the HCD letter reviewed during the presentation. The City received two letters related to the environmental review of the Housing Element. The letters received are summarized below. There were no additional public comments on the January 19<sup>th</sup> meeting. The public workshops conducted for the Housing Element did not specifically address issues related to fair housing but the City did reach out to stakeholders representing various groups of interest such as the Mexican American Opportunity Foundation, Salvation Army Homeless Shelter, Enki Center, and California Latinas for Reproductive Justice. A complete list of stakeholders is included in Appendix A: Community Outreach.

The City received comment letters from the California Department of Transportation (Caltrans) and East Yard Communities for Environmental Justice (East Yard) related to the Housing Element Update. The comment letters are summarized below.

**Caltrans.** Correspondence from Caltrans stated that all future developments should incorporate multi-modal and complete streets transportation elements to promote alternatives to car use and manage existing parking assets, as there is limited room to expand vehicular capacity in the City. The letter also noted the City should prioritize bicycling and public transit and that the Housing Element environmental report should ensure all modes of transportation are adequately served by planning and development activities. Caltrans also recommends the City prepares a traffic safety analysis. Based on the sites selected to meet the RHNA, Caltrans concluded that impacts related to transportation would be less than significant in Bell Gardens.

**East Yard.** East Yard requested the City complete an Environmental Impact Report (EIR) for the 2021-2029 Housing Element Update. East Yard outlined concerns related to lacking public participation efforts, the placement of RHNA sites, and lack of accessible recreational and green space. Specifically, East Yard expressed concern about insufficient outreach practices throughout the COVID-19 pandemic and an insufficient review period for the 2021-2029 Housing Element Negative Declaration. East Yard also stated that many of the sites selected to meet the RHNA are located on the western side of the City and are exposed to noise pollution and emissions generated by the 710 freeway.



The City met with East Yard to discuss their concerns and committed to continue to conduct public outreach during the implementation to the Housing Element. Much of the future housing is expected to occur in areas currently used for auto-related uses. Introducing new housing into these areas have the potential to remediate existing conditions and serves as catalyst actions to spur private reinvestments that will improve neighborhood conditions in these areas. The Housing Element is a General Plan policy document that addresses housing needs, not an actual development proposal or rezoning/redesignation of land. As the City pursues rezoning of parcels as set forth in the sites inventory, the City will conduct additional environmental review.

The City hosted a Fair Housing Workshop with the Fair Housing Foundation on November 9, 2021 at Bell Gardens Veteran Park and via Zoom. The workshop was geared towards tenants, landlords, managers, property owners, attorneys, realtors, and management companies and education on fair housing rights and responsibilities. The workshop covered a variety of issues related to fair housing including information on COVID-19, new Federal and State law, housing discrimination, modifications and accommodation, families with children, notices, eviction processes, security deposits, habitability and repairs, and rent increases.

The Fair Housing Stakeholder Survey conducted from January through April 2017 by the HACoLA for the AI was administered electronically and collected a total of 108 responses. One question asked respondents where they would file a complaint if they felt that their fair housing right had been violated. Twelve of the 63 respondents who answered this question (45 skipped) did not know where they would file such a complaint. Thirteen respondents answered that they would file with HUD, while several others mentioned the local housing authority. Only 7 answered with the Housing Rights Center. The other answers varied between a smattering of local and state agencies or attorneys. Another question asked if they feel that fair housing laws are adequately enforced in the City or County and 28 out of 77 answered no, while 19 answered yes. Thirty answered don't know, although 31 skipped the question. When asked, in the next question, if fair housing laws should be changed, 44 percent (34 out of 77) answered don't know. Twenty-five answered yes, while 18 answered no. Of those who answered in the affirmative, they were asked how they should be changed and the responses varied greatly. One cogent answer included having a more accurate assessment of rental and housing market prices and processes to ensure access to the protected categories. Several of the responses dealt with rental caps in an effort to make rental housing affordable, while other respondents felt that violation of fair housing laws should be more stringently enforced. And finally, respondents were asked if they were aware of educational activities or training opportunities available to learn more about fair housing laws; 42 answered yes, while 27 answered no. Five answered don't know and 34 skipped the question entirely. If respondents answered yes to this question, they were then asked if they have ever participated in fair housing activities or training. Thirty-two answered that they had participating in such, while 18 had not. Five said they didn't know if they had participating in these kinds of activities or training.

For the County, pertinent factors include communication with the public from a given agency or organization, which can be hindered by failing to disseminate necessary details for public engagement on its webpage or via social media engagement. This factor may



impact all the housing issues listed above, as it directly has an effect on who is present at community meetings and which voices help shape policy through direct interaction with the local politicians and policy makers. Another factor to consider is inadequate resource allocation with a given organization or agency. This may result in not enough bodies present to answer a phone or reply to emails, thus inhibiting that agency's efficiency and expedition at responding to needs within its jurisdiction. This factor may directly impact disproportionate housing needs, as it may render said agency impotent to advocate for those residents laden with exceptional or unreasonable housing burdens.

According to the 2017 AI, between 2008 and 2016 the County received 2,610 complaints with a total basis count of 3,312. The largest share of complaints (36.1 percent) were related to disability status, followed by race (19.2 percent), familial status (16.3 percent), and retaliation (9.9 percent). According to the HCD AFFH Data Viewer, 130 HUD Office of Fair Housing and Equal Opportunity (FHEO) cases were filed in the County in 2020, or 0.01 cases per 1,000 residents. Of the 130 cases filed, 86 cases involved a disability bias, 27 involved a racial bias, and 9 involved a familial status bias.

The HCD AFFH Data Viewer shows that there were 0.07 FHEO fair housing inquiries per 1,000 residents in Bell Gardens between 2013 and 2021. There was a total of only three inquiries from Bell Gardens residents during this period, one related to disability status and one related to retaliation. It is important to note that fair housing inquiries are not official fair housing cases. The rate of fair housing inquiries in Bell Gardens is generally comparable to neighboring jurisdictions, including Downey, Huntington Park, South Gate, and Lynwood. Fair housing inquiries are more common in jurisdictions south of Bell Gardens such as Compton, Bellflower, and Long Beach.

Figure D-1 shows public housing buildings, subsidized housing, FHEO inquiries by City, and housing choice voucher (HCV) recipients by tract. There are no public housing buildings in the City, but three subsidized housing projects. Terra Bella is located at the intersection of Eastern Avenue and Clara Street, and Park View Senior Apartments and Westminster Court are located along the eastern City boundary adjacent to the intersection of Clara Street and Scout Avenue. All three subsidized housing projects are funded by the Low-Income Housing Tax Credit (LIHTC) program. In most Bell Gardens tracts, between 0 and 5 percent of renters HCVs, while 10.5 percent of renters received HCVs in tract 5342.02 in the southern section of the City.



Figure D-1: Public Housing Buildings, Subsidized Housing, FHEO Inquiries by City, and HCVs by Tract



The City lacks sufficient outreach related to fair housing. Beyond the outreach and survey conducted by the County during the drafting of the 2020 AI, there have been two community workshops in the City that provided fair housing education held in 2021. The City also held two workshops pertaining to rent control and other tenant protections in December 2021 and March 2022. The City advertised these workshops on the City website and social media outlets. There have been very few fair housing inquiries posed by Bell Gardens residents prior to the State's approval of AB 1492, the Tenant Protection Act of 2019. Inquiries in the City have been related to disability status and retaliation, which is consistent with countywide FHEO case trends, but have also included issues related to rent increases, unsanitary conditions, and eviction harassment.

Park View Senior Apartments and Westminster Court senior housing (subsidized housing) are both located in the only tract in the City where more than 10 percent of the population experiences a disability. Seniors typically have higher disability rates compared to other age groups. Disability status is further described in Section D.2.2, *Integration and Segregation*, of this Appendix. The tract containing the Terra Bella subsidized housing project where more than 5 percent of renters receive HCVs is considered an area of high segregation and poverty. TCAC Opportunity areas are expanded upon in Section D.2.4, *Access to Opportunities*, of this Appendix.



## D.2.2 Integration and Segregation

### Race and Ethnicity

Ethnic and racial composition of a County is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility.

HUD tracks racial or ethnic dissimilarity<sup>3</sup> trends for jurisdictions and Counties. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

**Regional Trend.** Dissimilarity indices for Los Angeles County from 1990 to 2020 are shown in Table D-1. Dissimilarity indices between non-White and White groups indicate that the County has become increasingly segregated since 1990. Segregation between Black and White communities has decreased, while segregation between Hispanic and Asian/Pacific Islander communities and White communities has increased. According to HUD's thresholds, all White and non-White communities in Los Angeles County are highly segregated.

**Table D-1: Racial/Ethnic Dissimilarity Trends for Los Angeles County**

	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

Table D-2 shows the racial/ethnic composition of Los Angeles County, Bell Gardens, and neighboring cities. The County is comprised of nearly 50 percent Hispanic or Latino residents, 26.2 percent White residents, and 14 percent Asian residents. In comparison, Bell Gardens and the neighboring cities of Bell, Huntington Park, Maywood and South Gate have much larger Hispanic or Latino populations ranging from 91.9 percent in Bell to 98.4 percent in Maywood.

<sup>3</sup> Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.



Table D-2: Regional Racial/Ethnic Composition

Race/Ethnicity	L.A. County	Bell	Bell Gardens	Huntington Park	Maywood	South Gate
White	26.2%	5.1%	2.5%	1.5%	1.0%	2.9%
Black or African American	7.8%	1.5%	0.8%	0.8%	0.3%	0.5%
American Indian and Alaska Native	0.2%	0.2%	0.1%	0.1%	0.0%	0.1%
Asian	14.4%	0.5%	0.6%	0.3%	0.2%	0.5%
Native Hawaiian and Other Pacific Islander	0.2%	0.2%	0.0%	0.0%	0.0%	0.2%
Some other race	0.3%	0.1%	0.0%	0.1%	0.0%	0.0%
Two or more races	2.3%	0.5%	0.1%	0.1%	0.0%	0.2%
Hispanic or Latino	48.5%	91.9%	95.8%	97.1%	98.4%	95.6%
<b>Total</b>	<b>10,081,570</b>	<b>35,682</b>	<b>42,421</b>	<b>58,353</b>	<b>27,332</b>	<b>94,642</b>

Source: 2015-2019 ACS (5-Year Estimates).

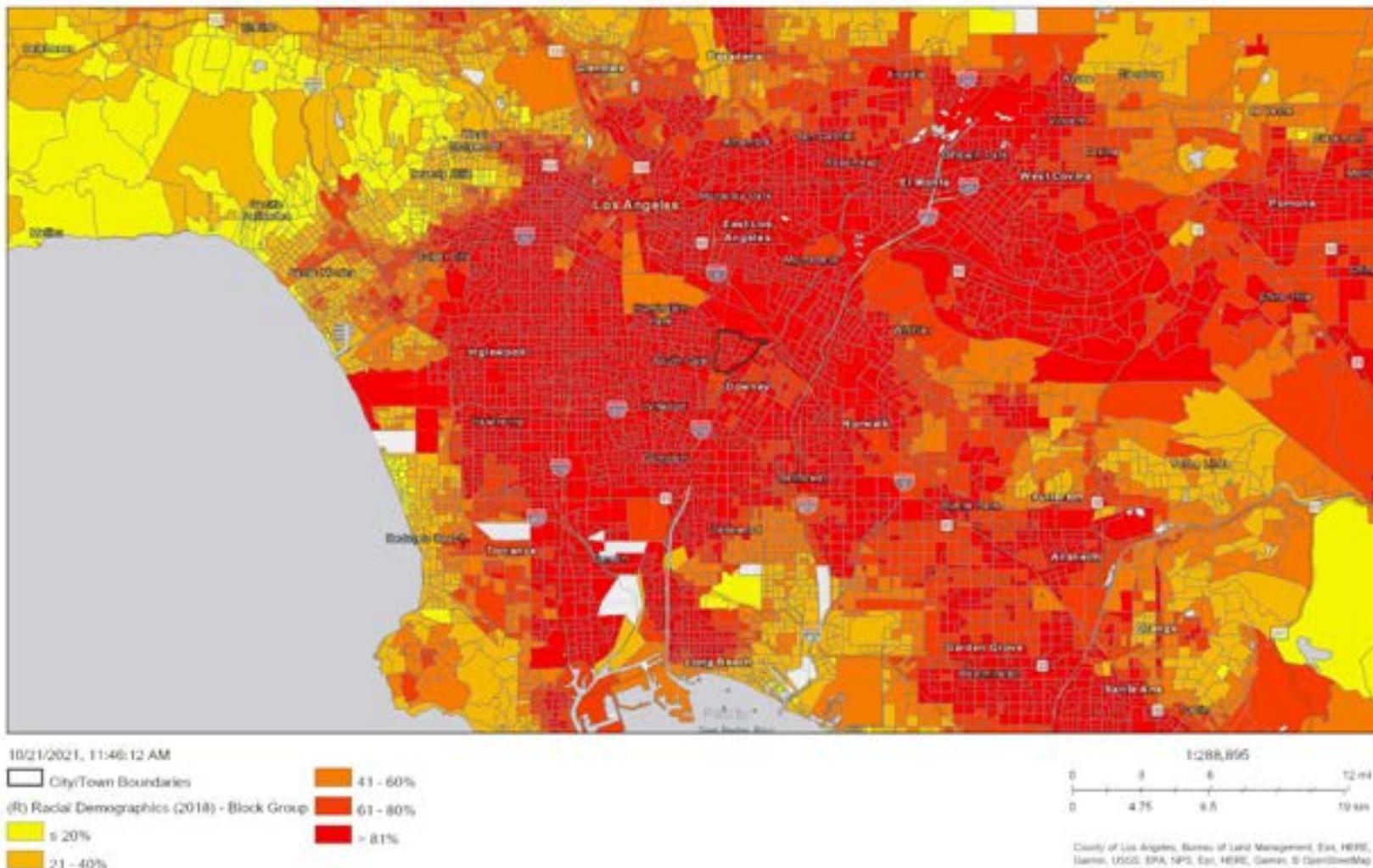
Figure D-2 shows non-White populations by block group in the Los Angeles County region surrounding Bell Gardens. Coastal cities, including Santa Monica and Redondo Beach, and the areas surrounding Beverly Hills, West Hollywood, and the Pacific Palisades neighborhood generally have smaller non-White populations. Block groups between Lakewood and Long Beach near the Orange County boundary also have slightly smaller racial/ethnic minority populations. Most block groups in the South Bay, San Gabriel Valley, San Fernando Valley, and central Los Angeles areas have majority racial/ethnic minority populations. Block groups in Bell Gardens have racial/ethnic minority populations comparable to surrounding jurisdictions.

**Local Trend.** According to the 2014-2018 ACS, approximately 96 percent of Bell Gardens' population belong to a racial or ethnic minority group and 43 percent being foreign-born. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are no R/ECAPs located in the City. Figure D-3 shows racial/ethnic concentrated block groups from in 2010 and Figure D-4 shows them in 2018. Citywide, all block groups in Bell Gardens have seen an increase in racial/ethnic minority populations since 2010. It can also be seen that in the surrounding communities the increase in racial/ethnic minority populations has also been apparent since 2010.

All of the City's block groups have a minority population above 81 percent. The distribution of the sites used to meet the City's RHNA can be seen in relation to minority concentration by block group in Figure D-5. All sites are in block groups where more than 81 percent of the population belongs to a racial/ethnic minority group.



Figure D-2: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)



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City/Town Boundaries

41 - 60%

(R) Racial Demographics (2018) - Block Group

61 - 80%

< 20%

> 81%

21 - 40%

1:288,895

0 3 6 9 12 miles  
0 4.76 8.5 19.44

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, & OpenStreetMap contributors, and the GeoUser community

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, & OpenStreetMap contributors, and the GeoUser community



Figure D-3: Racial/Ethnic Minority Concentrations by Block Group (2010)

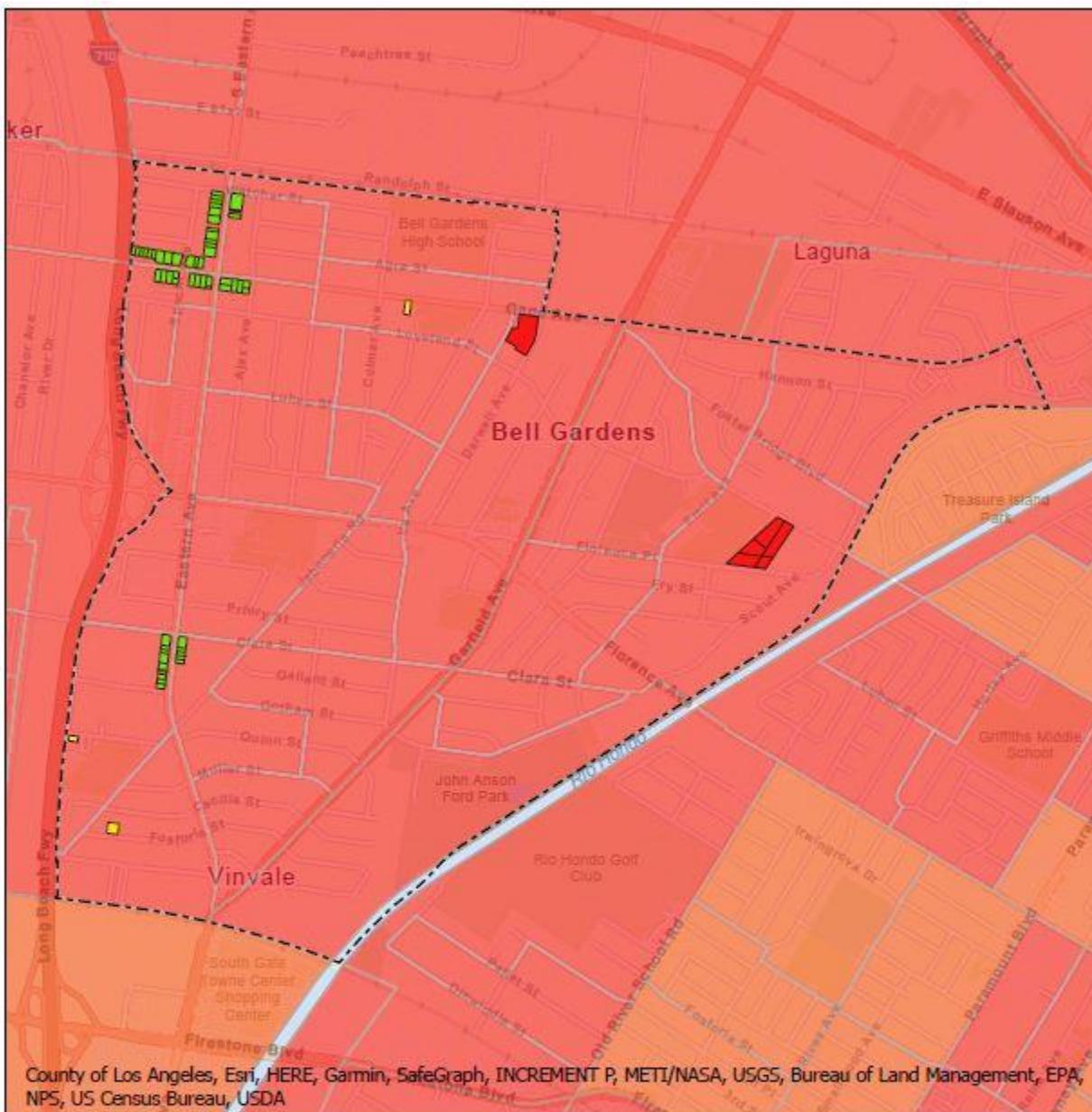


Figure D-4: Racial/Ethnic Minority Concentrations by Block Group (2018)





Figure D-5: Sites Inventory and Racial/Ethnic Minority Concentrations by Block Group (2018)



### City of Bell Gardens 2021 - 2029 Housing Element Update Minority Concentrated Areas of Population & Sites Inventory

#### Racial Demographics 2018 (Block Group) Table A Rezone Sites

Percent of Total Non-White Population

<= 20%
21 - 40%
41 - 60%
61 - 80%
> 81%

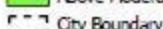
Income Category

Moderate
----------

#### Table B Non-Rezone Sites

Income Category

Very Low Income
Above Moderate Income



0 1,500 3,000  
Feet

Data Provided By:  
California Department of Housing and Community Development  
Affordable Housing Fair Housing Data and Mapping Resources  
<http://ahfa-data-resource-california.hubangle.com>



## **Persons with Disabilities**

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability.

**Regional Trend.** In the County, about 10 percent of the population has a disability. The 2014-2018 ACS identifies six different disability categories: 1) hearing difficulty, 2) vision difficulty, 3) cognitive difficulty, 4) ambulatory difficulty, 5) self-care difficulty, and 6) independent living difficulty. Persons with disabilities often require public assistance, including housing assistance. According to the 2014-2018 ACS, a total of 3,033 persons (7.2 percent of the population) in Bell Gardens have a disability which is comparable to the County as a whole.

According to the 2018 Analysis of Impediments to Fair Housing Choice for the CDC and HACoLA (AI), an estimated 9.2 percent of persons in the Urban County had a disability. The ability for persons with disabilities to access infrastructure, public facilities, and housing units is limited by barriers to mobility, such as physical accommodations for access. Some 37.6 percent of survey respondents with a disability indicated that it was difficult or somewhat difficult getting about their neighborhood or housing complex. In addition, an estimated 10.5 percent of respondents in Los Angeles County indicated that there are problems with their home that create physical/accessibility issues for their households.

Regional concentrations of persons with disabilities by tract, presented in Figure D-6, shows that tracts in the County have populations of persons with disabilities ranging from less than 10 to greater than 40 percent. Tracts with concentrations of persons with disabilities exceeding 20 percent are located near Norwalk, Westmont, and the City of Los Angeles.

The 2015 County Health survey in the AI found that 22.6 percent of the population had a disability and 41.9 percent of those over 65 had a disability. Independence is reliant on access to a variety of components, including accessibility and services. Barriers to mobility and access to accessible housing are two primary hurdles to increasing independence. Limited independence for the elderly or families with disabilities is a primary barrier for access to housing options and opportunity. Homelessness continues to be a major issue in Los Angeles County and increased by 23 percent between 2016 and 2017 to 57,794 county-wide. In 2016, more than 15 percent of the homeless population had a physical disability, and more than 3 percent had a developmental disability.

**Local Trend.** Within Bell Gardens, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent or less than 10 percent (Figure D-7). The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 25 percent were hearing difficulties, 17 percent were vision difficulties, 30 percent were cognitive difficulties, 50 percent were ambulatory difficulties, 29 percent were self-care difficulties, and 43 percent were independent living difficulties.



Bell Gardens' RHNA units are not disproportionately concentrated in areas with a concentration of persons with disabilities. All of Bell Gardens' RHNA sites are located in census tracts with less than 10 percent of the population with disabilities (Figure D-7).



Figure D-6: Regional Concentrations of Persons with Disabilities by Tract (2019)

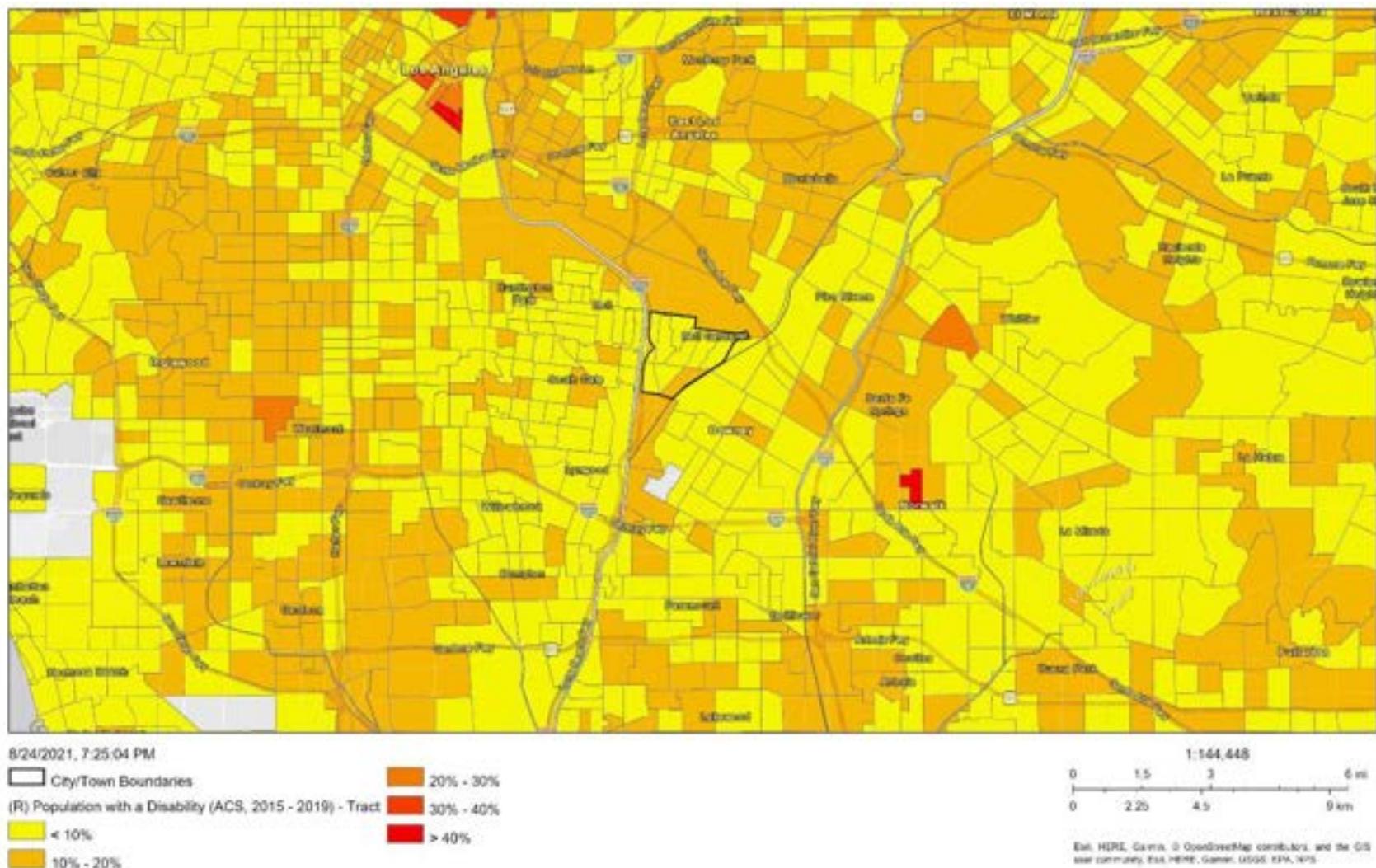
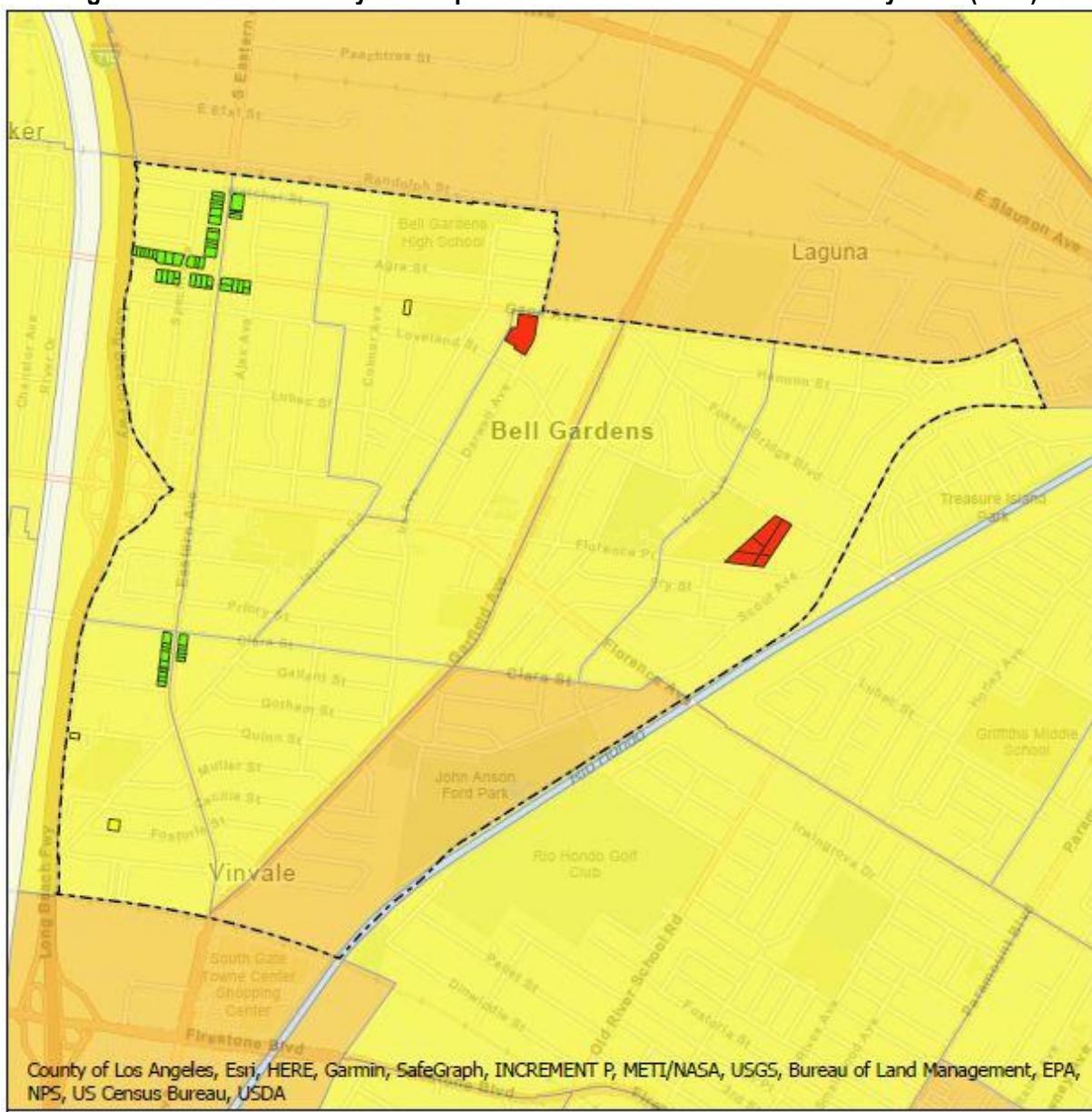




Figure D-7: Sites Inventory and Population of Persons with Disabilities by Tract (2019)



### City of Bell Gardens 2021 - 2029 Housing Element Update Disability Concentrated Areas of Population & Sites Inventory

Population with a Disability (Tract) - ACS (2015-2019) Table A Rezone Sites

B18101\_calc\_pctDE

< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

Income Category

Moderate

Table B Non-Rezone Sites

Income Category

Very Low Income

Above Moderate Income

City Boundary



0 1,500 3,000  
Feet

Data Provided By:  
California Department of Housing and Community Development  
Affirmative Planning, fair housing Data and Mapping Resources  
<https://aff-dph-resources.caodh.ca.gov/>



## Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law.

**Regional Trend.** Figure D-8 shows the concentration of households with children in Los Angeles County, Bell Gardens, and the neighboring cities of Bell, Huntington Park, Maywood, and South Gate. Bell Gardens has the largest proportion of families with children, where 48 percent of households have children under the age of 18. Compared to the County, all selected jurisdictions have higher concentrations of households with children. Bell Gardens also has the highest concentrations of single-parent households (22.2 percent) compared to only 9 percent countywide.

Figure D-8: Regional Households with Children by Household Type (2019)

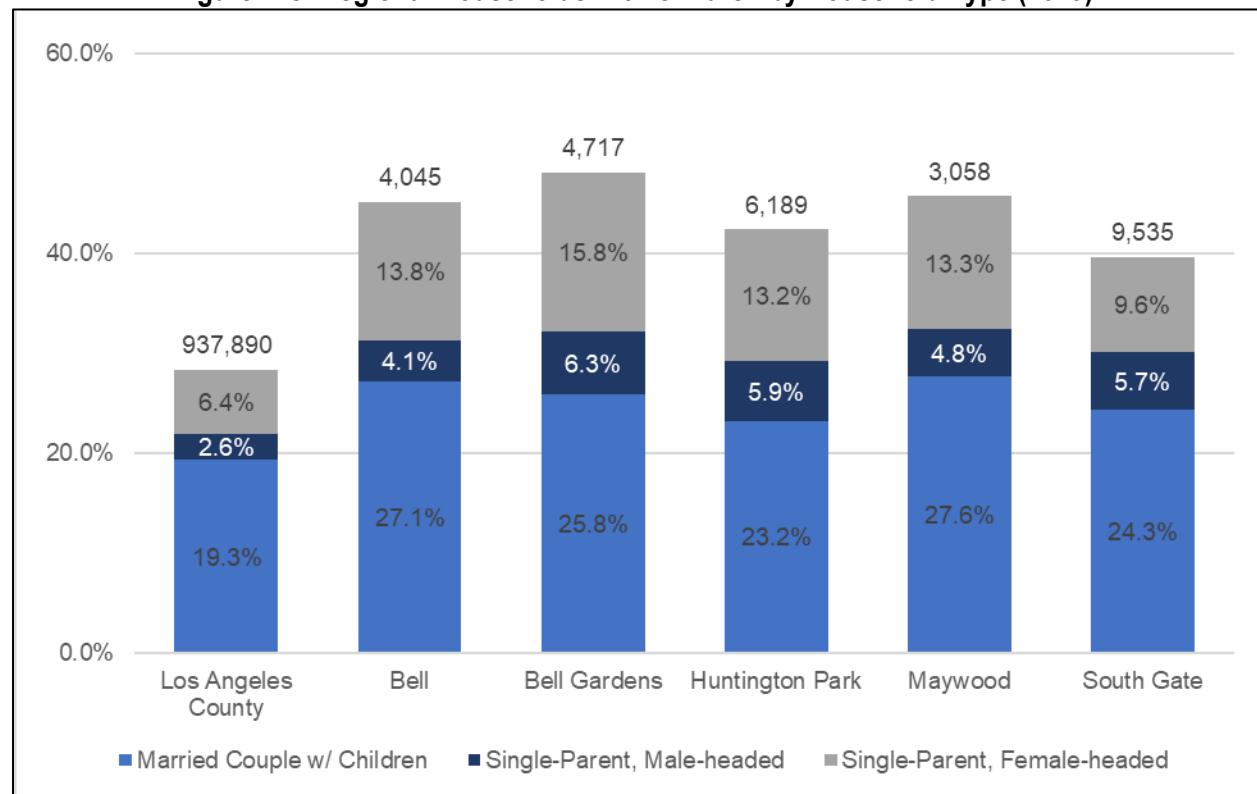


Figure D-9 and Figure D-10 present the percent of children living in married couple households and female-headed households by tract for the region. More than 60 percent of children in most areas around Rolling Hills, Burbank, Redondo Beach, and the Pacific Palisades neighborhood live in married couple households. Children in female-headed households are most concentrated in the areas west of Bell Gardens, including



Inglewood, the City of Los Angeles, and unincorporated Los Angeles County communities, and the areas around Long Beach and Lakewood. In general, there are more children living in female-headed households in the central Los Angeles County areas compared to the South Bay, Westside, Gateway, San Fernando Valley, and San Gabriel Valley cities.

**Local Trend.** According to the HCD AB686/AFFH data tool maps (Figure D-11), there are no areas with a concentration of households with adults living alone in the City. Adults living with their spouse are concentrated in northern tracts of the City, where the population of adults living with their spouse is 40 to 60 percent or 60 to 80 percent, compared to the 20 to 40 percent in other tracts to the south (Figure D-12).

According to the 2014-2018 ACS, an estimated 45 percent of the City's households were headed by single parents, the large majority of which were headed by females (76 percent). Furthermore, approximately 35 percent of the total households in Bell Gardens (3,398 households) were female-headed households with children. The average single-parent household spends 12-25 percent of annual income for childcare, leaving less income available to pay for housing. According to the 2014-2018 ACS, 43.8 percent of female-headed single-parent households in Bell Gardens had incomes below the poverty level.

According to the HCD AFFH map in Figure D-13, children in married households are most concentrated in the northern tracts of the City. The percent of households with children in these tracts is above 60 percent (probably due to the housing types available and the correlation between the location of householders living with a spouse), higher than the other tracts where the percentage ranges from 20 to under 60 percent. The majority of the City's RHNA units are located in census tracts with 40 to 60 or 60 to 80 percent of children in married-couple households (Table D-3).

**Table D-3: RHNA Unit Distribution by % Children in Married-Couple Households**

% Children in Married-Couple HHs	Lower	Moderate	Above Moderate	Total Units
< 20%	0.0%	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	8.8%	4.1%
40% - 60%	34.4%	92.6%	91.2%	69.3%
60% - 80%	65.6%	7.4%	0.0%	26.6%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Bell Gardens, female headed households with children are in census tracts with concentrations of 20 to 40 percent (Figure D-14). According to the 2014-2018 ACS, 3,398 households are female-headed households with no husband present. According to the 2014-2018 ACS, the percentage of families and people whose income in the past 12 months is below the poverty level for all families is six percent, whereas 43.8 percent of female-headed households were below the poverty level. By



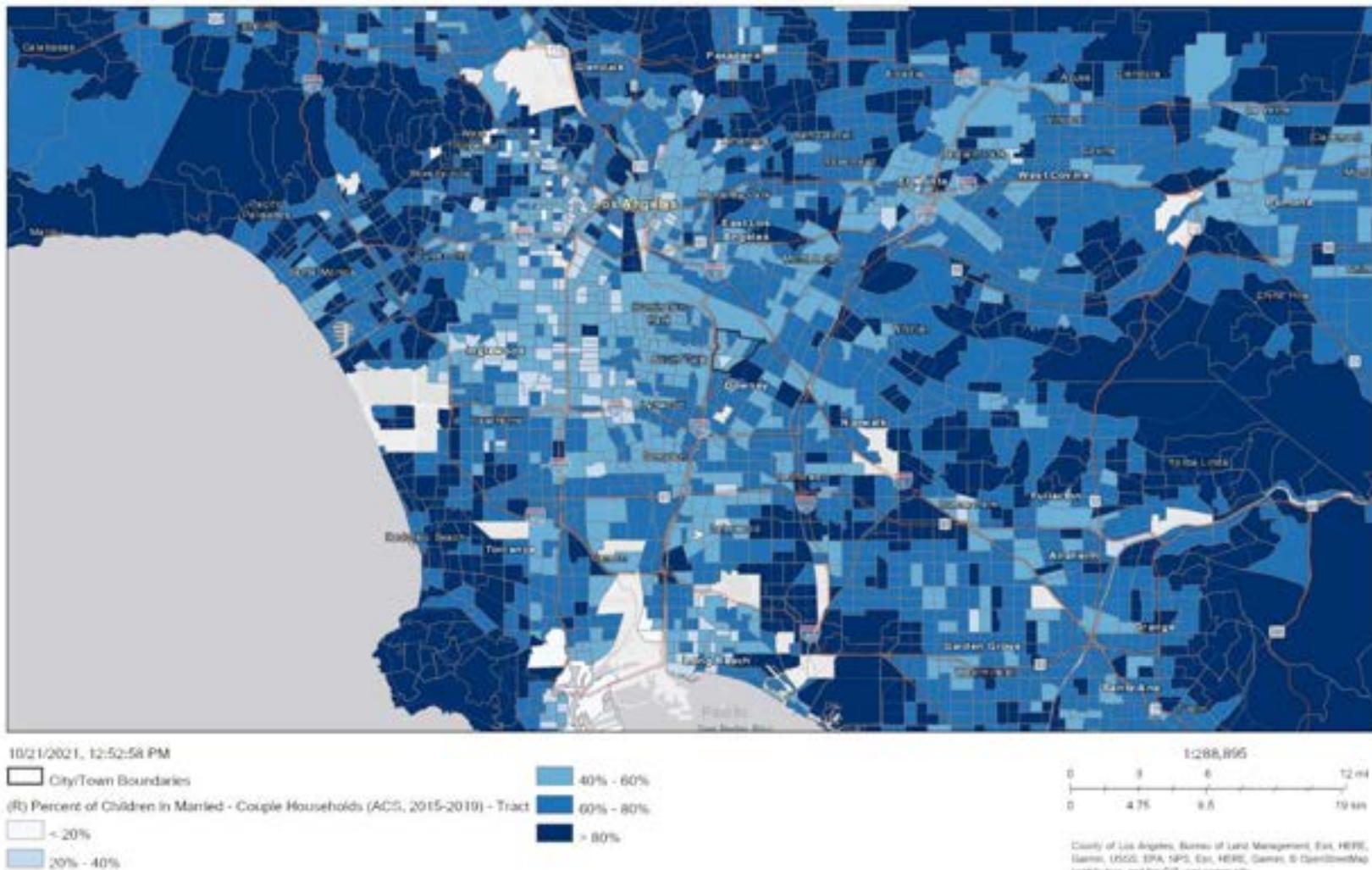
comparison, only three percent of married-couple families were below the poverty level. The City's RHNA sites are located in the census tracts with less than 20 or 20 to 40 percent of children in female-headed households (Table D-4). These are the only percentages that tracts fall within the City.

**Table D-4: RHNA Unit Distribution by % Children in Female-Headed Households**

% Children in Female-Headed HH	Lower	Moderate	Above Moderate	Total Units
< 20%	65.6%	29.4%	64.7%	59.8%
20% - 40%	34.4%	70.6%	35.3%	40.2%
40% - 60%	0.0%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
<b>Total Units</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>



Figure D-9: Regional Percent of Children in Married Couple Households by Tract (2019)



County of Los Angeles, Bureau of Land Management, Esri, HERE, Esri, USGS, EPA, NPS, Esri, HERE, Esri, and OpenStreetMap contributors.



