

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**Project Title:** The City of Bell Gardens General Plan Land Use / Zoning Map Consistency Update

**Project Location:** Citywide

**Project Description:** The proposed project includes the adoption of the updated Land Use and Zoning maps, made to be consistent with the policies and programs set forth in the Bell Gardens 2021-2029 General Plan Housing Element Update, consistent with State law. The Bell Gardens Regional Housing Needs Allocation for the 2021 Housing Element update is 503 units. The City-wide consistency update of the Land Use and Zoning Maps is intended to 1) to capture all historical zone changes and zoning ordinance amendments and update the zoning map accordingly to ensure consistency; 2) to expand existing mixed-use corridors throughout the City of Bell Gardens to allow for economic revitalization of residential areas, and 3) to facilitate the application of policies and programs set forth in the Bell Gardens 2021-2029 Housing Element and accelerate housing production.

The following summarizes the changes applied to ensure consistency between the Land Use Element and the Zoning Code.

Zones added to the zoning map:

- R - 4 (Very High Density Residential) zone designation has been added to the zoning map.
- O - S (Open Space) zone designation has replaced the previously used A-1 zoning designation.
- M - U (Mixed-Use) zone designation has been added to zoning map.
- P - I (Public/Institutional) zone designation has been added to the zoning map.

The zone nomenclature was modified to improve Land Use terms and designations:

- R – 1 zone designation has been modified from Single Family Residential to Low Density Residential.
- R – 2 zone designation has been modified from Low Density Multiple Residential to Medium Density Residential.
- R – 3 zone designation has been modified from Medium Density Residential to High Density Residential.
- C – S zone has been corrected from Commercial Service to Commercial Services and Professional.
- M – 1 zone has been corrected from Light Manufacturing to Light Industrial.
- C – M zone has been corrected from Commercial Manufacturing to Commercial/Manufacturing.

Existing and added Overlay Districts applied to the Zoning Map:

- Residential Planned Development District (RPDD).
- Electronic Billboard Overlay District.

Legal Non-conforming:

- A total of 57 (out of 4,282) parcels identified as legal non-conforming uses.

Table 1, below, provides a summary of Zoning Map updates consisted of changes to parcel zoning to achieve consistency with the General Plan Land Use Map.

<b>Table 1: Zoning Summary Table</b>		
<b>Existing Zone</b>	<b>Proposed Zone</b>	<b>Number of Parcels</b>
R-1	R-3	13
R-3	C-4	2
R-3	M-1	1
R-3	O-S	19
R-3	R-4	221
R-