Figure D-10: Regional Percent of Children in Female-Headed Households by Tract (2019)

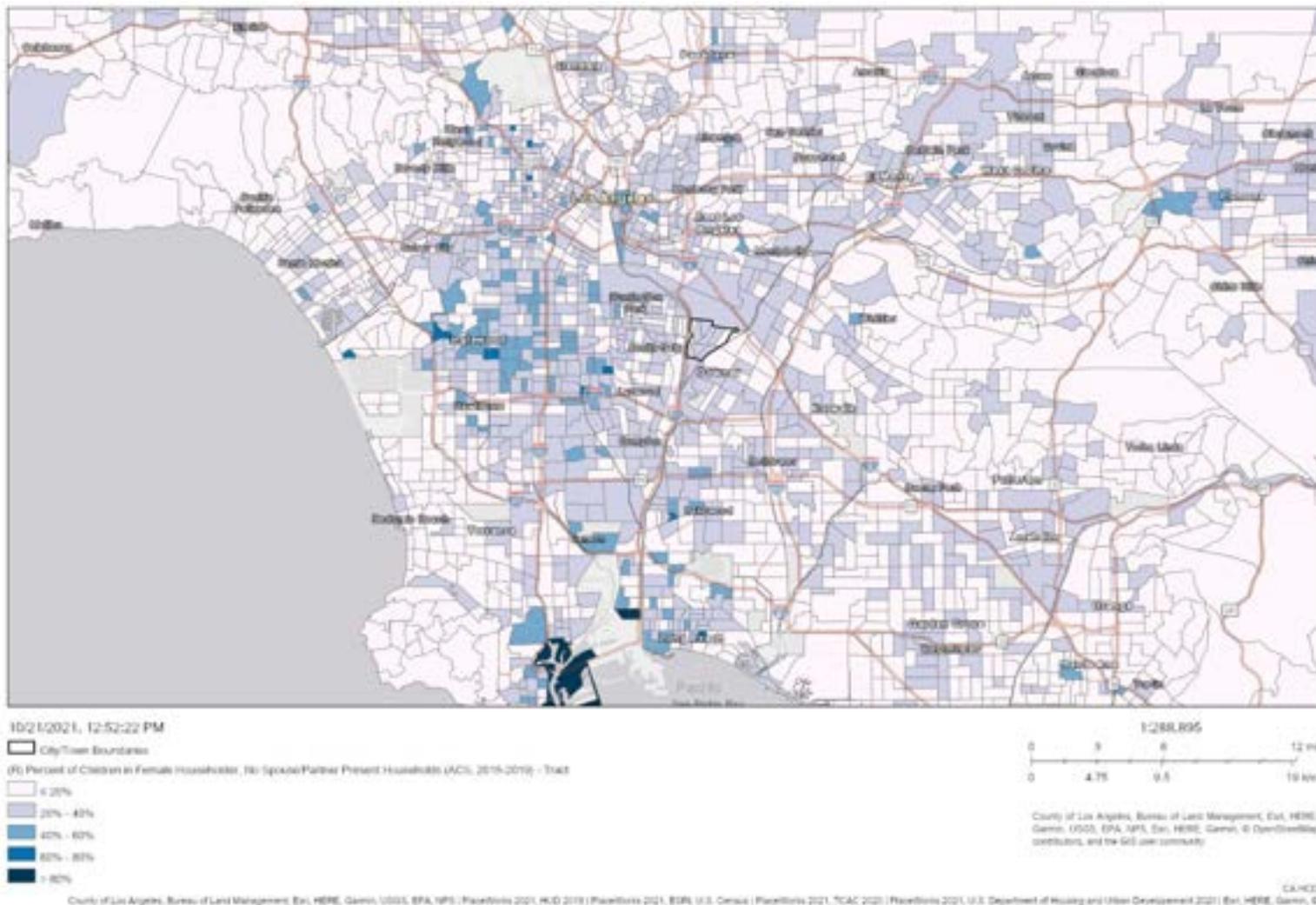




Figure D-11: Population of Adults Living Alone by Tract (2019)

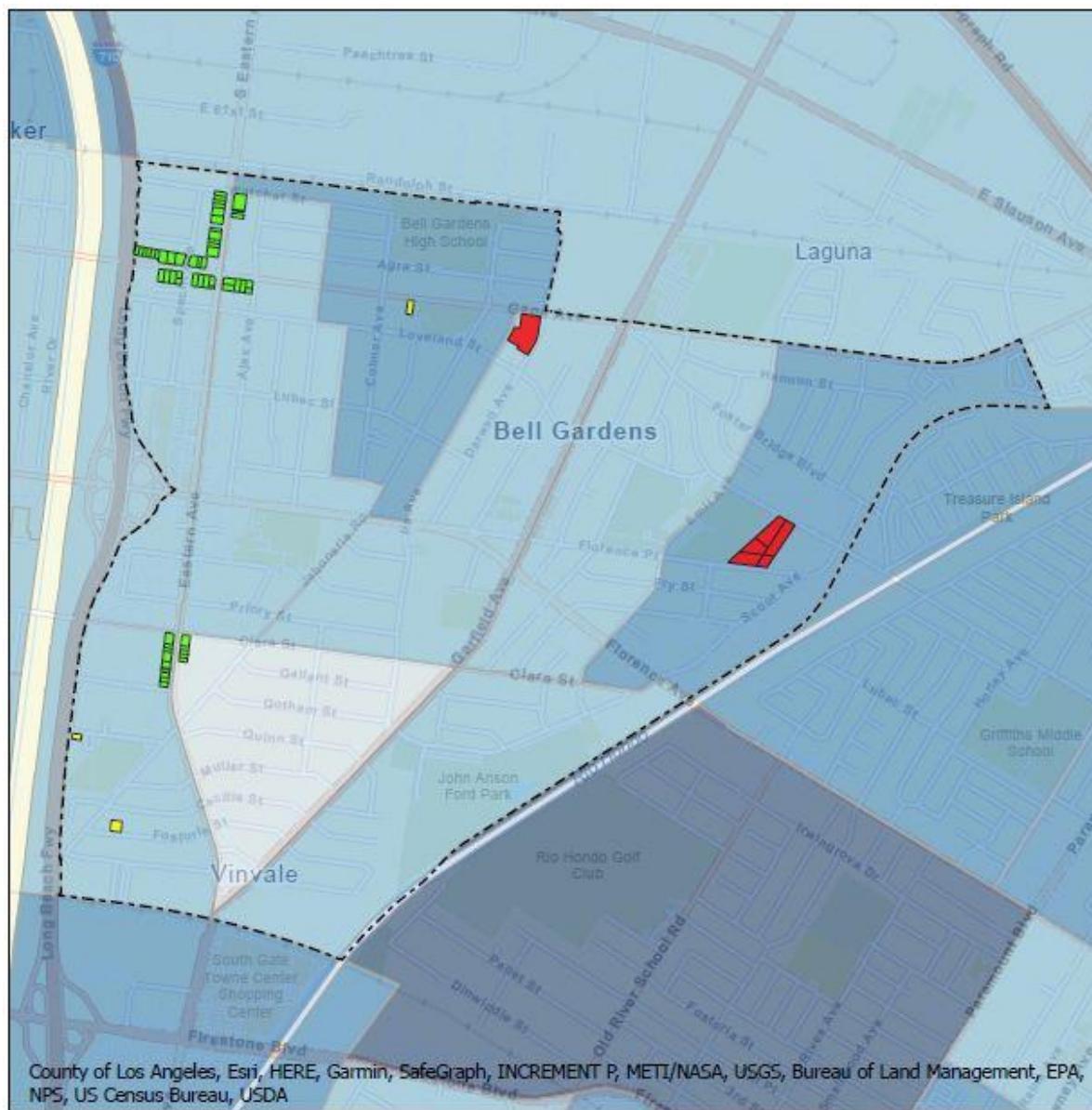


Figure D-12: Population of Adults Living with their Spouse by Tract (2019)





**Figure D-13: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)**



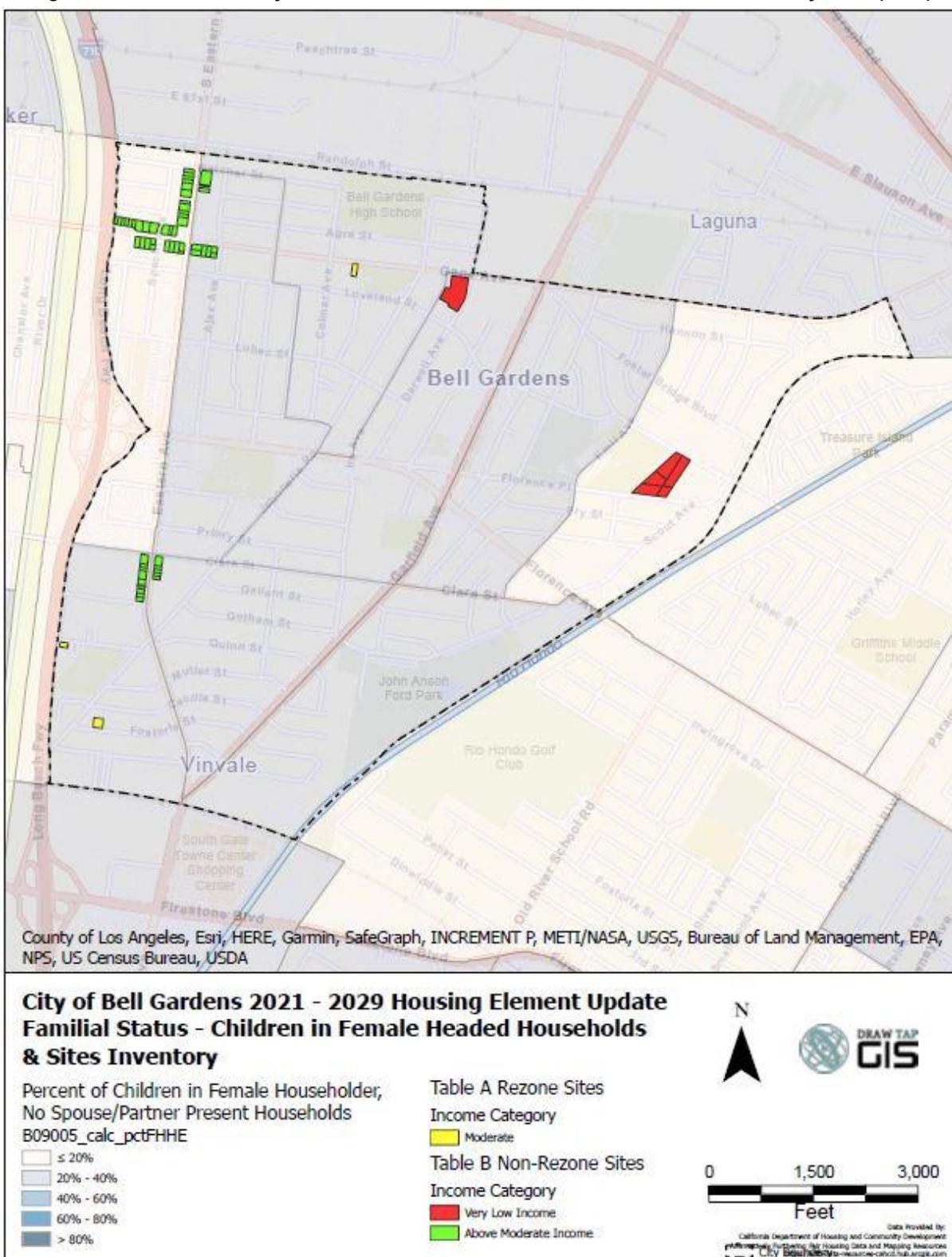
## **City of Bell Gardens 2021 - 2029 Housing Element Update Familial Status - Children in Married Couple Households & Sites Inventory**

## Percent of Children in Married-Couple Households Table A Rezone Sites





Figure D-14: Sites Inventory and Percent of Children in Female-Headed Households by Tract (2019)





## Income Level

Household income is an important element affecting housing opportunities, as it is the primary factor determining the ability of households to balance housing costs with other basic necessities. Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-16 and Figure D-17 show the Lower and Moderate Income (LMI) areas in the County by Census block group. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

**Regional Trend.** According to the 2015-2019 ACS, the median household income reported for Bell Gardens residents was \$42,223. Lower than the countywide median of \$68,044 and South Gate (\$52,321), but comparable to Bell (\$44,327), Huntington Park (\$42,447), and Maywood (\$44,241). However, median household income only provides partial insight into a community's income profile.

The California Department of Housing and Community Development (HCD) uses five income categories to determine housing affordability and need: extremely low, very low, low, moderate, and above moderate income households. HCD utilizes the following income groups described as a percentage of Area Median Income (AMI):

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low 51-80% AMI
- Moderate 81-120% AMI
- Above Moderate 120%+ AMI

As shown in Table D-5 a majority of the City's households are of very low income (36 percent) followed by low income (27 percent). In the County a majority of households are of above moderate income (43 percent) followed by very low income (26 percent). LMI areas are concentrated in different areas of the County, but are more heavily concentrated in the Downtown areas (Figure D-16).

Table D-5: Income Distribution				
Income Category	Percent of Median Family Income (AMI)	2020 Income Limits (4-person household)	Bell Gardens	Los Angeles County
Very Low	0 % to 50% AMI	\$56,300	36%	26%
Low	51% to 80% AMI	\$90,100	27%	15%
Moderate	81% to 120% AMI	\$92,750	19%	16%
Above Moderate	121% + AMI	>\$92,751	19%	43%

Sources:

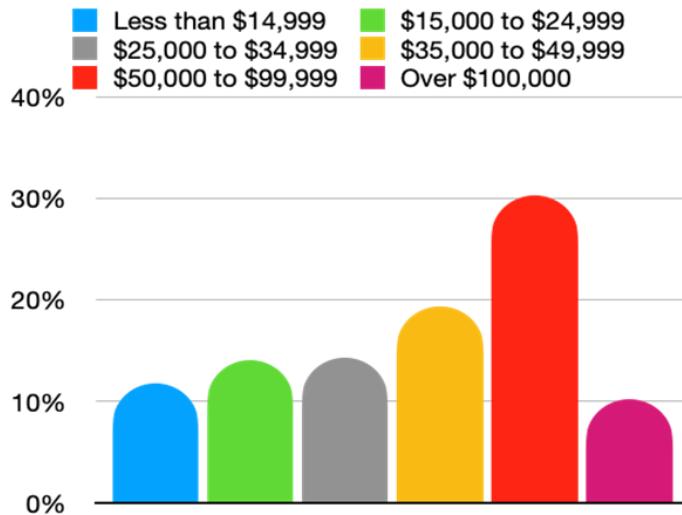
3. California Department of Housing and Community Development (HCD), 2020 income limits
4. Southern California Association of Governments (SCAG) income distribution

**Local Trend.** As shown in Figure D-15, a more detailed breakdown of households by income category can provide more information about the proportion of households in Bell



Gardens whose limited incomes may lead to a higher incidence of housing problems such as overpayment (paying more than 30 percent of income on housing) or overcrowding (having more than one person per room). Between 2010 and 2018, about 59 percent of households earned less than \$50,000. About 30 percent of households earned between \$50,000 and \$100,000.

**Figure D-15: Households by Income Category (2018)**



Source: 2014-2018 ACS.

All block groups in Bell Gardens are considered LMI with the highest concentration of LMI population located in the south and west (Figure D-17). The City's RHNA is split between the two levels of LMI households in the City (Table D-6).

**Table D-6: RHNA Unit Distribution by % LMI Households in Census Tract**

% LMI HH	Lower	Moderate	Above Moderate	Total Units
< 25%	0.0%	0.0%	0.0%	0.0%
25% - 50%	0.0%	0.0%	0.0%	0.0%
50% - 75%	100.0%	29.4%	44.2%	63.7%
75% - 100%	0.0%	70.6%	55.8%	36.3%
Total Units	180	68	215	463



Figure D-16: Low and Moderate Income (LMI) areas in Los Angeles County

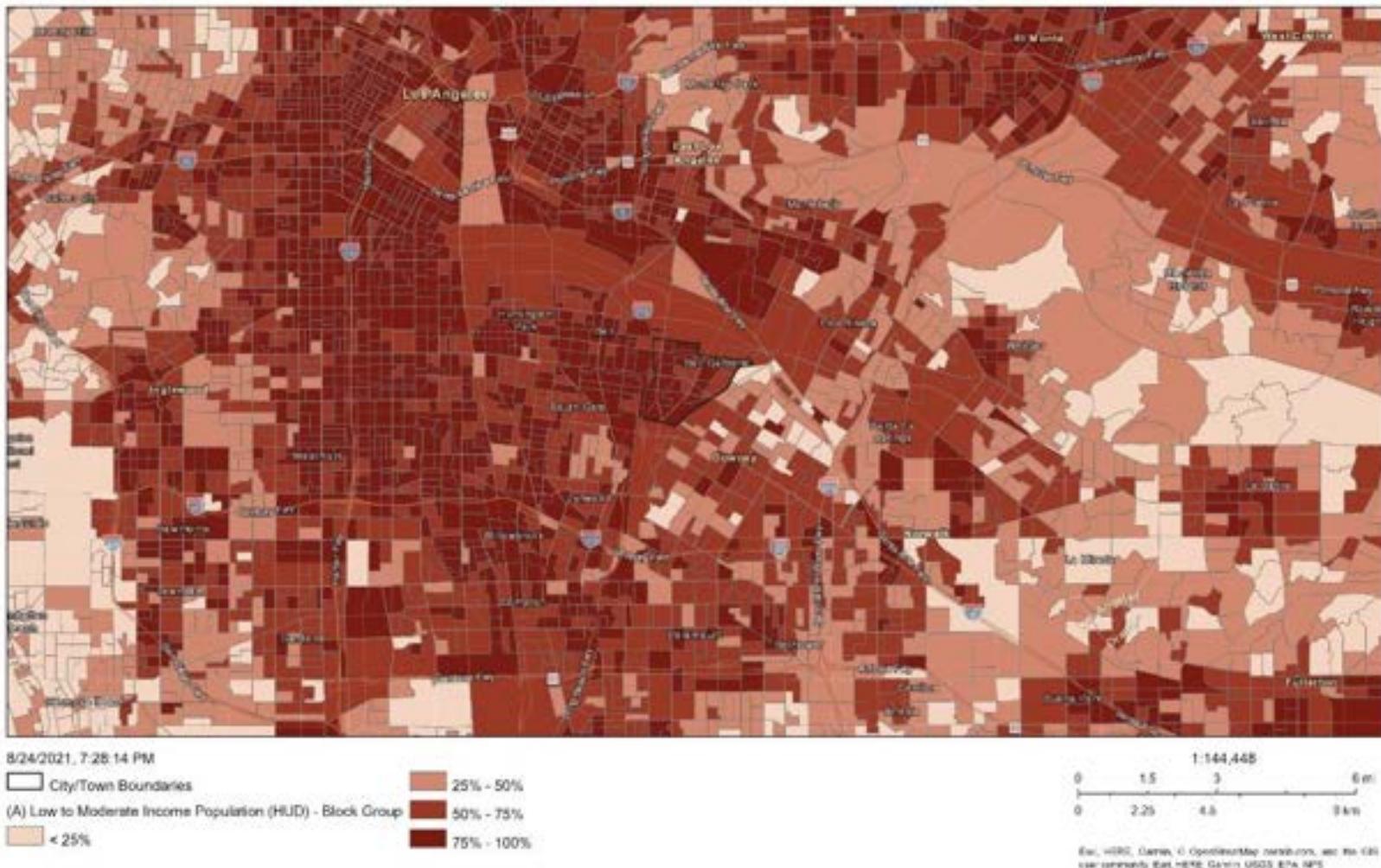
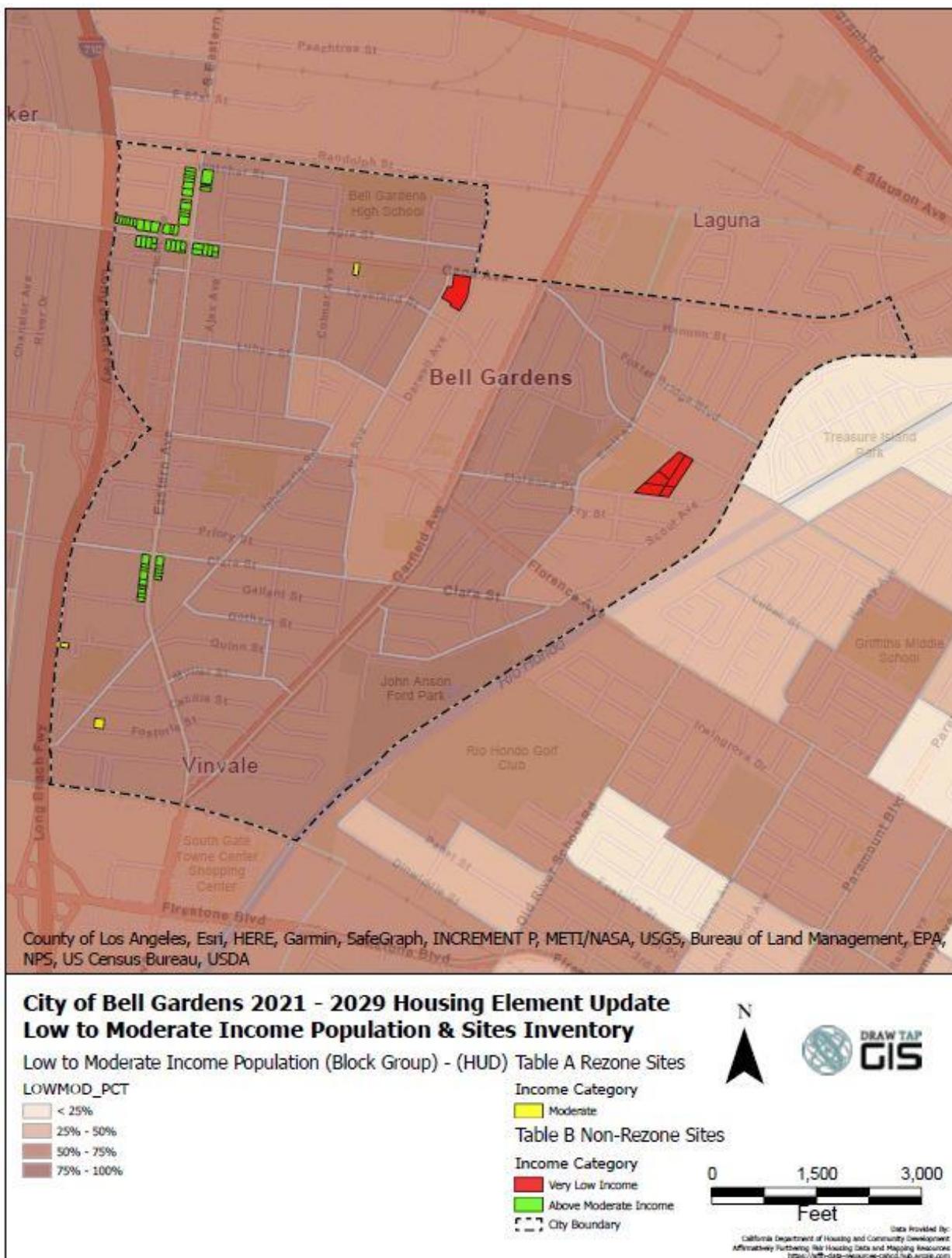




Figure D-17: Low and Moderate Income (LMI) Areas in Bell Gardens and RHNA Distribution





### D.2.3 Racially and Ethnically Concentrated Areas

#### ***Racially/Ethnically Concentrated Areas of Poverty***

In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Los Angeles County, there are RECAPs scattered around major highways and in the Downtown area (Figure D-18). The larger RECAP clusters can be seen in Downtown Los Angeles. There are no RECAPs in Bell Gardens.

Poverty status by race and ethnicity for Bell Gardens and Los Angeles County is shown in Table D-7. Bell Gardens has a significantly larger population of persons below the poverty level (28.3 percent) compared to the County (14.9 percent). In the City, Black or African American and Native Hawaiian and Other Pacific Islander populations experience poverty at the highest rate, while the population of Asians and persons of two or more races experience poverty at the lowest rate. The population of persons below the poverty level in Bell Gardens has increased from 26.9 percent during the 2008-2012 ACS to 28.3 percent during the 2015-2019 ACS.

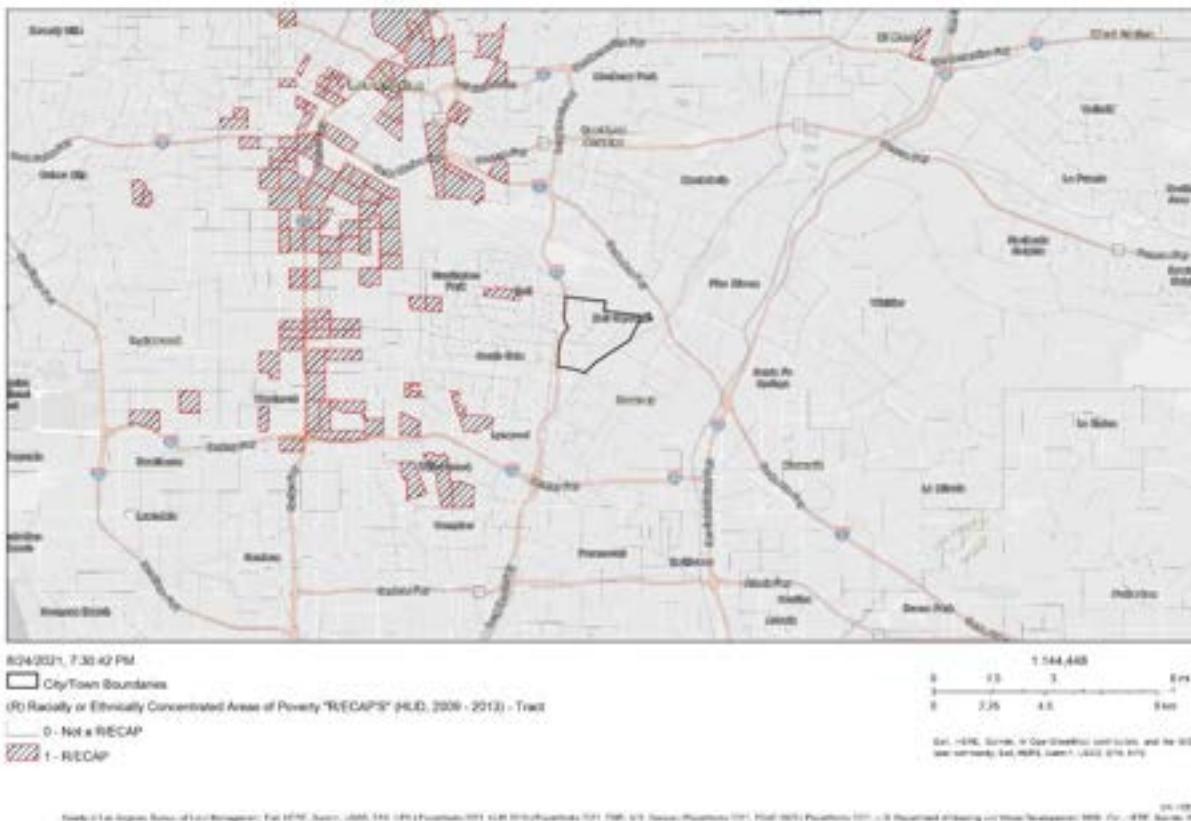
**Table D-7: Poverty Status by Race/Ethnicity (2019)**

Race/Ethnicity	Percent Below Poverty Level	
	Bell Gardens	Los Angeles County
Population for whom poverty status is determined	28.3%	14.9%
Black or African American alone	36.5%	20.8%
American Indian and Alaska Native alone	27.4%	18.1%
Asian alone	0.0%	11.1%
Native Hawaiian and Other Pacific Islander alone	35.7%	11.5%
Some other race alone	26.4%	19.2%
Two or more races	13.0%	11.7%
Hispanic or Latino origin (of any race)	28.5%	18.1%
White alone, not Hispanic or Latino	22.3%	9.6%

Source: 2015-2019 ACS (5-Year Estimates).



Figure D-18: Regional Racially Concentrated Areas of Poverty (R/ECAPs)



Despite the absence of R/ECAPs in the City, the Fair Housing Task Force, made up of the California Tax Credit Allocation Committee (TCAC) and HCD, has identified three areas of high segregation and poverty in the City. TCAC-designated areas of high segregation and poverty and poverty status by census tract for Bell Gardens is shown in Figure D-18. All three areas of high segregation and poverty are located on the western side of the City. Tracts along the western City boundary also have larger populations of persons below the federal poverty level. The following tracts are considered areas of high segregation and poverty: 5341.01, 5342.01, 5342.02.

As shown in Table D-8, all TCAC-designated tracts of high segregation and poverty have populations of persons below the poverty level exceeding the citywide average. All high segregation and poverty tracts have majority Hispanic/Latino populations of 91.1 percent, 96.1 percent, and 93.2 percent, respectively. Nearly 30 percent of more of the Hispanic or Latino population in these tracts is below the poverty level.

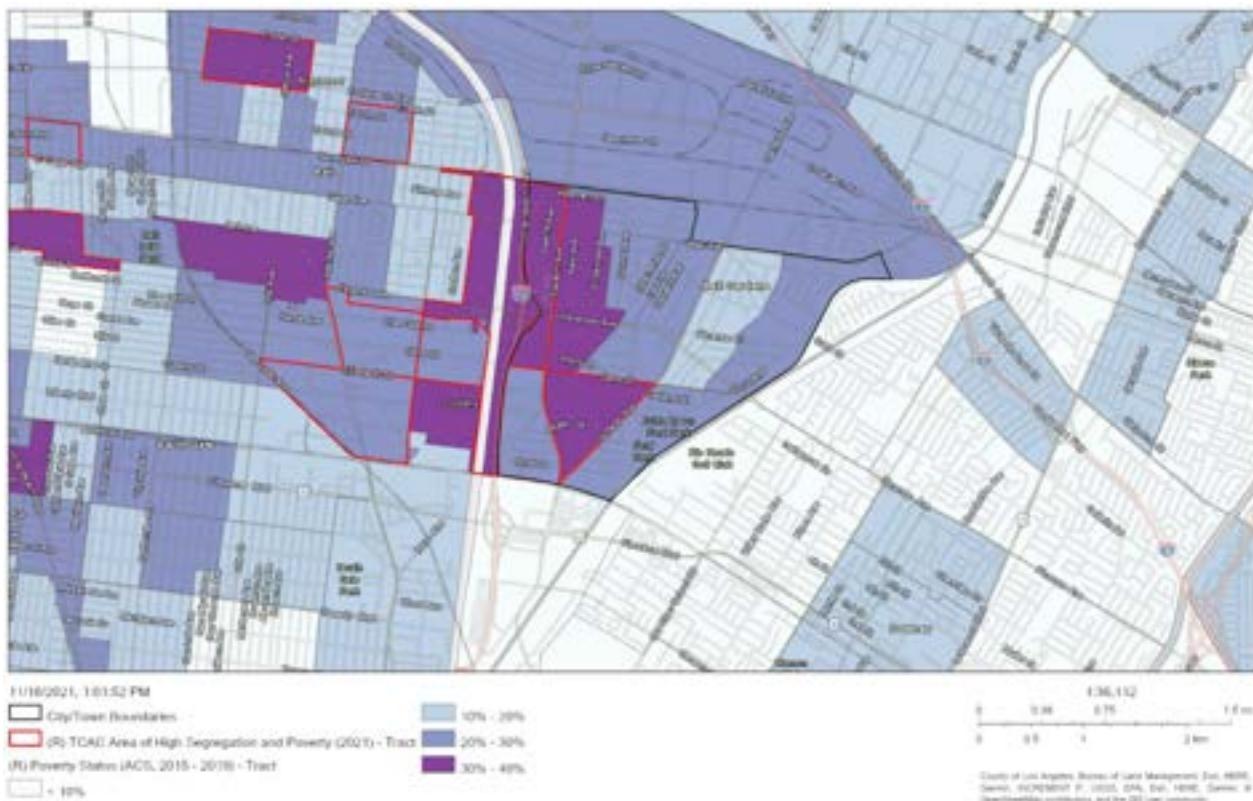
Race/Ethnicity	Percent Below Poverty Level		
	5341.01	5342.01	5342.02
Population for whom poverty status is determined	33.3%	29.1%	37.1%
Black or African American alone	20.0%	0.0%	21.3%
American Indian and Alaska Native alone	100.0%	0.0%	-
Asian alone	0.0%	0.0%	0.0%



Native Hawaiian and Other Pacific Islander alone	-	-	-
Some other race alone	31.1%	17.6%	24.5%
Two or more races	11.3%	0.0%	0.0%
Hispanic or Latino origin (of any race)	35.9%	29.8%	36.6%
White alone, not Hispanic or Latino	16.1%	0.0%	45.7%

Source: 2015-2019 ACS (5-Year Estimates).

Figure D-19: Poverty Status by Tract and TCAC Areas of High Segregation and Poverty (2019, 2021)



Like the City, tracts 5341.01, 5342.01, and 5342.01 have Hispanic/Latino majority populations (91.1 percent, 96.1 percent, and 93.2 percent, respectively. The following sections rely on data from the 2015-2019 American Community Survey and HCD Data Viewer.

**Tract 5341.01.** This tract is located in the northwestern corner of the City and contains the smallest share of the total City population, consistent with the share of housing units (5.6 percent of population and 5.1 percent of housing units). Tract 5341.01 has significantly larger proportions of Black/African American and Asian residents compared to the Citywide average. More than half (53 percent) of the total Asian population in Bell Gardens resides in tract 5341.01. Of the Asian population in this tract, 69.4 percent are Vietnamese, 22.4 percent are Korean, and 8.2 percent are Filipino. Vietnamese residents make up the largest share of the Asian population Citywide (53 percent), followed by



Korean (14.1 percent), Filipino (13.3 percent), and Chinese (12.2 percent). Approximately six percent of Asian population in the City is Japanese and 1.5 percent is Asian Indian.

Nearly 48 percent of the population in this tract was born outside of the United States, compared to only 42.4 percent Citywide. Of the foreign born population in this tract, 36.6 percent are below the poverty level.

The average family size in this tract is higher than the Citywide average, 4.88 vs. 4.47, respectively. A larger proportion of housing units in this tract also have one or more person aged 60 and older (57 percent vs. 33.4 percent Citywide).

The median income in this tract is \$18,112, lower than \$22,115 Citywide. A significantly higher proportion of the workforce in this tract works in construction compared to the City (20.5 percent vs. 8.4 percent, respectively). This tract also has larger proportions of the workforce employed in wholesale trade (11 percent) and arts, entertainment, recreation, accommodation, and food services (14 percent). The median income Citywide for workers in construction is higher than the overall median (\$28,262), but lower for wholesale trade (\$21,842) and arts/entertainment/recreation/accommodation/food services (\$18,800). Employment trends in this tract can be explained by the proximity to the Heavy Commercial and Commercial Manufacturing zones in the City.

Zoning designations in this tract include C4 (Heavy Commercial), CM (Commercial Manufacturing), R3 (Medium Density Residential), and R1 (Single Family Residential). Bell Gardens is made up of mostly higher density residential with commercial and industrial uses. This tract contains one of only three areas of the City where cohesive, detached single-family neighborhoods are found. This tract is located along the Long Beach Freeway and has the highest concentration of Heavy Commercial zones in the City. There is one park located in this tract (Marlow Park). Though this area is an area of high segregation and poverty, persons residing in this tract are generally not exposed to other fair housing issues (employment accessibility, poor environmental conditions, cost burden, overcrowding) at a higher rate than the remainder of the City.

There are no schools or libraries, but the public may access Marlow Park (6640 Marlow Ave, Bell Gardens, CA 90201) as a public amenity. Residents in this census tract can access Marlow Park without having to cross any major highway streets. Students in this census tract required to travel along Eastern Ave (major highway street) and cross Florence Ave (major highway street) major highway street to attend Bell Gardens Elementary. Eastern (particularly at Florence Avenue) Avenue is a hub of commercial activity and acts as one of the access points to the 710 Freeway.

The housing condition in this tract is dominantly aged and higher in destiny. The streets and sidewalks are moderate in age, with plans of upgrading in time; Eastern is one of the main north-south thoroughfares, with access to the 710 freeway via Florence Avenue. Eastern Avenue has infrastructure that supports alternate modes of transportation, including a bike route and bus stops, many of which have shelters and benches.



**Tract 5342.01.** Tract 5342.01 is located in the southwest corner of the City. Approximately 11 percent of the City population and 10.3 percent of housing units exist in this tract. This area is characterized by Hispanic/Latino populations (96.1 percent), Black/African American populations (one percent), and American Indian/Alaska Native populations (0.3 percent) exceeding the Citywide average. Nearly half of the American Indian/Alaska Native and 13 percent of the Black/African American populations in Bell Gardens reside in this tract.

Approximately 64.2 percent of households in tract 5342.01 have one or more children under the age of 18, compared to only 56.9 percent in Bell Gardens. Of the 659 families with children living in this tract, 232 (35.2 percent) are single-parent female-headed families. Single-parent female-headed households are typically more likely to experience poverty. Nearly 54 percent of single-parent female headed households in this tract are below the poverty level, similar to the rate Citywide (53.5 percent).

The median income in this tract is \$21,514, lower than \$22,115 Citywide. The top employment sectors for residents in this tract are transportation, warehousing, and utilities (18.7 percent) and manufacturing (16.7 percent). This tract is surrounded by manufacturing zones which may explain the prevalence of warehousing and manufacturing workers in the tract. Citywide, workers in these industries tend to earn more than the overall median income (\$23,112 and \$25,935, respectively). The next largest industries among workers in tract 5342.01 are retail trade (11.3 percent), professional, scientific, management, administrative, and waste management services (11.2 percent), wholesale trade (10.3 percent), and educational services, health care, and social assistance (10.2 percent). Both retail and wholesale trade workers have median incomes below the Citywide average.

Zoning designations in this area of the City include R3 (Medium Density Residential), CM (Commercial Manufacturing), MPD (Manufacturing Planned Development), and R1 (Single Family Residential). This tract is also located along the Long Beach Freeway and contains two of only three areas of the City where cohesive, detached single-family neighborhoods are found. Two landmarks of note in this neighborhood are Bell Gardens Elementary and Julia Russ Asmus Park. A majority of the tract is medium density residential development. There are seven mobile home parks located in this area totaling 182 units:

- Dana TP (5550 Clara Street) – 10 Units
- Mid City MHP (5656 Clara Street) – 25 Units
- Palm Gardens MHP (5639 Gotham Avenue) – 17 Units
- Jay Cor TP (5540 Quinn Street) – 30 Units
- Shull Gardens MHP (5678 Shull Street) – 38 Units
- Harmony Lane MP (5666 Shull Street) – 24 Units
- Rancho MP (5654 Shull Street) – 38 Units

Mobile home parks are typically more affordable to lower income households. There are 18 mobile home parks totaling 412 units Citywide. Mobile home park units in this tract



alone account for 44.2 percent of mobile home park units Citywide. Additionally, approximately 2.4 percent of renters in this tract received HCVs.

Bell Gardens Elementary School (5620 Quinn St, Bell Gardens, CA 90201) and Julia Russ Asmus Park (8321 Jabonera Rd, Bell Gardens, CA 90201) serves this area, while there are no libraries. Residents in this census tract can access Julia Asmus Park without having to cross any major highway streets. Students in this census tract are not required to cross any major highway streets to attend Bell Gardens Elementary. 8000 Bell Gardens Avenue (proposed 48 units) and Schull Street Project (proposed 100 units) are located within this tract.

The housing condition in this tract is dominantly aged and higher in destiny. The streets and sidewalks are moderate in age, with plans of upgrading in time; Jabonera Road is the primary access route to Bell Gardens Elementary School, with infrastructure for bicycle users and pedestrians. Clara Street is another roadway used, though it does not have infrastructure in place for bicycle users, and few pedestrian generators.

**Tract 5342.02.** Tract 5342.02 accounts for the largest share of the population (13.5 percent) and housing stock (13.1 percent) amongst other high segregation and poverty tracts. This tract has a significantly larger White population (6.3 percent) compared to the Citywide share of 2.5 percent. There are no racial/ethnic minority groups that represent a share of the tract population exceeding the share Citywide. Compared to the other tracts that have been identified as areas of high segregation and poverty, this tract has the highest poverty rate of 37.1 percent.

This tract has a larger proportion of families with households with one or more children (57.5 percent) and families with (52.5 percent) compared to the City. Of the families with children residing in this tract, 35 percent are single-parent female-headed households.

The median income in tract 5342.02 is \$19,729, lower than \$22,115 Citywide. This tract has a higher share of workers in the agriculture, forestry, fishing, hunting, and mining (0.9 percent), construction (12.7 percent), wholesale trade (14.6 percent), and information (1.9 percent) industries. The manufacturing, wholesale trade, and construction industries employ the largest share of workers in this tract.

Zoning districts in this tract include R3 (Medium Density Residential), CM (Commercial Manufacturing), M1 (Light Manufacturing), and A1 (Light Agricultural). Bell Gardens Intermediate School is located in this tract. There are four mobile home parks totaling 65 units (15.8 percent of mobile home units Citywide) in this neighborhood:

- Busch Trailor CT (7916 Jabonera Road) – 6 Units
- J & J Mobile Park (5825 Quinn Street) – 6 Units
- Bell Gardens Trailor Park (5943 Cecila) – 20 Units
- Garfield MHP (8422 Garfield) – 33 Units



Additionally, this tract contains one of three subsidized housing units in Bell Gardens, (Terra Bella – 64 affordable units). Approximately 10.5 percent of renters in this area of the City received HCVs.

There are no schools, nor a library within this tract; Gallant Park (5982 Gallant St, Bell Gardens, CA 90201) serves this community. Residents in this census tract can access Gallant Park without having to cross any major highway streets. Students in this census tract are only required to cross Eastern Ave (major highway street) to attend Bell Gardens Elementary. Improvements are planned for the intersection of Garfield Avenue and Eastern Avenue (CIP#3881).

The housing condition in this tract is dominantly aged and higher in destiny. The streets and sidewalks are moderate in age, with plans of upgrading in time; Eastern is one of the main north-south thoroughfares, as is Garfield Avenue. Both have infrastructure that supports alternate modes of transportation, including a bike route and bus stops, many of which have shelters and benches.

### **Racially Concentrated Areas of Affluence**

While racially concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.<sup>4</sup> According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White Alone population and median household income as proxies to identify potential areas of affluence. As Figure D-20 and Figure D-21 show, census tracts with a large White population (over 50 percent) and highest median income are located outside of the Bell Gardens and outside of Downtown Los Angeles. The central Los Angeles, San Gabriel Valley, and Gateway cities have Hispanic, African American, or Asian majority populations. The central Los Angeles areas are composed of mostly block groups with median incomes below the 2020 State median of \$87,100. Block groups with median incomes exceeding \$125,000 are more concentrated in coastal communities and the areas around Santa Monica and Beverly Hills. In Bell Gardens there are no block groups with racial/ethnic minority populations smaller than 60 percent and most of the block groups have median incomes lower than the State median of \$87,100. There are no areas in Bell Gardens that are considered RCAAs.

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<sup>4</sup> Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).



Figure D-20: White Majority Population by Tract

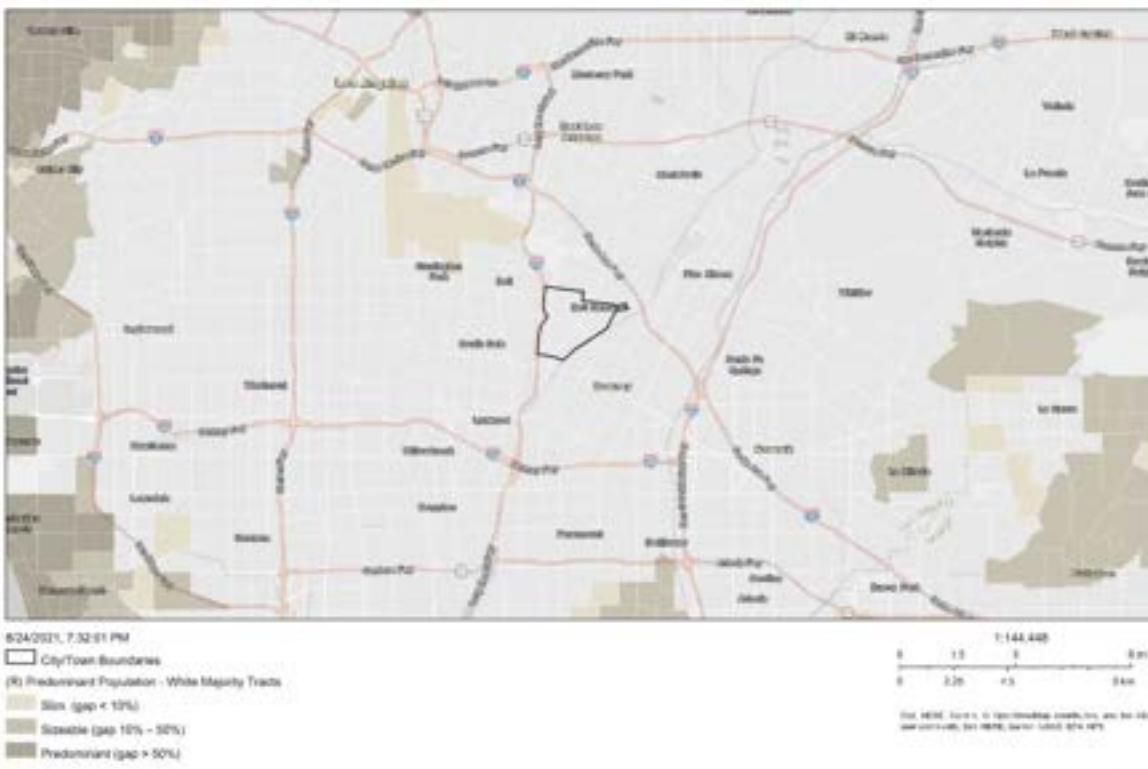
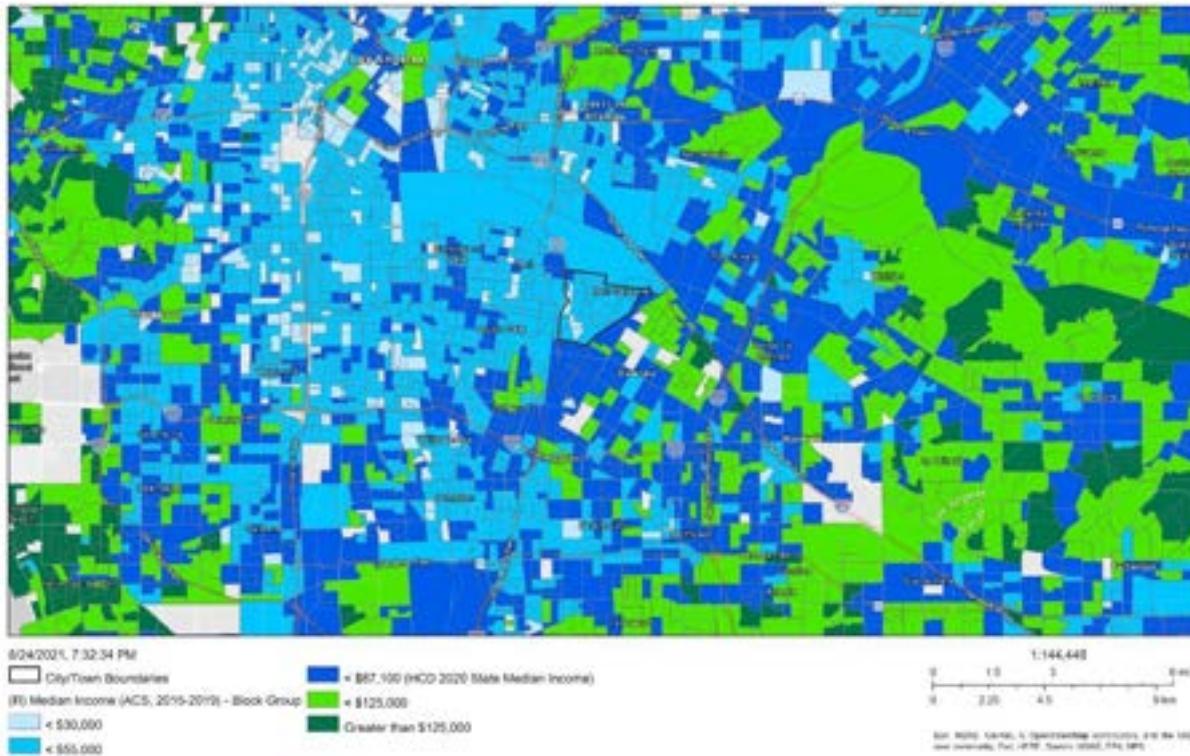


Figure D-21: Median Income by Block Group (2019)





#### D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-10 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher composite scores mean higher resources. Table D-9 shows the full list of indicators that go into the calculation of the index scores.

**Table D-9: Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020.



**Regional Trend.** HUD Opportunity Indicator scores for Los Angeles County are shown in Table D-10. The White population, including the population below the federal poverty line, received the highest scores in low poverty, school proficiency, labor market participation, jobs proximity, and environmental health. Hispanic communities scored the lowest in low poverty and labor market participation and Black communities scored the lowest in school proficiency, jobs proximity, and environmental health. Black residents were most likely to use public transit and have the lowest transportation costs.

TCAC Opportunity Area scores by tract for the region are presented in Figure D-22. The central Los Angeles County areas around the City of Los Angeles are comprised of mostly low and moderate resource tracts and areas of high segregation and poverty. The El Monte/Baldwin Park area and San Fernando area, including Van Nuys/North Hollywood, also have concentrations of low resource areas and some areas of high segregation and poverty. High and highest resource areas are most concentrated in coastal communities from Rolling Hills/Rancho Palos Verdes to Santa Monica, and areas in and around Beverly Hills, La Cañada Flintridge, and Pasadena/Arcadia.

**Table D-10: Los Angeles County HUD Opportunity Indicators by Race/Ethnicity**

	Low Poverty	School Prof.	Labor Market	Transit	Low Transp. Cost	Jobs Proximity	Env. Health
<b>Total Population</b>							
White, non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<b>Population below federal poverty line</b>							
White, non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Source: HUD AFFH Database – Opportunity Indicators, 2020

The following opportunity map scores are for the census tracts that make up Bell Gardens (Table D-11). One census tract is of moderate resource, five are designated as low



resource and three are of high segregation and poverty. Opportunity map scores by Census tract are presented in Figure D-23. Economic, environmental, and education scores for the City are further detailed below. The City's RHNA is dispersed between all resource levels within City limits. There are no lower income RHNA units in areas of high segregation and poverty (Table D-12). A majority of lower income units (65.6 percent) are in moderate resource areas, while a majority of moderate (63.2 percent) and above moderate (85.1 percent) units are in high segregation and poverty tracts.

**Table D-11: Opportunity Map Scores by Tract**

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037534101	0.25	0.10	0.13	0.00	High Segregation & Poverty
6037534201	0.29	0.09	0.18	0.00	High Segregation & Poverty
6037534202	0.05	0.35	0.17	0.00	High Segregation & Poverty
6037534001	0.29	0.30	0.21	-0.41	Low Resource
6037533902	0.20	0.27	0.07	-0.59	Low Resource
6037533901	0.45	0.17	0.10	-0.48	Low Resource
6037534203	0.25	0.38	0.26	-0.37	Low Resource
6037534102	0.15	0.25	0.16	-0.54	Low Resource
6037534002	0.33	0.18	0.48	-0.25	Moderate Resource

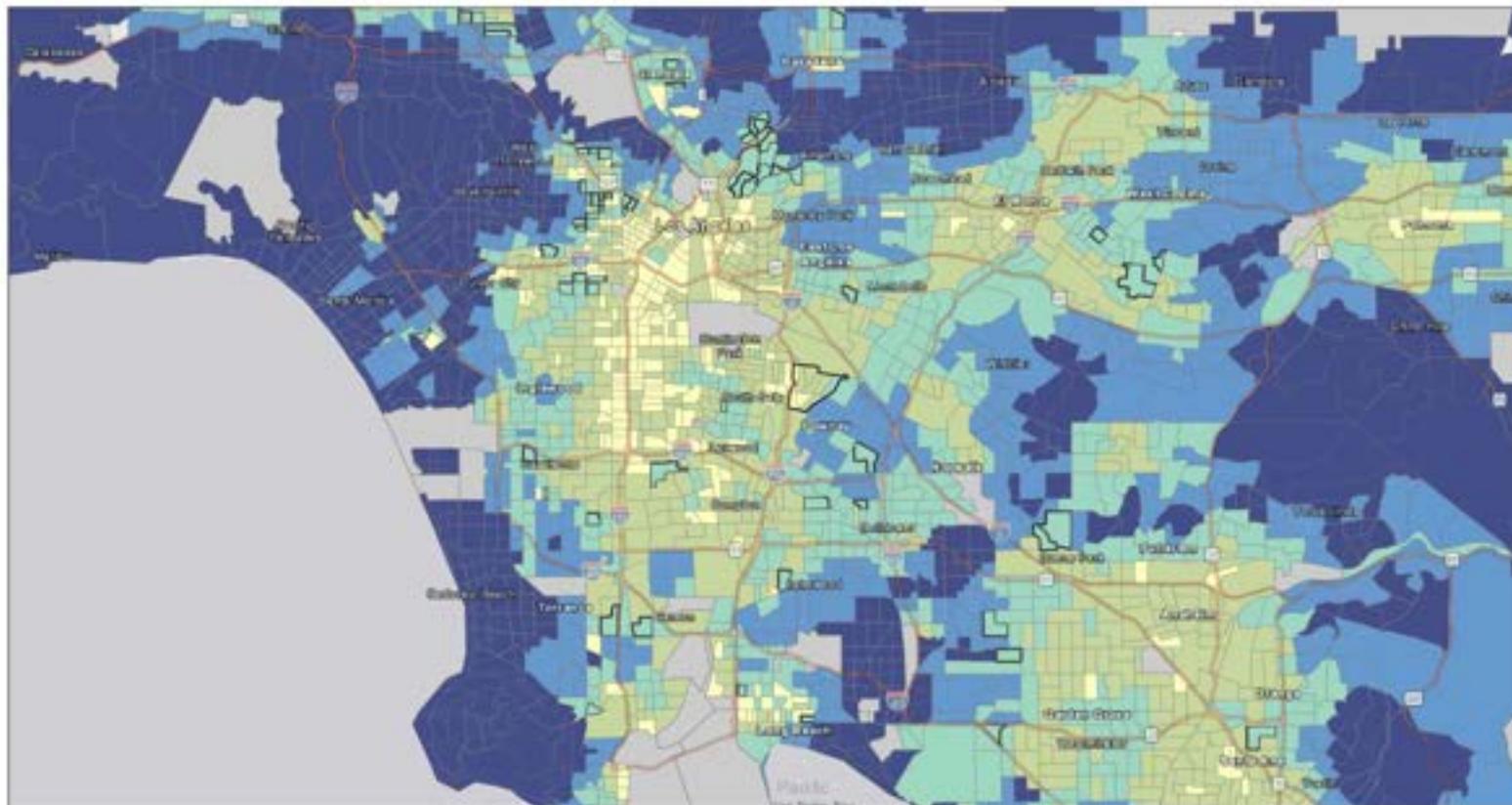
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020.

**Table D-12: RHNA Units by TCAC Opportunity Areas**

Opportunity Area	Lower	Moderate	Above Moderate	Total Units
High Segregation & Poverty	0.0%	63.2%	85.1%	48.8%
Low Resource	34.4%	36.8%	14.9%	25.7%
Moderate Resource	65.6%	0.0%	0.0%	25.5%
<b>Grand Total</b>	<b>180</b>	<b>68</b>	<b>215</b>	<b>463</b>



Figure D-22: Regional TCAC Opportunity Score by Tract (2021)



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

Highest Resource

High Resource

Moderate Resource (Rapidly Changing)

Moderate Resource

Low Resource

High Segregation & Poverty

Missing/Insufficient Data

1:288,895

0 3 6 9 12  
4.75 9.5 14.25  
Miles Kilometers

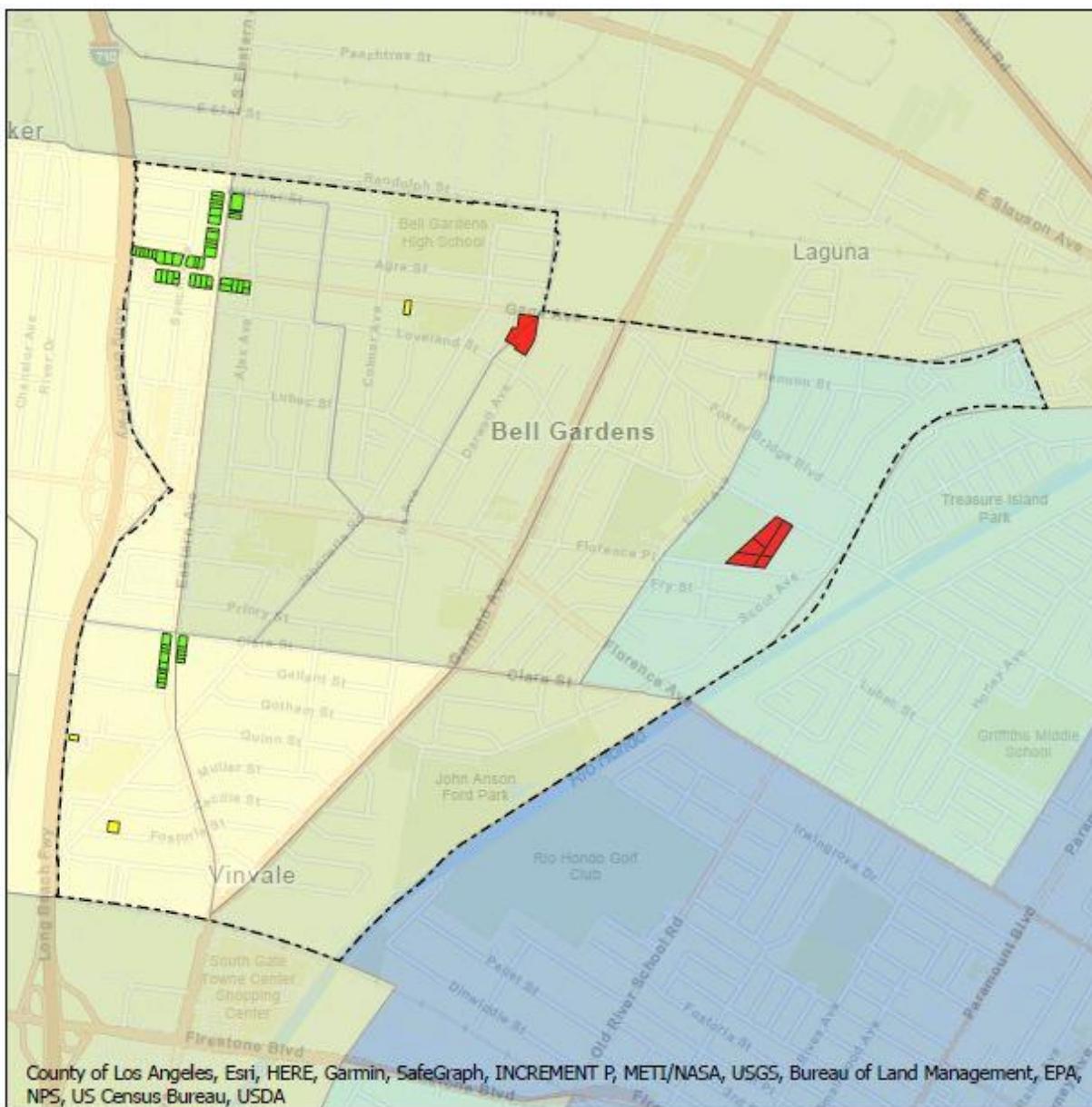
County of Los Angeles, Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GSD user community.

CA HCD

County of Los Angeles, Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS; PlaceWorks 2021, HUD 2010; PlaceWorks 2021, EDR, U.S. Census; PlaceWorks 2021, TCAC 2021; PlaceWorks 2021, U.S. Department of Housing and Urban Development 2021; Esri, HERE, Garmin, ©



Figure D-23: Opportunity Score by Census Tract and RHNA Distribution



### City of Bell Gardens 2021 - 2029 Housing Element Update TCAC Opportunity Areas 2021 & Sites Inventory

TCAC Opportunity Areas 2021 - Composite Score (Tract) Table A Rezone Sites

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

#### Income Category

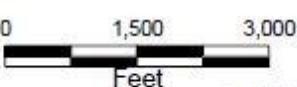
- Moderate

#### Table B Non-Rezone Sites

#### Income Category

- Very Low Income
- Above Moderate Income

City Boundary



Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://nhd-data-resource-ca.hub.arcgis.com>



*Education*

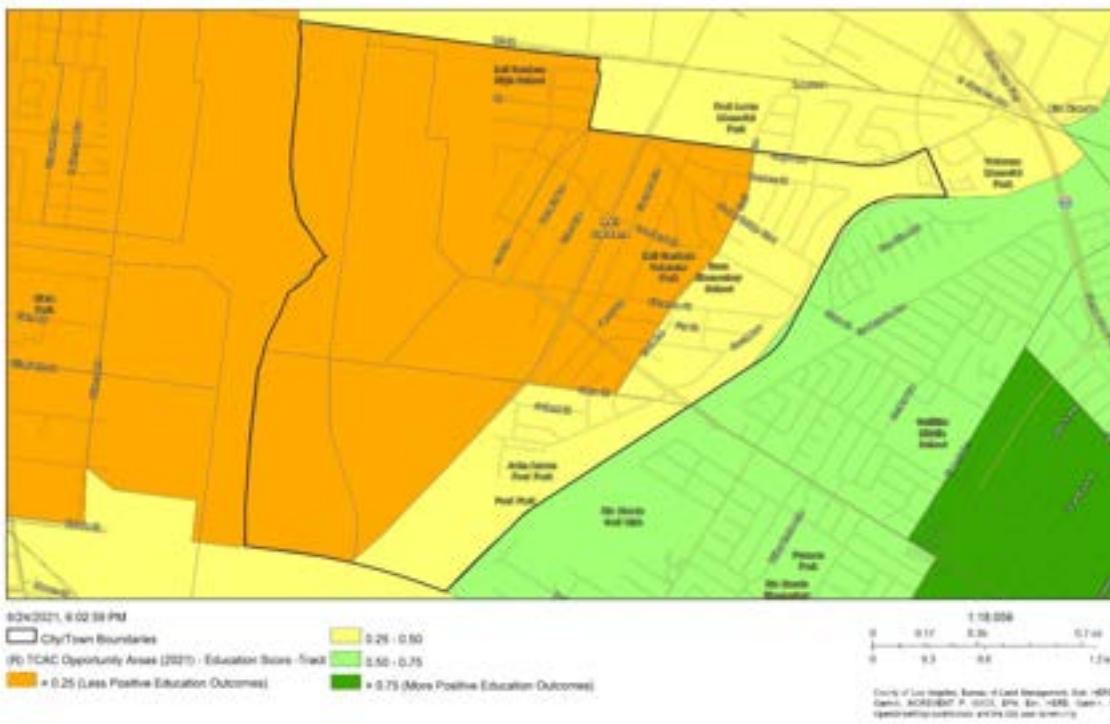
According to the National Center for Education Statistics, the seven schools in Bell Gardens are Title 1 schools. These schools coordinate and integrate resources and services from federal, state, and local sources.

To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that 57 percent of children aged 0-17 in the City of Bell Gardens were living in low-income working families between 2012 and 2016.<sup>5</sup>

Kidsdata.org also reported that in 2019, 79 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71 percent of students in Los Angeles County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-24 shows the education scores of each census tract in the City. Education scores in the City are mostly less than positive. All high segregation and poverty tracts identified in the City received education scores in the lowest quartile.

**Figure D-24: Education Score by Census Tract (2021)**



<sup>5</sup> Definition of “low income working family”: children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.



## Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-25, the census tracts in the City are of low to moderate economic scores ranging from 5 to 45. The most recent unemployment rates published by the California Employment and Development Department (March 2021) show that Bell Gardens' unemployment rate is higher than the County as a whole (13 percent and 11.3 percent, respectively). The higher unemployment rates are due to the current Covid-19 pandemic. Prior to the pandemic, the unemployment rates for Los Angeles County were approximately 5%. At the height of the pandemic, unemployment rates reached as high as 18% county-wide. It is anticipated that the unemployment rate will continue to decrease as the economy continues to reopen.

Figure D-25: Economic Score by Census Tract (2021)



## Transportation

All Transit is a data source that explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Bell Gardens' All Transit Performance score of 6.1 was among the highest for the County, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. The County All Transit score (6.8) was higher than the City's. Bell Gardens has a slightly lower proportion of commuters that use transit



(6.17 percent) than the County (6.66 percent). Figure D-26 shows the All Transit Performance Scores for Bell Gardens and the surrounding County.



Figure D-26: All Transit Performance Scores – Bell Gardens and the County (2021)



Overall transit score that looks at connectivity, access to jobs, and frequency of service.

■ < 1 ■ 1-2 ■ 2-4 ■ 4-5 ■ 5-6 ■ 6-7 ■ 7-9 ■ 9+

Source: All Transit, 2021.



HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-27, block groups in the City have scores between 40 to more than 80 showing that there is low to above moderate proximity to jobs for residents. The City does not have severe isolation when it comes to job proximity. The north part of the City has some of the highest scores when it comes to job proximity in the County.

**Figure D-27: Job Proximity Index by Census Block Group (2017)**



## ***Environmental***

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-28 shows that all but one census tract in the City have very high environment scores. All of the City's RHNA are located in high environmental scores in the range of 83 to 99 as these are the lowest and highest range of scores in the City (Table D-13). The majority of the City's lower income RHNA units are in the tracts with the lowest score in the City.

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and cities in the study.

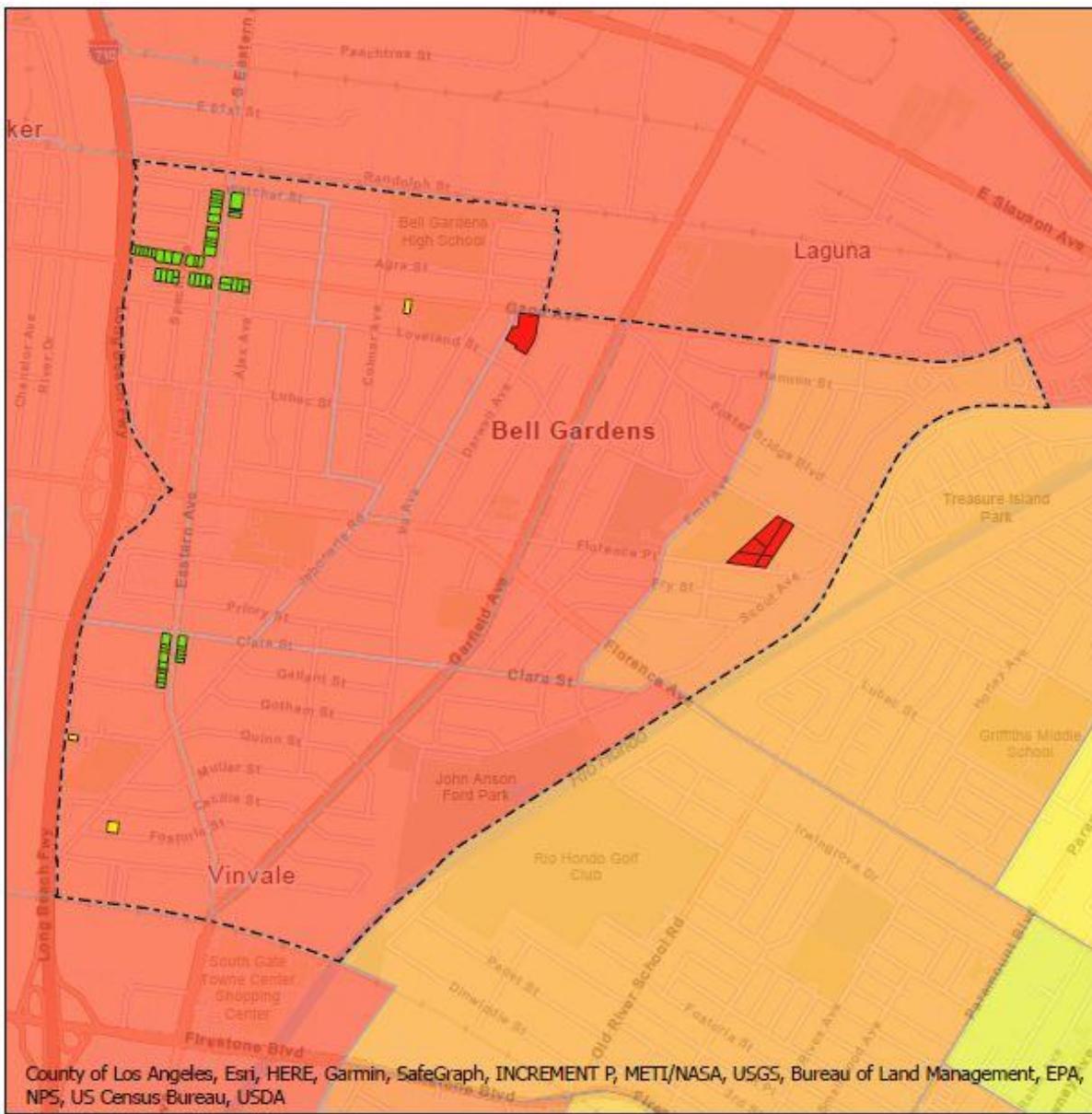


**Table D-13: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores**

% LMI HH	Lower	Moderate	Above Moderate	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%	0.0%
21 - 30%	0.0%	0.0%	0.0%	0.0%
31 - 40%	0.0%	0.0%	0.0%	0.0%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	0.0%	0.0%	0.0%	0.0%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90%	65.6%	0.0%	0.0%	25.5%
91 - 100% (Highest Score)	34.4%	100.0%	100.0%	74.5%
Total Units	180	68	215	463



**Figure D-28: Environmental Score by Census Tract and RHNA Distribution**



## **City of Bell Gardens 2021 - 2029 Housing Element Update Environmental Justice Communities & Sites Inventory**

CalEnviroScreen 4.0

CTscoreP

A horizontal bar chart illustrating the distribution of scores across six categories. The categories are represented by colored bars: 1 - 10% (Lowest Scores) is dark green; 11 - 20% is medium-dark green; 21 - 30% is medium green; 31 - 40% is light green; 41 - 50% is yellow-green; and 51 - 60% is light yellow.

61 - 70%

71 - 80%

Table A Rezo

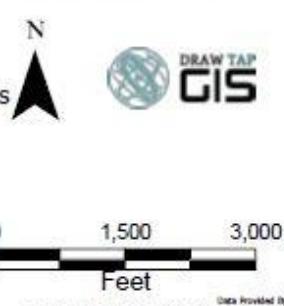
### Income Category

Table B Non-Rezone Sites

### Income Category

#### **Very Low Income**

 Above Moderate





## D.2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines 'disproportionate housing needs' as 'a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.' 24 C.F.R. § 5.152" The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Bell Gardens. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

### **Cost Burden**

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

**Regional Trend.** As shown in Figure D-29, cost burdened renters tend to be less concentrated in jurisdictions along the perimeter of Los Angeles County compared to the central County areas. However, tracts with large populations of overpaying renters are located throughout the County. Similarly, tracts with higher concentrations of overpaying owners are distributed throughout the County, but are most concentrated in the central County regions around the City of Los Angeles and South Gate, and in the Westside and San Gabriel Valley cities (Figure D-30). According to 2020 HUD CHAS data based on the 2013-2017 ACS, approximately 45 percent of Los Angeles County households are cost burdened, including 35 percent of owner-occupied households and 54.2 percent of renter-occupied households.

**Local Trend.** Table D-14 provides overpayment and severe overpayment details by income and household type for Bell Gardens between 2013 and 2017. Renter-occupied households are more likely to experience cost burden (76 percent compared to 54 percent of owner-occupied households). In addition, 28 percent of total households in the City are experiencing a severe housing cost burden (spending more than 50 percent of their income on housing). Approximately 30 percent of the City's total households fall within the extremely low income category. Overall, 91 percent of the total households within this



category have experienced a problem with cost burden. Renter-occupied households are more likely to experience any housing problem (76 percent) than owner-occupied households (54 percent). Overall, 58 percent of the total households experience a housing cost burden greater than 30 percent, while 28 percent experience the same issue greater than 50 percent. A larger proportion of Bell Gardens households are cost burdened compared to the countywide average.

Figure D-31 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. A majority of the census tracts in the city have 40 to 80 percent of the renter households overpaying for their housing unit. Figure D-32 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All but one census tract in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs.

**Table D-14: Cost Burden in Bell Gardens**

Income Category	Total Owners		Total Renters		Total Households	
	HHs	%	HHs	%	HHs	%
<b>Extremely Low Income (&lt; 30% AMI)</b>	<b>350</b>	<b>100%</b>	<b>2,605</b>	<b>100%</b>	<b>2,955</b>	<b>100%</b>
% with any housing problems	270	77%	2,435	93%	2,705	91%
% Cost burden than 30%	265	75%	2,415	92%	2,680	90%
% Cost burden greater than 50%	190	54%	1,960	75%	2,150	72%
<b>Very Low Household Income (30-50% AMI)</b>	<b>389</b>	<b>100%</b>	<b>2,340</b>	<b>100%</b>	<b>2,729</b>	<b>100%</b>
% with any housing problems	245	62%	2,105	89%	2,350	86%
% Cost burden than 30%	203	52%	1,845	78%	2,048	75%
% Cost burden greater than 50%	135	34%	390	16%	525	19%
<b>Low Household Income (50-80% AMI)</b>	<b>554</b>	<b>100%</b>	<b>1,650</b>	<b>100%</b>	<b>2,204</b>	<b>100%</b>
% with any housing problems	304	54%	895	54%	1,199	54%
% Cost burden than 30%	266	48%	435	26%	701	31%
% Cost burden greater than 50%	104	18%	15	0.0%	119	5%
<b>Total Households</b>	<b>2,142</b>	<b>100%</b>	<b>7,515</b>	<b>100%</b>	<b>9,657</b>	<b>100%</b>
% with any housing problems	1,178	54%	5,714	76%	6,892	71%
% Cost burden than 30%	892	41%	4,715	62%	5,607	58%
% Cost burden greater than 50%	429	20%	2,365	31%	2,794	28%

Source: HUD CHAS data (based on 2013-2017 ACS), 2020.

The City's RHNA is all located in census tracts with 60 to 80 percent of renter households being cost burdened (Figure D-31).



**Table D-15: RHNA Units by Cost Burdened Households - Owner**

% Cost Burdened HHs	Lower	Moderate	Above Moderate	Total Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	65.6%	63.2%	76.3%	70.2%
40% - 60%	34.4%	29.4%	14.9%	24.6%
60% - 80%	0.0%	7.4%	8.8%	5.2%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	180	68	215	463

The City's RHNA is mostly located in census tracts with 20 to 40 percent of owner households being cost burdened (Table D-15). This is also where a majority of the low income units are located (Figure D-32).



Figure D-29: Regional Percent of Overpaying Renters by Tract (2019)

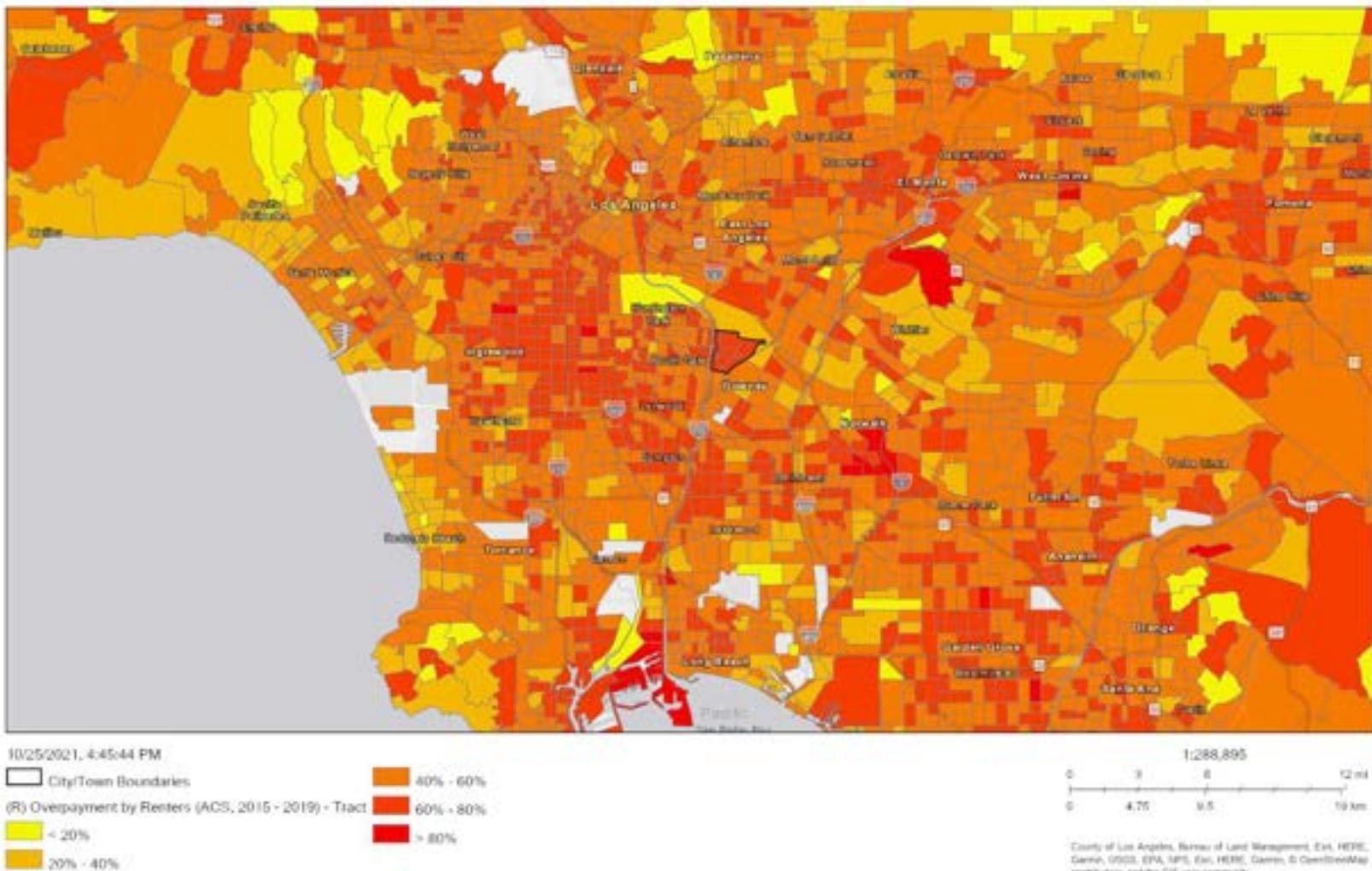




Figure D-30: Regional Percent of Overpaying Owners by Tract (2019)

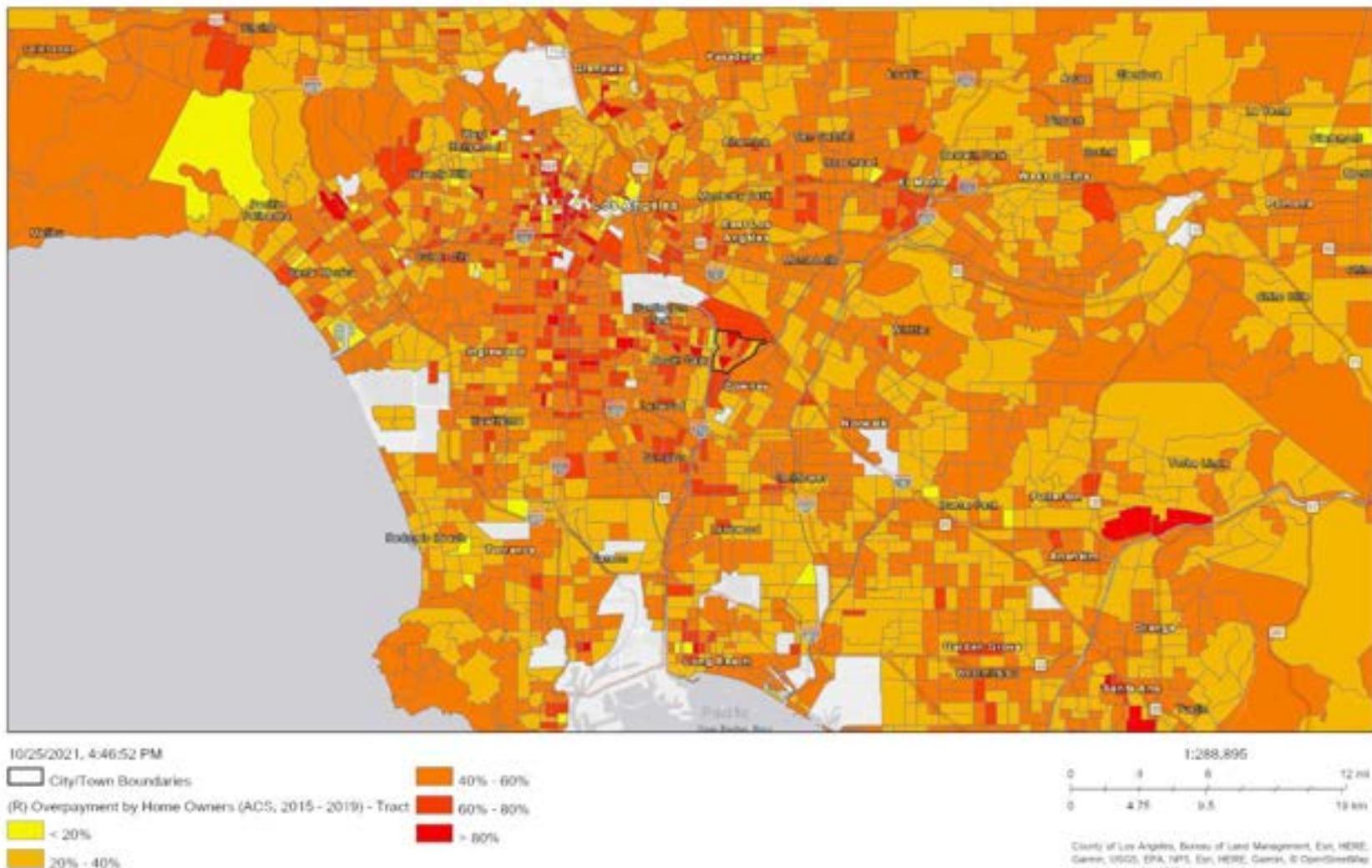




Figure D-31: Overpayment – Renter Households and RHNA Distribution (2019)

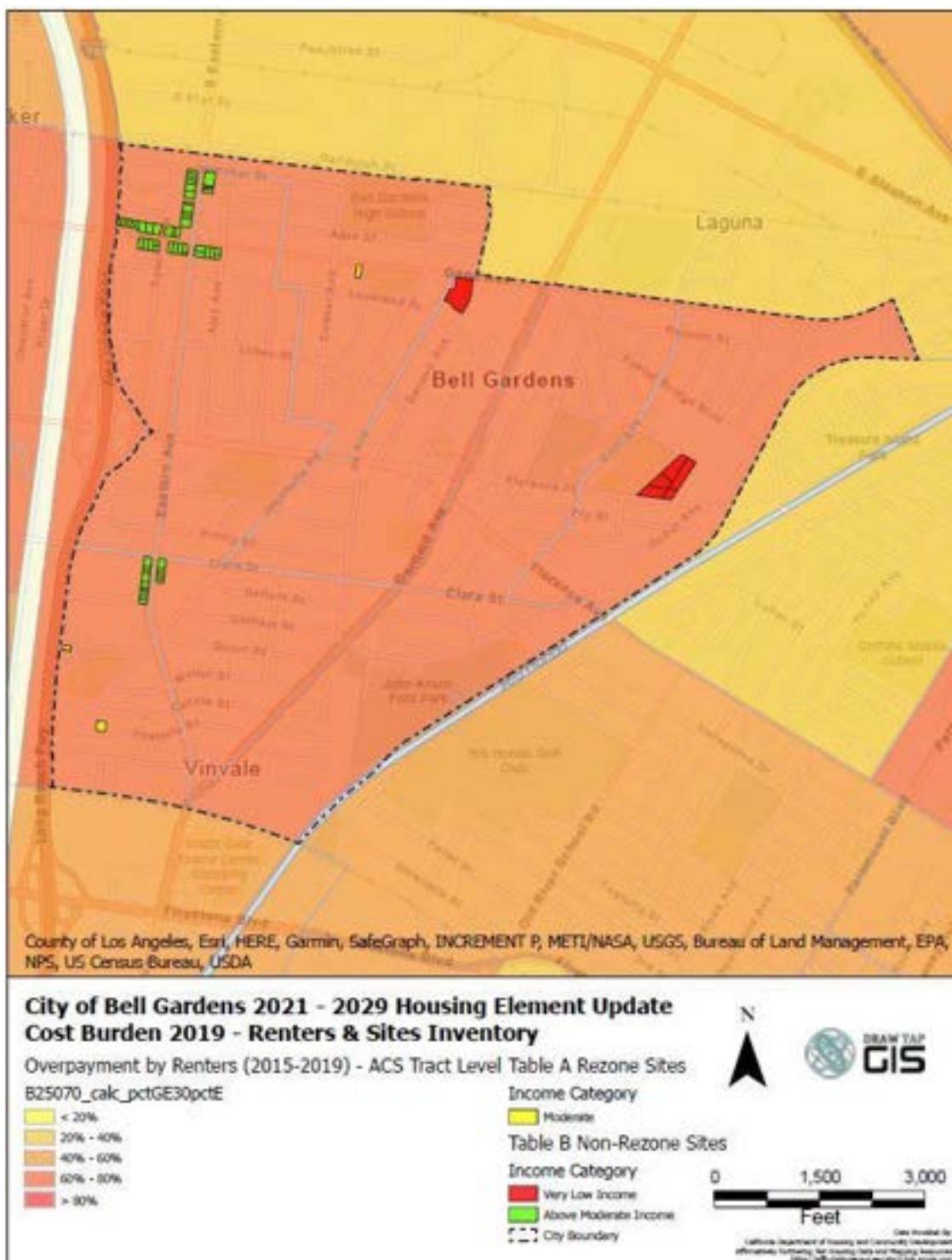
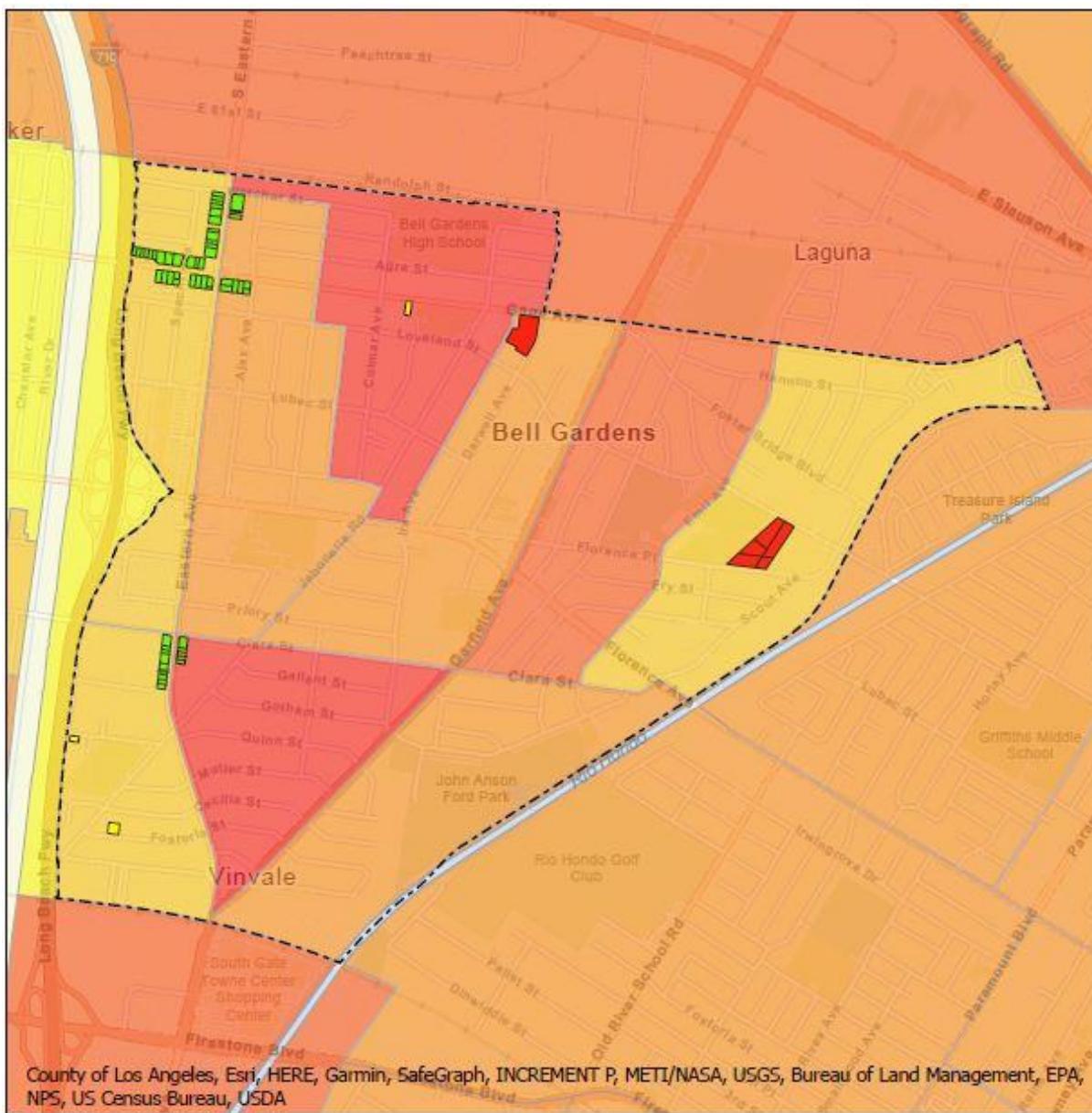




Figure D-32: Overpayment – Owner Households and RHNA Distribution



### City of Bell Gardens 2021 - 2029 Housing Element Update Cost Burden 2019 - Owners & Sites Inventory

Overpayment by Home Owners (2015-2019) - ACS Tract Level Table A Rezone Sites

B25091\_calc\_pctMortGE30pctE

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Income Category

Moderate

Table B Non-Rezone Sites

Income Category

Very Low Income

Above Moderate Income

City Boundary



0 1,500 3,000  
Feet

Data Provided By:  
California Department of Housing and Community Development  
Affirmatively Furthering Fair Housing Data and Mapping Resources  
<https://aff-hd-data-resource-ca.dohc.ca.gov/>



## ***Overcrowding***

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) and severe overcrowding is defined as units with more than 1.5 persons per room.

**Regional Trend.** In the County 5.7 percent of owner-occupied households and 16.7 percent of renter-occupied households throughout the County are overcrowded. Severe overcrowding is also an issue in the County, especially amongst renter households. Over one percent of owner households and 7.6 percent of renter households are severely overcrowded. As shown in Figure D-33, a majority of the central Los Angeles County region has a high concentration of overcrowded households. Areas surrounding central Los Angeles, including the coastal cities of El Segundo and Hermosa Beach, the westside cities of Culver City and Beverly Hills, are areas surrounding Lakewood and Whittier have lower concentrations of overcrowded households.

**Local Trend.** Table D-16 identifies all overcrowded households in Bell Gardens by tenure. According to the 2014-2018 ACS, there is an extremely high level of overcrowding in the City with 29 percent of occupied housing units with more than one person per room. Renter-occupied units in the City were much more likely to be overcrowded. About 22 percent of the City's owner-occupied units were overcrowded compared to 31 percent of renter-occupied units. In 2018, the number of persons per household in the City of Bell Gardens was approximately 4.33.

**Table D-16: Overcrowded Housing Units**

Occupants per room	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
0.5 or less	503	24%	1,285	17%	1,788	18%
0.51 to 1.00	1,131	54%	4,021	52%	5,152	52%
<b>Not Crowded</b>	<b>1,634</b>	<b>78%</b>	<b>5,306</b>	<b>69%</b>	<b>6,940</b>	<b>71%</b>
1.01 to 1.50	376	18%	1,753	23%	2,129	22%
1.51 to 2.00	27	1%	532	7%	559	6%
2.01 or more	19	1%	135	2%	154	2%
<b>Overcrowded</b>	<b>463</b>	<b>22%</b>	<b>2,420</b>	<b>31%</b>	<b>2,883</b>	<b>29%</b>

Sources: 2014-2018 ACS.

According to Figure D-34, most of the City's census tracts have overcrowded households. The City's RHNA is mainly located in census tracts with over 20 percent of households being overcrowded, which is the majority of the census tracts in the City (Table D-17).



**Table D-17: RHNA Units by Overcrowded Households**

<b>% Overcrowded HHs</b>	<b>Lower</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total Units</b>
≤ 8.2 (Statewide Average)	0.0%	0.0%	0.0%	0.0%
8.2- 12%	0.0%	0.0%	0.0%	0.0%
12.01-15%	0.0%	0.0%	0.0%	0.0%
15.01- 20%	0.0%	33.8%	11.6%	10.4%
>20%	100.0%	66.2%	88.4%	89.6%
Total Units	180	68	215	463



Figure D-33: Regional Overcrowded Households by Tract

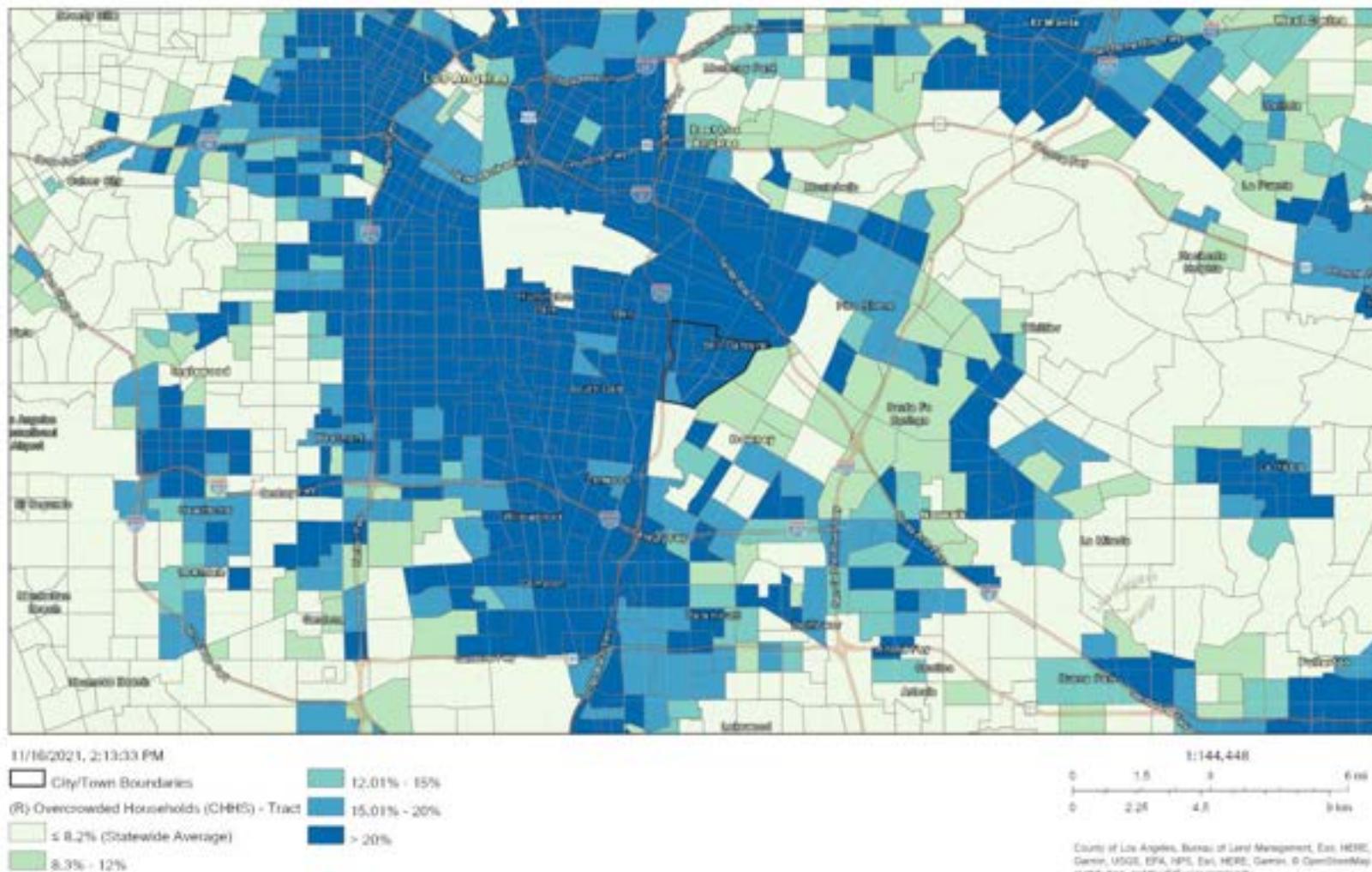
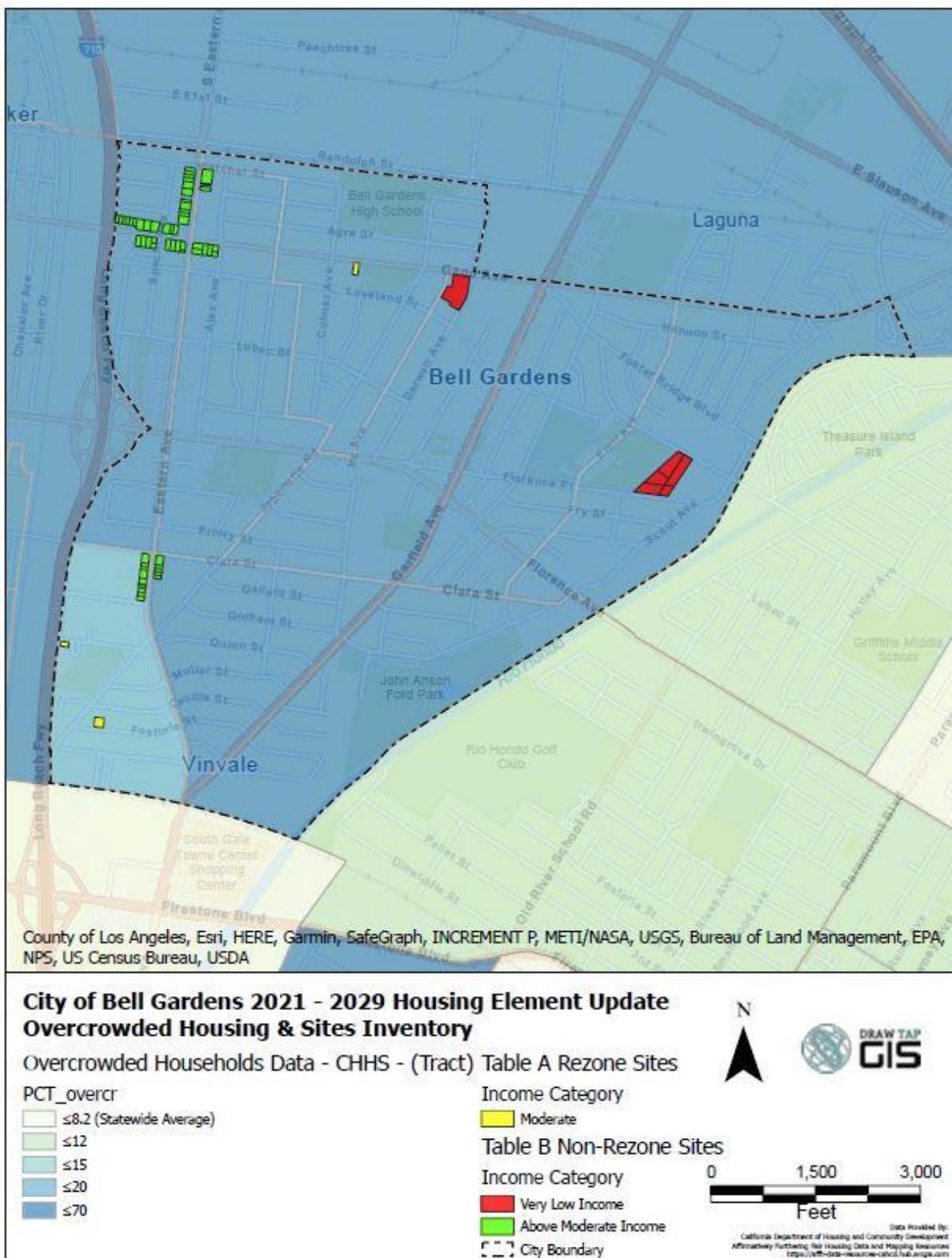




Figure D-34: Overcrowded Households by Tract and RHNA Distribution





### ***Substandard Conditions***

The Community Development Department (CDD) considers housing units in compliance with the City's building codes to be standard units. Any housing unit that does not meet these requirements is considered substandard. Substandard units are considered suitable for rehabilitation if they are structurally sound and can be rehabilitated at a cost not to exceed 50 percent of the projected market value of the housing after rehabilitation. Common housing code violations make a unit unsafe and/or unsanitary, including problems with wiring, roofs and exterior, heating and air conditioning systems, plumbing, and windows.

Often, a structure's age correlates to its need for rehabilitation. Housing is subject to gradual deterioration over time. If a property is not regularly maintained, housing can deteriorate and discourage reinvestment, reduce neighboring property values, and impact the quality of life. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain quality.

According to the 2014-2018 ACS, 80 percent of the units in the City were built before 1979. Housing built before 1979 could potentially have lead-based paint in addition to the rehabilitation needs of a typical unit more than 40 years of age. In the County, 86 percent of the housing stock was built prior to 1990, including 60.5 percent built prior to 1970.

According to the City's Building and Safety Division, there were 343 housing rehabilitation cases opened from 2013-2020 related to housing stock conditions. As of November 2020, the City's Building Official estimates that 20 percent of homes are in need of substantial rehabilitation. Homeowners must continue to invest in updating and expanding their homes in order to maintain and preserve the City's older housing stock.

Substandard housing conditions may also include lack of basic kitchen or plumbing facilities. The Healthy Places Index (HPI) map in Figure X-35 shows percentile rankings for complete facilities by tract based on 2013-2017 HUD CHAS data. The HPI is further discussed in Section D.2.6, *Other Relevant Factors*, of this Appendix. Tracts with the lowest percentile rankings for complete facilities are located in the central south, southeast, and northwest areas of the City. Two of the tracts with percentile rankings in the lowest quartile are also considered areas of high segregation and poverty.



Figure X-35: HPI – Housing Habitability (2017)



### ***Displacement Risk***

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent,
  - Share of people of color is above 50 percent,
  - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

**Regional Trend.** Figure D-36 shows sensitive communities at risk of displacement in the Los Angeles County region surrounding Bell Gardens. A majority of tracts in the central Los Angeles County region are considered vulnerable communities. Vulnerable communities are less common in coastal areas, east County areas, and westside cities.

**Local Trend.** Figure D-37 identifies all census tracts in the City are considered to be vulnerable to urban displacement. These communities are areas that have a higher concentration of non-White populations (Figure D-5), low- and moderate-income persons (Figure D-17) and higher housing overpayment by renters (Figure D-31).



Figure D-36: Regional Sensitive Communities At Risk of Displacement by Tract

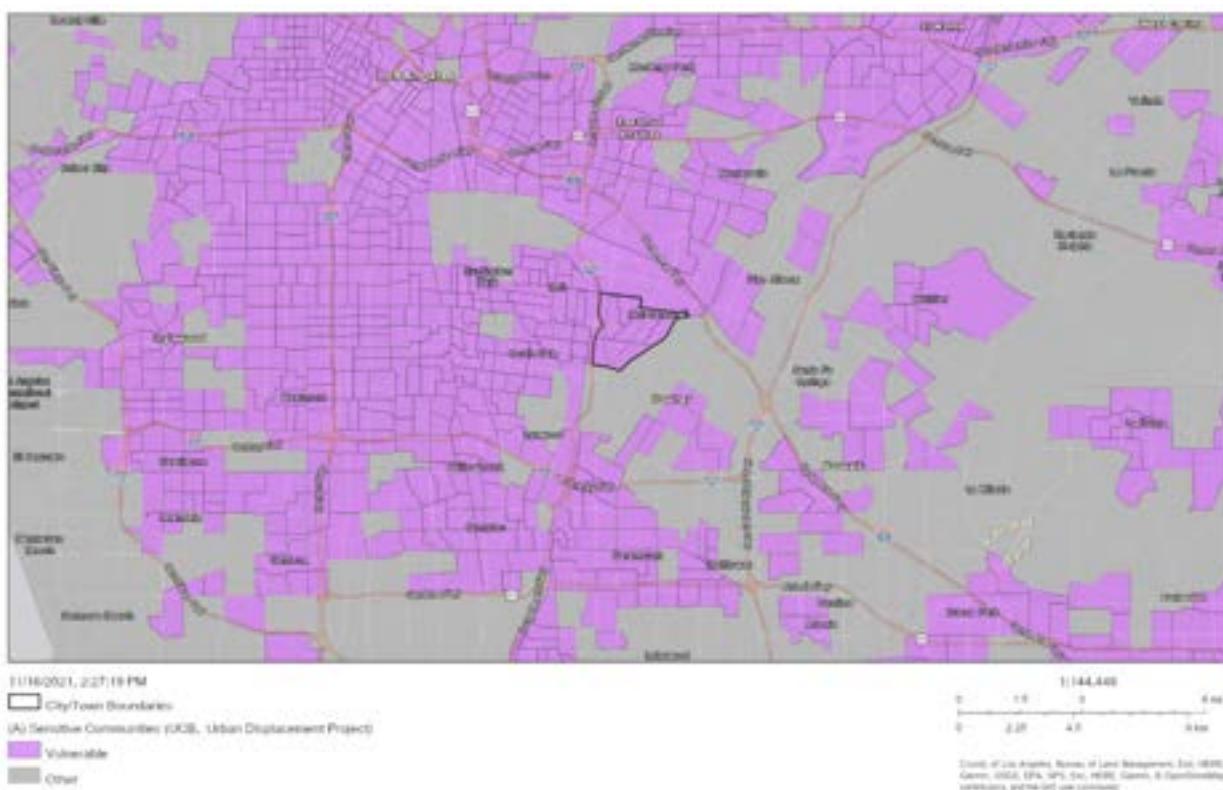




Figure D-37: Sensitive Communities At Risk of Displacement by Tract

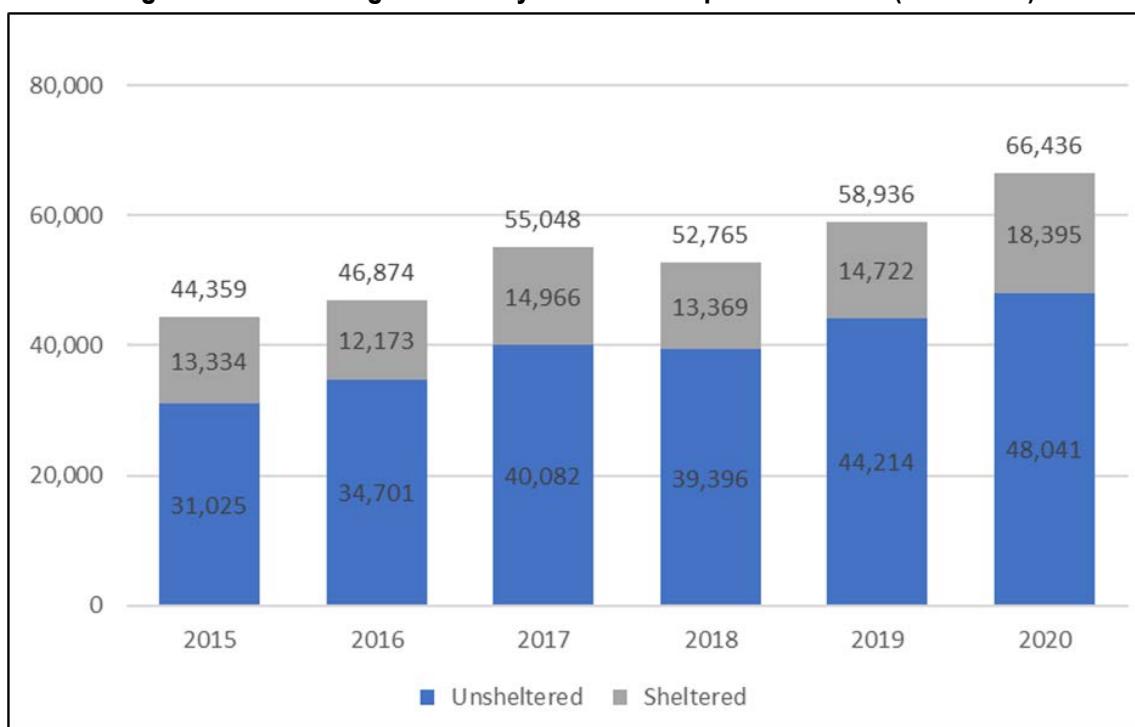


## Homelessness

**Regional Trend.** The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, based on the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure D-38 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72 percent of the homeless population is unsheltered and 28 percent is sheltered. The homeless population has increased by nearly 50 percent since 2015, and 12.7 percent since 2019. According to Department of Finance (DOF) estimates, the entire Los Angeles County population grew by only 0.5 percent between 2015 and 2020.



Figure D-38: Los Angeles County Homeless Population Trend (2015-2020)



Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

Table D-18 shows the homeless populations in 2019 and 2020 by population type, gender, and health/disability. Approximately 19 percent of the homeless population belongs to a family with one or more child, 38.4 percent are chronically homeless, and 22.3 percent have a serious mental illness. Since 2019, the population of homeless family members (+45.7 percent), persons experiencing chronic homelessness (+54.2 percent), persons fleeing domestic violence (+40 percent), non-binary/gender non-conforming persons (+325.5 percent), and persons with a substance use disorder (+104 percent) have increased the most drastically. The population of transgender persons and persons with HIV/AIDS experiencing homelessness have decreased by 81.4 percent and 4.7 percent, respectively.



Table D-18: Los Angeles County Homeless Population Demographics (2019-2020)

	2019		2020		Percent Change
	Persons	Percent	Persons	Percent	
<b>Total</b>	<b>58,936</b>	<b>100.0%</b>	<b>66,436</b>	<b>100.0%</b>	<b>12.7%</b>
Individuals	50,071	85.0%	53,619	80.7%	7.1%
Transitional Aged Youth (18-24)	3,635	6.2%	4,278	6.4%	17.7%
Unaccompanied Minors (under 18)	66	0.1%	74	0.1%	12.1%
Family Members*	8,799	14.9%	12,817	19.3%	45.7%
Veterans	3,878	6.6%	3,902	5.9%	0.6%
People Experiencing Chronic Homelessness	16,528	28.0%	25,490	38.4%	54.2%
Fleeing Domestic/Intimate Partner Violence	3,111	5.3%	4,356	6.6%	40.0%
<b>Gender</b>					
Male	39,348	66.8%	44,259	66.6%	12.5%
Female	18,331	31.1%	21,129	31.8%	15.3%
Non-Binary/Gender Non-Conforming	200	0.3%	851	1.3%	325.5%
Transgender	1,057	1.8%	197	0.3%	-81.4%
<b>Health and Disability**</b>					
Substance Use Disorder	7,836	13.3%	15,983	24.1%	104.0%
HIV/AIDS	1,306	2.2%	1,245	1.9%	-4.7%
Serious Mental Illness	13,670	23.2%	14,790	22.3%	8.2%
<b>Percent of Total County Population</b>	--	<b>0.6%</b>	--	<b>0.7%</b>	--

\*Members of families with at least one child under 18.  
\*\* Indicators are not mutually exclusive.

Source: Los Angeles Homeless Services Authority (LAHSA), 2019-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

The following data refers to the Los Angeles Continuum of Care (CoC) region, covering all Los Angeles County jurisdictions except for the cities of Long Beach, Pasadena, and Glendale. Special needs groups are considered elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Nearly 20 percent of the homeless population are members of families with one or more child under the age of 18, 9.9 percent are elderly persons aged 62 and older, 17 percent have a physical disability, and 8.3 percent have a developmental disability. Only 32 percent of homeless persons with a developmental disability, 17.3 percent with a physical disability, and 21.5 percent of homeless seniors are sheltered. However, most families (76.3 percent) are sheltered (Table D-19).



**Table D-19: Homeless Populations and Special Needs Groups**

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Source: LAHSA, 2020 LA CoC Homeless Counts; 2015-2019 ACS (5-Year Estimates)

**Local Trend.** In Bell Gardens there are no sheltered persons experiencing homelessness. The homeless population summary includes homeless populations by census tract, homeless population trend, and dwelling type of unsheltered persons (Figure D-39). Census tract 5341.02 has the largest homeless population based on the 2020 PIT count with 21 persons.



Figure D-39: Bell Gardens Homeless Population Summary





## D.2.6 Other Relevant Factors

### **Lending Practices**

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Table D-20 summarizes home purchase and improvement loan applications in Bell Gardens for 2017. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications along with the income, gender, and race of loan applicants. Overall, 342 households applied for mortgage loans for homes in Bell Gardens in 2017. Of the applications for conventional purchase loans, 64.7 percent were approved, and 17.6 percent were denied. An additional 11.8 percent were withdrawn or closed for incompleteness. The approval rate for government-backed home purchase loans was slightly higher at 65.5 percent. Less than half (47.7 percent) of refinance applications were approved. The denial rate was greatest for home improvement loans (27.3 percent). Overall, these rates are fairly consistent with countywide rates.

Table D-20: Home Purchase and Improvement Loan Applications, 2017				
Loan Type	Total Applications	Approved	Denied	Other
Conventional Purchase	55	65.45%	23.63%	9.09%
Government-Backed Purchase	17	64.70%	17.64%	11.76%
Home Improvement	237	47.67%	24.05%	25.73%
Refinance	33	54.54%	27.27%	12.12%
<b>Total</b>	<b>342</b>	<b>52.04%</b>	<b>23.97%</b>	<b>21.05%</b>

### **Environmental Justice Communities**

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change.

Any jurisdiction can choose to include policies focused on environmental justice (EJ) in their General Plan, but an EJ Element is required under state law for any city or county that includes disadvantaged communities. For the purposes of environmental justice, a disadvantaged community is defined as, “An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and



Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."

Senate Bill 535 defines disadvantaged communities as the top 25 percent scoring areas from CalEnviroScreen. Assembly Bill 1550 defines low-income communities using census data, statewide median income data, and state Department of Housing and Community Development income limits. As shown below (Figure D-40), all census tracts meet one or both of the definitions.

Based on the pollution data for Bell Gardens, the entire city is disproportionately affected by environmental pollution.

**Figure D-40: Disadvantaged Communities**



### ***Historical Trends and Redlining***

The following description of the Home Owners' Loan Corporation and historical redlining was provided by HCD.

"The Home Owners' Loan Corporation (HOLC) was created in the New Deal Era and trained many home appraisers in the 1930s. The HOLC created a neighborhood ranking system infamously known today as redlining. Local real estate developers and appraisers in over 200 cities assigned grades to residential neighborhoods. These maps and neighborhood ratings set the rules for decades of real estate practices. The grades ranged from A to D. A was traditionally colored in green, B was traditionally colored in blue, C was traditionally colored in yellow, and D was traditionally colored in red:



- A (Best): Always upper- or upper-middle-class White neighborhoods that HOLC defined as posing minimal risk for banks and other mortgage lenders, as they were "ethnically homogeneous" and had room to be further developed.
- B (Still Desirable): Generally nearly or completely White, U.S.-born neighborhoods that HOLC defined as "still desirable" and sound investments for mortgage lenders.
- C (Declining): Areas where the residents were often working-class and/or first or second generation immigrants from Europe. These areas often lacked utilities and were characterized by older building stock.
- D (Hazardous): Areas here often received this grade because they were "infiltrated" with "undesirable populations" such as Jewish, Asian, Mexican, and Black families. These areas were more likely to be close to industrial areas and to have older housing.

Banks received federal backing to lend money for mortgages based on these grades. Many banks simply refused to lend to areas with the lowest grade, making it impossible for people in many areas to become homeowners. While this type of neighborhood classification is no longer legal thanks to the Fair Housing Act of 1968 (which was passed in large part due to the activism and work of the NAACP and other groups), the effects of disinvestment due to redlining are still observable today. For example, the health and wealth of neighborhoods in Chicago today can be traced back to redlining (Chicago Tribune).

In addition to formerly redlined neighborhoods having fewer resources such as quality schools, access to fresh foods, and health care facilities, new research from the Science Museum of Virginia finds a link between urban heat islands and redlining (Hoffman, et al., 2020). This layer comes out of that work, specifically from University of Richmond's Digital Scholarship Lab."

Redlining grades in the region surrounding Bell Gardens are shown in Figure X-41. While there are no redlining grades designated in Bell Gardens specifically as the City was not incorporated to the County until 1961, neighborhood classification and historical investments can be implicated by the grades shown in surrounding areas. Most neighborhoods in the cities adjacent to Bell Gardens, Bell, Huntington Park, South Gate, Lynwood, and Downey, were graded B and C.

Bell Gardens has historically been predominantly Latino, as it was "once a bustling agricultural center for immigrants escaping the Mexican government."<sup>6</sup> The land that would later become Bell Gardens was given to Antonio Lugo, a corporal in the Spanish Army, as a reward for his military service during the establishment of the Franciscan Missions in California. Lugo's son eventually turned this land, 29,514 acres encompassing present day Bell Gardens, Maywood, Vernon, Huntington Park, Walnut Park, Cudahy, South Gate, Lynwood and Commerce, into one of the largest ranches in the history of the State of California. Most of this land was lost when California was annexed by the United States in 1850.

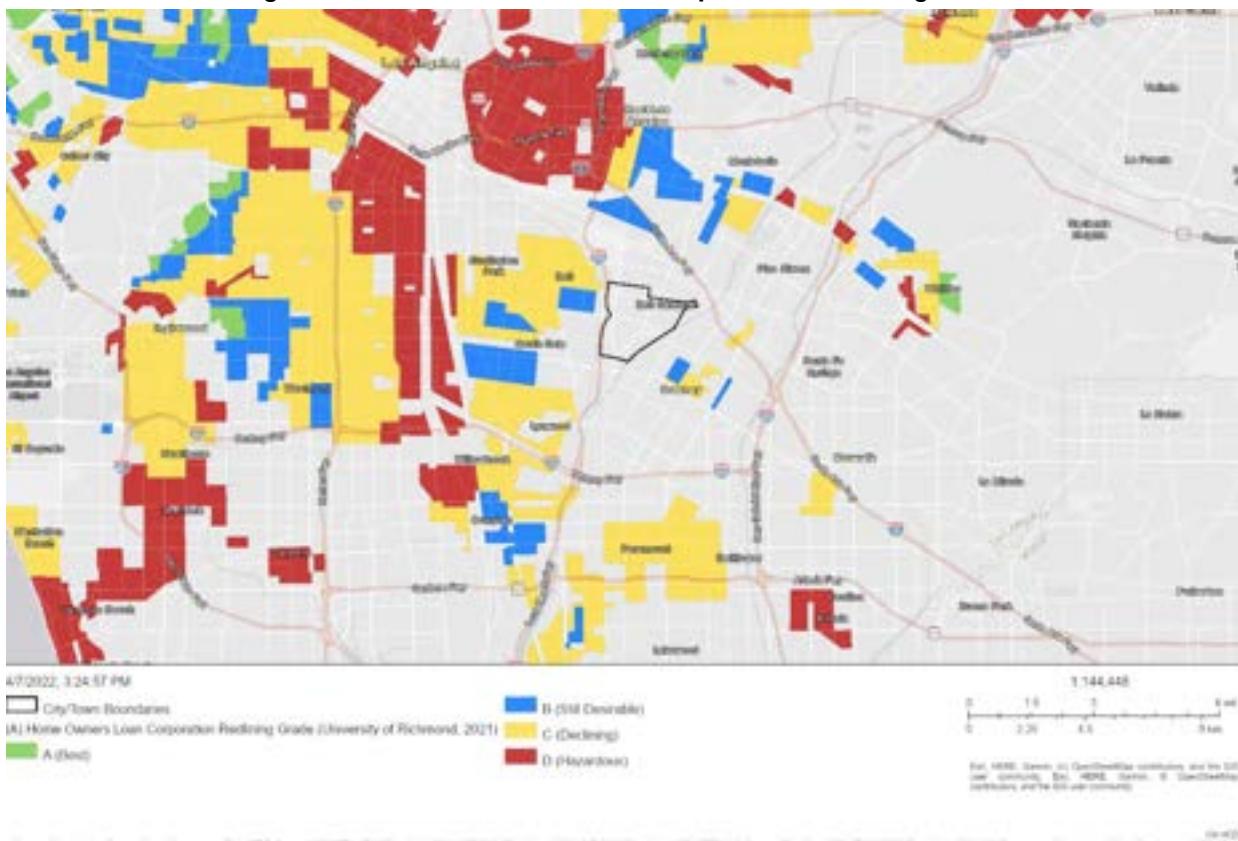
From the early 1800s until the 1930s, Bell Gardens was a farming community occupied by large Hispanic/Latino populations. Japanese immigrants also established themselves

<sup>6</sup> City of Bell Gardens, History of Bell Gardens. <https://www.bellgardens.org/our-city/about-bell-gardens/bell-gardens/history>.



in the City through agriculture. Defense plants brought by World War I and II increased construction and housing in the area following the population growth. Between 1927 and 1930 City land was purchased first by Firestone Tire Company, then O.C. Beck, who began building affordable homes for those suffering through the depression era. It was not until 1961 that Bell Gardens was officially incorporated. Bell Gardens continues to be a predominantly Hispanic/Latino community.

**Figure X-41: Home Owners Loan Corporation Redlining Grade**



### **Health Profile and Healthy Places Index**

In June 2018, the County of Los Angeles released City and Community Health Profiles. The Bell Gardens Health Profile is detailed in this section and supplemented by the Healthy Places Index (HPI).<sup>7</sup> The HPI is a project of the Public Health Alliance of Southern California and maps data on social conditions that drive health.<sup>8</sup>

As discussed previously, the City is predominantly Latino. Bell Gardens is characterized by a large proportion of foreign-born residents and households with limited English proficiency. Approximately 43 percent of residents are foreign-born, and 23 percent of households have limited English proficiency, compared to 35 percent and 14 percent in

<sup>7</sup> Los Angeles County, City and Community Health Profiles – Bell Gardens, June 2018.

<http://publichealth.lacounty.gov/ohae/docs/cchp/pdf/2018/BellGardens.pdf>.

<sup>8</sup> The Public Health Alliance of Southern California, California Healthy Places Index (HPI) Map, 2022.

<https://www.healthyplacesindex.org/>.

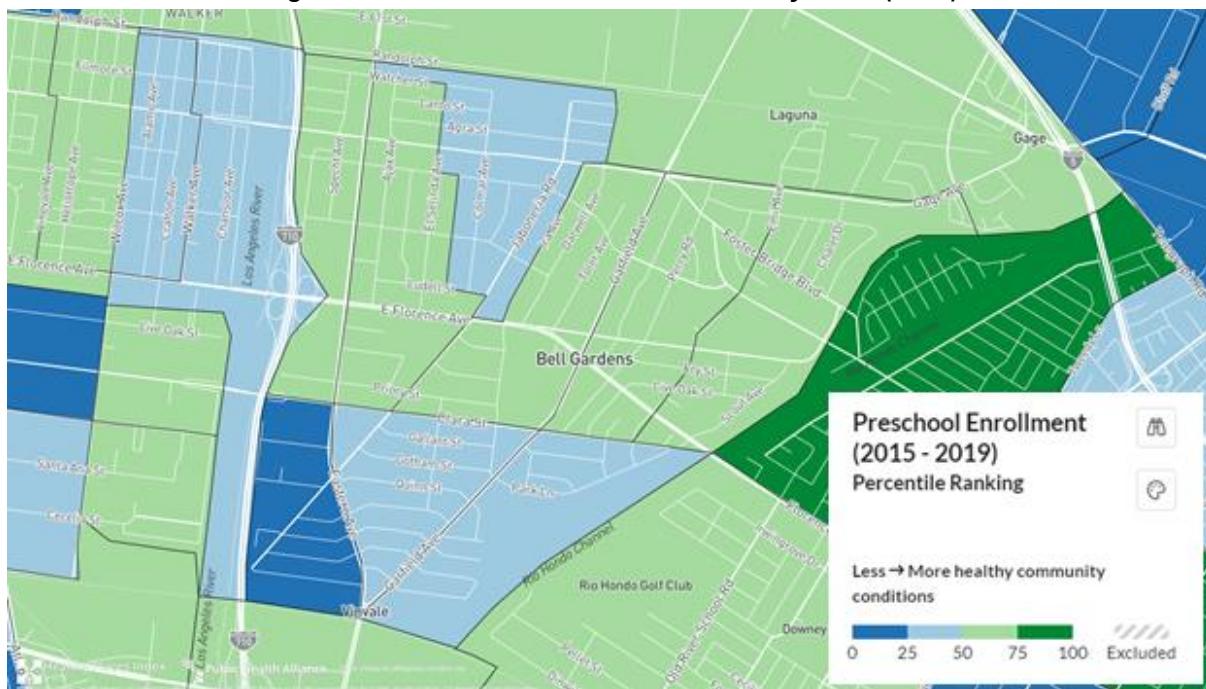


the County. Bell Gardens residents have a life expectancy of 82 years, slightly lower than the County (82.3 years) and the best performing City/Community (87.5 years).

The City's Health Profile outlines the following variables related to life expectancy and social health determinants: early childhood education, literacy, educational attainment, and civic engagement. Other variables included in this study such as employment rates and median income, have been addressed in this Appendix elsewhere. Compared to the County, Bell Gardens has significantly lower rates of children enrolled in preschool (39 percent vs. 54 percent), third graders meeting the standard for English language arts and literacy (25 percent vs. 43 percent), and adults with a bachelor's degree or higher (5 percent vs. 30 percent). More than half (56 percent) of Bell Gardens adults aged 25 and older did not graduate from high school. Bell Gardens has approximately the same voter turnout as the County (63 percent vs. 64 percent).

Figure X-42 shows preschool enrollment by tract. Tracts along the southern City boundary tend to have lower preschool enrollment. The tract in the southwest corner of the City has the lowest preschool enrollment. This tract is also considered an area of high segregation and poverty. The Health Profile states that “young children who are enrolled in high quality preschool programs are more likely to graduate from high school, have higher paying jobs, own homes, have improved cognitive function, and have reduced risk for adolescent pregnancy than those who are not enrolled.” Trends for bachelor's degree attainment are the same amongst all City tracts.

**Figure X-42: HPI – Preschool Enrollment by Tract (2019)**



Access to recreational space can greatly improve the health of a community. Ensuring equal access to parks and open space is part of offering equal opportunities in housing planning. Bell Gardens has a very low rate of recreational space to population of only 1.65 acres per 1,000 persons. Comparatively, there is 8.10 acres per 1,000 persons Countywide. Figure X-43 shows park access by tract. The northwest corner of the City



generally has the least access to parks and open space. The tract in the northwest corner of the City is also considered an area of high segregation and poverty.

Figure X-43: HPI – Park Access by Tract (2017)



In addition to parks and open space, accessibility to transit, should also be considered. The HPI index shows that transit accessibility is generally good in the City. More than 50 percent of the population in all Bell Gardens tracts live within a half mile of a bus, rail, or ferry stop whose headway is less than 15 minutes during peak commute hours. The HPI also indicates that fewer Bell Gardens residents have access to an automobile compared to other California cities/towns. This data suggests that the City is generally a transit-oriented community, relying heavily on accessible transit stations.

#### D.2.7 Summary of Fair Housing Issues

According to the 2018 Analysis of Impediments to Fair Housing Choice, the County's fair housing service provider receives a majority of its fair housing discrimination complaints on the basis of disability. Throughout the County, the state, and nationally, disability-related complaints are the leading basis of discrimination cited by residents, accounting for approximately two-thirds of all complaints, demonstrating a lack of understanding and sensitivity of the fair housing rights of persons with disabilities. Persons with disabilities may have difficulties requesting reasonable modifications or accommodations or knowing their rights when it comes to fair housing. Barriers to mobility limits access to opportunities, creating a disproportionate access and contributing to fair housing issues. As such, this factor has been rated as a high priority.

While 2015 ACS data states that 9.2 percent of persons in the Urban County had a disability, according to the County's 2015 Health Survey, 22.6 percent had a disability countywide. Barriers to mobility are compounded with limited access to affordable housing to create a lack of accessible housing options. Service providers echo this sentiment, highlighting the need for additional accessible units for varying households.



The 2017-2018 Resident Survey found that, countywide, the rated need for housing for persons with disabilities was 3.28 out of 4. Lack of sufficient accessible housing in a range of unit sizes is rated as a high priority due to its impact on persons with disability to access fair housing options. This factor is a core function of both the CDC and HACoLA to address fair housing issues in the County.

According to the 2017 HUD AFFH data, approximately 74 percent of family households with five or more members experience housing problems such as cost burdens or overcrowding. The high percentage of families that need appropriately sized housing makes this contributing factor a high priority.

The location of accessible and affordable housing units in the Urban County may indicate that land use and planning decisions are restricting the housing options for eligible households. Land use and planning decisions restricting fair housing choice for persons with disabilities and affordable housing in general plays an immediate impact on fair housing issues by limiting housing choices, diminishing access to opportunity, and further exacerbates segregations among minorities and for persons with disabilities. For these reasons, this factor has been placed as a high priority.

Public input brought to light the limitation of current outreach practices that do not provide sufficient reach for eligible households to access information regarding affordable housing opportunities in the Urban County. Limited access to information on affordable housing directly impacts access to housing options. Disparities in access to housing options relates directly to fair housing issues and is placed as a high priority.

The Urban County has seen moderate to high levels of segregation since the 1990s. Most of these levels have remained high into 2018, with Black/White segregation and Hispanic/White segregation remaining virtually unchanged since 2000. The rate of segregation is a direct limiting factor in access to fair housing opportunities. As the rate of segregation in the Urban County remain high, the priority of this contributing factor remains high as well.

As seen in the Disparities in Access to Opportunity section of this document, R/ECAPs have a markedly lower level of access to education, employment, and healthy neighborhoods. A lack of affordable housing options in higher opportunity areas, with access to transportation, jobs, and education, limit access to these areas for low income and racial and ethnic minority households. Lack of opportunities for residents to obtain housing in higher opportunity areas directly contributes to fair housing issues of disparities in access to opportunity. This contributing factor has been rated as a priority due to the level of disparate impact on fair housing choice for minority and low income households.

### D.3 Sites Inventory

The City's sites inventory in relation to fair housing issues (racial/ethnic minority segregation, persons with disabilities, familial status, income level, TCAC Opportunity area, CalEnviroScreen 4.0, cost burden, and overcrowding) has been briefly discussed



in Chapter D.2, *Assessment of Fair Housing Issues*, of this Appendix. A summary of these findings is included below.

The distribution of the City's sites inventory by tract and fair housing issue, including TCAC Opportunity category, non-White population, LMI household population, and sensitive community at risk of displacement categorization, is outlined in Table D-21. Bell Gardens has identified 66 sites to meet the City's RHNA of 503 units (129 lower income units, 72 moderate income units, and 302 above moderate income units).

**Lower Income RHNA Units.** As shown below, sites selected that can accommodate lower income units are located in tracts 5339.02 and 5340.02. Tract 5339.02 is located in the central northern area of the City and is bound by Gave Avenue to the north, Clara Street to the south, Ira Avenue and Jaboneria Road to the west, and Garfield Avenue to the east. Tract 5340.02 is located in the northeastern corner of the City and is bound by Gage Avenue to the north, Florence Avenue and Clara Street to the south, Emil Avenue to the west, and the eastern City boundary. Both tracts are considered sensitive communities at risk of displacement; however, as discussed previously, all tracts in Bell Gardens have this designation. Tracts 5339.02 and 5340.02 have racial/ethnic minority populations comparable to all other tracts in the City and LMI household concentrations lower than all other tracts. Tract 5340.02, where 118 lower income units have been allocated, is the only tract in the City that is considered a moderate resource area, whereas all other tracts are low resource or areas of high segregation and poverty. Tract 5339.02 is a low resource area, like most of Bell Gardens. There are no lower income RHNA units located in TCAC-designated areas of high segregation and poverty. The City's RHNA strategy does not exacerbate existing fair housing conditions through the sites selected to meet the lower income RHNA. Rather, the sites strategy places lower income units in areas with fewer fair housing issues and greater opportunities.

### D.3.1 Integration and Segregation

As discussed in Chapter D.2, *Assessment of Fair Housing Issues*, lower income RHNA units are generally located in areas where fair housing issues are less prevalent. All block groups in the City have racial/ethnic minority populations exceeding 81 percent. Similarly, all but one tract in the City has a population of persons with disabilities below 10 percent. There are no RHNA units located in the tract where 14.4 percent of the population experiences a disability. The City's RHNA strategy does not disproportionately place RHNA units of any income level in areas with higher racial/ethnic minority populations or persons with disabilities.

In most Bell Gardens tracts, between 20 and 40 percent of children live in single-parent female-headed households. The distribution of moderate income RHNA units generally follows this Citywide trend, as 70.6 percent of units are in tracts where 20 to 40 percent of children live in female-headed households. Conversely, only 34.4 percent of lower income units and 35.3 percent of above moderate income units are in these tracts. The City's sites inventory follows existing trends or places units in areas with fewer fair housing issues related to familial status.



All block groups in the City have proportions of low and moderate income households exceeding 50 percent and are considered LMI areas. Therefore, all RHNA units are in LMI areas. However, all lower income units are in block groups with lower concentrations of LMI household ranging from 50 to 75 percent. Conversely, only 29.4 percent of moderate and 44.2 percent of above moderate units are in block groups with LMI populations in this range. The City's strategy does not disproportionately place lower income units in areas with larger LMI populations and will promote mixed income communities in Bell Gardens.

### **D.3.2 Access to Opportunities**

As mentioned previously, there are no lower income RHNA units located in TCAC-designated areas of high segregation and poverty. There is one moderate resource tract in the City, whereas all other tracts are low resource or areas of high segregation and poverty, where 65.6 percent of lower income units are located.

Further, all but one tract in the City received CalEnviroScreen 4.0 scores in the 91<sup>st</sup> percentile or above (worst). Consistent with the Citywide trend, all moderate and above moderate units are in tracts scoring in this range, whereas 65.6 percent of lower income units are located in the tract with a lower (better) CalEnviroScreen 4.0 score of 83.5. The RHNA strategy does not exacerbate existing fair housing conditions related to access to opportunities and places lower income units in areas with superior access to opportunities.

### **D.3.3 Disproportionate Housing Needs**

There are no lower income units in tracts where more than 60 percent of owners are cost burdened. Similarly, only 7.4 of moderate income units and 8.8 percent of above moderate income units are in tracts with rates of cost burdened owners in this range, despite these tracts making up a third of all tracts Citywide. All Bell Gardens tracts have populations of cost burdened renters ranging from 60 to 80 percent. The City's RHNA strategy does not disproportionately place RHNA units of any income level in tracts where cost burden is more prevalent.

Overcrowding is an issue throughout Bell Gardens. More than 20 percent of households are overcrowded in all but one tract in the City. Consistent with the Citywide trend, all lower income units, 66.2 percent of moderate income units, and 88.4 percent of above moderate income units are in tracts where more than 20 percent of households are overcrowded. While the RHNA strategy does place lower income units in tracts with high levels of overcrowding, this is nearly unavoidable as overcrowding is a Citywide issue. It is important to note that 19.8 percent of households in the tract in the southwestern corner of the City, where 34 percent of moderate income units and 12 percent of above moderate income units are located, are overcrowded.



Table D-21: Distribution of RHNA Units by Tract and Fair Housing Issue

Tract	# of Sites	Total Capacity	Income Distribution			TCAC Opp. Cat.	% Non-White	% LMI Pop.	Sensitive Comm.?
			Lower	Moderate	Above Moderate				
5339.01	1	5	0	5	0	Low	98.4%	82.6%	Yes
5339.02	1	62	62	0	0	Low	98.2%	66.4%	Yes
5340.02	5	118	118	0	0	Moderate	97.2%	62.5%	Yes
5341.01	33	159	0	20	139	High Seg. & Pov.	97.4%-99.0%	69.5%-79.2%	Yes
5341.02	9	52	0	20	32	Low	97.6%-99.1%	78.9%-90.1%	Yes
5342.01	12	48	0	23	25	High Seg. & Pov	96.7%-98.5%	77.6%-84.5%	Yes
5342.02	5	19	0	0	19	High Seg. & Pov.	98.3%	89.2%	Yes



## D.4 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Bell Gardens.

### D.4.1 Fair Housing Enforcement and Outreach Capacity

The County's Fair Housing Stakeholder Survey revealed that a significant proportion of the community does not know where to file complaints related to fair housing, indicating residents in the City may need additional information on their fair housing rights. There is no information available that indicates fair housing testing has been conducted in the City recently. Fair housing testing may reveal housing discrimination is occurring in the City. Bell Gardens also lacks sufficient outreach related to fair housing. Two fair housing workshops were held in Bell Gardens in October and November 2021 and advertised on the City website and social media outlets. Further, the City lacks accessible information related to fair housing law and filing discrimination complaints. Increased fair housing enforcement and education for landlords as well as education and information available for all residents is needed.

#### **Contributing Factors:**

- Lack of a variety of inputs media (e.g., meetings, surveys, interviews)
- Lack of local private fair housing outreach and enforcement
- Lack of fair housing testing
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws to support strong enforcement
- Lack of sources available on the City's website for residents

#### ***Priority – High***

### D.4.2 Segregation and Integration

The City of Bell Gardens has seen an increase in the concentration of minority households in all census tracts in the City. All tracts are also considered LMI areas and have higher environmental burdens. Tracts on the western side of the City have been identified as areas of high segregation and poverty. Heavy Commercial (C4) and Commercial Manufacturing (CM) zoning designations tend to be concentrated in these areas. There is also a concentration of housing types typically occupied lower income households, including subsidized housing and mobile home parks. The City's RHNA strategy included sites in all three areas of high segregation and poverty, primarily to meet the moderate and above moderate income RHNA. These areas currently include many auto-related uses that may involve the use of hazardous materials and old commercial uses that would continue to decline without infusing new development that would also bring in new public and private investments. Facilitating mixed use development in these areas is the right strategy to revitalize stagnant neighborhoods.

Bell Gardens' sites inventory will increase the income-level diversity in the area. Existing and future households in this area (tracts 5341.01, 5342.01, and 5342.02) need increased access to housing options and improved infrastructure and public facilities. This analysis found that the following fair housing issues disproportionately affect tracts categorized as areas of high segregation and poverty: educational opportunities (all tracts), economic opportunities (tract 5342.02), accessible employment opportunities (all tracts), lack of



complete housing facilities (tracts 5341.01 and 5342.02), lack of accessible parks or open space (tract 5341.01).

#### **Contributing Factors:**

- Lack of private investments
- Location and type of affordable housing
- Private discrimination
- Land use and zoning laws

#### ***Priority – Moderate***

#### **D.4.3 Disproportionate Housing Needs, Including Displacement Risks**

All census tracts in the City are at risk of displacement as a high portion of their renters experience cost burdens and gross rents continue to increase. In all Bell Garden's tracts, more than 60 percent of renter-occupied households overpay for housing. While poverty status has decreased in some areas of the City, tracts on the western side, specifically high segregation and poverty tracts, have seen increases in the proportion of population below the poverty level. While this area of the City does contain the only single-family residential zoned neighborhoods in the City, it also has a concentration of housing types that are typically occupied by lower income households (subsidized housing and mobile home parks). The City's RHNA strategy allocates moderate and above moderate income units in these tracts which will further expand housing options and income-level diversity in the area. However, the addition of moderate and above moderate income housing in the area may further increase rent costs. Tenant protection strategies, which the City is exploring, would be important to discouraging displacement and preserving affordability to residents. The City's RHNA strategy also includes several sites allocated towards the lower income RHNA located in various parts of the City.

#### **Contributing Factors:**

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- ***Priority – High***

#### **D.4.4 Disparities in Access to Opportunity**

There are many areas in the City that have disparities in access to opportunities. In general, disparities in access to opportunities affect the City as a whole as most tracts are TCAC-designated low resource areas. As discussed previously, there are three tracts in the City, located on the western side, that are considered areas of high segregation and poverty. These areas tend to have more commercial and commercial manufacturing development and are located along the Long Beach Highway. These variables may exacerbate existing environmental conditions which are presently poor according to CalEnviroScreen 4.0 scores. TCAC opportunity scores for economic and education opportunities in this section of the City are low. Further, employment opportunities in the southern part of the City, including two of the three high segregation and poverty tracts, are lower compared to the rest of the City. These areas have been stagnant in many years and would continue to decline without the infusion of new development.



## Contributing Factors:

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing
- Private discrimination
- **Priority – Moderate**

## D.5 Implementation Actions

Fair Housing Issue	Contributing Factors and Priority	Priority Level
Fair Housing Enforcement and Outreach Capacity	<ul style="list-style-type: none"><li>▪ Lack of a variety of inputs media (e.g., meetings, surveys, interviews)</li><li>▪ Lack of local private fair housing outreach and enforcement</li><li>▪ Lack of fair housing testing</li><li>▪ Lack of resources for fair housing agencies and organizations</li><li>▪ Lack of state or local fair housing laws to support strong enforcement</li><li>▪ Lack of sources available on the City's website for residents</li></ul>	High
Segregation and Integration	<ul style="list-style-type: none"><li>▪ Lack of private investments</li><li>▪ Location and type of affordable housing</li><li>▪ Private discrimination</li><li>▪ Land use and zoning laws</li></ul>	Moderate
Disproportionate Housing Needs, Including Displacement Risks	<ul style="list-style-type: none"><li>▪ The availability of affordable units in a range of sizes</li><li>▪ Displacement of residents due to economic pressures</li><li>▪ Lack of private investments in specific neighborhoods</li></ul>	High
Disparities in Access to Opportunity	<ul style="list-style-type: none"><li>▪ Lack of private investments in specific neighborhoods</li><li>▪ Lack of public investments in specific neighborhoods, including services or amenities</li><li>▪ Location and type of affordable housing</li><li>▪ Private discrimination</li></ul>	Moderate

# **City of Bell Gardens GENERAL PLAN**

## **Section 4 Open Space and Recreation Element**

## SECTION 4: OPEN SPACE AND RECREATION ELEMENT

### INTRODUCTION TO THE OPEN SPACE AND RECREATION ELEMENT

The Open Space and Recreation Element of the Bell Gardens General Plan outlines a strategy to preserve remaining open space areas in the City to meet the recreational needs of the community. The majority of open space in Bell Gardens is in the form of city parks and school playgrounds. Other open space includes undeveloped land and areas such as building setbacks, utility easements, and flood control channels. For this reason, open space and recreation issues are addressed together in this Element.

This Element fulfills the requirements of Section 65302(e) and 65560 to 65570 of the California Government Code regarding the preparation of an open space plan for the City. State law indicates that:

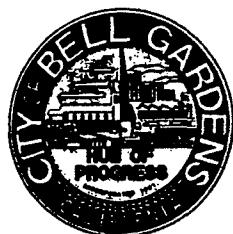
*"The preservation of open-space land... is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources."*

Recreation elements are an optional element of the general plan, as permitted by Section 65303 of the Government Code, but are required in order to implement Park and Recreation in-lieu fee ordinances which provide a fair share prorata portion of funds for parks development when new residential construction occurs.

The Open Space and Recreation Element of the Bell Gardens General Plan has been developed to comply with these state requirements and to establish a long-range program for the preservation of public parks in the City and for the provision of adequate recreation areas and

facilities to serve the needs of residents. The Bell Gardens Open Space and Recreation Element consists of the following sections:

- ***Open Space and Recreation Element Policies and Programs.*** Individual policies related to open space and recreation issues, along with supporting programs, are listed in this section.
- ***Open Space and Recreation Element Background Report.*** The Open Space and Recreation Plan Element Background Report describes the existing conditions in the City relative to open space and recreational issues.



### OPEN SPACE AND RECREATION ELEMENT POLICIES AND PROGRAMS

The public parks in Bell Gardens are an important resource that must be considered in future planning. The City's five public parks cover a total of just over 16 acres and Ford Park (a County regional park) consists of 48 acres within Bell Gardens. Facilities at these various parks include childrens' play areas, a community center, picnic/BBQ areas, and other minor amenities. Parks serving the City range in size from 0.24 acres to 48 acres and are scattered throughout the City.

## *Section 4: Open Space and Recreation Element (continued)*

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With the majority of land in the City already developed and limited opportunities for new park development, the Open Space and Recreation Element for Bell Gardens focuses on the need to preserve and maintain existing open space, parks, and recreational facilities.

The City's adopted Parks and Recreation Master Plan identifies specific issues, needs, and programs for the Bell Gardens community. It is the intent of this Open Space and Recreation Element to compliment and build upon the direction set forth in the Master Plan.

### ***Issue 1: Existing Open Space***

The National Recreation and Park Association (NRPA) has adopted standards governing minimal acceptable space and facility requirements for the open space and recreation needs of communities based on population ratios (acres of park land per 1,000 people). The standard used for Bell Gardens is 5.25 acres of parkland per 1,000 residents. According to the standards, the City of Bell Gardens (with a population of 42,355) would require a park system containing between 222 acres. The City now has a total of just over 64 acres of developed parks (including Ford Park). Taking into account the recreation facilities at the school sites, the total then calculates to under 100 acres. A deficit of at least 122 acres occurs for the Bell Gardens community. The open space and recreation facilities that do exist in the City must be preserved and protected.

***Policy 1: The City of Bell Gardens shall continue to protect and maintain existing open space used for recreation and shall explore opportunities for providing additional park land.***

### ***Issue 2: Additional Open Space***

The Park and Recreation Master Plan emphasizes the need for additional open space and recreation opportunities in the City (the City has taken over Ford Park from Los Angeles County). Not only is there a 122-acre open space deficit, but recreation facilities also fall far behind those provided in neighboring communities.

***Policy 2: The City of Bell Gardens shall expand existing open space through land acquisition and multi-use corridors, particularly in the northwest of the City.***

### ***Issue 3: Funding Recreational Services and Facilities***

The City needs to maximize the recreational utility of the City's resources for the benefit of all residents of the community. Land cost and funds targeted for other types of City programs limit the money available for land acquisition and the development of recreational facilities.

***Policy 3: The City of Bell Gardens shall maximize the City's recreational resources through the adoption of a Quimby Act ordinance.***

The City's standards for open space help to promote adequate facilities and ensure that all interests are served. This may include recreational facilities and open space owned by the City, the County of Los Angeles, the school districts, and other private entities. The City should also seek continued and expanded cooperative agreements with Southern California Edison for utilization of portions of their right-of-ways for public parks and open space, in addition to the existing soccer field as called for in the Parks and Recreation Master Plan. The City should also investigate and coordinate with Los Angeles County to develop plans for

## *Section 4: Open Space and Recreation Element (continued)*

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utilization of flood control right-of-way areas next to Ford Park.

The Land Use Element includes a single Open Space/Parks land use designation. The Open Space/Parks designation assumes that land so designated will remain as open space for recreational uses or for purposes of conservation or safety. Areas of the City designated as Open Space/Parks include the City's parks, Ford Park, open space land dedicated as part of development agreements, utility easements, storm drain channels, and freeway rights-of-ways.

Approximately 140 acres are designated as Open Space/Parks in the Land Use Element.

The City's Parks and Recreation Specific Plan contains the necessary programs for implementation of this Open Space and Recreation Element.

The following programs are identified with their corresponding policies in Table 4-1, following this section.

***Adopt a Park/Park Watch.*** The City will analyze the feasibility of implementing an adopt-a-park program along with a park watch program. Individual neighborhoods become involved with the operation, maintenance and safety of their parks, with assistance from the City. The Police Department shall review all programs to ensure safety and coordination with their programs.

**Timing:** Early 1995  
**Agency:** Parks and Recreation Department  
**Funding:** General Fund

***Gift Catalogues.*** The City will analyze the feasibility of preparing and distributing a gift catalogue for specific items the community needs. The catalogue may list services that the City will perform in exchange for a donation.

**Timing:** Late 1996

**Agency:** Parks and Recreation Department

**Funding:** Various

***Joint Use Facilities (discussed in the Parks Master Plan).*** The City will continue to support existing joint agreements and explore opportunities for expanding joint use agreements to include other schools. The City will continue joint use agreements with City Commerce and Montebello School District.

**Timing:** Ongoing

**Agency:** Community Development, Parks

**Funding:** General Fund, Quimby

***New Park Development.*** The Parks Master Plan establishes a long-range park development plan identifying desirable park areas and their associated recreational uses and facilities. The Parks Master Plan, together with the Open Space and Recreation Element, will serve as the guide for development of recreational facilities.

Periodic review of the Master Plan will facilitate implementation and monitoring of programs. Candidates for new park development and/or acquisition include a new park in the vicinity of Jaboneria and Fosteria and the gradual expansion of Bell Gardens Park. A number of facilities may eventually be constructed; including a sports complex, gym, pool, etc.

**Timing:** In progress  
**Agency:** Parks and Recreation  
**Funding:** General Fund

***Parkway Landscaping.*** The City shall continue the program of parkway landscaping and maintenance and include new areas where appropriate.

**Timing:** Ongoing  
**Agency:** Public Works Department  
**Funding:** General Fund

## Section 4: Open Space and Recreation Element (continued)

**Quimby Act Ordinance.** The City has set forth the proposed adoption of provisions in the subdivision ordinance for the declaration of land for park use pursuant to Section 66477 of the California Government Code. This provision allows local governments to exact land dedications, in-lieu fees, or a combination of both for park and recreation purposes as a condition of approving a final subdivision or parcel map.

**Timing:** Ongoing

**Agency:** Community Development

**Funding:** General Fund, exactions, dedications

**Railroad Rights-of-Way Participation.** The City shall solicit the cooperation and participation of the railroad companies in the development of existing railroad rights-of-way; particularly those rights-of-way adjacent to public streets, for use as multi-purpose open space areas and for bicycling, jogging, etc.

**Timing:** 1997

**Agency:** Public Works/Engineering Department

**Funding:** General Fund, Redevelopment

**Renovation of Existing Parks.** The City will pursue the development and adoption of land use regulations which protect and renovate existing public open space from encroachment or conversion to other uses, in particular Bell Gardens and Marlow Parks. This new development will comply with the guidelines set forth by the American Disabilities Association (ADA). Renovation shall be reviewed by the Police Department to ensure safety and crime regulations are met.

**Timing:** Late 1995

**Agency:** Community Development

**Funding:** General Fund

**State and Federal Grants.** The City will actively pursue the available grants for local governments, including the Roberti-Z'berg Urban Open Space and Recreation Program, which awards grants to specific projects.

**Timing:** Late 1995

**Agency:** Parks and Recreation Department

**Funding:** Various

**TABLE 4-1  
OPEN SPACE AND RECREATION POLICIES AND PROGRAMS MATRIX**

Policies	Programs
<i>Policy 1: The City of Bell Gardens shall continue to protect and maintain existing open space used for recreation and shall explore opportunities for providing additional park land.</i>	Adopt-a-Park/Park Watch Joint Use Facilities Renovation of existing Parks
<i>Policy 2: The City of Bell Gardens shall expand existing open space through land acquisition and multi-use corridors, particularly in the northwest of the City.</i>	Parkway Landscaping New Park Development Quimby Act Ordinance Railroad Rights-of-Way Participation
<i>Policy 3: The City of Bell Gardens shall maximize the City's recreational resources through the adoption of a Quimby Act ordinance.</i>	Gift Catalogues State and Federal Grants

Source: David Evans and Associates, Inc., 1994.



## **OPEN SPACE AND RECREATION ELEMENT BACKGROUND REPORT**

Vacant land refers to undeveloped privately owned land or publicly owned land left as open space. Open space areas include areas unsuitable for development due to unstable ground conditions, and areas that are undeveloped to comply with existing land use controls for parks, building setback areas, utility easements, and school playing fields.

The City of Bell Gardens is fully urbanized with little undeveloped land remaining. The major open space areas are contained in the five City parks have a combined area of 64.12 acres. Other private open space areas within the City include the Southern California Edison transmission line easement (54.47 acres) and the Los Angeles County Flood Control District (LACFCD) easement (23.90 acres). Vacant parcels consist of 39 sites on approximately 30.2 acres.

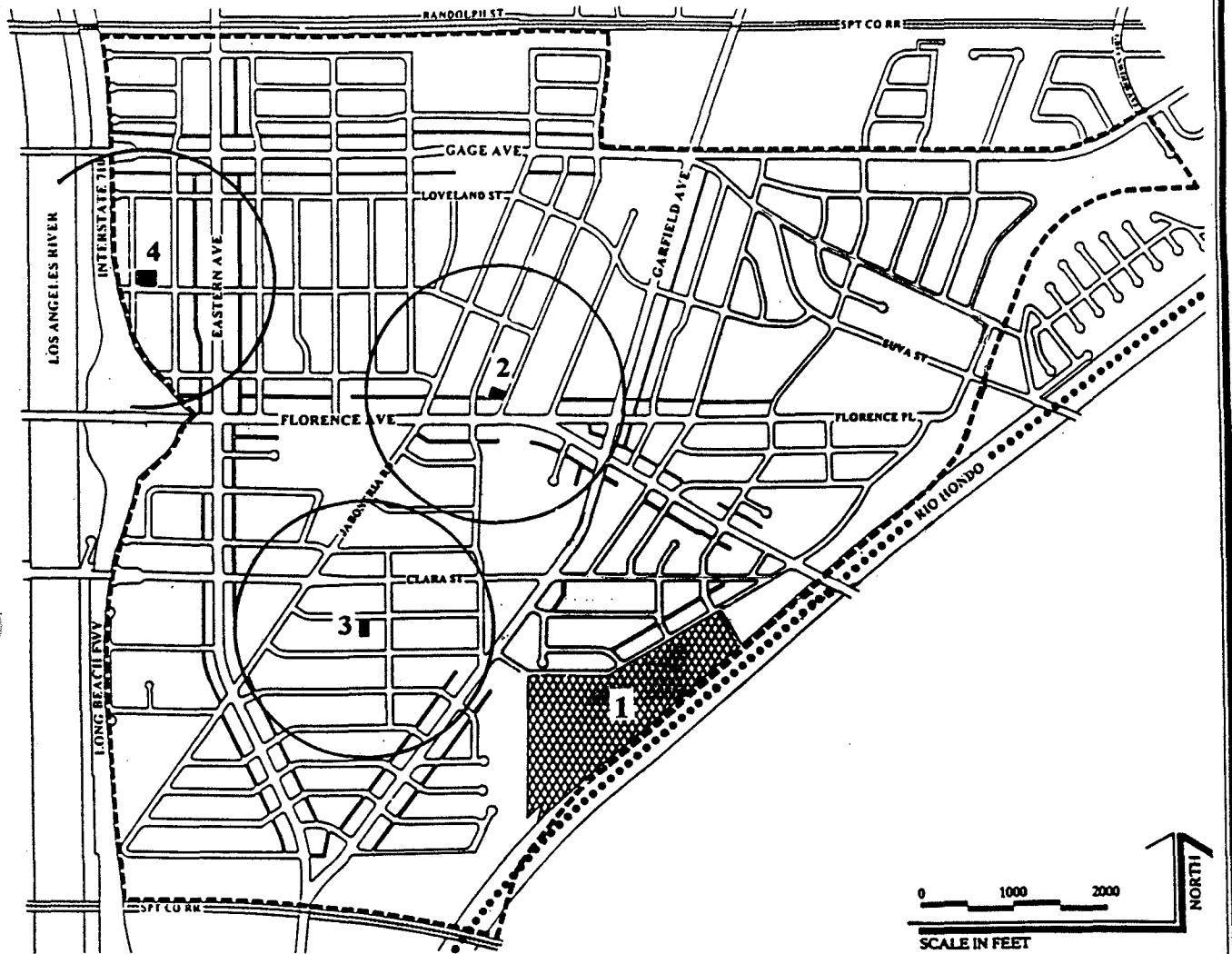
### **Parks and Recreation Facilities**

The City of Bell Gardens Recreation Department maintains five City parks, with a combined total of 64.12 acres, and offers a variety of leisure activities and services such as game courts and fields, picnic areas, play lots and community centers. The 48-acre John Anson Ford Park was recently acquired by the City of Bell Gardens.

Available recreational programs offered by the City include youth and adult sports activities, special interest classes, cultural and performing

arts programs, senior citizens activities, and instructional opportunities for special interests. Existing park facilities are detailed below and summarized in Table 4-2. Exhibit 4-1 shows the location and service radii of these parks.

- **Bell Gardens Park:** Bell Gardens Park is a 15-acre neighborhood park located at the southeast corner of Loveland Street and Perry Road. The park has a Boys and Girls Club, Senior Center, City Department of Parks and Recreation Offices, Cultural Center, auditorium, and park maintenance facility. Amenities include a picnic shelter, picnic tables, bar-b-que grills, benches, concrete walks, open turf areas, play fields, bleachers, play courts, play structures, and sand areas.
- **Darwell Park:** Darwell Park is a .24-acre mini-park located on Darwell Avenue, just north of Florence Avenue. It has swings on a sand area with the remainder of the park as grass.
- **Gallant Park:** Gallant Park is a .27-acre mini-park located on Gallant Street, just west of Gephart Avenue. The park includes a picnic tables, bar-b-que grills, benches, concrete walks, park lighting, swings, play structure, see-saw, sand areas, and a small turf area.
- **Marlow Park:** Marlow Park is a .61-acre mini park located at the northeast corner of Marlow Avenue and Lubec Street. Amenities include two play structures in sand areas, tether ball pole, concrete walkways, park lighting, benches, picnic tables, bar-b-que grills, mature shade trees, a multi-use building with restrooms, and a small grass area.

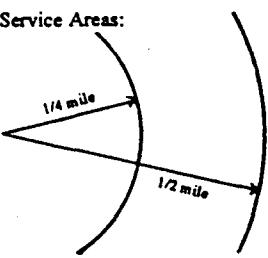


- 1 John Anson Ford Park (48 acres)  
 2 Darwell Park (0.24 acres)  
 3 Gallant Park (0.27 acres)  
 4 Marlow Park (0.61 acres)



Trail

Note: John Anson Ford Park has a 2-mile service area which encompasses the entire City of Bell Gardens.



SCALE IN FEET  
0 1000 2000

NORTH

## EXHIBIT 4-1 CITY PARKS AND SERVICE AREAS

*"Orgullo en la Comunidad"*

## Section 4: Open Space and Recreation Element (continued)

**1 John Anson Ford Park:** John Anson Ford Park is a 48-acre community park operated by the City. The park is located along Park Avenue. Amenities include play fields, bleachers, play courts, play structures, a multi-purpose buildings, an auditorium, parking lots, a swimming pool, large turf areas, a pond, a picnic shelter, picnic tables,

benches, and a shaded turf area under a grove of mature trees. Also, a pedestrian bridge over the Rio Hondo Channel provides Bell Gardens residents access to the Rio Hondo bicycle and hiking trails. The County of Los Angeles operates and maintains the park, however, the park area is completely within the City boundaries.

**TABLE 4-2**  
**EXISTING IMPROVED PARKS AND RECREATION FACILITIES**

Park	Location	Acreage	Facilities
Bell Gardens Park	The southeast corner of Loveland Street and Perry Road	15.00	1 lighted baseball diamond, 2 lighted basketball courts, 1 volleyball court, 2 lighted tennis courts, 2 lighted handball courts, 2 shuffleboards, 2 horseshoe pits, 2 lighted play areas, 17 benches, 53 picnic tables, 1 group picnic area, 17 bbq grills, 1 picnic shelter, 1 multi-purpose building, 2 bleachers, 120 parking spaces, 4 restroom facilities, 4+ drinking fountains, 1 open grass area, 1 auditorium, 2+ equipment storage areas, 2 play structures, 2 sand areas, 7 bicycle racks
Darwell Park	Darwell Avenue, just north of Florence Avenue	0.24	1 open grass area, 1 swing set, 1 sand area
Gallant Park	Gallant Street, just west of Gephart Avenue	0.27	1 lighted play area, 4 benches, 3 picnic tables, 2 bbq grills, 1 swing set, 1 play structure, 2 sand areas, 1 bicycle rack
Marlow Park	The northeast corner of Marlow Avenue and Lubec Street	0.61	1 tetherball pole, 2 lighted play areas, 6 benches, 4 picnic tables, 1 bbq grill, 1 restroom facility, 1 drinking fountain, 1 equipment storage, 2 play structures, 2 sand areas, 1 bicycle rack
John Anson Ford Park	Park Avenue	48.00	1 soccer field, 3 baseball diamonds (2 lighted), 1 basketball court, 1 volleyball court, 1 lighted swimming pool, 1 tot play area, 1 play area, 20+ benches, 50+ picnic tables, 1 group picnic area, 1 picnic shelter, 1 multi-purpose building, 3 bleachers, 300+ parking spaces, 2+ restroom facilities, 3+ drinking fountains, 2 open grass areas, 1 auditorium, 1 equipment storage area, 1 play structure, 1 sand area, 1 pond, 1+ bicycle rack
<b>TOTAL ACRES</b>		<b>64.12</b>	

Source: City of Bell Gardens Recreation and Human Services Department, 1994.

### *Park Land Criteria*

The National Recreation and Parks Association (NRPA) has developed a generic classification system for park facilities and corresponding standards applicable to each park type. This classification system is designed to apply to a broad range of communities and requires some modification to make them applicable to Bell Gardens. Standards, such as those devised by the NRPA, are useful in identifying existing deficiencies and in projecting future needs.

The NRPA standards classify parks according to their size, service area, and function. For purposes of this needs assessment, parks in the City have been placed into one of three categories. In a number of instances, there is some difficulty in making a direct link between the NRPA standards and those facilities that are presently available to the residents. For example, the acreage of a particular park may correspond with the recommended NRPA standards for a neighborhood park, but its function may respond more closely with that of a community park. In these instances, it was necessary to place the park in a category that better describes the park's actual function.

■ **Mini Park:** The NRPA standards indicate that this type of park should serve the recreational needs of a specific group of persons such as small children or senior citizens. Mini-parks should be located near to where the users live in close proximity to apartments, townhouse developments or senior housing projects. The service area of parks in this category should have a radius of one-quarter mile or less and an area of one acre or less. These same standards call for between 0.25 to 0.5 acre of mini-park to be provided for every 1,000 residents. For purposes of this Background Report, Darwell Park, Gallant Park, and Marlow Park fall in this category.

■ **Neighborhood Park:** Neighborhood parks are designed for active recreational and athletic activities. These facilities should be centrally located in the neighborhoods where the users live. Access to these facilities should be designed to promote easy pedestrian access. According to NRPA, the service radius for these facilities is between one-quarter and one-half mile and generally serves up to 5,000 residents. Again, referring to NRPA standards, parks in this category should be at least 15 acres in size and there should be between 1.0 and 2.0 acres of neighborhood parks for every 1,000 residents. Bell Gardens Park is classified as a neighborhood park.

■ **Community Park:** This category of parks generally offers a wide range of recreational amenities to users which may include athletic complexes, arenas, swimming pools, covered picnic areas, and playgrounds depending on the specific needs of the community and the availability of resources. These parks generally serve a number of neighborhoods and, according to NRPA standards, have a service area radius of one to two miles. The size of these parks may vary although the NRPA cites the optimal size as +/- 25 or more acres. The population service standard for this category of parks is between 5.0 and 8.0 acres per 1,000 residents. The John Anson Ford Park is classified as a community park.

As indicated earlier, precise application of the NRPA classification to existing park facilities in Bell Gardens is difficult in some instances because a number of facilities function at a neighborhood and community level. NRPA standards concerning recommended acreage for each park category also exceed what could realistically be provided by the City due to the developed nature of Bell Gardens.

As shown in this Background Report, the City has a total of 64.12 acres of developed parks. Taking

#### *Section 4: Open Space and Recreation Element (continued)*

To account the recreation facilities at the school sites (discussed below), this total would be just under 100 acres. A deficit of at least 122 acres occurs for the City.

#### **School Facilities**

In addition to the 64.12 acres of parks and recreational facilities serving the 42,355 residents in Bell Gardens, public school playground facilities, consisting of 43.35 acres, also help supplement the recreational needs of residents. The facilities are adjacent to residential neighborhoods and are open to the public during non-school hours. The City has joint use

agreement with the City of Commerce and the school district.

The Montebello School District serves the entire City of Bell Gardens. Schools within this District are: Bell Gardens High School, Bell Gardens Intermediate School, Suva Intermediate School, Suva Elementary School, Bell Gardens Elementary School, Garfield Elementary School, and Colmar Elementary School. The two private schools in the City are Saint Gertrudes School and Bell Gardens Christian School. Table 4-3 lists the total site acreage and open space/playground acreage for each school. Exhibit 4-2 shows the location of schools in Bell Gardens.

**TABLE 4-3  
SCHOOL SITES**

School	Recreational Acreage	Amenities
Bell Gardens High School	12.50	1 lighted football field, 1 baseball diamond, 5 basketball courts, 1 basketball half court, 6 lighted tennis courts, 3 handball courts, 1 lighted swimming pool, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 gymnasium, 1+ equipment storage
Bell Gardens Intermediate School	8.25	1 football/soccer field, 5 softball diamonds, 10 basketball courts, 1 hard court, restroom facilities, drinking fountain, open grass area, 1 bicycle rack
Suva Intermediate School	0.00	1 lighted baseball diamond, 5 softball diamonds, 6 basketball courts, 1 hard court, 1 play area, 2 bleachers, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage area, 1 bicycle rack
Suva Elementary School	8.90	1 auditorium
Bell Gardens Elementary School	5.15	1 softball diamond, 4 basketball courts, 2 basketball half courts, 2 undersized handball courts, 1 hard court, 1 tot play area, 2 play areas, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage area, 1 bicycle rack
Garfield Elementary School	3.50	5 softball diamonds, 4 basketball courts, 2 undersized hand ball courts, 1 hard court, 1 tot play area, 1 play area, restroom facilities, drinking fountain, open grass area, 1 auditorium, 1 equipment storage, 1 sand area, 1 bicycle rack

**Section 4: Open Space and Recreation Element (continued)**

**TABLE 4.3  
SCHOOL SITES (continued)**

School	Recreational Acreage	Amenities
Colmar Elementary School	3.15	1 softball diamond, 1 hard court, 1 tot play area, 2 play areas, restroom facilities, drinking fountain, 1 auditorium, 1 equipment storage, 1 play structure, 1 sand area, 1 bicycle rack
Saint Gertrudes School	1.70	open grass area
Bell Gardens Christian School	0.20	2 basketball goals
<b>TOTAL</b>	<b>43.35</b>	
Source: City of Bell Gardens Park and Recreation Specific Plan, Phase 1, 1994.		

### ***Other Open Space***

Other open space in the City is listed below and is shown in Exhibit 4-3.

#### ***Southern California Edison Company (SCE) Transmission Line Easement***

The SCE transmission line easement, which comprises 54.47 acres, bisects Bell Gardens in a north-south direction. The multi-use concept has been applied to the easement as it is utilized for truck gardening and the raising of nursery stock. In this manner, the easement serves to provide visual relief from the persistent urban pattern of the region. The easement also includes an existing community soccer field, and has the potential for other sports fields and tracks. The easement's recreational use potential includes trails, bikeways, jogging paths, etc.

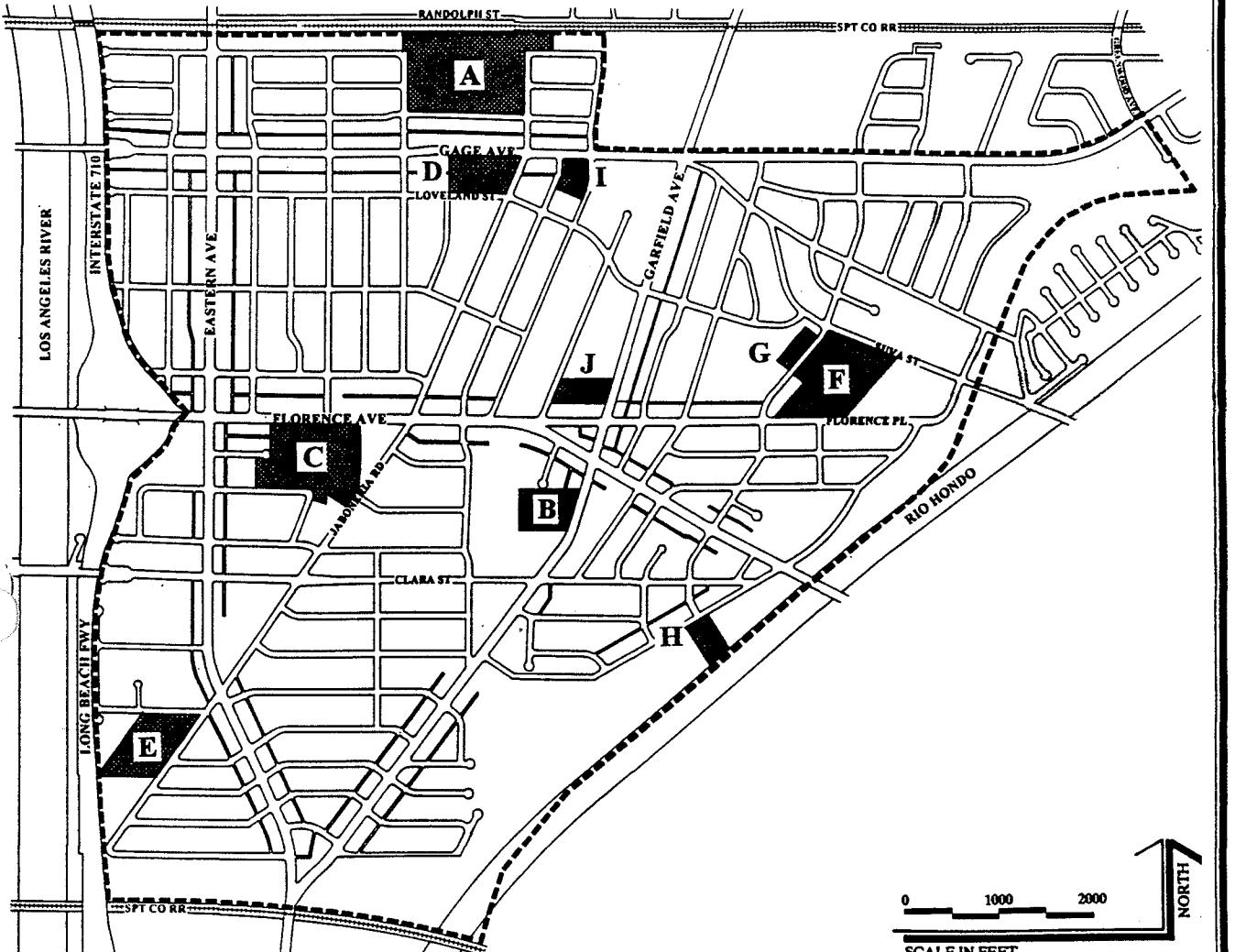
#### ***Los Angeles County Flood Control District (LACFCD) Easement***

The northeasterly periphery of the City is bounded by 23.90 acres of flood control right-of-way which is utilized by the LACFCD as

percolation basins for groundwater replenishment. As with the SCE easement, the flood control right-of-way serves a multiple function and provides visual relief from the constant urbanization.

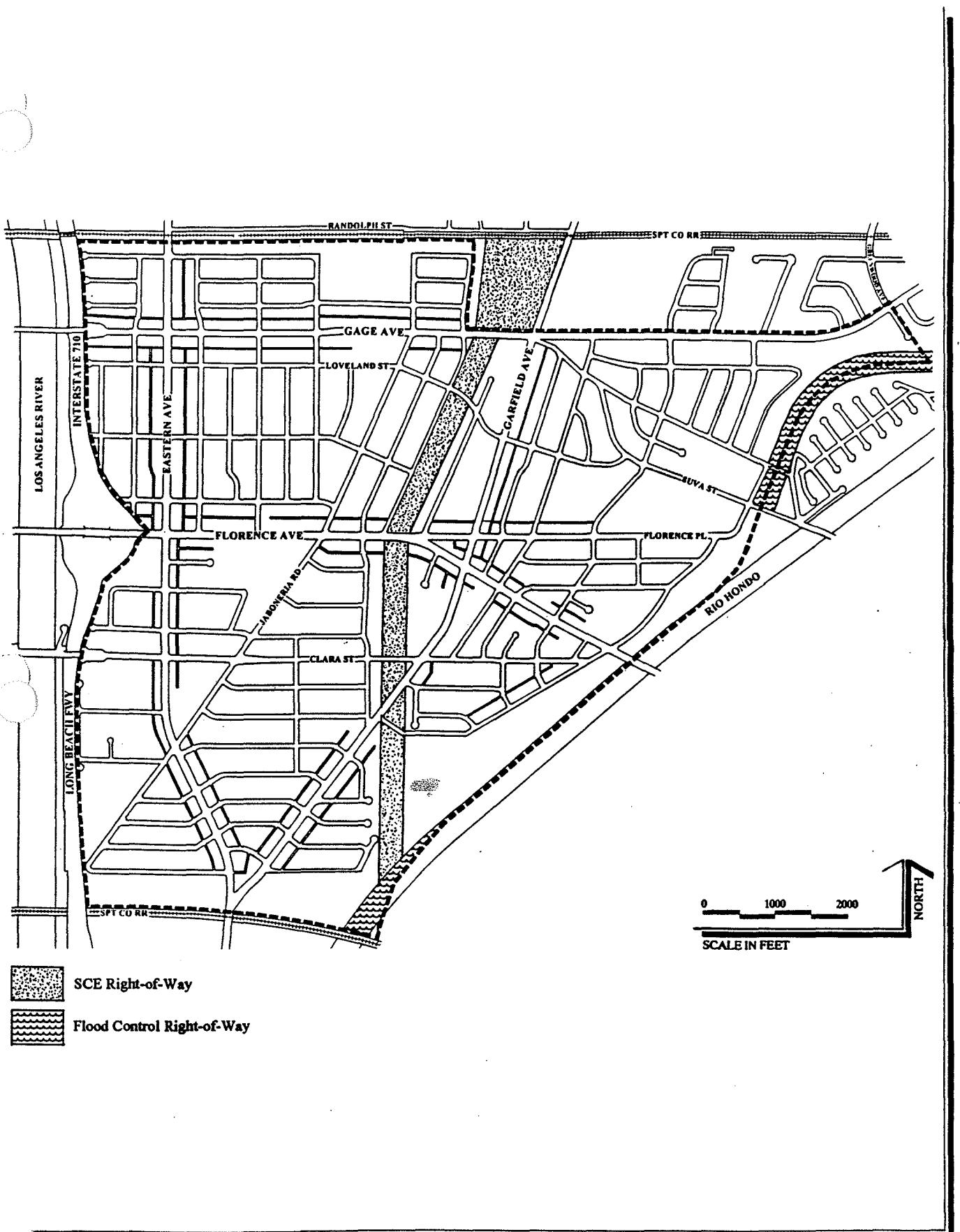
#### ***Rivers***

The City's geographic location offers certain advantages for future regional open space. Location between the Rio Hondo and Los Angeles Rivers offers a major opportunity to be a part of a system of connected recreation areas. In response to this opportunity, the City has joined with other jurisdictions of the East Central Area Planning Council in supporting the recommendation to develop the banks of these flood channels for open space as is reflected in the "Rio Hondo/Los Angeles Rivers Beautification/Recreation Report." This plan would connect Bell Gardens to the Whittier Narrows Regional Recreation Area through a series of riding and hiking trails and would provide a direct link to the John Anson Ford Park.



- A Bell Gardens High School
- B Bell Gardens Elementary School
- C Bell Gardens Intermediate School
- D Colmar Elementary School
- E Garfield Elementary School
- F Suva Elementary School
- G Suva Intermediate School
- H Adult School
- I Bell Gardens Christian - Private
- J St. Gertrudes - Private

## EXHIBIT 4-2 SCHOOLS



### EXHIBIT 4-3 EASEMENTS

*"Orgullo en la Comunidad"*

## Section 4: Open Space and Recreation Element (continued)

### Vacant Land

The development of additional park land in the City is somewhat constrained by the lack of available vacant land. As of July 1991 (date of

aerial photographs), 2.1% of the City's 2.39 square miles are vacant (2.6% if street acreage is excluded from the calculations). Table 4-4 summarizes the vacant land acreages, according to each lots' General Plan and Zoning designation.

**TABLE 4-4  
VACANT LOTS**

<b>General Plan Land Use Designation</b>	<b>Site #</b>	<b>Location</b>	<b>Acres</b>	<b>Zone</b>
Very Low Density Residential (0.37 total acres)	1	West side of Jaboneria, at Fostoria	0.37	P-1
Low Density Residential (2.69 total acres)	2	SE corner of Jaboneria and Agra	0.24	R-2
	3	SW corner of Foster Bridge and Orange	0.28	R-2
	4	SE corner of Foster Bridge and Orange	0.06	R-2
	5	West side of Perry, at Alvina	0.21	R-2
	6	East side of Scott, south of Hannon	0.11	R-2
	7	South side of Live Oak, west of Ira	0.23	R-2
	8	North side of Quinn, east of Bell Gardens Avenue	0.83	R-2
	9	North end of Bell Gardens Avenue	0.09	R-2
	10	South side of Clara, west of Eastern	0.48	R-2
	11	North side of Cecilia, east of Eastern	0.16	R-2
Medium Density Residential (5.16 total acres)	12	North side of Foster Bridge, west of Perry	0.17	R-3
	13	SW corner of Gage and Greenwood	4.30	R-3
	14	South side of Clara, east of Eastern	0.34	R-3
	15	SW corner of Jaboneria and Clara	0.17	R-3
	16	North side of Foster Bridge, at Gage intersection	0.18	C-1
Central Business District (6.24 total acres)	17	NW corner of Loveland and Sprecht	2.07	R-1 PUD
	18	Between Priory and Clara, at the 710 Freeway	3.72	R-1 PUD
	19	West side of Eastern, south of Loveland	0.22	C-2
	20	NW corner of Florence and Eastern	0.23	C-2

*Section 4: Open Space and Recreation Element (continued)*

**TABLE 4-4  
VACANT LOTS (continued)**

General Plan Land Use Designation	Site #	Location	Acres	Zone
General Commercial (1.37 total acres)	21	SW corner of Garfield and Shull	0.19	C-1
	22	North side of Florence, west of Garfield	0.15	C-2
	23	Between Live Oak and Fry, next to Bell Gardens Middle School	1.03	P-1
Office and Professional (4.13 total acres)	24	West side of Garfield, across from the Civic Center	4.13	
Industrial (10.24 total acres)	25	West side of Garfield, north of Loveland	0.46	M-1
	26	East side of Garfield, north of Loveland	0.55	M-1
	27	South side of Loveland, east of Suva Elementary School	1.93	M-1
	28	SW corner of Florence and Scout	0.17	M-1
	29	South side of Florence, west of Emil	0.14	M-1
	30	West side of Perry, north of Clara	0.14	M-1
	31	East side of Scout, north of Shull	0.07	M-1
	32	South side of Shull, along the Rio Hondo Channel	1.03	M-1
	33	South side of Clara, east of Gephardt	0.17	M-1
	34	South side of Shull, at the 710 Freeway	2.87	M-1
	35	SW corner of Ira and Clara	0.09	M-1
	36	North side of Clara, east of Gephardt	0.24	M-1
	37	East side of Scout, at Clara	0.14	M-1
	38	East side of Garfield, north of Shull	0.17	M-1
	39	South side of Gage, west of Garfield	2.07	M-1 HPD

Source: David Evans and Associates, Inc., 1993.

Of the 30.20 acres of vacant land, 8.22 acres have a residential General Plan Land Use designation of Very Low Density, Low Density, or Medium Density. The remaining 21.98 acres are designated commercial or industrial. There

are also two large vacant areas (2.07 acres and 3.72 acres) designated as Central Business District, but zoned R-1 PUD and located within residential areas.

# **City of Bell Gardens GENERAL PLAN**

## **Section 5 Conservation Element**

## SECTION 5: CONSERVATION ELEMENT

### INTRODUCTION TO THE CONSERVATION ELEMENT

The City of Bell Gardens Conservation Element is a state-mandated general plan element, as required by Section 65302(d) of the California Government Code and the State Mining and Reclamation Act (SMARA). State law indicates:

*"A conservation element [shall be required] for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element, including waters, shall be developed in coordination with any county-wide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared."*

As a result, the Conservation Element for the City of Bell Gardens focuses on four key issue areas: cultural resources, ecological resources, geological resources, and water resources.

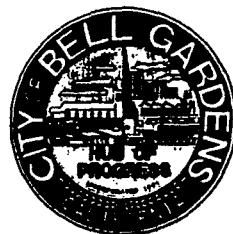
The City of Bell Gardens will continue to maintain its links to the past through the implementation of this Conservation Element which promotes the preservation of noted historical structures. The Conservation Element also underscores the City's commitment to improve environmental quality through the conservation of water and other ecological resources.

The Bell Gardens Conservation Element consists of the following sections:

■ **Conservation Element Policies and Programs.** This section indicates the issues, policies, and implementing programs that apply to both existing and future development in the City. The issues

encompass a range of issues and opportunities, including the very high risk of liquefaction for the entire City and several historic structures that are located in Bell Gardens.

■ **Conservation Element Background Report.** This section of the Conservation Element describes the existing conditions in the City relative to soils, groundwater resources, air quality, and cultural resources.



### CONSERVATION ELEMENT POLICIES AND PROGRAMS

The Conservation Element focuses on the four key issue areas: cultural resources, ecological resources, geological resources, and water resources. Within each topical area is a policy and a series of supporting implementing programs.

The preservation of the City's history and environmental resources are the focus of these policies.

#### **Issue 1: Cultural Resources**

The City of Bell Gardens has a rich history that goes back to the development of the first ranchos that led to the establishment of settlements during the last century. While a number of significant sites and structures may still be found in the City, past development has led to the loss of others (such as the original Lugo Adobe). The following criteria is used for determining if state

A national designation should be pursued for significant historic resources in the City of Bell Gardens:

- The site or structure is associated with events that have made a significant contribution to the broad patterns of our history; or
- The site or structure is associated with the lives of persons significant in our past; or
- The site or structure embodies the distinctive characteristics of a type, period, method of construction, represents the work of a master, posses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- The site or structure has yielded, or may be likely to yield, information important in prehistory or history; or

The site or structure represents work by significant architects or architectural styles.

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years *are not considered to be eligible* for the National Register. However, structures that have been removed, altered, or constructed within the past 50 years may meet eligibility requirements if:

- A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, or when no other building or structure with the same association has survived; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

The City of Bell Gardens has several historic structures within its boundaries which are considered as resources worthy of conservation as part of this General Plan (Exhibit 5-1). Guidelines will be prepared to outline procedures and policies for the protection of these resources.

*Policy 1: The City of Bell Gardens shall safeguard the community's heritage by identifying and preserving appropriate structures and sites which have historical significance.*

***Issue 2: Ecological Resources***

The soils within the City have been altered by past development. The import and export of soil that is part of excavation and fill activities during construction may have changed the soil associations in developed areas.

The City of Bell gardens does not contain significant sand and gravel resources as identified by the Department of Mines and Geology. Additionally, large pockets of natural gas and oil

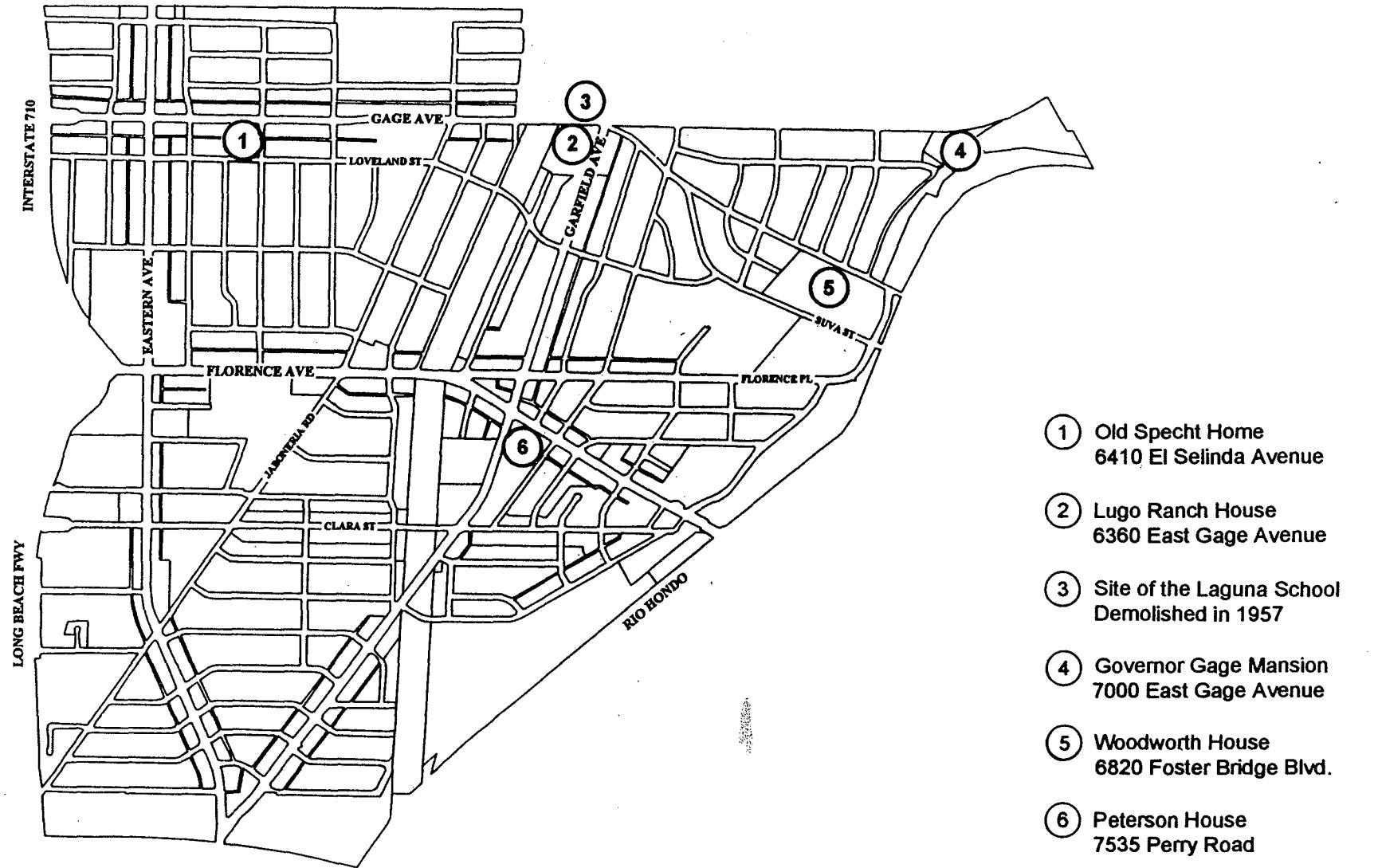


EXHIBIT 5-1  
HISTORIC SITES

ave been found in surrounding communities, but they are not believed to extend into Bell Gardens.

Because of the low average wind speeds in the summer and a persistent daytime temperature inversion, emission of hydrocarbons and oxides of nitrogen have an opportunity to combine with sunlight to produce smog. Although air quality in the South Coast Air Basin has improved in recent years, the area still recorded the greatest number of days exceeding the federal ozone and carbon monoxide standards.

**Policy 2:** *The City of Bell Gardens shall, to the extent possible, protect remaining ecological resources and enhance those resources through programs in the Open Space and Recreation Element and the Circulation and Transportation Element.*

#### **Issue 3: Water Resources**

The Central Basin Pressure Area provides an underground water basin utilized to serve a portion of the City's domestic water needs. Water recharge areas are provided by a combination of permeable areas including yards, parks, utility rights-of-way, and water recharge areas within the Rio Hondo and Los Angeles Rivers rights-of-way. Water in the City is derived from local groundwater wells and pumping depends on the actual demand for water. The groundwater quality in the City is considered to be good and does not require treatment. Replenishment of the underground water basin is essential and should be assured through the provision of adequate open spaces throughout the City.

**Policy 3:** *The City of Bell Gardens shall protect the quality of water in the underground water basin by optimizing open space areas with programs adopted as part of*

*the Open Space and Recreation Element.*

#### **Programs**

The following programs implement the above three policies and support the City of Bell Gardens vision of "Pride in the Community/Orgullo en la Comunidad." The programs are identified with their corresponding policies in Table 5-1, following this section.

#### ***Air Quality Management Plan Implementation.***

The City will comply with regional AQMP regulations (as described in the background report).

**Timing:** Immediate

**Agency:** Community Development, City Manager, and Public Works

**Funding:** General Fund

#### ***Archaeological and Paleontological Resources.***

The City shall stipulate in all major project approvals, that should archaeological or paleontological resources be uncovered during excavation and grading activities, all work would cease until appropriate salvage measures are established. Appendix K of the CEQA Guidelines shall be followed for excavation monitoring and salvage work that may be necessary.

**Timing:** 1998

**Agency:** Building Department

**Funding:** General Fund

**City Water Conservation.** In addition to the City's 1993 Water Conservation Ordinance, the City shall develop water conservation programs for City facilities (Civic Center, City parks, maintenance yards, etc.) This may include the retrofit of City facilities for water-efficient plumbing fixtures; the use of drought tolerant and/or xeriscape landscaping in City parks; and the posting of water conservation practices at all City facilities.

**Timing:** 1997

**Agency:** Building Department

**Funding:** General Fund

**County Coordination.** The City Bell Gardens shall cooperate with Los Angeles County concerning the implementation of programs for water conservation, stormwater discharge, solid waste management, and flood control. This will include projects and programs for the maintenance and use of the Los Angeles and Rio Hondo Rivers.

**Timing:** 1997

**Agency:** Public Works Development

**Funding:** General Fund

**Cultural Awareness.** The City of Bell Gardens shall develop programs for increasing cultural awareness in the community. The City shall coordinate the promotion of cultural awareness among area residents and shall acquire additional books and documents concerning local historical and cultural topics. It shall also develop programs to inform local residents of cultural resources that have been preserved in the area.

**Timing:** 1997

**Agency:** Recreation Department

**Funding:** General Fund

**Water/Landscape Conservation Ordinance.** The City shall promote the use of drought-tolerant

and/or xeriscape landscaping in private developments through the continued implementation of its Water/Landscaping Conservation Ordinance. This will include measures to reduce irrigation requirements for yards (drip irrigation, tree wells, mulch, etc.) and recommended plant species which have low irrigation requirements. While this may have small and short term benefits, continued land recycling activities will create cumulative advantages in the long term.

**Timing:** Ongoing

**Agency:** Community Development

**Funding:** General Fund

**Energy Conservation Guidelines.** The City shall enforce the energy conservation standards in Title 24 of the California Administrative Code, the Uniform Building Code, and other state laws on energy conservation design, insulation and appliances. Energy needs shall be evaluated and conservation measures incorporated into new development in accordance with Appendix F of the State CEQA Guidelines and Appendix J of the City CEQA Guidelines. Also, the City shall promote the use of new technologies on energy conservation in new development, as may be appropriate. Other measures that would reduce energy consumption during construction and operation of the structures shall be encouraged.

**Timing:** Ongoing

**Agency:** Community Development's Building Department's

**Funding:** General Fund

**Environmental Review.** The City shall continue to evaluate the environmental impacts of new development and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA).

## Section 5: Conservation Element (continued)

Adequate environmental review shall be provided for major projects and those that will have a potential to adversely impact the environment. Issue areas that will be addressed in the environmental review of development proposals include: earth and geology, air quality, water and hydrology, plant life, animal life, noise, light and glare, land use, natural resources, risk of upset, population, housing, traffic and circulation, public services, energy, utilities, human health, aesthetics, recreation, and cultural resources. In compliance with CEQA, the City shall also assign responsibilities for the verification of the implementation of mitigation measures.

**Timing:** Ongoing

**Agency:** Community Development

**Funding:** General Fund

**Historical Building Code.** The City will adopt alternate building code standards for historic structures, as authorized by the State Historical Building Code.

**Timing:** 1995

**Agency:** Community Development's Building Department's

**Funding:** General Fund

**Historical Preservation District.** The City will revise, as necessary, the Zoning Ordinance section regarding the existing Historical Prevention District. The City shall also review the existing boundaries of the S-HPD and revise as necessary.

**Timing:** Ongoing

**Agency:** Community Development

**Funding:** General Fund

**Public Awareness.** The City shall develop a public awareness program to encourage residents to practice conservation measures and to discourage carelessness in activities that affect the environment. The program shall include articles on various environmental issues (air, water, hazardous materials, land, energy, etc.) and programs in "Bell Gardens Now"; free water conservation tips, brochures and kits; advertisement of energy conservation alternatives and rebate programs; and the hazards of disposing household hazardous wastes with municipal wastes.

**Timing:** 1999

**Agency:** City Manager

**Funding:** General Fund

TABLE 5-1  
CONSERVATION ELEMENT POLICIES AND PROGRAMS MATRIX

Policies	Programs
<i>Policy 1: The City of Bell Gardens shall safeguard the community's heritage by identifying and preserving appropriate structures and sites which have historical significance.</i>	Archaeological and Paleontological Resources Cultural Awareness Environmental Review Historical Building Codes Historical Preservation District

## CITY OF BELL GARDENS GENERAL PLAN July 27, 1995

*Section 5: Conservation Element (continued)*

**TABLE 5-1  
CONSERVATION ELEMENT POLICIES AND PROGRAMS MATRIX**

Policies	Programs
<i>Policy 2: The City of Bell Gardens shall, to the extent possible, protect remaining ecological resources and enhance those resources through programs in the Open Space and Recreation Element and the Circulation and Transportation Element.</i>	City Energy Conservation County Coordination Drought Tolerant Landscaping Energy Conservation Guidelines Environmental Review
<i>Policy 3: The City of Bell Gardens shall protect the quality of water in the underground water basin by optimizing open space areas with programs adopted as part of the Open Space and Recreation Element.</i>	Water/Landscape Conservation Ordinance County Coordination Drought Tolerant Landscaping Environmental Review

Source: David Evans and Associates, Inc., March 1994.

**CONSERVATION ELEMENT BACKGROUND REPORT**

The Conservation Element Background Report provides an overview of the City's existing environmental resources (which include biological, groundwater, mineral, cultural, archaeological, and historical resources). This Background Report also includes an analysis of local air quality. Environmental resources are typically nonrenewable or limited and need to be preserved and managed in order to be available for future generations. This Report also provides a needs assessment and an overview of opportunities for construction.

***Environmental Setting***

The City of Bell Gardens is located within the north central section of the coastal plain of Los Angeles County. The coastal plain is bounded by: the Santa Monica Mountains on the north; the Elysian, Repetto, Merced and Puente Hills on the northeast; the Los Angeles-Orange County line on the southeast; and the Pacific Ocean on the south

and west. The plain slopes gently from the north and northeast highlands, south towards the ocean.

The coastal plain was formed from recent (Holocene) alluvial deposition. The alluvial fans of the Los Angeles, Rio Hondo, and San Gabriel Rivers resulted in the formation of a gently sloping plain through stream deposition. Bell Gardens is situated on the low lying plain with very limited differences in topography. The Los Angeles, Rio Hondo and San Gabriel Rivers are the main river channels bisecting the coastal plain. The Los Angeles River drains the San Fernando Valley on the north and flows across the plain past the City of Bell Gardens, into the Pacific Ocean at San Pedro Bay. The Rio Hondo River flows southwest across the plain and connects to the Los Angeles River one and a half miles south of Bell Gardens. The San Gabriel River flows south on the eastern section of the plain, generally parallel to the Los Angeles River.

The Los Angeles Basin's climate is mediterranean and characterized by mild, sunny winters with occasional rain and warm, dry summers. The Pacific Ocean keeps the climate temperate and the coastal mountain ranges on the north and east of

## *Section 5: Conservation Element (continued)*

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the Basin act as buffers against the extreme heat and winter cold of the desert and plateau regions. Rain occurs between December and March with an average rainfall of 14 inches per year. Winter lows range from 40°F to 50°F and summer highs rarely exceed 100°F. Humidity averages 64 percent in February and 74 percent in August with a yearly average of 71 percent. Northeasterly winds and sea-land breezes are prevalent with the Santa Ana Winds blowing intermittently from October to March.

The geology of Bell Gardens and the surrounding area is characterized by a top layer of undivided successions of nonmarine sand and gravel of Quaternary age and marine sandstone and siltstone of Pleistocene and late Pliocene age. This layer is approximately 11,600 feet deep. The more recent sedimentary deposits are believed to have been caused by the weathering and erosion of rocks, granites, schists, shale, and sandstones from the surrounding mountains.

Under the upper layer are rocks of the Repetto Formation. This layer is 6,400 feet deep of marine fine to coarse grained sandstone with minor interbedded siltstone. Underlying the Repetto Formation are undivided upper Miocene rocks. The Miocene rocks are at least 5,200 feet deep of probably marine sandstone with interbedded sandstone and shale. Undivided Lower Tertiary and Upper Cretaceous rocks underlie the Miocene rocks which are probably marine clastic sedimentary rocks with extrusive igneous rocks near the top. The lowest known layer are granitoid intrusive rocks of the Jurassic to early Late Cretaceous Age.

### ***Soil Resources***

A soil association is a group of soils that have the same profile, arrangement, sequence of layers, or other characteristics. The City of Bell Gardens is overlain by two soil associations. The Tujunga-

Soboba Association covers approximately 20 percent of the western and eastern sections of the City. The Hanford Association covers the majority of the City at the central sections. Tujunga soils have high infiltration rates when thoroughly wetted, resulting in low runoff potential. Hanford soils have moderate infiltration rates when thoroughly wetted. Both Tujunga-Soboba and Hanford Associations have low shrink-swell behavior, low corrosivity, and slight septic tank limitations. The Tujunga-Soboba Association is limited by its ability to withstand pressure from building foundations. It is not suitable for use as a water retention structure and is a good source of sand. The Hanford Association has moderate capacity to withstand soil pressure and has severe to moderate limitation as a water retention structure.

The soils within the City have been altered by past development. The import and export of soil that is part of excavation and fill activities during construction may have changed the soil associations in developed areas. With most of the City developed, surface soils may no longer reflect the soil associations shown.

The City of Bell Gardens does not contain significant sand and gravel resources as identified by the Department of Mines and Geology. The aggregate resource classification map shows that Bell Gardens is in an area where adequate information indicates no significant mineral deposits are present. While the City is located beside the Los Angeles River, which is considered a fair to good source of sand, concrete channels now line the river bed. This precludes mining activity from occurring in the City. Land under the City does not contain the amount of rock required to make mining profitable. Also, there are no open areas remaining for mining. Large pockets of natural gas and oil have been found in surrounding communities, but they are not believed to extend into Bell Gardens.

## Section 5: Conservation Element (continued)

There are essentially three primary factors that govern an area's susceptibility to liquefaction: (1) age and type of sedimentary (alluvial) deposit; (2) penetration resistance and liquefaction susceptibility; and (3) depth to ground water. Virtually all of the City of Bell Gardens is underlain by recent late Holocene alluvium consisting of silt, gravel, sand, and clay and is characterized by soils that were flooded historically (less than 1,000 years ago) and undifferentiated late Pleistocene alluvium consisting of well consolidated gravel, sand, silt, and clay. These soils are susceptible to the effects of liquefaction. In addition, the groundwater is at relatively shallow depths, ranging from 30 to 50 feet. In a comprehensive detailed study of the earthquake risk in Southern California, virtually all of the City was found to be in an area of very high risk for liquefaction.

### Groundwater Resources

The City of Bell Gardens is underlain by the complex groundwater system of the Los Angeles coastal plain. There are four groundwater basins in the coastal plain: the West Coast, Santa Monica, Hollywood and Central Basins. The City is within the Central Basin which is bounded on the north and northeast by the Elysian, Repetto, Merced and Puente Hills; on the east by the County line and on the south and west by the Rosecrans, Signal and Bixby Ranch Hills. Groundwater resources in the Central Basin generally consists of an upper layer of shallow, unconfined and semi-perched water; a principal body of fresh water underneath; and salt water under the freshwater resources. Water movement is generally from points of recharge (percolation areas, spreading grounds, streams) to points of discharge (groundwater wells, ocean, springs), due to differences in pressure between these points. The major recharge area in the coastal plain is the Whittier Narrows area.

Aquifers underlying the coastal plain resulted from the historical development of the topography for over 100 million years (Exhibit 5-2). The deposition of sand, gravel, silt, clay and rock has resulted in a highly complex geologic and groundwater structure. Water-bearing deposits are unconsolidated and semi-consolidated alluvial sediments from Recent times (15,000 years ago). These deposits, which hold water and allow water to pass through, are referred to as aquifers. Non-water-bearing deposits are consolidated rocks and ground layers which provide limited water, forming the boundaries between aquifers.

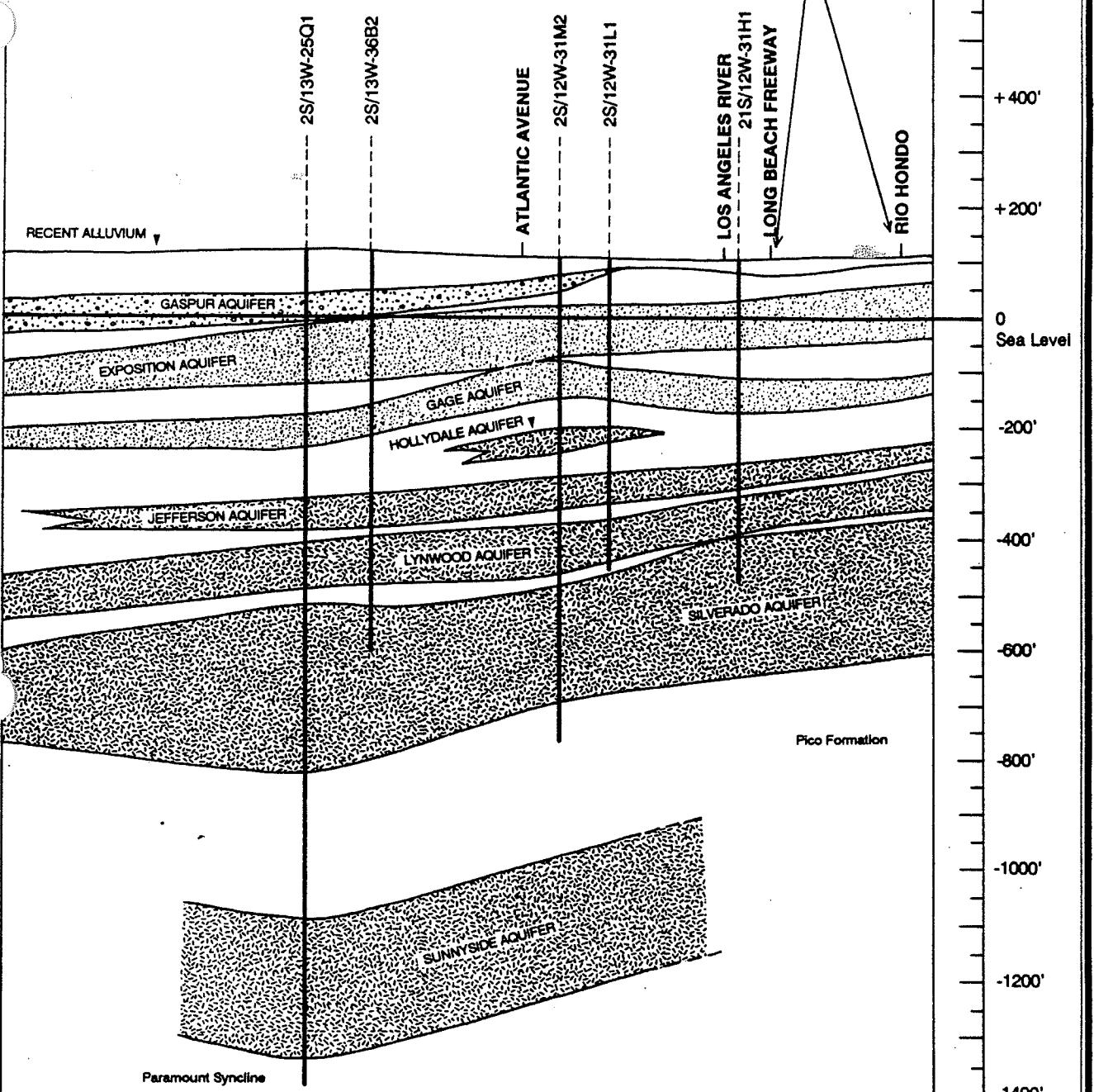
The main aquifers in the area are the Hollydale, Jefferson, Lynwood, Silverado and Sunnyside Aquifers. They are the principal aquifers used for domestic water in the Los Angeles area. The Hollydale Aquifer is a discontinuous aquifer beneath the Gage-Gardena Aquifer. It consists of yellow sands and gravel in the northeastern sections and grey, blue and black sand with mud, and clay and marine shells near the Newport-Inglewood fault. Its boundary is irregular and sinuous, suggesting it was formed by stream deposition, but only shallow marine deposits are found. It is approximately 250 feet deep at the area north of the Bell Gardens city limits. Its lowest point is 500 feet below sea level at an area 2 miles east of Compton. Its lack of continuity and the presence of fine-grained materials do not allow it to store large amounts of water.

The Jefferson Aquifer is found only in the Central Basin of the coastal plain. It generally has fine-grained sediments with gravel in the Whittier Narrows area and a few scattered areas. The aquifer is made up of sand with gravel and clay layers and has a maximum thickness of 145 feet. Within the City of Bell Gardens, it is approximately 20 feet thick with a base 300 feet below sea level. It merges with overlying and

## City of Bell Gardens

◀ WEST

EAST ▶



Aquiclude and Deeper undifferentiated formations

Aquifers in Recent Alluvium (Includes Gaspar and Ballona Aquifers)

Aquifers in Lakewood Formation (Includes the Artesia, Exposition, Gage and Gardena Aquifers)

Aquifers in San Pedro Formation (Includes the Hollydale, Jefferson, Lynwood, Silverado and Sunnyside Aquifers)

Water Wells

SOURCE: State of California Department of Water Resources, Southern California District

## EXHIBIT 5-2 IDEALIZED GEOLOGIC SECTION

nderlying aquifers near the hillsides to the north of the plain. Very few wells tap the Jefferson Aquifer.

The Lynwood Aquifer is made up of yellow, brown, and red coarse gravel, sand, silts and clay. It has a thickness of 50 to 1,000 feet. The Rio Hondo and Pico faults have caused offsets on the Lynwood Aquifer in the Pico Rivera area. It is a major producer of water with a yield ranging from 200 to 2,100 gallons per minute.

The Silverado Aquifer has yellow to brown coarse to fine sands and gravel interbedded with yellow to brown silts and clays. It has a maximum thickness of 500 feet and a maximum depth of 1,200 feet below sea level. It has also been considerably offset by all faults in the region. It is a major water producer with a maximum yield of 4,700 gallons per minute.

The Sunnyside Aquifer has coarse deposits of sand and gravel with interlayers of sandy clay and silt. Well logs show marine shells and marine type clays and shales are present within the aquifer. It has a maximum thickness of 300 feet and has a maximum yield of 1,500 gallons per minute. It is also offset by many faults in the region.

Aquifers beyond the Pleistocene age are not known because of limited well log data. They are also too deep to be economically tapped by groundwater wells.

Water in the City is derived from local groundwater wells and pumping depends on the actual demand for water. Groundwater quality is generally good and does not require treatment. Estimates of groundwater storage in the central basin are 17.6 million acre-feet, with 31.7 million acre-feet in the entire coastal plain. Water pumping rights are controlled by the Central Water Basin Replenishment District. The Central

Water Basin Replenishment District levies an assessment on all parties pumping groundwater in the Central Basin. Collected funds are used to purchase surplus water from the Colorado River Aqueduct or the State Water Project through the Metropolitan Water District (MWD). Imported water is spread and injected into the ground to replenish underground water supply resources. Groundwater recharge also includes natural runoff, reclaimed water, and underflow from the San Gabriel Valley. When a water company needs more water than it is allotted, it is allowed to buy or lease additional water rights. The MWD has historically purchased water from the Colorado River. However, in 1974, the MWD started to buy water from the State Water Project.

#### ***Vegetation and Wildlife***

Trees and lush vegetation used to be found along the rivers surrounding the City of Bell Gardens. Urbanization and the channelization of the Rio Hondo and Los Angeles Rivers have destroyed native vegetation and brought in non-native lawn grass, hedges and trees. The Los Angeles River is lined and concrete dikes have been built on both sides of the channel. This resulted in the loss of natural riparian habitats.

Without the natural environment, native plants and animal communities are not expected to be present. Only small birds and an occasional migratory flock are spotted in the area. There are many endangered, rare and threatened animals and plants in the region but studies and surveys have not identified the presence of such plants or animals in Bell Gardens. A records search at the Natural Diversity Data Base of the Department of Fish and Game showed that the nearest recorded occurrence of a special animal is approximately 4 miles from the City. The San Diego Horned Lizard (*Phrynosoma Coronatum Blainvillii*) was found in the City of Compton at Rosecrans

Avenue and the Southern Pacific Railroad, and in Long Beach one mile west of the Los Angeles River near 68th Street. The San Diego Horned Lizard is listed as Category 2 on the federal List (information may warrant listing, but substantial data is lacking) and S2S3 on the California List (Species of Special Concern). It is considered rare and endangered by the Department of Fish and Game.

### *Air Quality*

The City of Bell Gardens is located in the South Coast Air Basin (SCAB) which includes Los Angeles County and portions of Orange, Riverside, and San Bernardino Counties. The 6,000 square mile SCAB is bounded by the Pacific Ocean on the west, the San Gabriel, San Bernardino, and San Jacinto mountains to the north and east, and the Transverse Ranges to the west.

The topography and climate of Southern California combine to make the SCAB an area of high air pollution potential. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cool marine layer, thereby preventing pollutants from dispersing upward and allowing them to accumulate within the lower layer. In addition, light winds during the summer further limit ventilation.

Due to the low average wind speeds in the summer and a persistent daytime temperature inversion, emissions of hydrocarbons and oxides of nitrogen have an opportunity to combine with sunlight in a complex series of reactions producing photochemical oxidant (smog). The smog potential is increased in the SCAB, because

the region experiences more days of sunlight than any other major urban area, except for Phoenix.

Although air quality in the SCAB has improved in recent years, the area still recorded the greatest number of days exceeding the federal ozone standards and carbon monoxide standards. Air quality data for 1985 through 1989 provided by the South Coast Air Quality Management District (SCAQMD) for the Los Angeles station area indicates that high ozone and carbon monoxide concentrations are continuing problems in the SCAB.

The nearest monitoring station to the City of Bell Gardens is located in the City of Lynwood (Exhibit 5-3). According to data compiled by the SCAQMD, the Lynwood station recorded the highest concentrations of carbon monoxide (CO) of all the stations monitoring CO. CO is a colorless toxic gas produced by the burning of carbon-based fuels. Automobiles are the primary source of CO emissions, though some industrial processes also contribute to carbon monoxide production. CO passes through the lungs directly into the bloodstream and interferes with the transfer of fresh oxygen to the blood, thus depriving sensitive tissues of blood. School and health warnings and alerts related to CO generally occur in the winter months.

### **Air Pollution Control Efforts**

Both the federal and state governments have set health-based ambient air quality standards for the following six pollutants: sulfur dioxide, lead, ozone, nitrogen dioxide, carbon monoxide, and fine particulate matter ( $PM_{10}$ ). Table 5-2 outlines current federal and state ambient air quality standards and Exhibit 5-4 and 5-5 illustrate the number of days that federal and state standards were exceeded from 1986 through 1990.

Section 5: Conservation Element (continued)

TABLE 5-2  
AMBIENT AIR QUALITY STANDARDS

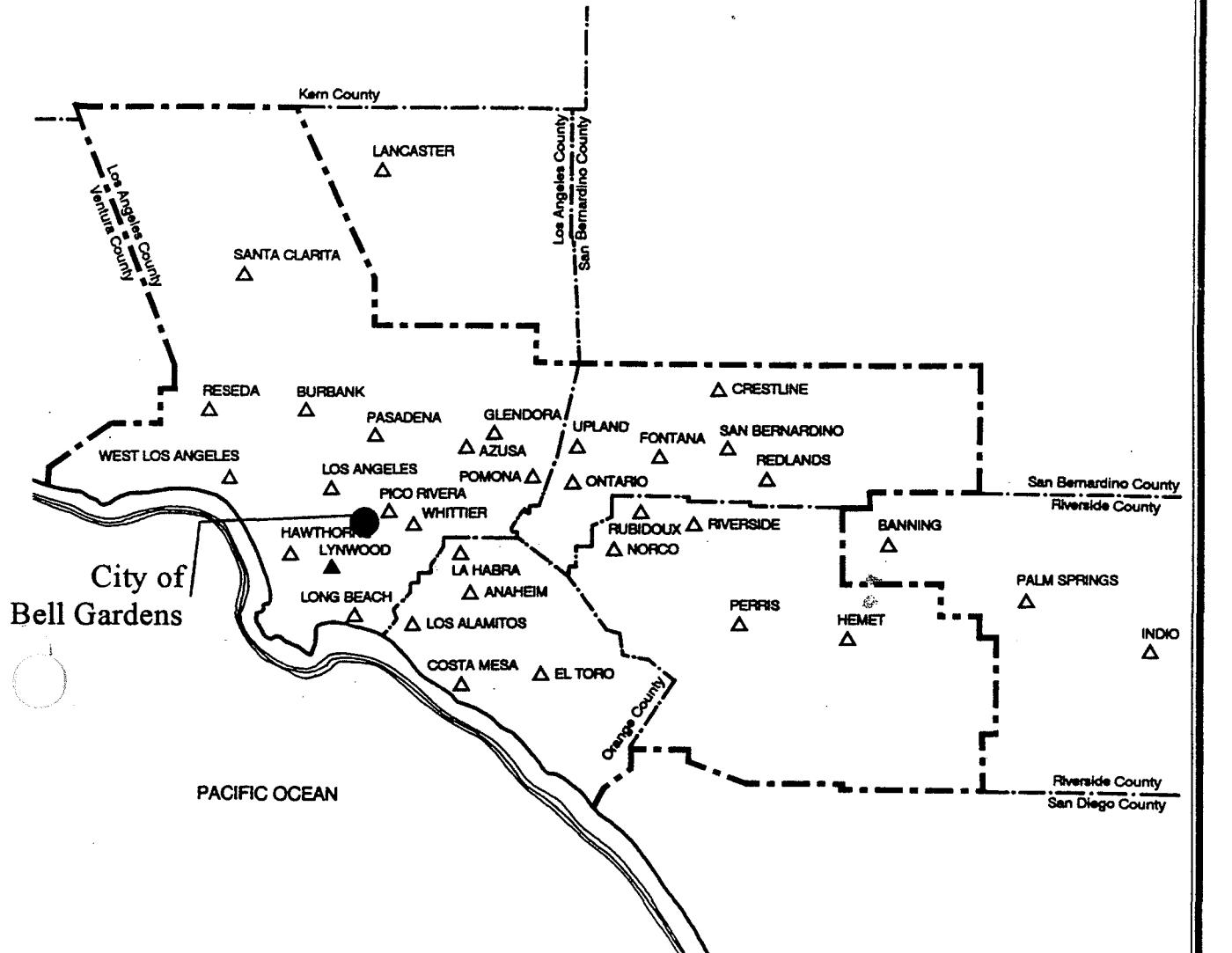
California		National	
Air Pollutant	Concentration	Primary	Secondary
Ozone	>0.09 ppm, 1-hr avg. <sup>a</sup>	>0.12 ppm, 1-hr avg.	0.12 ppm, 1-hr avg.
Carbon Monoxide	>9.0 ppm, 8-hr. avg. >20 ppm, 1-hr. avg.	≥9.5 ppm, 8-hr. avg. >35 ppm, 1-hr avg.	≥9.5 ppm, 8-hr. avg. <sup>b</sup> >35 ppm, 1-hr. avg.
Nitrogen Dioxide	>0.25 ppm, 1-hr avg.	0.053 ppm, annual avg.	0.053 ppm, annual avg. <sup>c</sup>
Sulfur Dioxide	≥0.05 ppm, 24-hr avg. with ≥0.10 ozone or with 24-hr TSP ≥ 100 ug/m <sup>3</sup>	0.03 ppm, annual avg. >0.14 ppm, 24-hr avg.	>0.50 ppm, 3-hr. avg.
Suspended Particulate Matter (PM <sub>10</sub> )	>30 ug/m <sup>3</sup> annual geometric mean >50 ug/m <sup>3</sup> , 24-hr. avg.	>150 ug/m <sup>3</sup> , 24-hr avg.; >50 ug/m <sup>3</sup> annual arithmetic mean	>150 ug/m <sup>3</sup> , 24-hr avg.; >50 ug/m <sup>3</sup> annual arithmetic mean
Sulfates	≥25 ug/m <sup>3</sup> , 24-hr avg. <sup>d</sup>		
Lead	≥1.5 ug/m <sup>3</sup> , 30-hr. avg.	≥1.5 ug/m <sup>3</sup> , calendar quarter	≥1.5 ug/m <sup>3</sup>
Hydrogen Sulfide	≥0.03 ppm, 1-hr avg.		
Vinyl Chloride	≥0.010 ppm, 24-hr. avg.		
Visibility-Reducing Particles	In sufficient amount to reduce prevailing visibility to less than 10 miles at relative humidity less than 70%, 1 observation.		

<sup>a</sup>) Effective 3/9/87. The standard was previously ≥0.10 ppm, 1-hr. avg.  
<sup>b</sup>) Effective 9/13/85. The standard changed from ≥9.3 ppm to ≥9.5 ppm.  
<sup>c</sup>) Effective 7/1/85, standard changed from >.0532 ppm to >.0534 ppm.  
<sup>d</sup>) Effective 3/9/87, standard changed from ≥25 ppm to >25 ppm.  
<sup>e</sup>) Effective 7/1/87. The standards were previously:  
 Primary: Annual geometric mean TSP >75 ug/m<sup>3</sup> and 24-hr avg. TSP >260 ug/m<sup>3</sup>  
 Secondary: Annual geometric mean TSP >60 ug/m<sup>3</sup> and 24-hr avg. TSP >150 ug/m<sup>3</sup>

ppm = parts per million by volume  
 ug/m<sup>3</sup> = micrograms per cubic meter  
 > = greater than  
 ≥ = greater than or equal to

Source: South Coast Air Quality Management District, 1991.

CITY OF BELL GARDENS GENERAL PLAN  
July 27, 1995



- [Dashed Line Box] - South Coast Air Basin
- [Triangle Box] △ Air Monitoring Station
- [Triangle Box] ▲ Project Monitoring Station

EXHIBIT 5-3  
SCAQMD AIR QUALITY MONITORING STATIONS

### No. of Days Federal Standard Exceeded

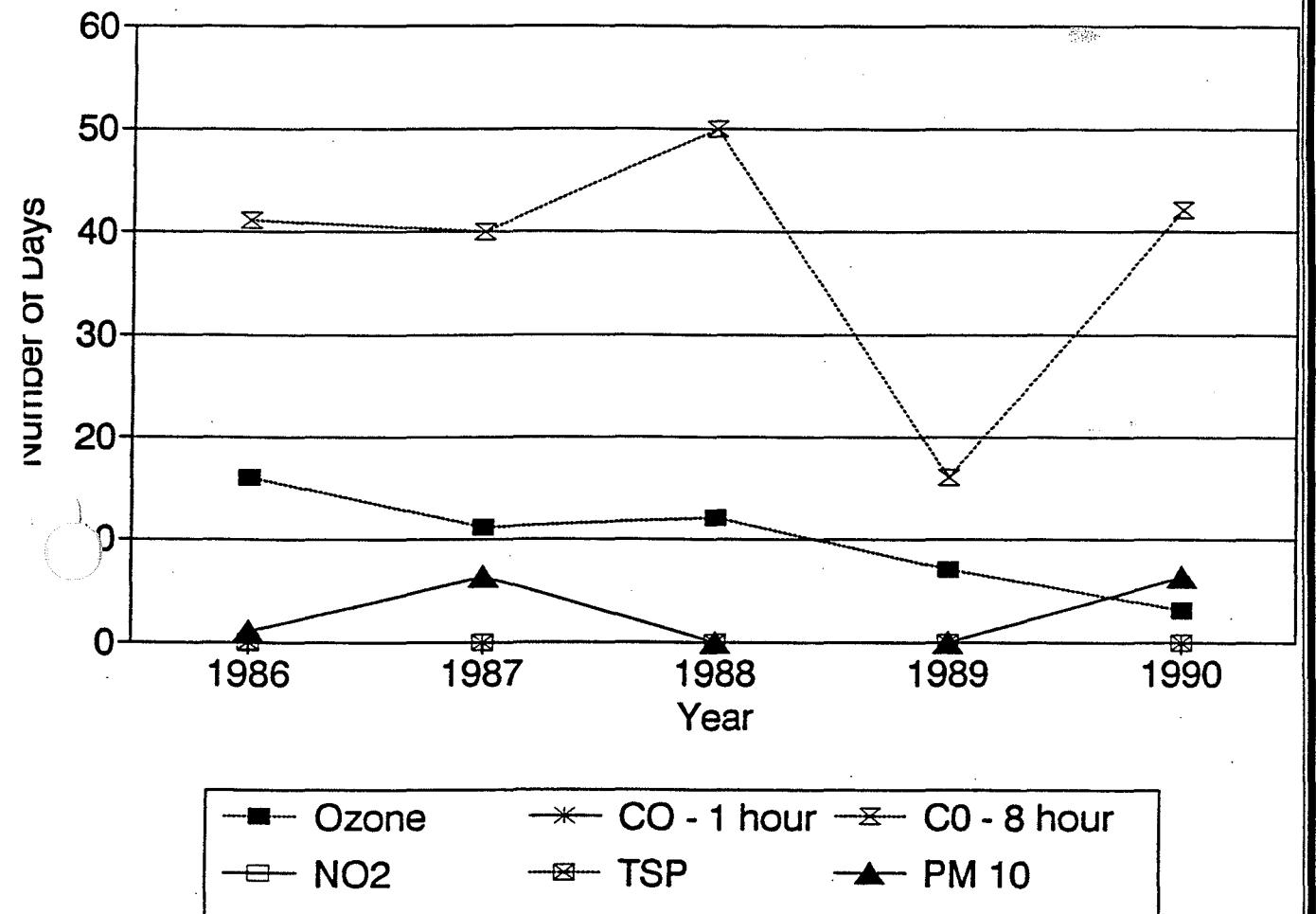


EXHIBIT 5-4  
AIR QUALITY TRENDS AT LYNWOOD STATION  
FEDERAL

### No. of Days State Standard Exceeded

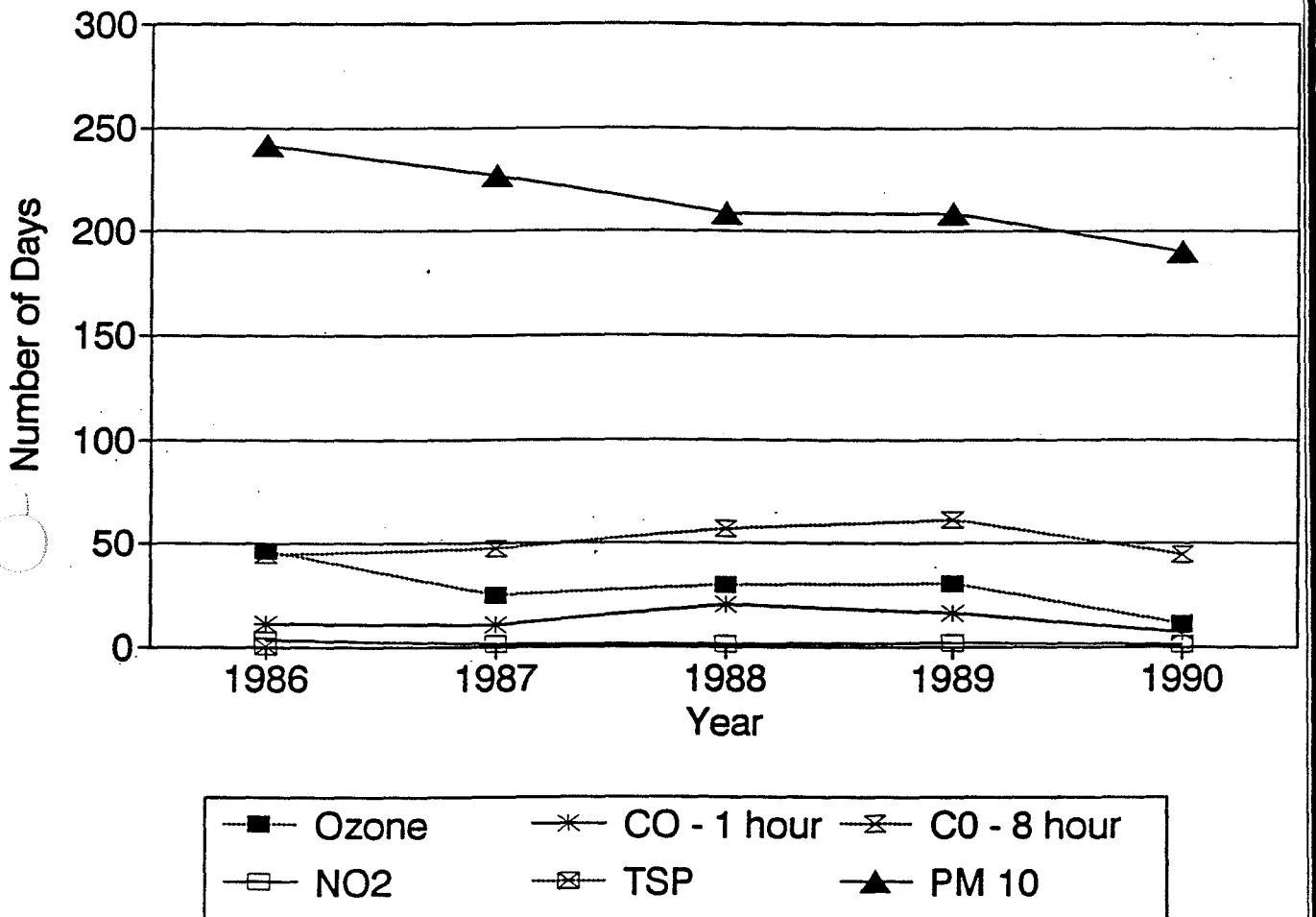


EXHIBIT 5-5  
AIR QUALITY TRENDS AT LYNWOOD STATION  
STATE

## *Section 5: Conservation Element (continued)*

Despite the SCAQMD's establishment of many strict controls, the SCAB still fails to meet the federal air quality standards for four of the six criteria pollutants, including ozone, nitrogen dioxide, carbon monoxide, and PM<sub>10</sub>. Nearly all control programs developed to date have relied on development and application of cleaner technology and add-on emission control devices to vehicular and industrial sources. Only recently have efforts been directed at how emission sources are used: the Inspection and Maintenance Program, High Occupancy Vehicle (HOV) lanes, and mandatory maintenance procedures on industrial sources. Although the magnitude of the problem depends heavily on the weather conditions in a given year and improvements can only be compared for the same air monitoring stations, ozone levels have declined by almost half over the past 30 years. However, they remain at or near the top of all pollution concentrations in the country.

In 1989, the SCAQMD and SCAG adopted an Air Quality Management Plan (AQMP) designed to achieve National Ambient Air Quality Standards. Utilizing a three-tiered format, the plan proposed a comprehensive set of control measures that included the use of less-polluting solvents, more efficient application methods in a variety of operations and the use of alternative fuels.

In 1990, the California Legislature passed the California Clean Air Act (CCAA), which required all nonattainment air basins in the state (including the SCAB) to develop new attainment plans to meet federal and state air quality standards.

The 1991 AQMP Revision sets forth programs which require the cooperation of all levels of government - local, regional, state, and federal. Each level is represented in the AQMP by the appropriate agency/jurisdiction that has the authority over specific emission sources. The 1991 AQMP Revision has also developed

emissions control strategies for stationary and mobile sources. This strategy is built on the attainment strategy contained in the 1989 AQMP. Local governments are responsible for implementing the transportation and land use measures in the AQMP.

Truck restriction and parking management, including policies to revise parking codes, are the only measures required by the 1991 AQMP for inclusion in an air quality element for a city without a large special event center. Bicycle routes which facilitate home/work commuting are required in a general plan, although not necessarily in an air quality element. Other measures can be implemented through adoption of ordinances at least as stringent as model ordinances to be developed by the SCAQMD.

The 1991 AQMP requires local governments to adopt ordinances for the following strategies:

- Person Work Trip Reduction
- Non-motorized Transportation
- Employer Rideshare and Transit Incentives
- Auto Use Restrictions
- Parking Management
- Merchant Transportation Incentives
- Auto Use Restrictions
- Truck Dispatching, Rescheduling and Rerouting

The SCAQMD declared its intent to adopt backstop rules that would be imposed in any city where implementation ordinances are determined by the SCAQMD to be inadequate. Additional local government measures, including control of emissions associated with new construction and reducing emissions from energy use, are also suggested in the AQMP. Measures for which the SCAQMD intends to adopt model ordinances are described below and summarized in Table 5-3.

*Section 5: Conservation Element (continued)*

**TABLE 5-3  
LOCAL ACTIONS REQUIRED OR RECOMMENDED BY 1991 AQMP**

AQMP Strategy	Ordinance		General Plan
	Required	Optional	
Alternative work weeks, telecommuting by government employees	X		
Alternative work weeks, telecommuting, trip reduction by local employers	X		
Telecommuting centers for new developments	X		
Set-aside local resident space for employers with multiple facilities	X		
Zoning and licensing to allow telecommuting and home employment	X		
Non-work trip reduction programs for special event centers	X		
Bicycle routes that support job and non-work trips			X
Parking for bicycles, showers and locker facilities for new commercial and industrial facilities	X		
Trip reduction plans for employers of 100 and buildings housing 100	X		
Support for Transportation Management Association formation		X	
Parking management practices			X
Revised parking codes			X
Clean Streets Program	X		
Auto-free zones for special event centers (where applicable)			X
Customer mode-shift incentives for large retail establishments	X		
Improved truck routing, delivery scheduling and shipping and receiving plans	X		X
Supplemental development standards	X		

**CITY OF BELL GARDENS GENERAL PLAN**  
*July 27, 1995*

*Section 5: Conservation Element (continued)*

**TABLE 5-3  
LOCAL ACTIONS REQUIRED OR RECOMMENDED BY 1991 AQMP (continued)**

AQMP Strategy	Ordinance		General Plan
	Required	Optional	
Actions to facilitate transit for regional shopping centers	X		
Local implementation of Regulation XV		X	

Source: South Coast Air Quality Management District. 1991 AQMP Appendices IV-C and IV-E.

**Air Quality Characteristics**

Tables 5-4 and 5-5 summarize historical concentrations of selected pollutants for the

Lynwood monitoring station and the number of days emissions exceeded both federal and state standards from 1985 to 1990.

**TABLE 5-4  
NUMBER OF DAYS FEDERAL EMISSION STANDARDS EXCEEDED  
LYNWOOD MONITORING STATION**

Year	Carbon Monoxide/1 Maximum Concentration in PPM		Ozone/1 Maximum Concentration in PPM		Sulfur Dioxide/3 Maximum Concentration in PPM		Suspended Particulates/4 Maximum Concentration in ug/m <sup>3</sup>	
	1-hour	Days*	1-hour	Days*	1-hour	Days*	24-hours	Days*
1985	19	0	0.31	79	0.07	0	NM	NM
1986	14	0	0.24	79	0.03	0	NM	NM
1987	12	0	0.28	63	0.09	0	NM	NM
1988	14	0	0.30	67	0.05	0	NM	NM
1989	13	0	0.26	61	0.04	0	NM	NM
1990	13	0	0.19	43	0.04	0	NM	NM

\* Number of days standard was exceeded.

/1 Federal Standard for Carbon Monoxide: 35 ppm 1-hour; 9.5 ppm 8-hours

/2 Federal Standard for Ozone: 0.12 ppm 1-hour

/3 Federal Standard for Sulfur Dioxide: 0.14 ppm 24-hours

/4 Federal Standard for Suspended Particulates (PM<sub>10</sub>): >50 ug/m<sup>3</sup> 24 hours

Number of samples for suspended particulates varies annually.

NM Pollutant not monitored

Source: South Coast Air Quality Management District, "Air Quality Data," 1985-1990.

**CITY OF BELL GARDENS GENERAL PLAN  
July 27, 1995**

*Section 5: Conservation Element (continued)*

**TABLE 5-5  
NUMBER OF DAYS STATE EMISSION STANDARDS EXCEEDED  
LYNWOOD MONITORING STATION**

Year	Carbon Monoxide/1 Maximum Concentration in PPM		Ozone/2 Maximum Concentration in PPM		Nitrogen Dioxide/3 Maximum Concentration In PPM		Sulfur Dioxide/4 Maximum Concentration in PPM	
	1-hour	Days*	1-hour	Days*	1-hour	Days*	1-hour	Days*
1985	19	0	0.31	4	0.07	4	0.07	0
1986	14	0	0.21	1	0.03	1	0.03	0
1987	12	0	0.28	0	0.09	0	0.09	0
1988	14	0	0.30	0	0.05	0	0.05	0
1989	13	0	0.26	61	0.04	0	NM	NM
1990	13	0	0.19	2	0.04	2	0.04	0

\* Number of days standard was exceeded.

/1 State Standard for Carbon Monoxide: 20 ppm 1-hour; 9.0 ppm 8-hours

/2 State Standard for Ozone: 0.10 ppm 1-hour

/3 State Standard for Nitrogen Dioxide: 0.25 ppm 1-hour

/4 State Standard for Sulfur Dioxide: 0.05 ppm 24-hours

Source: South Coast Air Quality Management District, "Air Quality Date," 1985-1990.

### *Effects of Pollution*

High concentrations of pollutants pose health problems for the general population, particularly young children playing outdoors, the elderly, and the sick. Thus, areas where these people congregate are considered sensitive receptor areas and include schools, parks, hospitals,

convalescent homes and nursing homes. Typical health problems attributed to smog include respirator ailments, eye and throat irritations, headaches, coughing, and chest discomfort. The sources and health effects of the major air pollution constituents are summarized in Table 5-6.

**TABLE 5-6  
AIR POLLUTION EFFECTS**

Pollutant Type	Description	Effects	Sources
Carbon Monoxide (CO)	Colorless, odorless, toxic gas produced by incomplete combustion of carbon-containing substances.	Passes through lungs into bloodstream. Deprives sensitive tissue of oxygen. Not known to have adverse effects on vegetation, visibility or material objects.	Gasoline-powered motor vehicles.

**CITY OF BELL GARDENS GENERAL PLAN  
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## Section 5: Conservation Element (continued)

**TABLE 5-6**  
**AIR POLLUTION EFFECTS (continued)**

Pollutant Type	Description	Effects	Sources
Oxides of Nitrogen (NO <sub>x</sub> )	Two types, Nitric Oxide (NO), and Nitrogen Dioxide (NO <sub>2</sub> ). NO is a colorless, odorless gas formed when combustion takes place under high pressure and/or temperature. NO <sub>2</sub> forms by combustion of NO and oxygen. Participants in photochemical smog reactions.	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.	Motor vehicles primary source. Other sources: Petroleum refining operations, industrial sources, ships, railroads, aircraft.
Sulfur Oxides (SO <sub>x</sub> )	Colorless, pungent gas formed by combustion of sulfur-containing fossil fuels.	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron and steel. Limits visibility and reduces sunlight.	Fuel combustion primary source. Other sources: chemical plants, sulfur recovery plants, and metal processing.
Photochemical Oxidant	Consists primarily of ozone. Created in atmosphere, not emitted directly, during photochemical process. Ozone is a pungent, colorless toxic gas.	Common effects are damage to vegetation and cracking of untreated rubber. High concentrations can directly affect lungs, causing irritation.	Motor vehicles major source of emission of oxidants of nitrogen and reactive hydrocarbons, which are ozone precursors.
Particulates	Made up of finely-divided solids or liquids such as soot, dust, aerosols, fumes, and mists.	May irritate eyes and respiratory tract. Absorbs sunlight, reducing amount of solar energy reaching the earth. Produces haze and limits visibility. Can damage materials.	Dust and fume-producing industrial and agricultural operations, construction, combustion products including exhaust, atmospheric photo-chemical reactions. Natural activities such as wind-raised dust and ocean spray.
Hydrocarbons and Other Organic Gases	Includes the many compounds consisting of hydrogen and carbon, found especially in fossil fuels. Some highly photochemically reactive.	Not known to cause adverse effects in humans. May damage plants.	Motor vehicles major source. Other sources: petroleum refining, petroleum marking operations, and evaporation of organic solvents.

Source: South Coast Air Quality Management District, "Air Quality handbook for Preparing Environmental Impacts Reports: Revised April, 1987."

### Cultural Resources

#### Historical Resources

The Los Angeles Basin, including parts of the San Gabriel Mountains, and the San Clemente, San Nicholas and Santa Catalina Islands were pre-historically occupied by the Gabrieliño Indians. The Gabrieliños migrated into the Los Angeles coastal areas in 500 B.C. They lived in small

villages near streams and along sheltered portions of the coast. They did not have permanent dwellings and survived on hunting, gathering, and fishing.

The Spaniards established missions in the area in the 1770's and the Gabrieliño Indian population started to decline. The Spaniards brought agriculture and cattle into Los Angeles and the missions became the population centers in the

region. The City of Bell Gardens was once part of the 29,500 acre Rancho San Antonio which was granted to Antonio Maria Lugo, a Spanish soldier, in 1810. Lugo established a ranch near the fork of the Rio Hondo and Los Angeles Rivers. In 1822, the Mexican government took control of the area and large land holdings were divided into ranches. After the depression, O.C. Beck, a land developer, offered the land for \$20 down and \$10 per month. As a result, the Lugo Ranch was divided into many small farms and ranch homes. The early twentieth century marked the industrial growth of the area as commerce, industry, and a migrant population came to Los Angeles.

Bell Gardens has several historic structures within its boundaries which may be considered as resources worthy of preservation. A number of important structures are called out in the City's General Plan as historically significant. These include the following:

**Old Specht Home - 6410 El Selinda Avenue.** This home was built in 1894 and was moved to its present site from Gage Avenue, because it was replaced by a large house in the 1930's. The newer house has given way to school property and now sits at 5815 Loveland Street. Both are private residences.

**Site of the Laguna School - North Side of Gage Avenue.** The Laguna School was the first public school facility available to Bell Gardens' residents and was located in the City of Bell Gardens on Gage Avenue. Although it was demolished in 1957, the historic significance of the site remains.

**Governor Gage Mansion - 7000 East Gage Avenue.** This home was built in 1810 by Antonio Lugo with adobe walls covered with redwood siding. It was also the family home of Henry Tifft Gage, the 20th Governor of California.

Today the house is a private residence and is being restored.

**Woodworth House - 6820 Foster Bridge Boulevard.** This structure was built in 1924 in an earlier style to accommodate fixtures from an earlier structure which was being demolished. The house is owned by the City and is open to the public.

**Peterson House - 7535 Perry Road.** The Peterson House was built in 1906 as a farm house. The windmill and well house (no longer in use) and former solar heating system attest to the builder's independence. It is now a private residence still in the Peterson family.

Other important structures and sites in the City include the Barberino House (1913) at the northeast corner of Priory and Jaboneria and the Clara Street Water Company (1920) at Priory Street.

#### ***Paleontological Resources***

With the City nearly builtout, the discovery of paleontological resources is unlikely. Records of known sites do not indicate the presence of resources in the City or the surrounding area. The Los Angeles County Museum of Natural History has indicated that the entire City of Bell Gardens has a low potential and sensitivity for paleontological resources.

#### ***Archaeological Resources***

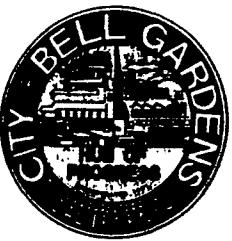
A record search at the UCLA Archaeology Center showed that no prehistoric or historic sites were identified within the City. No archaeological surveys were done in the City, thus, no sensitive sites have been found. A low potential for archaeological resource discovery is expected in the area. However, the Nehemiah West multi-family development (located on the old Lugo

*Section 5: Conservation Element (continued)*

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Mansion site at 6360 East Gage Avenue) revealed over thirty artifacts buried there. These artifacts are currently being cleaned

for display and will be returned to the City. The site was once the headquarters house for the El Rancho San Antonio, constructed by Antonio Lugo.



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CITY OF BELL GARDENS GENERAL PLAN  
July 27, 1995

City of Bell Gardens  
GENERAL PLAN

Section 6  
Safety Element

## SECTION 6: SAFETY ELEMENT

### INTRODUCTION TO THE SAFETY ELEMENT

The focus of the Bell Gardens Safety Element, through its policies and programs, is to reduce the potential for loss of life, injury, property damage, and economic dislocation resulting from natural or manmade disasters. In addition, the Safety Element serves as the framework for crime reduction and emergency preparedness planning which may be undertaken in the future. Finally, the Safety Element outlines those public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan.

The Land Use Element is often referred to as the "most important general plan element." However, the Safety Element is concerned with the health and welfare of persons living, working, and visiting the City. The successful implementation of the Safety Element may result in a significant reduction in loss of life and injury.

A Safety Element is required under Section 65302(g) of the California Government Code and the State Planning and Zoning Law which states that:

*"A safety element (shall be required) for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires. The safety element shall include the mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and*

*clearances around structures, as those items relate to identified fire and geologic hazards."*

While the state law focuses on seismic risk, the Bell Gardens Safety Element has a broader scope that considers a wide range of natural and manmade hazards that could affect the City in the future. The Safety Element emphasizes the importance of crime reduction and emergency preparedness in reducing the potential for loss of life, injury, and property damage. An additional objective of the Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Safety Element commits the City to make every effort possible to provide the community with safeguards towards a reduced crime environment.

The City of Bell Gardens Safety Element consists of the following sections:

- **Safety Element Policies and Programs.**

Individual policies related to public safety, along with supporting programs, are listed in this section. The Safety Element policies and programs provide the framework for the City's public safety commitment.

- **Safety Element Background Report.** Existing conditions relative to potential risks, emergency preparedness, and public safety are summarized in this section.



## Safety Element Policies and Programs

Bell Gardens is located in an urbanized setting and the risks and potential hazards include those that might be expected in any fully developed Southern California city. However, as fire and law enforcement officials can attest to, emergency situations typically result or lead to unforeseen consequences. For example, relatively moderate earthquakes in 1987 and 1994 resulted in significant loss of life and hundreds of millions of dollars of property damage in Los Angeles County. Also, the civil unrest in Los Angeles resulted in loss of life and property damage unparalleled in this nation's recent history and the resulting effects of economic dislocation continues to the present.

An area's ability to recover from a disaster is directly related to the level of emergency preparedness and emergency response. This Safety Element visualizes how Bell Gardens would be affected regarding the following scenarios which could occur sometime during this General Plan's implementation. The City has an adopted Multi-hazard Functional Plan for Emergency Operations that identifies the different levels of emergency management systems, continuity of government, authorities, hazard mitigation, and mutual aid agreements. It is the intent of this Safety Element to compliment and build upon the Multi-hazard Functional Plan policies and programs and to avoid duplication.

### Issue 1: Crime

Crime prevention is of paramount concern in the City. The Bell Gardens Police Department is continuously implementing ways to deter crime and violence in the City through public awareness programs, security systems, patrol beats, problem-oriented policing, and a host of other activities. The main problem for the City is gangs and gang related violence. It is estimated

that at least fourteen known gangs are operating within the City of Bell Gardens. Approximately 15% to 20% of our youth are members or associated with these gangs. The average age of the typical gang member in Bell Gardens is approximately 15 years of age. These are sobering statistics.

*Policy 1: The City of Bell Gardens shall provide for the safety of the community through physical planning and maintaining an adequate level of police, fire, and emergency services facilities.*

### Issue 2: Earthquakes and Fire

The region is likely to experience a major damaging earthquake over the life of this General Plan. A moderate earthquake (Richter 6.5) along the Newport-Inglewood fault could be as damaging to the City as a major earthquake (8.1 Richter) along the San Andreas fault. One fact is certain, a major earthquake (6.5 to 8.0 Richter) will occur during the implementation period of this General Plan. Wildfire is also a common occurrence throughout Southern California. Urban fires can spread when weather conditions permit, as was the case in the Anaheim apartment fire where hundreds were made homeless. Following an earthquake, fires could be responsible for considerable damage.

*Policy 2: The City of Bell Gardens shall minimize the loss of life, injuries, and property damage through continuing prevention, inspection, and public education programs, including continual update of the City's Emergency Preparedness Plan.*

**Issue 3: Hazardous Materials and Waste**

The advanced technology we depend on has not been without costs. In recent years, we have learned of the consequences associated with the improper handling of hazardous materials that are the byproducts of our region's prosperity. A spill of hazardous materials along a local freeway or in one of the City's industrial districts is likely to occur in the future.

**Policy 3:** *The City of Bell Gardens, through the County Fire Department, shall protect the community from hazardous materials and waste spills by identifying hazardous materials stored, utilized, or transported in the City and the City shall pursue local and state legislation for greater control of hazardous materials.*

The following programs implement the above three policies. The programs are identified with their corresponding policies in Table 6-1, following this section, because one program may support more than one policy.

**Anti-gang and Anti-drug Programs.** The City shall continue to support law enforcement efforts associated with anti-gang and anti-drug programs, such as the Youth Services Bureau, D.A.R.E., Metro Gang Task Force, and the School Resources Officer. These efforts will help reduce crimes in the City that are due to gang activity and drug abuse. The program also allows the use of confiscated property for increased anti-gang and anti-drug efforts.

**Timing:** Ongoing  
**Agency:** City Manager  
**Funding:** General Funding

**Emergency Preparedness Classes.** The City shall work with the Los Angeles Unified School

District, the Fire Department, and local law enforcement officials in offering classes on earthquake preparedness, fire prevention, crime prevention, hazard protection and other safety issues to school-age children and interested parties.

**Timing:** Late 1995  
**Agency:** City Manager  
**Funding:** General Fund

**Emergency Shelters.** The City shall maintain a list of available emergency shelters in the area. This shall include schools, auditoriums, gymnasiums, hospitals, and other structures which have large open areas to accommodate cots and provide mass care and emergency assistance. Additional structures shall be explored and agreements sought with property owners for the potential use of the facilities in cases of a disaster or emergency. The list of emergency shelters shall be made available to all residents, along with emergency facilities and evacuation routes. However, the location of shelters will change depending on the situation. This will inform them of the services available in the event of a city-wide disaster.

**Timing:** Late 1995  
**Agency:** Disaster Preparedness Department  
**Funding:** General Fund

**Evacuation Plan.** The City will prepare or revise the evacuation plan for areas subject to hazards associated with severe earthquake, flooding, and inundation.

**Timing:** Ongoing  
**Agency:** Disaster Preparedness Department  
**Funding:** General Fund

**Fire Access Standards.** The provision of adequate roadway widths will facilitate emergency response during a disaster. Roadway standards have been established by the County Fire

## *Section 6: Safety Element (continued)*

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Department to ensure access for firefighting equipment to all areas in the City. The standards specify that every building should be accessible to Fire Department apparatus by way of access roadways with all-weather driving surface capable of supporting the imposed loads of fire apparatus of not less than 20 feet of unobstructed width, clear to the sky, and with adequate roadway turning radius. Fire lanes are needed when an exterior wall of a building is located more than 150 feet from a public vehicle access. Minimum driveway widths are required to be maintained clear at all times. Fire access standards are implemented by the Fire Prevention Bureaus during the plan check process.

**Timing:** Ongoing  
**Agency:** Fire Department  
**Funding:** General Fund

***Fireflow Capacity.*** The City shall work with local water companies to determine the adequacy of emergency water in their systems. The City shall regularly monitor the pressure of existing fire hydrants to determine fireflow capacity for emergency situations. Any new development shall be required to upgrade fire hydrants, in order to supply the minimum fireflow needs of their service area.

**Timing:** Late 1995  
**Agency:** Fire Department  
**Funding:** General Funding

***Fire Prevention.*** The City shall work with the County to promote fire prevention and fire safety programs. These programs shall include fire prevention and protection information and tips in the City newsletter and local newspapers, Fire Department and law enforcement officials' review of proposed building plans to solicit recommendations on fire protection, crime prevention, and other safety measures. The City shall also encourage periodic inspections by the Fire Department of existing structures, for

compliance with fire safety standards and practices.

**Timing:** Ongoing  
**Agency:** Fire Department  
**Funding:** General Fund

***Graffiti Removal.*** The City shall develop guidelines for the landscaping of large areas of blank walls to hide and prevent vandalism and graffiti. It shall also establish a volunteer program for graffiti removal in public places and other areas throughout the City.

**Timing:** Ongoing 1995  
**Agency:** Community Development, Police  
**Funding:** General Fund

***Groundwater Wells.*** Ground remediation is necessary to remove soil contamination and prevent future groundwater contamination. The City shall encourage continued monitoring of groundwater wells for potential groundwater contamination. Water quality at local wells shall also be monitored for contaminants. The City shall encourage and coordinate with other agencies on site remediation projects at the earliest possible time.

**Timing:** Ongoing  
**Agency:** Public Works Department  
**Funding:** General Fund

***Hazardous Materials Regulation.*** The City shall encourage the implementation of the County's Hazardous Waste Management Plan. It shall maintain a current inventory of hazardous material users and generators and incorporate their emergency response programs into the City's Emergency Plan. It shall work with the County Fire Department in requiring hazardous materials users and generators to prepare safety procedures for responding to accidental spills and emergencies. The County Fire Department shall also work with local law enforcement officials in

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## CITY OF BELL GARDENS GENERAL PLAN

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## Section 6: Safety Element (continued)

gulating the transport of hazardous materials through the City. Hazardous waste facilities shall be regulated by the state and county in compliance with the siting criteria contained in the County Hazardous Waste Management Plan. The County Fire Department shall coordinate the disposal of small quantities of hazardous wastes from residences and businesses in the City.

**Timing:** Ongoing  
**Agency:** Fire Department  
**Funding:** County and General Funds

**Landlord/Tenant Drug and Gangs Information Booklet.** The Police Department currently issues this Information Booklet to inform landlords and tenants of their rights to protection from gangs and drug-related activities. The Booklet covers information ranging from discouragement techniques, screening of tenant applications, security techniques, and legal issues. The City shall continue and further the use of this Information Booklet.

**Timing:** Ongoing  
**Agency:** Police Department  
**Funding:** General Fund

**Location of Critical Facilities.** As part of the development review process, the City shall require the preparation of geologic studies prior to the approval of critical facilities (such as hospitals, schools, etc.), uses which involve the assembly of large numbers of people, large scale residential developments, and major commercial and industrial projects. The studies will help define the potential environmental impacts on earth and geology of new development, as required by the California Environmental Quality Act (CEQA). The environmental review process for proposed projects prior to approval analyzes impacts on other issue areas. Mitigation measures to reduce adverse impacts shall be made conditions of approval, along with the mitigation monitoring program.

**Timing:** Early 1995  
**Agency:** Community Development  
**Funding:** General Fund

**Multi-hazard Functional Plan.** The City has a Multi-hazard Functional Plan which outlines responsibilities and procedures to follow in the event of an emergency or city-wide disaster. It discusses the potential emergency situations in the City and outlines responsibilities for emergency preparedness and emergency response. Specific emergency functions and operations, available resources (fire stations, emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are also provided. The City shall regularly update and implement its Multi-Hazard Functional Plan for Emergency Operations. In order to keep City staff informed of their responsibilities, annual reviews and drills shall be performed. Also, a summary or pamphlet of the procedures and responsibilities shall be provided to involved individuals for easy reference. The City shall also include a disaster reconstruction plan in its Multi-hazard Functional Plan. The plan will outline measures to maintain control and organize operations after a disaster. It shall include responsibilities for clean-up, aid and funding acquisition, private development assistance, and other projects to minimize the economic and social disruption of the disaster.

**Timing:** Ongoing  
**Agency:** Disaster Preparedness Department  
**Funding:** General Fund

**Neighborhood Watch.** The City shall work with local law enforcement officials and residents in the formation of new neighborhood watch groups and crime prevention and awareness programs. This will increase private efforts to protect individuals and property through practical measures such as locking doors, security lighting, concealing valuables, etc.

## *Section 6: Safety Element (continued)*

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**Timing:** Ongoing  
**Agency:** Police Department  
**Funding:** General Plan

**Neighborhood Youth Center/Gang Reduction Project.** The Bell Gardens Police Department currently works with the Neighborhood Youth Center to address the most pressing problems of gang violence in the Bell Gardens community. The Neighborhood Youth Center is located at 5856 Ludell Street (at El Selinda) and is staffed with community members, an on-site director, an assistant, and a part-time secretary. The director and assistant work with gang members, schools, parent groups, and community businesses to provide Bell Gardens youth with alternatives to gang activities.

**Timing:** Ongoing  
**Agency:** Police Department  
**Funding:** General Fund

**Police and Fire Protection Services.** The City shall regularly review the adequacy of law enforcement services and fire protection and emergency services in the City. This shall be part of the annual budget review of contracts with the County Fire Department and the local law enforcement officials. The City shall work with local law enforcement officials and the County Fire Department to correct any identified deficiencies. It shall also request that local law enforcement officials and the Fire Department to review proposed development plans. In this way, they can recommend measures that will decrease fire potential and crime and facilitate quicker response.

**Timing:** Ongoing  
**Agency:** City Manager  
**Funding:** General Fund

**Police Commission.** The City shall form a Bell Gardens Police Commission to oversee law enforcement activities and to make

recommendations on policy and program changes, where necessary.

**Timing:** Early 1996  
**Agency:** City Manager  
**Funding:** General Fund

**Promotional Program.** The City shall institute a program to promote service organizations in Bell Gardens.

**Timing:** Late 1996  
**Agency:** City Manager  
**Funding:** General Fund

**Public Information.** The City will construct a public information program on preventing hazards and responding to a disaster in conjunction with the existing Multi-hazard Functional Plan.

**Timing:** Ongoing  
**Agency:** Disaster Preparedness Department  
**Funding:** General Fund

**Safety Measures.** The City shall continue to use "Bell Gardens Now" and local newspapers to increase public awareness on safety, crime prevention, and fire prevention, earthquake preparedness and other practical safety measures. Also, it shall offer earthquake preparedness, first aid and CPR classes as part of the recreational and library programs in the City.

**Timing:** Ongoing  
**Agency:** Disaster Preparedness Department  
**Funding:** General Fund

**Structure Abatement.** The City should consider (as a significant factor in the selection of redevelopment project areas) the abatement of older, potentially dangerous structures. Primary consideration should be given to the abatement of structures which pose the highest seismic risk to the public. The City will also inspect critical public facilities for structural integrity.

*Section 6: Safety Element (continued)*

**Timing:** Late 1995  
**Agency:** Building Department  
**Funding:** General Fund

**Volunteer Program.** The City shall seek to utilize volunteers in disaster recovery programs and other emergency situations. It shall actively solicit for volunteers to serve the City during emergencies and offer a training program for these volunteers. All volunteer resources persons shall be included in the City's list of resources with their individual responsibilities.

**Timing:** Early 1995  
**Agency:** Fire and Police Departments  
**Funding:** General Fund

**Zoning Ordinance.** The City will enact ordinances for the evaluation and abatement of structural hazards (e.g., parapet ordinance and hazardous building ordinance requiring repair, rehabilitation, or demolition of hazardous structures following structural evaluation).

**Timing:** Ongoing  
**Agency:** Building Department  
**Funding:** General Fund

**TABLE 6-1**  
**SAFETY ELEMENT POLICIES AND PROGRAMS MATRIX**

Policies	Programs
<i>Policy 1: The City of Bell Gardens shall provide for the safety of the community through physical planning and maintaining an adequate level of police, fire, and emergency services facilities.</i>	Anti-gang and Anti-drug Programs Graffiti Removal Landlord/Tenant Information Booklet Neighborhood Watch Neighborhood Youth Center/Gang Violence Reduction
<i>Policy 2: The City of Bell Gardens shall minimize the loss of life, injuries, and property damage through continuing prevention, inspection, and public education programs, including continual update of the City's Emergency Preparedness Plan.</i>	Emergency Preparedness Classes Emergency Shelters Evacuation Plan Fire Access Fireflow Capacity Fire Prevention Location of Critical facilities Multi-hazard Functional Plan Police and Fire Protection Services Safety Measures Volunteer Program
<i>Policy 3: The City of Bell Gardens shall protect the community from hazardous materials and waste spills by identifying hazardous materials stored, utilized, or transported in the City and the City shall pursue local and state legislation for greater control of hazardous materials.</i>	Emergency Preparedness Classes Hazardous Materials Regulation Location of Critical facilities Multi-hazard Functional Plan Safety Measures Zoning Ordinance

Source: David Evans and Associates, Inc., March 1994.



## **SAFETY ELEMENT BACKGROUND REPORT**

This section discusses existing safety issues in the City of Bell Gardens including earthquake, fire, and flooding hazards. Crime, hazardous materials, and emergency services are also discussed. The City of Bell Gardens is fortunate not to be located on or near an earthquake fault although the City could be affected by the damaging effects of an earthquake, groundshaking or other seismic effects which could occur in the City. Bell Gardens is relatively flat and urbanized, posing no risk of landslides, soil erosion and wildland fire hazards. The safety issues relating to earthquakes, flooding, hazardous materials, crime and urban fires are discussed in the following sections.

### **Crime**

Crimes and other acts of violence undermine the sense of security and threaten public safety.

While individuals can take personal precautions to protect themselves from harm, the City provides police protection services.

The majority of crimes committed are burglaries, assaults, motor vehicle thefts and larcenies. Gang violence and drug trafficking are also special concerns in Bell Gardens.

The City of Bell Gardens has had its own Police Department since 1970. The Bell Gardens Police Department is responsible for police protection and law enforcement in the City. The Police Department is responsible for general law enforcement, traffic law enforcement, neighborhood watch programs, investigative and administrative support services, disaster planning, and special anti-drug and anti-gang programs.

The City has 88 Police Department employees, with 60 sworn officers. The Department is currently understaffed by 4 sworn officers. With a population of 42,355 (1990 U.S. Census), the City has a force of 1 officer per 756 residents. This statistic is compared to surrounding cities in Table 6-2.

Per capita expenditures for the same cities are compared in Table 6-3.

**TABLE 6-2  
POLICE FACILITIES COMPARISON**

City	Population (1990 U.S. Census)	Sworn Officers	1 Officer Per Population
Bell Gardens	42,355	56	756
Maywood	27,850	23	1,211
Bell	34,365	40	859

*Section 6: Safety Element (continued)*

**TABLE 6-2  
POLICE FACILITIES COMPARISON (continued)**

City	Population (1990 U.S. Census)	Sworn Officers	1 Officer Per Population
South Gate	86,284	91	948
Downey	91,444	124	737

Note: The County figures were not compared, because the number of County sworn officers service the unincorporated areas as well as the cities that the County contracts with. This would have presented skewed data for the purposes of this comparison.

Source: David Evans and Associates, Inc., 1993.

**TABLE 6-3  
PER CAPITA EXPENDITURES**

City	Population (1990 U.S. Census)	\$ Allocated to Public Protection	\$ Per Capita
Bell Gardens	42,355	4,903,397	116
Maywood	27,850	2,720,550	98
Bell	34,365	5,345,296	156
South Gate	86,284	11,977,894	139
Downey	91,444	21,698,152	237

Note: The County figures were not compared, because the amount allocated for the County goes to unincorporated areas and towards the cities that the county contracts with. This would have presented skewed data for the purposes of this comparison.

Source: David Evans and Associates, Inc., 1993.

Tables 6-4 lists reported crimes in Bell Gardens from 1989 to 1992, according to the Federal Bureau of Investigation (FBI) categories. The majority of crimes committed are larceny, followed by assaults and burglaries. [Note: larceny is the illegal taking of property; assault is

the threat of doing harm without the actual doing of the harm; battery is the actual doing of the harm; burglary is the act of breaking into a building with the intent to steal; robbery is larceny by violence or threat.]

*Section 6: Safety Element (continued)*

**TABLE 6-4  
FBI CRIME STATISTICS - 1989-1992**

Year	Homicide	Rape	Robbery	Assault	Burglary	Larceny	Vehicle Theft	TOTAL
1989	3	10	214	641	602	731	385	2,588
1990	7	19	205	536	594	700	339	2,390
1991	6	12	209	616	489	691	342	2,365
1992	5	16	238	550	608	804	366	2,587

Source: Bell Gardens Police Department, 1993.

The following Table 6-5 summarizes the City's crime statistics from 1988 through 1991 according to the nine major offenses,

miscellaneous offenses, traffic incidents, and other City ordinance violations.

**TABLE 6-5  
CITY CRIME STATISTICS**

OFFENSE		1988	1989	1990	1991
MAJOR OFFENSES	Homicide	3	5	8	6
	Forcible Rape	14	10	8	12
	Robbery	152	211	202	211
	Felony Assault	265	209	58	83
	Domestic Violence	263	234	182	202
	Burglary	675	674	644	518
	Grand Theft	96	98	113	107
	Auto Theft	321	404	367	359
	Arson	11	5	9	8
	Subtotals	1800	1850	1591	1506
MISCELLANEOUS OFFENSES	Other Assaults	166	236	314	355
	Fraud Document	63	59	71	104
	Drugs	347	221	201	148
	Firearms	71	51	73	92
	Disturbing the Peace	53	38	45	71
	Sex Offense/Children	n/a	11	41	39
	Sex Offense/Exposure	n/a	13	35	29

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Section 6: Safety Element (continued)

TABLE 6-5  
CITY CRIME STATISTICS

OFFENSE		1988	1989	1990	1991
<b>SEX OFFENSES</b>	Sex Offense	77	33	23	5
	Vandalism	323	9	61	571
	Petty Theft	350	412	484	724
	Public Intoxication	617	677	628	364
	Drunk Driving	285	257	234	210
	Other arrests	253	661	903	1247
	Burglary/Vehicle	224	174	166	174
	Miscellaneous	1017	758	807	760
	Subtotals	3846	4020	4381	4893
<b>TRAFFIC ACCIDENTS</b>	Property Damage	755	691	745	640
	Injury Accidents	274	324	262	220
	Fatal Accidents	3	2	3	4
	Hit & Run Accidents	255	293	293	245
	Subtotals	1032	1017	1303	864
<b>OTHER TRAFFIC</b>	Hazardous Cites	8055	9174	10635	9196
	Non-hazardous Cites	371	163	212	99
	Parking Cites	11045	8002	7861	7157
	Storage/Impounds	158	542	208	194
	Subtotals	20629	17881	18916	16646
<b>OTHER CITY ORDINANCES</b>	Alarm Violations	1002	846	901	885
	Other Violations	915	22	124	252
	Subtotals	1917	868	1025	1137
<b>TOTALS CALLS FOR SERVICE</b>		19853	20308	20048	20248

Source: City of Bell Gardens Police Department, 1993.

Table 6-5 shows that the majority of crimes in the major offenses category consisted of burglaries and auto theft, followed by domestic violence, felony assaults, and robberies. The majority of miscellaneous offenses included

public intoxication, petty theft, drugs, drunk driving, and other types of assaults. The discrepancies between the FBI statistics and the City statistics may be attributed to the difference in categorization techniques.

CITY OF BELL GARDENS GENERAL PLAN  
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## Section 6: Safety Element (continued)

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### Gangs

The main crime problem for the City, as identified by the Police Department, is gangs and gang related violence. In the Police Department's Neighborhood Youth Center Proposal, it was estimated that "...at least fourteen known gangs are operating within the City of Bell Gardens. Approximately 15% to 20% of our youth are either members or associates of these gangs. The average age of the typical gang member in Bell Gardens is approximately 15 years of age. However, it is not unusual for the fathers or even grandfathers of youthful gang members to still have ties with gang activities in their neighborhoods."

The Police Department has implemented four programs specific to curb gang related activities in the City. These programs are: (1) the 4-man police gang unit; (2) the Neighborhood Youth Center; (3) the Youth Services Bureau; and (4) D.A.R.E.

The 4-man Gang Unit was started one year ago and is made up of police detectives. It is a high profile enforcement group that works during peak gang related hours (Thursday through Sunday).

The Neighborhood Youth Center is considered an alternative program that targets high risk juveniles. The staffing thus far consists of 2 full-time ex-gang members (one of which serves on the Governor's Task Force on Gangs) and other staff and volunteers. The program has been in effect since November 1992 and is reportedly well received by the community.

The City's Youth Services Bureau originated with a state grant. It is a diversion program for first-time offenders, light felons, etc. The Youth Services Bureau also maintains crisis intervention. The Youth Services Bureau is located at 5840 Florence Avenue and is staffed with three full-time counselors and a secretary. Counseling is

provided at no cost to residents of the community. Youth, parent, family, and crisis counseling is available. First time juvenile offenders of non-violent crimes are referred for counseling by the Police Department. The local schools also refer youth for counseling that they have identified as having behavioral problems.

The Drug Abuse Resistance Education program is provided to youth at the elementary and intermediate schools. The D.A.R.E. program is made up of three full-time police officers who have been trained to teach this program. There are two additional police officers who teach D.A.R.E. to all fifth grade students attending the intermediate schools in Bell Gardens. One officer teaches an abbreviated D.A.R.E. program, pedestrian and bicycle safety. The officers also teach at private schools.

In an attempt to provide reinforcement to the D.A.R.E. program taught in the lower schools, one full-time police officer is assigned to the High School. This officer teaches classes, provides supervision, support to students, and acts as a role model. This officer also provides a link in communication between High School youth and the Police Department.

Additionally, the southeast Los Angeles region is served by the Metropolitan Gang Task Force (funded by a federal grant and staffed by local police officers) that has six participating cities: Bell Gardens, South Gate, Maywood, Bell, Vernon, and Huntington Park. Additionally, employees from the probation, parole and the District Attorney's office also participate. The resources of this Task force are available to the City to assist in suppressing and investigating gang related incidents.

In addition to the local narcotics unit, two police officers are assigned to L.A. Impact, a task force that targets major narcotic dealers. L.A. Impact is comprised of police officers from forty-five

## Section 6: Safety Element (continued)

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agencies in Los Angeles County. The Task Force deals exclusively with major narcotic dealers in an effort to significantly reduce the narcotic problem in this area.

In an effort to reduce the number of traffic related injuries and deaths, a state grant was received that paid for a Driving Under the Influence checkpoint trailer. Each month, D.U.I. checkpoints will be established at various locations throughout the City. In addition to D.U.I. enforcement, the checkpoints allow the Police Department an opportunity to disseminate safety information and identify unlicensed drivers. Similar programs in other cities have reduced injury accidents by as much as 50%.

### ***Other Programs***

The City of Bell Gardens' Police Department has also implemented other programs to combat crime and serve the community. These programs are grouped into two categories: law enforcement programs and community service projects.

The law enforcement programs consist of three departmental programs to better address the City's needs: division reorganization, alternative work schedules, and fulfillment of staffing. Under the division reorganization program, "team policing" was established. This affords field officers the advantage of working with the same partners and supervisors, promoting effectiveness and team work. The division reorganization also established a Community Services Division to promote and administer six existing community programs, including Blockwatch. Finally, this program established anti-gang and anti-drug teams. These police teams function as proactive, street enforcement units.

The alternative work schedule enables Police Department personnel to work the "3/12" plan. This means that a police officer will work 3 days (12 hours each day). This has proved effective

for team policing, deploying personnel in emergency situations, reducing overtime and sick leave, increasing moral, and complying with the Air Quality Management District mandate. To fulfill staffing needs, last year 13 sworn police officer positions were filled (11 of which were bilingual). This also enables the Police Department to supply three times as many officers (during peak calls-for-service) as it did prior to June 1992.

Community Services Projects are administered by the Community Services Division (discussed above, under the division reorganization). In addition to the gang and drug related programs, the Community Services Division is responsible for three other projects: Blockwatch, the Explorer/Cadet program, and the Senior Citizens Service program. The Blockwatch program enables the community and the Police Department to establish an ongoing dialogue. The Police Officers meet with citizens at their homes, allowing the community to become familiar with the Department staff.

The Explorer/Cadet program consists of Explorer Post #673, which has recently been reactivated. Since it has been reactivated, membership has increased from 5 persons to 25 persons, between the ages of 14 and 19 years. The explorers participate in a number of community service projects, outings, and other recreational activities.

The Police Department also began a Community Academy. The Community Academy is open to any resident or business person in the City provided they have no felony convictions. The purpose of the Community Academy is to educate the participants on the operation of the Police Department, legal constraints, open lines of communication, and inform residents on how the community can work together to solve problems facing the City. The first Community Academy class graduated on March 30, 1994.

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## Section 6: Safety Element (continued)

The Senior Citizens Service program established a daily dialogue with the City's seniors at the Senior Center and three convalescent hospitals in the City. The uniformed police officers maintain an established communication with the seniors, soliciting input regarding their particular issues in the community.

### Seismic Risk

Los Angeles County has approximately 50 active and potentially active faults, twenty one of which are major active faults (an active fault is defined as a fault that has exhibited movement during the past 10,000 years). The presence of these faults has caused at least one earthquake every four years rendering the City of Bell Gardens as highly susceptible to earthquakes. Potentially active faults in the vicinity of the project area include the Whittier-Elsinore, Norwalk, Raymond, Santa Monica, Sierra Madre, Verdugo, Palos Verdes, Newport-Inglewood, and San Andreas faults.

Exhibit 6-1 shows the location of regional faults in relation to Bell Gardens. A maximum credible earthquake is the largest earthquake magnitude a fault is capable of generating. Magnitude is the size of the earthquake as expressed in terms of the Richter scale: a measure of the vibrations of the ground which represents the amount of energy released by the earthquake. On a logarithmic scale, a magnitude of 6 is ten times as large as a magnitude of 5, and a magnitude of 8 is ten times as large as a magnitude of 7. The probability of a maximum credible earthquake is expressed as a percentage of probability within a 100-year period and is based on the known slip rate of the fault and time elapsed since the last earthquake. The San Andreas Fault has the highest probability and magnitude of faults in the area with the San Fernando Fault having a relatively high probability. The nearest faults to Bell Gardens are the Newport-Inglewood and the Whittier-Elsinore Faults. Their probabilities are 7% and 13% within a 100-year period. Table 6-6 summarizes the size and probability of major earthquakes along these faults.

TABLE 6-6  
SELECTED EARTHQUAKE FAULTS IN THE REGION

Fault and Zone	Maximum Credible Earthquake	Probability*	Approximate Distance from City
San Andreas			66 miles
Mojave	7.5	77.0	
Carrizo	8.0	30.0	
San Bernardino	7.5	77.0	
San Gabriel			41 miles
Northwest	7.0	3.0	
Central	6.7	5.0	
San Fernando	6.5	30.0	38 miles
Mission Hills	6.3	?	73 miles
Santa Susana	6.9	15.0	54 miles
Northridge	6.6	?	46 miles

*Section 6: Safety Element (continued)*

**TABLE 6-6**  
**SELECTED EARTHQUAKE FAULTS IN THE REGION (continued)**

Fault and Zone	Maximum Credible Earthquake	Probability*	Approximate Distance from City
Sierra Madre			
Segment A	6.4	2.0	
Segment B	6.5	2.0	
Segment C	6.5	2.0	
Segment D	6.5	2.0	
Cucamonga (Sierra Madre Segment E)	6.6	2.0	42 miles
Whittier	7.3	13.0	17 miles
Verdugo	6.7	?	27 miles
Raymond Hill	6.7	3.0	24 miles
Hollywood	6.4	6.09	23 miles
Santa Monica	6.7	?	22 miles
Malibu Coast	6.9	2.0	37 miles
Newport-Inglewood			
Long Beach	6.8	7.0	6 miles
Central Los Angeles	6.9	6.0	
Palos Verdes	6.7	3.0	17 miles
San Pedro Basin	>7.0	?	31 miles
Norwalk	6.5	?	10 miles

\* Percentage probability of maximum credible earthquake in a 100-year period.

Source: Los Angeles County Safety Element, 1990 as taken from Davis (1988), Wesnousky (1986), Ziony and Yerkes (1985), Crook, et.al. (1987) and Clark, et.al. (1985).

The Newport-Inglewood Fault system is located approximately 8 miles west of Bell Gardens at its nearest point and consists of a series of northwest-trending, strike-slip faults. The 1933 Long Beach earthquake, with a magnitude 6.3, and the 1920 Inglewood earthquake, with an estimated magnitude 4.7, occurred on faults located within the Newport-Inglewood Fault system. The Newport-Inglewood Fault is expected to be capable of a maximum credible earthquake of Richter magnitude 6.8 to 6.9.

The Whittier-Elsinore Fault lies approximately 6 miles east of the City. Historically, this fault has produced relatively minor earthquakes (less than 4.5 Richter magnitude). According to seismologists, the Whittier-Elsinore Fault can produce a maximum credible earthquake of Richter magnitude 7.3.

The Sierra Madre Fault zone is located at the base of the San Gabriel Mountains, approximately 29 miles north of the City at its closest point. The Sierra Madre Fault system

## Section 6: Safety Element (continued)

consists of a series of east/west-trending faults. The San Fernando segment of the Sierra Madre Fault zone produced the magnitude 6.6 San Fernando earthquake in 1971. A 1991 earthquake on the fault had a magnitude of 5.8 and an epicenter 7 miles north of Monrovia. Seismologists believe that the recurrence interval (time period between earthquakes on the same fault system as estimated by slip rates and historic events) at any one point on this fault ranges from 200 to 5,000 years.

The Norwalk Fault, located approximately 8 miles east of the City, is a north-dipping reverse fault and is capable of producing an earthquake of the magnitude of the 1933 Long Beach earthquake (6.25 on the Richter scale).

The San Andreas Fault is the boundary between the North American and Pacific Plates and extends as far north as Cape Mendocino and south to the Gulf of California. The San Andreas Fault is a major northwest-trending fault which is located approximately 66 miles northeast of Bell Gardens. Relative movement of the plates causes earthquakes at various points along this 750-mile fault. The San Andreas fault is classified as active, with the most recent earthquake on its central section occurring in 1857 with an approximate magnitude of 7.9 on the Richter scale. The recurrence interval on the central portion of the San Andreas is estimated to be between 126 to 300 years. The San Andreas

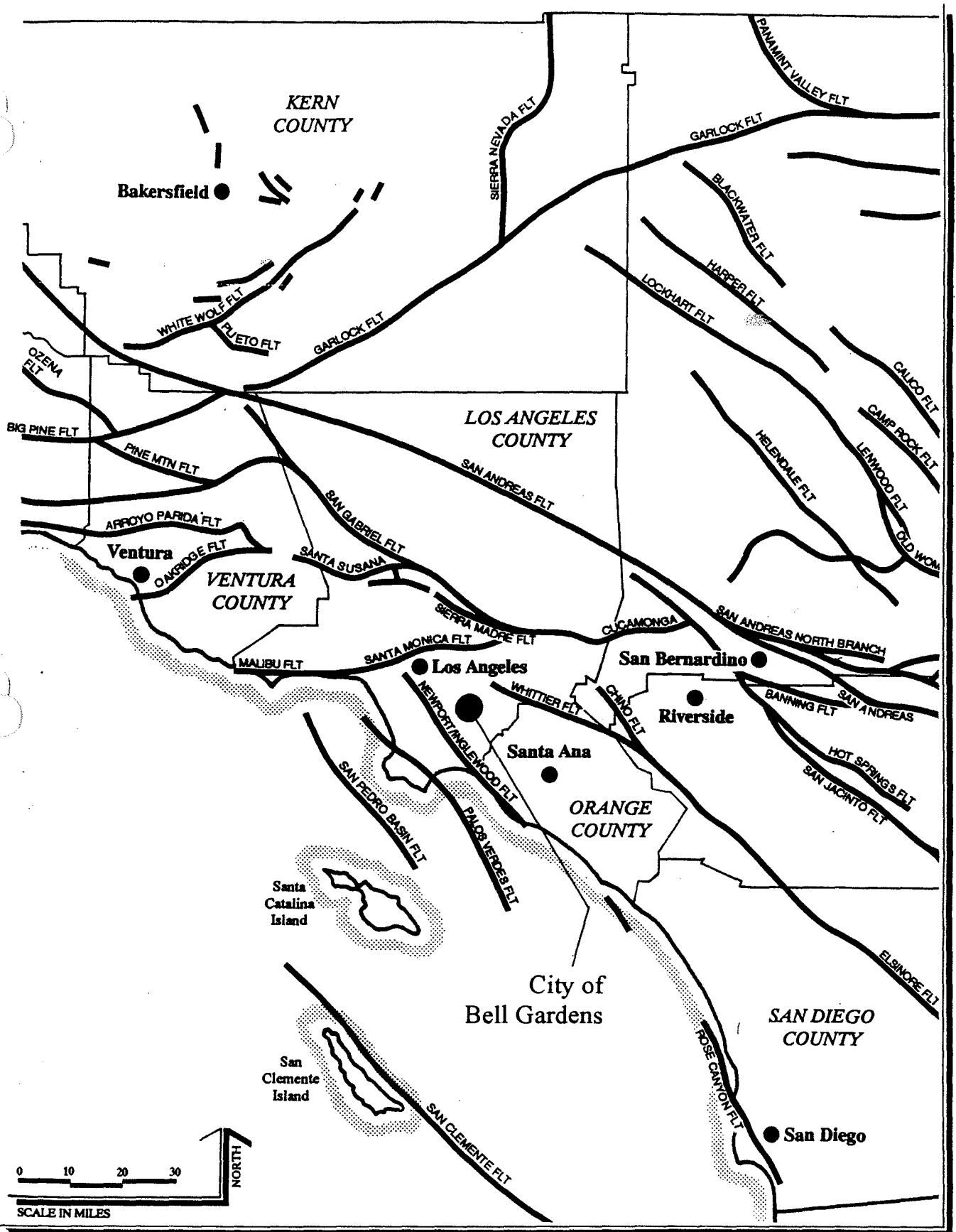
is assumed to be capable of producing a maximum credible earthquake of Richter magnitude 8.0.

A recent significant seismic activity in the Southern California region occurred along a previously unknown fault near Montebello. The earthquake, which occurred October 1, 1987, had an estimated Richter magnitude of 5.9. The epicenter of this earthquake was located in the vicinity of Whittier Narrows between Rosemead and Montebello. Scientists have recently reported a similar deep fault underlying the City of Los Angeles in the vicinity of downtown Los Angeles (Elysian Park). This fault is at a depth of approximately 5 miles and may be capable of producing an earthquake with a Richter magnitude of 7.0 or more (Harksson et al, 1988). The probability of an earthquake occurring on the potentially active Raymond Hill, Norwalk, Verdugo, or Malibu Coast-Santa Monica-Hollywood Faults are considered low. The faults considered to be the most likely sources of strong groundshaking at Bell Gardens during an earthquake are the Whittier-Elsinore, Newport-Inglewood, and San Andreas faults.

Table 6-7 identifies the historic earthquakes that have affected the region. Earthquakes prior to the 1933 Long Beach earthquake have been assigned approximate Richter magnitudes based upon historical accounts.

TABLE 6-7  
HISTORIC EARTHQUAKES THAT HAVE AFFECTED THE AREA

Date	Fault or Location	Richter Magnitude
1812	Newport-Inglewood-San Andreas	6.9
1857	San Andreas	7.9
1910	Elsinore?	6.0
1920	Newport-Inglewood	4.7
1925	Santa Barbara	6.8



**EXHIBIT 6-1**  
**REGIONAL EARTHQUAKE FAULTS**

*Section 6: Safety Element (continued)*

TABLE 6-7 HISTORIC EARTHQUAKES THAT HAVE AFFECTED THE AREA (continued)		
Date	Fault or Location	Richter Magnitude
1929	Norwalk	4.7
1933	Newport-Inglewood (Long Beach)	6.3
1941	Newport-Inglewood	4.9
1941	Newport-Inglewood	5.4
1971	Sierra Madre (San Fernando)	6.6
1971	San Fernando	5.1
1979	San Bernardino Mountains	4.9
1987	Elysian Park-Whittier Narrows	5.9
1987	Elysian Park	5.3
1988	--	5.2
1988	Elysian Park	5.0
1989	Fault complex - Santa Monica Bay	5.0
1991	Sierra Madre	5.8

Note: Richter magnitudes for earthquakes prior to 1933 are estimated as based on historical accounts.

Source: Los Angeles County Safety Element, 1990; Seismological Center, California Institute of Technology, 1992.

### Groundshaking

A major earthquake occurring along any of the major fault traces in the region would be capable of producing strong groundshaking effects in Bell Gardens. Groundshaking is probably the most damaging result of an earthquake, because large areas are subject to shaking effects. This shaking motion can last for a few seconds in a moderate earthquake and can be as much as four minutes in a severe earthquake. Groundshaking is exaggerated on loose, water-saturated ground and occurs to a lesser magnitude on solid rock. Groundshaking is expected to occur with every earthquake, though the degree of movement is dependent on the distance from the epicenter (point on earth's surface directly above the area

where the earthquake energy originates), subsurface geology, and intensity of the earthquake.

While there are no active or potentially active faults in the City, groundshaking will affect Bell Gardens during earthquake events in the region. The maximum credible earthquake on nearby faults will generate average bedrock accelerations of approximately 0.25 gravity (the acceleration of gravity is equal to 32.2 ft/sec.<sup>2</sup> and is used to measure the acceleration of groundshaking) with a duration of 5 to 10 seconds. These accelerations can cause the structural failure of buildings and lead to other hazards such as fires, hazardous material spills, and damage to infrastructure (roads, water lines, sewer lines, gas lines, power

transmission lines, etc.). Groundshaking could cause the collapse of the bridges which cross over the Los Angeles River and the Long Beach Freeway. This could result in massive traffic jams in Bell Gardens as access to the west is impeded.

The vast majority of deaths and injuries in an earthquake are caused by partial or total collapse of man-made structures. Generally, existing substandard structures of all kinds pose the greatest hazard to a community. Unreinforced masonry buildings represent dangerous earthquake hazards, because such buildings are likely to experience significant structural damage in the event of a major earthquake. Other structures in the City that are subject to groundshaking hazards include: buildings with non-bearing walls and partitions; non-ductile concrete-frame buildings; inadequately designed pre-cast tilt-up construction; inadequately designed structures with geometric irregularities, including long spans and irregular shapes; mobile homes; and residences not secured to foundations.

The majority of existing structures in the City were constructed between 1930 and 1955. Although most are wood-frame construction of one and two stories, they may not meet present earthquake standards. Reinforcement or reconstruction to prevent potential earthquake damage to older structures should be encouraged.

### Surface Rupture

The majority of large earthquakes in California have been accompanied by surface rupture. Surface rupture refers to the actual fracturing of the ground surface along the fault trace. This type of fracturing can involve a sideways or horizontal displacement (lateral) or a vertical displacement. The 1857 Fort Tejon earthquake caused 21-foot displacements and the 1906 San Francisco earthquake had as much as a 20-foot offset. Sometimes the fault displacement occurs

in a gradual and continuous manner rather than with a single event characterized by most earthquakes. This slow, gradual movement is referred to as fault creep. Fault creep can damage structures that are built on top of fault traces. Surface rupture is not a significant hazard in Bell Gardens, because the nearest fault trace is 6 miles from the City.

### Ground Failure and Liquefaction

Various types of ground failures accompany earthquakes. These include landslides, fracturing, cracking and fissuring, liquefaction of sand layers, slumping, subsidence, uplift and tilting. Liquefaction is the process where soil behaves like liquid due to the loss of internal cohesive strength. Groundshaking from earthquakes (as discussed previously on page 6-5) can cause liquefaction and can result in horizontal ground movement and settlement. This, in turn, will cause structural failure and damage to pipes, roadways and buildings.

The City of Bell Gardens is located on alluvial soils deposited by the nearby Los Angeles River before it was channelized. The primary factors that govern an area's susceptibility to liquefaction are age and type of sedimentary deposit, penetration resistance, and depth to groundwater. Recent deposits are more susceptible to liquefaction since age and compaction increase with soil depth, thus, lessening liquefaction potential.

The youngest sediments in the region occur in the flood plain areas of the Los Angeles, San Gabriel, and Santa Ana Rivers which have been responsible for periodic flooding in the past 150 years. The City of Bell Gardens is underlain by late Holocene (past 1,000 years) alluvium consisting of silt, gravel, sand, and clay and is characterized by soils that were flooded historically by the Los Angeles River. These soils are highly susceptible to the effects of

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## *Section 6: Safety Element (continued)*

liquefaction because they are not highly cemented. In addition, the groundwater is at relatively shallow depths ranging from 10 to 30 feet. In a comprehensive study of the earthquake risk in Southern California, Bell Gardens was found to be in an area with high to moderate risk for liquefaction (USGS, 1985). Past studies of the area classified the City with a very high potential for liquefaction due to perched groundwater. Pumping and subsequent overdrafting has caused the water table to lower, thereby reducing the risk of liquefaction. Areas with a high potential for liquefaction have groundwater levels at 10 feet or less below the ground surface. Areas with moderate liquefaction potential have groundwater levels at 10 to 30 feet below the ground surface.

### **Other Seismic Effects**

Activity from fracturing, cracking and fissuring within the City of Bell Gardens would not be significant. Compaction, subsidence, uplift, tilting and warping are also considered significant in the area. Seiche and tsunamis will affect the City of Bell Gardens because of its 15 to 20 miles from the Pacific Ocean and because there are no significant bodies of water within or near the City. The City of Bell Gardens is relatively flat, thus, no landslide and soil erosion hazards can be expected.

### **Flooding (Dam Inundation)**

The relatively flat topography of the City and its location in relation to major regional flood control facilities reduce the likelihood of major damaging floods. According to the Federal Emergency Management Agency, a small portion of the City of Bell Gardens is located in a designated 100 to 500 year flood zone.

The U.S. Army Corps of Engineers recently released inundation maps for the Hansen and Sepulveda Dams indicating the impacts of dam failure from these facilities. The studies indicated

that dam failure from the Sepulveda Dam (located approximately 27 miles northwest of the City) would result in flood waters with an average overbank depth (from the Los Angeles River) of 2 feet covering the entire City. The flood waters would reach the City in approximately 10 hours, with peak elevation occurring approximately 12 hours after dam failure. Dam failure from the Hansen Dam (located approximately 26 miles northwest of the City) would result in flood waters with an average overbank depth (from the Los Angeles River) of 1 foot covering those portions of the City south of Florence Avenue. The flood waters would reach the City in approximately 18 hours with peak elevation occurring approximately 21 hours after dam failure. The Army Corps of Engineering and the Federal Emergency Management Agency are currently evaluating the flood risk from the Rio Hondo Dam and levees in the vicinity of the Whittier Narrows.

The Los Angeles River is east of the City and has been constructed to withstand flooding potential in the area. Failure of the river channel is unlikely but stormwater overflow may occur. Exhibit 6-2 shows the flood hazard of the Los Angeles River.

### **Hazardous Materials**

The risks posed by the improper handling of hazardous materials include toxic pollution, contamination and associated health problems. Several laws and regulations have been recently passed to control hazardous materials use and disposal. Hazardous materials use and waste generation is generally related to industry and landfills. There are no operating landfills in Bell Gardens, but there are several industries who use and generate hazardous materials and waste. Numerous other industries in the neighboring

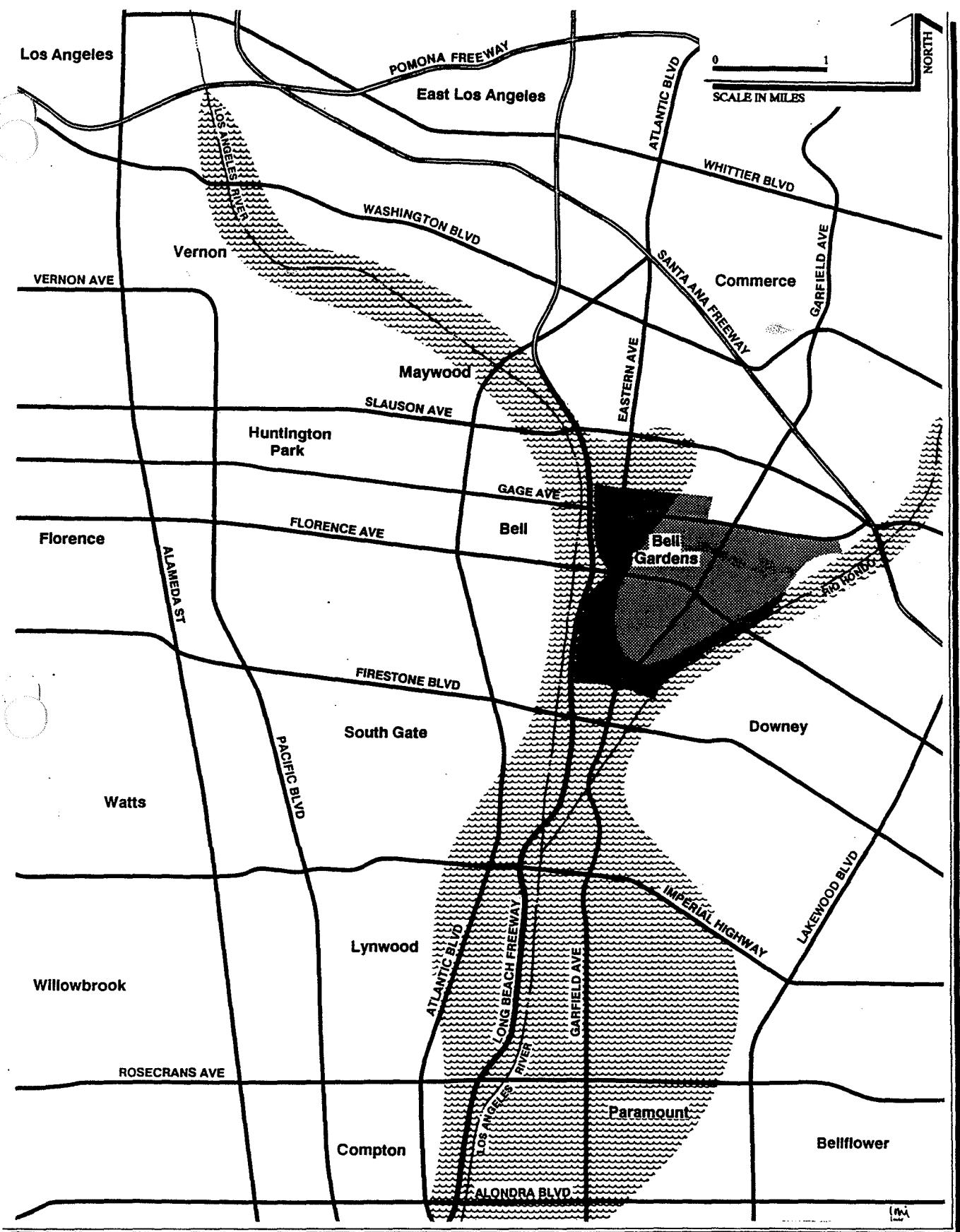


EXHIBIT 6-2  
LOS ANGELES RIVER FLOOD HAZARDS

## *Section 6: Safety Element (continued)*

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cities of Bell, South Gate, Huntington Park, and Cudahy use or generate hazardous materials which could affect residents of Bell Gardens.

The hazardous materials area plan for Los Angeles County is implemented by the County Fire Department. The Fire Department has made an inventory of hazardous materials/ waste facilities, established emergency notification response and pre-emergency planning measures, and disseminates public safety information. Individual users are required to prepare risk management and prevention programs to keep employees aware of procedures necessary to prevent spills and to minimize risks during accidental spills.

Aside from on-site users, transportation routes present some risk for hazardous material spills. The Long Beach Freeway, west of the City, is a major route that is open to vehicles carrying hazardous materials. Aside from accidental spill, hazardous materials present fire and explosion hazards during transport. Transporters of hazardous wastes are required to be certified by the Department of Transportation and manifests keep track of hazardous materials during transport. Transporters are allowed within 1 mile of freeways and other designated routes for refueling and other services. City streets used for the transport of hazardous and toxic substances in and through the City include the designated truck routes of Florence, Gage, and Garfield Avenues, and a northern section of Eastern Avenue.

Railroads are also used for the transport of hazardous materials and wastes. Petroleum and chemical trains could be subject to spills, derailment and the related hazards of fire and explosion. Although only 5 to 7 trains pass on each track daily, the City and local enforcement officials can establish emergency response procedures for potential hazardous material/waste accidents.

Illegal hazardous material/waste dumping is a concern in the City. With increasing regulation and costs to dispose of hazardous materials, users and generators of the hazardous materials may resort to illegal dumping and disposal. There has been such incidents and monitoring activities could prevent future dumping and disposal within the City.

### ***Urban Fire***

The City is urbanized and no wildland areas are present in or near the City. As a result, fire hazards are largely related to structural fires. Urban fire hazards are presented by a variety of human activities and are often due to accidents, carelessness and negligence on the part of individuals engaged in activities that involve fire sources or electricity. Fires result from faulty wiring or mechanical equipment, accidents with appliances and equipment, cigarettes, matches and other fire sources. Fires are made worse by combustible construction materials and the absence of fire alarm and sprinklers systems.

Older structures are more prone to fire hazards since they often do not comply with current and more stringent standards for fire safety construction. Structures with open stairwells and no sprinklers also pose a fire hazard. Industrial areas, gas transmission lines and distribution lines and high voltage power lines are particularly sensitive to fire and could cause explosions.

To minimize fire hazards, the Fire Department sets standards for building design and construction. It requires adequate water supply for firefighting purposes, fire retardant construction, fire lanes and other standards. Fire prevention information and drills keep everyone aware of the prevention practices and ways to reduce loss and injury during a fire.

## *Emergency Services*

### **Mutual Aid**

The City of Bell Gardens has adopted the Multi-Hazard Functional Plan for Emergency Operations in December 1990. The Plan addresses the City of Bell Gardens' "...planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations." This section discusses this Plan along with the day-to-day operations of the various public service facilities.

The California Emergencies Services Act provides for the California Disaster and Civil Defense Master Mutual Aid Agreement. This Mutual Aid Agreement is a state-wide emergency planning and response system which creates a formal structure within which each jurisdiction retains control of its own personnel and facilities, but can give and receive help whenever it is needed. To facilitate the Mutual Aid Agreement, the state has been divided into six Mutual Aid Regions.

Through these Mutual Aid Regions, the state can receive a constant flow of information from every geographic area in the state.

The City of Bell Gardens, being at the local level of the Mutual Aid Agreement, is responsible for:

- Developing and maintaining current Emergency Plans which are compatible with the California Emergency Plan and the California Master Mutual Aid Agreement, and are designed to apply local resources in meeting the emergency requirements of the immediate community or its neighbors, and coordinate such plans with those of neighboring jurisdictions to ensure mutual compatibility.
- Maintaining liaison with the appropriate Office of Emergency Services Mutual Aid Office and neighboring jurisdictions.

- Identifying Multi-purpose Staging Areas to provide rally points for incoming mutual aid and/or a staging area for support and recovery activities.
- Responding to requests for mutual aid.
- Dispatching situation reports to the appropriate Operational Area Coordinator and/or OES Mutual Aid Region as the emergency situation develops and as changes in the emergency situation dictate.
- Requesting assistance from neighboring jurisdictions, and/or the Operational Area, as necessary and feasible.
- Receiving and employing resources as may be provided by neighboring jurisdictions and state, federal, and private agencies.
- Carrying out emergency regulations issued by the Governor.

### *Fire Department*

The Los Angeles County Fire Department provides fire prevention and protective services to Bell Gardens and the surrounding cities of Bell, Maywood, South Gate, Commerce, Cudahy, and Huntington Park. Fire Station 39 (located in Bell Gardens) provides initial response to the City. The station has an approximately 3-minute response time for fire emergencies. As part of the Consolidated Fire Protection District, the services of other county fire stations are available to Bell Gardens, as needed. Table 6-8 provides station resources and manpower.

*3*

## Section 6: Safety Element (continued)

TABLE 6-8 FIRE STATION RESOURCES AND MANPOWER		
Station & Address	Resources	Manpower
Station 39 7000 Garfield Avenue Bell Gardens	Engine 39 Paramedic Squad 39	3 2
Station 163 6320 Pine Avenue Bell	Engine 163 Paramedic Squad 163	4 2
Station 54 4867 Southern Avenue South Gate	Engine 54	4
Station 164 6301 S. Santa Fe Avenue Huntington Park	Engine 164 Truck 164 Paramedic Squad 164	4 4 2

*Source: Los Angeles County Fire Department, 1991*

*6*  
Bell Gardens has a fire hazard severity rating of 3 (on a scale of 1-10 with 1 as the best). This rating is based upon criteria set forth by the Insurance Service Office which considers three primary factors: fuel loading capacity (in terms of natural vegetation), fire weather (i.e., in terms of critical fire weather day frequency) and slope characteristics. The distance to the nearest fire station and fire hydrant is also considered in the rating. The fire hazard and severity rating for Bell Gardens is due primarily to light fuel materials and a relatively moderate number of critical fire weather days.

All future developments must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. Residential developments will require fire flows of 1,250 gallons per minute for single-family detached homes and up to 3,000 gallons per minute for multiple-family residential developments. Commercial and industrial developments may require fire flows of up to 5,000 gallons per minute.

The water mains, located in the streets, must be capable of delivering these flows at 20 pounds per square inch residual pressure. Final fire flow will be based on the size of the building, its relationship to other structures and property lines, and the type of construction used. Any additional fire safety requirements will be addressed at the building plan check stage.

### *Police Department*

As discussed earlier, the Bell Gardens Police Department is responsible for the police protection and law enforcement in Bell Gardens. The Police Department is responsible for general law enforcement, traffic law enforcement, neighborhood watch programs, investigative and administrative support services, disaster planning, and special anti-drug and anti-gang programs (Substance Abuse Narcotics Education is offered by the Sheriff's Department in city schools).

## Section 6: Safety Element (continued)

### Healthcare/Hospital Services

There are no hospitals within the City of Bell Gardens. The nearest hospital is Mission Hospital on Florence Avenue in Huntington Park. It is a private hospital with approximately 100 beds. Other hospitals in the area are the Rancho Amigos Medical Center in Downey (which only handles disabled patients), the Los Angeles Community Hospital in East Los Angeles, the St. Francis Hospital in Lynwood and the Martin Luther King Hospital in Willowbrook. The Kaiser Permanente Medical Center was recently opened on Atlantic Avenue (in Cudahy) and provides immediate care and out-patient services to the City and neighboring communities. The

Family Center, at Gage and Garfield Avenues, is a community clinic that operates on an out-patient, by-appointment-only basis.

### Critical Facilities

Structures and facilities in the City of Bell Gardens which provide emergency planning and services should be located and constructed to withstand any major damage. This will ensure that they are functional during emergencies and are suitable as evacuation shelters. Structures which hold large groups of people or dependent populations are also considered critical facilities. Table 6-9 summarizes the critical facilities in Bell Gardens.

TABLE 6-9  
CRITICAL FACILITIES

Facility	Location
City Hall	7301 South Garfield Avenue
William Ross Auditorium	6662 Loveland Street
Maintenance Yard	6662 Loveland Street
Senior Citizens Center	6662 Loveland Street
Marlow Recreation Building	6640 Marlow Avenue
Los Angeles County Fire Station 39	7000 South Garfield Avenue
Southern California Edison Plant	6301 South Garfield Avenue, Commerce
John Anson Ford Park Auditorium	7840 Park Lane
Suva Elementary School	6740 Suva Street
Bell Gardens Elementary School	5620 Quinn Street
Del Rio Sanitarium	7002 Gage Avenue

Source: Multi-Hazard Functional Plan for Emergency Operations, City of Bell Gardens, 1990.

### Mass Care Facilities

Emergencies or disasters in the City would require the evacuation of crowds and the

provision of temporary shelters. Mass care facilities that could serve the City of Bell Gardens include existing schools of the LAUSD and a

*Section 6: Safety Element (continued)*

number of American Legion Halls. Table 6-10 lists these facilities and their capacities.

**TABLE 6-10  
EMERGENCY MASS CARE FACILITIES**

Facility	Address	Capacity
Gage Junior High School	2880 E. Gage Ave., Huntington Park	2,804
Nimitz Junior High School	6021 Carmelita Ave., Huntington Park	3,415
South Gate Junior High School	4100 Firestone Ave., South Gate	3,518
Bell High School	4328 Bell Ave., Bell	3,617
Huntington Park High School	6020 Miles Ave., Huntington Park	3,692
South Gate High School	3351 Firestone Blvd., South Gate	3,084
St. Mathias Parochial High School	6003 Stafford Ave., Huntington Park	349
American Legion Halls Bell-Maywood Post 120 Hollydale Post 723 South Gate Post 335 Walnut Park Post 459	3665 E. Florence Ave., Bell 11269 Garfield Ave., South Gate 9535 California Ave., South Gate 7627 Santa Fe Ave., Huntington Park	53 59 59 52

Source: Los Angeles County Fire Department, 1993.



**CITY OF BELL GARDENS GENERAL PLAN**  
*July 27, 1995*

# **City of Bell Gardens GENERAL PLAN**

## **Section 7 Noise Element**

## SECTION 7: NOISE ELEMENT

### INTRODUCTION TO THE NOISE ELEMENT

Every day, people are subjected to a multitude of sounds associated with common day-to-day activities. The effect noise will have on people generally depends on its loudness, duration, and the time of day. Individual annoyance and distraction are the most common effects of noise. Physical health, psychological stability, social cohesion, property values, and economic productivity can also be affected by excessive amounts of noise.

The State of California has mandated that local governments prepare a noise element as part of their general plans. California Government Section 65302(f) indicates:

*"A noise element shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels..."*

Ambient noise levels can be illustrated through the use of noise contours. This way the Noise Element serves as a guide for development to minimize the potential for noise exposure. The Noise Element also indicates possible solutions that will be effective in addressing existing and foreseeable noise problems.

The Bell Gardens Noise Element consists of the following sections:

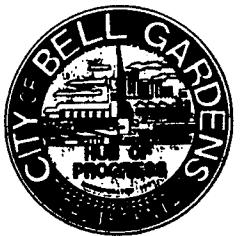
#### ■ *Noise Element Policies and Programs.*

This section indicates the issues, policies, and implementing programs that apply to both existing and anticipated noise levels in the City. The issues address problems such as roadway noise,

from the Long Beach Freeway, and protecting noise sensitive areas from increased noise levels.

#### ■ *Noise Element Background Report.*

This section of the Noise Element describes the existing noise conditions in the City.



### NOISE ELEMENT POLICIES AND PROGRAMS

The following issues and policies relating to noise have been identified for the City of Bell Gardens.

The Bell Gardens Noise Element policies are arranged around two key issue areas: land use compatibility and noise sources. The policies assist in the implementation of the City's vision for the future: "Pride of Community/Orgullo en la Comunidad".

#### *Issue 1: Land Use Compatibility*

Prolonged exposure to high noise levels cause irreversible hearing damage. There is growing evidence that noise may also have other physiological and psychological effects on humans. The nuisance of noise was once dismissed as being of little consequence. It is now recognized that the importance of maintaining the quality of life is impaired by noise pollution.

The Land Use Element identifies (through the land use designations) areas of existing and future potential noise sensitive receptors. These noise

## Section 7: Noise Element (continued)

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sensitive receptors include: residential areas, schools, hospitals, and libraries (Exhibit 7-1 locates these uses).

In the City of Bell Gardens, these existing noise sensitive receptors are often located along major arterials and near, or within, industrial and commercial areas. The Long Beach Freeway, along the western boundary of the City, creates noise levels which are normally unacceptable to the adjacent residential developments based on the application of Department of Housing and Urban Development Guidelines. Although Caltrans has constructed noise attenuation walls along the Long Beach Freeway corridor, noise levels in these residential areas should continue to be monitored.

**Policy 1:** *The City of Bell Gardens shall discourage the incompatible use of property along major transportation lines, and encourage noise reduction measures for existing uses.*

### Issue 2: Other Noise Sources

Other sources of noise are of concern in the City of Bell Gardens, including airplane and railroad noise. There are existing railroad lines along the north and south boundaries of the City, although they are not main lines with high volumes of train traffic. Residential uses are located near the north rail line and manufacturing zones are located adjacent to the south rail line. Regularly scheduled freight switching movements do, however, take place on both lines twice per day.

While there are no airport facilities in the immediate vicinity of Bell Gardens, aircraft destined for the Los Angeles International Airport fly over the City, maintaining their approach route inbound to the airport. At Bell Gardens, these aircraft are at an altitude of 3,500 feet above ground level. Although aircraft noise is

noticeable at this altitude, it has not been found to be a health hazard or inconvenience to the residents of Bell Gardens.

**Policy 2:** *The City of Bell Gardens shall ensure that the noise caused by sources other than traffic (construction, etc.) are at acceptable levels.*

The following programs implement the above two policies. The programs are identified with their corresponding policies in Table 7-1, following this section, because one program may support more than one policy.

**Acoustical Analysis.** The City will require that new single-family and multiple-family residential units located within a CNEL contour of 60 dB or greater prepare an acoustical analysis as part of the project design. This analysis and noise control measures must indicate that the interior living space of the units will not exceed a CNEL of 45 dB.

**Timing:** Ongoing  
**Agency:** Building Department  
**Funding:** General Fund

**Barrier Construction.** The City will coordinate with Caltrans and any other appropriate agencies in effecting barrier construction or other measures designed to protect the citizens from excessive noise from traffic on the Long Beach Freeway.

**Timing:** Late 1995  
**Agency:** Public Works  
**Funding:** General Fund

**Building Codes.** The City will modify the building codes to require appropriate acoustical construction for all residential uses in noise-sensitive areas. For new developments, where appropriate, the City will require such features as sound-rated windows, additional insulation in

## Section 7: Noise Element (continued)

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terior walls or roofing systems, vent or mail slot modifications or relocation, and/or forced air ventilation to reduce sound propagation into the dwelling or structure.

**Timing:** Ongoing

**Agency:** Building Department

**Funding:** General Fund

**Department of Labor.** The federal and state governments have established noise guidelines and regulations for the purpose of protecting citizens from potential hearing damage and various other adverse physiological, psychological, and social effects associated with noise. The federal government specifically preempts local control of noise emissions from aircraft, railroads, and interstate highways, so as not to impose undue burden on interstate or foreign commerce. The first federal efforts regulating noise were issued by the Department of Labor in 1969 which established noise as an occupational health hazard. As a result, two legislative acts were adopted to regulate noise from industrial fixed-point sources resulting in hearing loss. The Walsh Healey Public Contracts Act (as amended) includes provisions for occupational noise regulations. The second legislative action, the Occupational Safety and Health Act (OSHA) of 1970, establishes noise exposure standards in the workplace. The City shall support the standards outlined in these regulations.

**Timing:** Late 1995

**Agency:** Police Department

**Funding:** General Fund

**Freeway Noise Affecting Classrooms.** California law regulates freeway noise that may affect classrooms. The law is designed to mitigate noise impacts to existing classrooms, libraries, multi-purposes rooms, and spaces used for pupil personnel services of a public or private elementary or secondary school. State-funded

noise abatement programs are required when freeway traffic or the construction of a freeway exceeds 55 dBA L<sub>10</sub> or 52 dBA Leq. The temporary or permanent noise abatement program may include installing acoustical materials, eliminating windows, installing air conditioning, or constructing sound buffer structures. The City shall annually review school noise levels for compliance.

**Timing:** Ongoing

**Agency:** Building Department

**Funding:** General Fund

**Source Control.** The City will encourage control of noise at its source through: the adoption and enforcement of standards and ordinances, cooperation with other agencies, and support of legislative controls at the state and federal levels.

**Timing:** 1995

**Agency:** Community Development, Building

**Funding:** General Fund

**Train Noise Minimization.** The City will encourage the adjacent railroad users to minimize the level of noise produced by existing train movements. The City will also monitor any future expansion of railway operations, as they may further impact residential and other noise sensitive areas. The City shall monitor the existing operations on all three rail lines, as well as any plans for future developments. The railroad companies also need to be encouraged to provide noise attenuation features which become available as technological improvements evolve.

## Section 7: Noise Element (continued)

**Timing:** 1995  
**Agency:** City Manager  
**Funding:** General Fund

**Trash Collection Noise.** The City will support appropriate noise control measures for trash collection as part of the contract for services with the trash collecting company.

**Timing:** Late 1995  
**Agency:** City Manager  
**Funding:** General Fund

**U.S. Department of Housing and Urban Development (HUD).** HUD has adopted environmental criteria and standards for

determining whether or not mitigation is required for projects the agency is providing funds. HUD's overall goal is for exterior noise levels not to exceed 55 dB Ldn and for interior noise levels not to exceed 45 dB Ldn. However, for purposes of regulation and to meet other program objectives, exterior sound levels of 65 dB Ldn and below are acceptable and allowable. The City will work with HUD on their projects to maintain acceptable noise levels.

**Timing:** Ongoing  
**Agency:** Building and Housing  
**Funding:** General Fund

TABLE 7-1 NOISE ELEMENT POLICIES AND PROGRAMS MATRIX	
Policies	Programs
<b>Policy 1:</b> <i>The City of Bell Gardens shall discourage the incompatible use of property along major transportation lines, and encourage noise reduction measures for existing uses.</i>	Acoustical Analysis Barrier Construction Building Codes Department of Labor Freeway Noise Affecting Classrooms Trash Collection Noise U.S. Department of Housing and Urban Development
<b>Policy 2:</b> <i>The City of Bell Gardens shall ensure that the noise caused by sources other than traffic are at acceptable levels.</i>	Department of Labor Train Noise Minimization Source Control
Source: David Evans and Associates, Inc., March 1994.	

### NOISE ELEMENT BACKGROUND REPORT

The Noise Element Background Report discusses the characteristics of noise, the existing noise environment in the City, and stationary and mobile sources of noise. This Background Report also summarizes state and federal guidelines for the control of noise levels.



CITY OF BELL GARDENS GENERAL PLAN  
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### Noise Sources

The City of Bell Gardens, like most communities in the region, is subject to noise from a wide range of sources. These noise sources are typically classified as mobile or stationary sources. Mobile noise sources refer to freeway and roadway traffic, passing trains, and aircraft. Noise sources are stationary if they are not transportation-related and are generally emitted from machinery or equipment such as industrial equipment, air conditioners, loud music from stereos, machinery, and construction activities.

Roadway traffic is often the major source of noise in a community. As in Bell Gardens, vehicles travelling on City streets result in continuous background noise. The adjacent Long Beach Freeway is another major source of mobile noise which adds a constant hum of vehicles to the local environment. Intermittent train travel to the north and south boundaries of the City add to peak noise levels 5 to 7 times daily. Noise impact areas are shown in Exhibit 7-1.

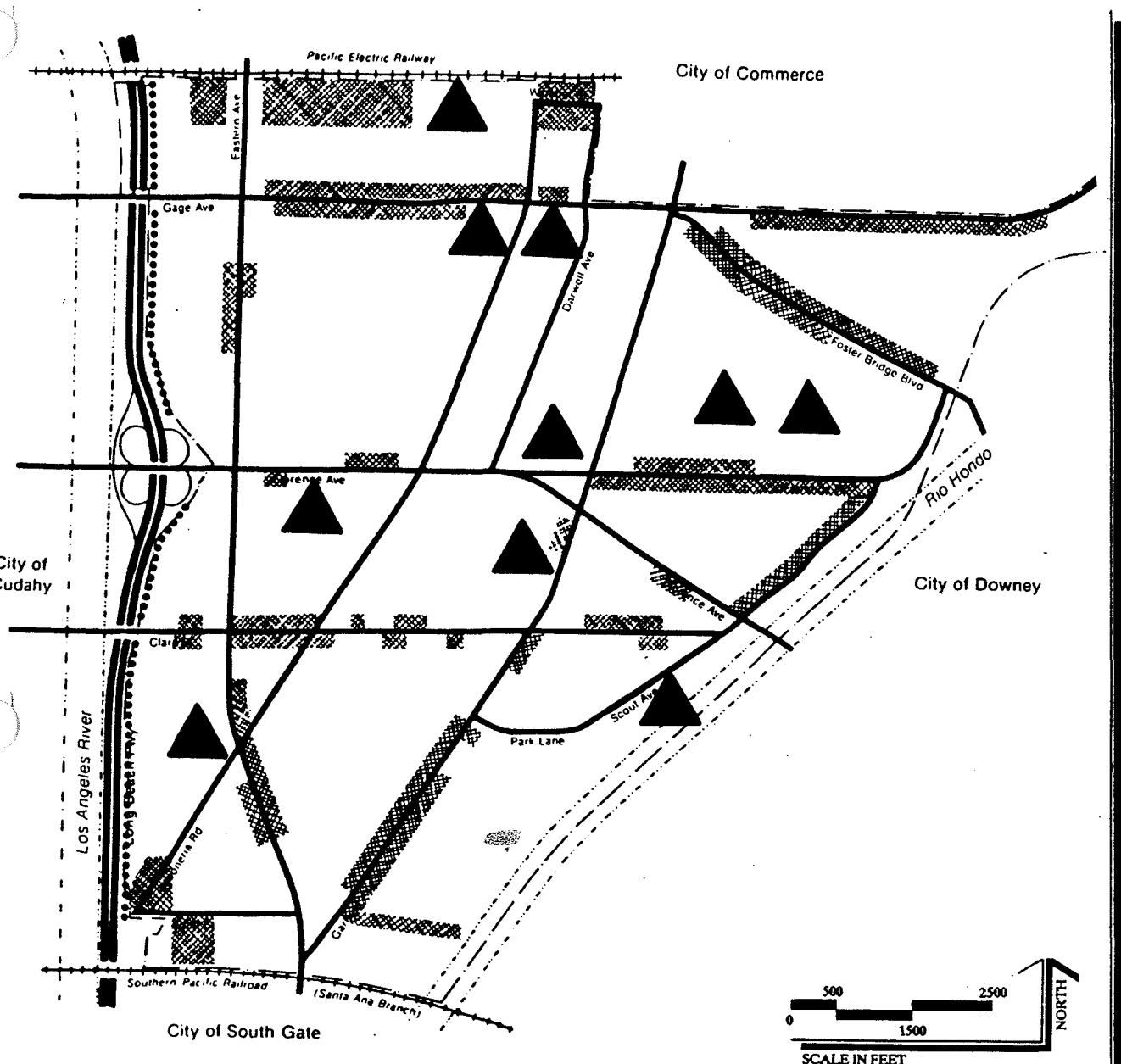
Stationary noise sources in Bell Gardens are concentrated in the industrial and commercial sections of the City. Industrial activities may result in high noise levels at certain times when loud machinery is in operation. Commercial and business activities, clients and patrons are the main sources of noise along the Eastern Avenue commercial corridor. Schools also create their own type of noise from buses, students, school activities, and outdoor games.

### Noise Measurements

Community noise levels are measured in terms of the A-weighted decibel, abbreviated dBA. A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. Additional units of measurement have been developed to

evaluate the longer term characteristics of sound. One of the more common noise measurements uses statistical samples in terms of percentile noise levels. For example, the  $L_{10}$  noise level represents the noise level that was exceeded 10% of the time. The  $L_{50}$  noise level represents the median noise level; half the time noise exceeded this level and half the time noise was less than this level. The  $L_{90}$  noise level represents the background noise level experienced during the monitoring period. The equivalent noise level (Leq) is a single-number representation of the fluctuating sound level in decibels over a specified period of time. The "eq" of Leq stands for "equivalent." The Leq of a time-varying sound is equivalent or equal to a constant unchanging sound of that decibel level.

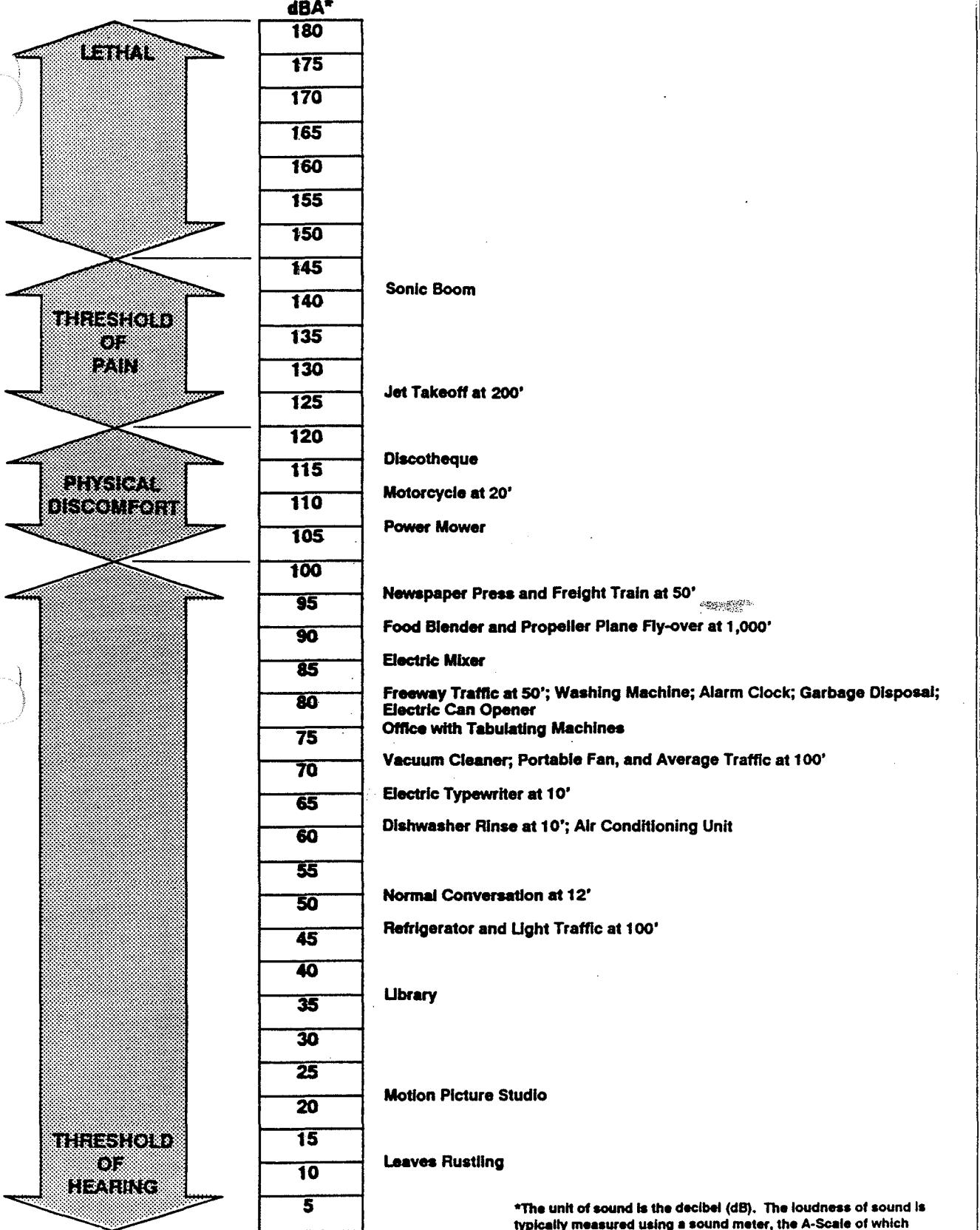
The Day-Night Average Noise Level (Ldn) is used by all federal agencies and the Community Noise Equivalent Level (CNEL) is the noise and land use compatibility criteria most widely used in the State of California. These measurements represent an average of all measured noise levels obtained over a specified period of time. The Ldn scale represents a time weighted 24-hour average noise level based on the A-weighted decibel. Time weighting refers to adjustments to noise levels that occur during certain sensitive time periods. For example, the late evening and early morning hours (between 10:00 p.m. and 7:00 a.m.) receive a 10 dB weighting. The CNEL scale includes an additional 5 dB adjustment to sounds occurring in the evening (7:00 p.m. to 10 p.m.) in addition to the 10 dB adjustment to sounds occurring in the late evening and early morning hours. Ldn and CNEL are generally considered to be equivalent descriptors of the community noise environment and are within +/- 1.0 dB. Representative noise sources and sound levels are shown in Exhibits 7-2 and 7-3.



## NOISE IMPACT AREAS

- RESIDENTIAL AREAS ADVERSELY IMPACTED
- ▲ SCHOOLS
- \*\*\*\*\* NOISE ATTENUATION WALLS

EXHIBIT 7-1  
NOISE SENSITIVE RECEPTORS



## EXHIBIT 7-2 ACOUSTICAL SCALE

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE $L_{dn}$ OR CNEL, dB						
	55	60	65	70	75	80	
RESIDENTIAL-LOW DENSITY SINGLE FAMILY, DUPLEX MOBILE HOMES	X	X	X	X	X	X	
RESIDENTIAL- MULTI FAMILY	X	X	X	X	X	X	
TRANSIENT LODGING- MOTELS, HOTELS	X	X	X	X	X	X	
SCHOOLS, LIBRARIES CHURCHES, HOSPITALS, NURSING HOMES	X	X	X	X	X	X	
AUDITORIUMS, CONCERT HALLS, AMPITHEATRES	X	X	X	X	X	X	
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS					X	X	
PLAYGROUNDS, NEIGHBORHOOD PARKS	X	X	X	X	X	X	
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES	X	X	X	X	X	X	
OFFICE BUILDINGS, BUSINESS, COMMERCIAL AND PROFESSIONAL	X	X	X	X	X	X	
INDUSTRIAL, MANUFACTURING, UTILITIES, AGRICULTURE	X	X	X	X	X	X	

## LEGEND



### NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



### CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



### NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



### CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

## CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

### A. NORMALIZED NOISE EXPOSURE DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or  $L_{dn}$ . Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or  $L_{dn}$ .

### B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65dB CNEL criterion wherever possible and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65dB should be discouraged and considered located within normally unacceptable areas.

### C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL or  $L_{dn}$ . This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

### D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

## EXHIBIT 7-3 NOISE COMPATIBILITY

Sound levels are logarithmical in nature. This means that the 60 dB CNEL of the Long Beach Freeway and the 60 dB CNEL of Atlantic Avenue will not result in 120 dB CNEL in the City. Rather, the addition of the same noise levels will result in a 3 dBA increase in noise levels, thus 63 dB CNEL. It is safe to assume that the existing traffic noise levels in Bell Gardens and the noise from the Long Beach Freeway will create noise levels 3 dBA higher than the highest levels measured.

### **Noise Standards**

Noise influences the quality of the environment. People often relate noisy areas with chaos and disorder while quiet areas evoke more favorable perceptions. Noise can disrupt work activities, decrease the enjoyment of leisure and recreation, interfere with hearing and conversations, or cause physical discomfort. Research shows that noise is linked to stress-related health problems such as heart disease, ulcers and high-blood pressure, though direct relationships have not been established. The negative effects of noise are widely recognized and public agencies have established ways of controlling noise or minimizing their impacts. A number of federal agencies have adopted standards and recommended noise criteria to protect people in both the working and home environments. These are listed below:

- In 1969 and 1970, the Department of Labor established occupational noise regulations through the Walsh Healey Public Contracts Act and set standards for noise exposure for all businesses engaged in interstate commerce through the Occupational Safety and Health Act (OSHA).
- The Federal Highway Administration (FHWA) has set design standards for different land uses. These standards are used in the planning and design of federally-funded highway projects.

■ The Department of Housing and Urban Development (HUD) has environmental criteria for determining project acceptability of HUD-assisted housing and financial assistance programs. It includes noise standards of 65 dB Ldn for residential areas. These standards can be used to assess the exposure of sites to present and future noise conditions.

■ In 1972, the Noise Control Act authorized the Environmental Protection Agency to publish data on the effects of noise. This included noise levels requisite to protect public health (hearing loss) and welfare (annoyance) with an adequate margin of safety.

■ The State of California has adopted noise standards for areas not regulated by the federal government. State standards cover noise from motor vehicles, freeway noise affecting classrooms, noise insulation of structures, occupational noise control, and airport noise. The California Motor Vehicle Code sets noise limits for vehicles according to type of vehicle and date of manufacture.

■ The California Streets and Highways Code, Division 1, Chapter 1, Article 6, requires state-funded noise abatement programs for freeway construction or any use which will result in noise levels exceeding 55 dBA L<sub>10</sub> or 52 dBA Leq at existing classrooms, libraries, multi-purpose rooms, and pupil personnel services of public and private elementary and secondary schools. The noise abatement program may include acoustical treatment, elimination of windows, air conditioning, sound buffer structures and other mitigation measures.

■ The Sound Transmission Control Standards, in the California Administrative Code, Title 24, Building Standards, Chapter 2.5, outline noise insulation performance standards for new hotels, motels, apartment houses, and dwellings other

## Section 7: Noise Element (continued)

than detached single-family units. It requires an interior noise level of 45 dB CNEL or less for residential projects. For projects near noise sources (airport, major roads, and industrial areas), an acoustical analysis must be made to show compliance with the standards.

- Noise standards in the California Administrative Code, Title 21, Public Works, Chapter 25, Division of Aeronautics, require compatible land uses within a criterion CNEL contour. Compatible and incompatible land uses have been identified for areas within an airport's 65 dB CNEL. Occupational Noise Control Standards are also found in Title 8, Industrial Relations, Chapter 4, of the California Administrative Code. It provides permissible noise level exposure at the workplace in terms of permitted hours per weekday.
- The California Office of Noise Control has prepared "Guidelines for the Preparation and Content of Noise Elements of General Plans". This provides a guide for land use compatibility of noise sensitive land uses in areas subject to noise levels of 55 to 80 dB CNEL. Residential uses are normally unacceptable in areas with 70 dB CNEL and conditionally acceptable within 60 to 70 dB CNEL.

### Existing Noise Environment

Certain activities are particularly sensitive to noise. These include sleep, study, reading, relaxation and other activities requiring intense concentration. Hospitals, libraries and schools are considered noise-sensitive uses and are best located away from noise sources. Residential areas are also recommended to be placed away from noise-impact areas. In Bell Gardens, schools, the library, and residences are sometimes found along major highways and residential developments and mobile homes are often found along major vehicle routes and near industrial areas (Exhibit 7-1).

The noise environment in the City was measured through a noise survey, performed in February 1993 from 10 a.m. to 4 p.m. Ten locations were selected for the survey and noise was metered for a 10-minute interval at each site. Exhibit 7-4 illustrates the 10 locations and Table 7-2 summarizes the results of the survey.

Aircraft and heavy to medium duty trucks shifting into gear were sources of higher noise levels. At commercial intersections (Sites 2,3,4, and 6), there were a high percentage of trucks on the road.

TABLE 7-2  
NOISE MEASUREMENTS

Site	Location	L <sub>max</sub>	L <sub>10</sub>	L <sub>33</sub>	L <sub>50</sub>	L <sub>90</sub>
1	Northwest corner of Florence Place and Emil Avenue	76	66	63	61	56
2	Southwest corner of Garfield Avenue and Gage Avenue	86	78	76	74	70
3	Northwest corner of Clara Street and Garfield Avenue	80	76	72	70	66
4	Northeast corner of Garfield Avenue and Eastern Avenue	89	75	70	69	67

*Section 7: Noise Element (continued)*

**TABLE 7-2  
NOISE MEASUREMENTS (continued)**

Site	Location	L <sub>max</sub>	L <sub>10</sub>	L <sub>33</sub>	L <sub>50</sub>	L <sub>90</sub>
5	Jaboneria Road, at Muller Street	76	66	66	64	58
6	Northeast corner of Florence Avenue and Eastern Avenue	84	76	74	72	66
7	Corner of Watcher Street and Colmar Avenue	77	66	58	56	52
8	Northeast corner of El Selinda Avenue and Lubec Street	67	66	61	59	54
9	Southeast corner of Loveland Street and Perry Road	66	66	64	62	58
10	Jaboneria Road, northeast of Eastern Avenue	76	74	70	67	61

L<sub>max</sub> - the maximum sound level recorded during the noise measurement duration.

L<sub>10</sub> - the sound level exceeded 10 percent of the noise measurement duration.

L<sub>33</sub> - the sound level exceeded 33 percent of the noise measurement duration.

L<sub>50</sub> - the sound level exceeded 50 percent of the noise measurement duration.

L<sub>90</sub> - the sound level exceeded 90 percent of the noise measurement duration. It is also considered the background noise level.

Source: David Evans and Associates, Inc., 1993.

### *Mobile Noise*

The major source of ambient noise in the City comes from freeway, roadway and railroad traffic. The noise generated by traffic on the Long Beach Freeway is significant. Where the freeway is closest to the City, its lanes are at a lower elevation which helps reduce noise impacts in the City. Another major source of mobile noise in Bell Gardens consists of auto and truck traffic on major roadways in the area. Based on traffic volumes and potential noise impact on residential areas, the following streets generate the greatest noise impacts: Eastern Avenue, Garfield Avenue, Florence Avenue, Gage Avenue, and parts of Clara Street.

Railroad traffic noise is intermittent throughout the day. The Southern Pacific Railroad lines run along the northern and southern boundaries of the City and are used 7 times per day on average. Trains runs at approximately 25 miles per hour.

Trains create individual noise impacts of several minutes during each pass. Noise from passing trains is dependent on the number of trains, speed, type of tracks, grade crossings, track curves, crossings bells and train horns, and type of trains. Tracks for the Southern Pacific Railroad are welded. Bolted tracks create more noise than welded ones.

While there are no airport facilities in the immediate vicinity of Bell Gardens, aircraft destined for the Los Angeles International Airport do fly over the City within the La Habra-Downey-LAX final approach pattern. Aircraft flying over Bell Gardens in their final approach are at an altitude of 3,500 feet and descending. Noise from these planes are not at levels that could disturb or disrupt local activities.

Traffic noise levels were also calculated using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-109, December 1978), as modified, to generate CNEL values. Table 7-3 indicates the

**Section 7: Noise Element (continued)**

stances (in feet) to the 60, 65, and 70 dB CNEL contours of key roadways in the

City. These noise levels do not consider any obstructions to the noise path, such as buildings or changes in topography, and are therefore considered worst-case scenarios.

**TABLE 7-3  
EXISTING ROADWAY NOISE LEVELS**

<b>Street</b>	<b>Distance (in feet) from the Centerline to 65 CNEL</b>	<b>Distance (in feet) from the Centerline to 60 CNEL</b>	<b>Distance (in feet) from the Centerline to 55 CNEL</b>	<b>CNEL, (MEASURED 50' FEET FROM THE CENTERLINE)</b>
<b>Eastern Avenue</b>				
north of Gage	107.5	326.7	1028.9	66.4
north of Florence	117.9	360.7	1136.6	66.8
south of Florence	162.2	504.3	1591.7	68.3
north of Clara	121.2	371.5	1170.9	66.9
north of Garfield	98.6	297.5	935.9	66.0
<b>Garfield Avenue</b>				
north of Florence	129.2	397.7	1254.1	67.2
south of Florence	91.7	274.4	862.5	65.6
north of Eastern	97.2	292.8	921.2	65.9
<b>Florence Avenue</b>				
west of Eastern	345.5	1084.8	3427.8	71.2
west of Jaboneria	185.5	572.2	1804.8	68.4
east of Jaboneria	202.7	627.7	1980.7	68.8
east of Garfield	157.1	479.8	1511.6	67.6
<b>Gage Avenue</b>				
east of Eastern	126.1	388.4	1224.9	67.2
west of Eastern	115.7	354.4	1117.2	66.8
east of Jaboneria	120.9	371.4	1171.0	67.0
east of Garfield	110.5	337.5	1063.3	66.6
west of Greenwood	106.2	323.6	1019.2	66.4
<b>Florence Place</b>				
east of Garfield	0	73.8	215.1	59.6
west of Scout	0	0	138.6	57.6

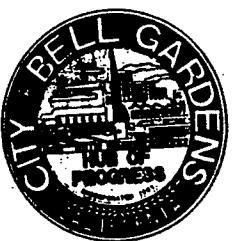
*Section 7: Noise Element (continued)*

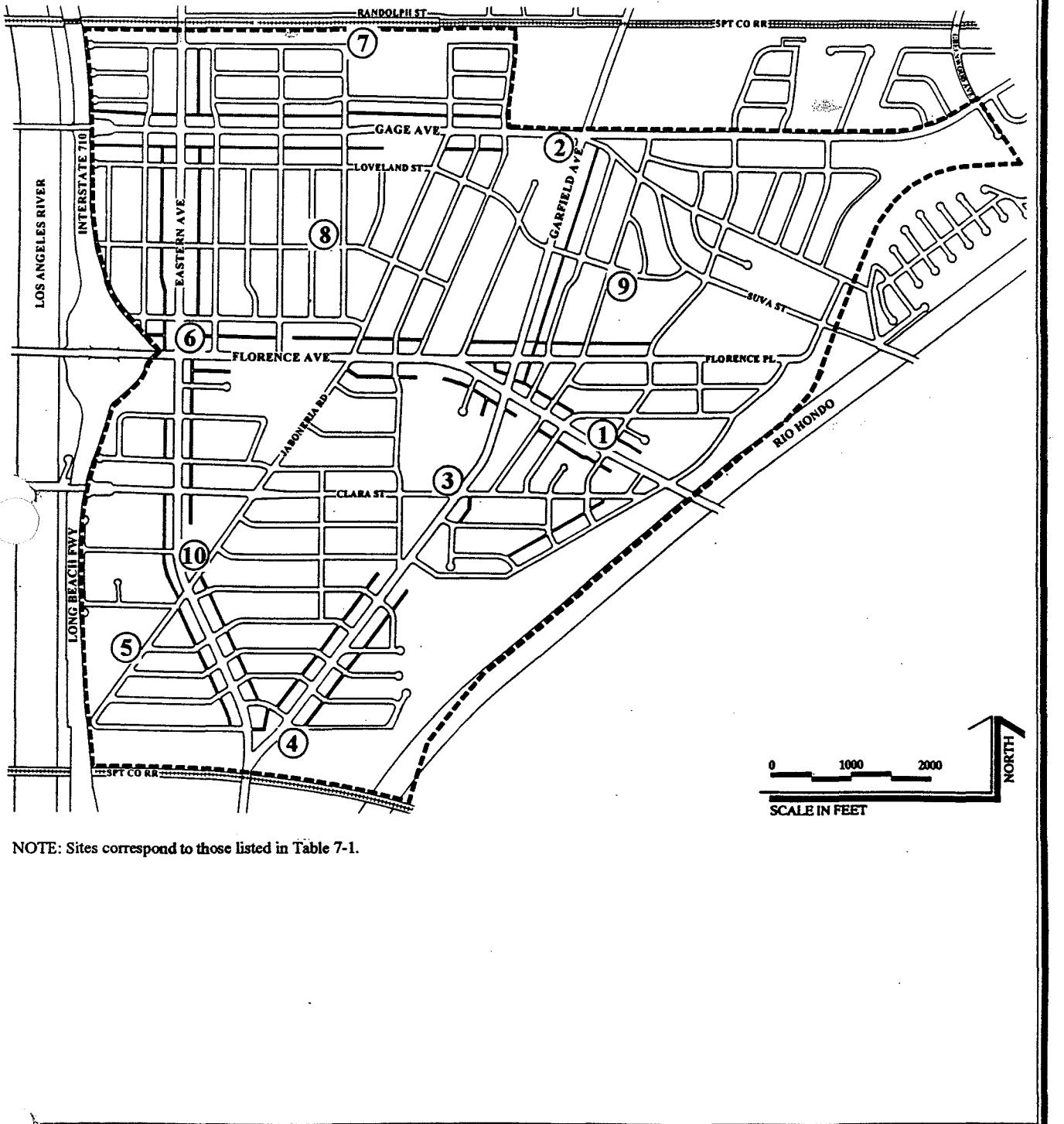
**TABLE 7-3  
EXISTING ROADWAY NOISE LEVELS (continued)**

Street	Distance (in feet) from the Centerline to 65 CNEL	Distance (in feet) from the Centerline to 60 CNEL	Distance (in feet) from the Centerline to 55 CNEL	CNEL, (MEASURED 50' FEET FROM THE CENTERLINE)
<b>Jaboneria Road</b> south of Gage north of Clara	0 0	73.4 96.6	227.6 302.0	60.6 61.8
<b>Scout Avenue</b> north of Florence south of Florence	0 0	65.0 0	200.5 102.8	60.0 57.1
<b>Clara Street</b> west of Eastern east of Eastern east of Garfield	68.4 0 0	211.6 118.8 89.2	667.7 373.1 278.3	65.2 62.7 61.4
Source: David Evans and Associates, Inc., 1993.				

Noise along transportation corridors are highest near the roadway and decrease as the distance from the roadway (noise source) increases. Thus, they may be shown as contours that indicate equal noise exposures from the roadway. Noise contour maps show the relative distance of noise levels with respect to the road centerline. Berms, walls and other barriers to the noise path reduce noise levels. Noise contour maps do not reflect the presence of noise barriers and often overestimate noise levels in a community.

Using the estimated roadway noise levels given above, a noise contour map was developed by plotting all the CNEL points to form a contour. Exhibit 7-5 provides the existing noise contours created by vehicular traffic in the City. The noise impacts of the Long Beach Freeway are shown as separate noise contours.





NOTE: Sites correspond to those listed in Table 7-1.

## EXHIBIT 7-4 NOISE SURVEY LOCATIONS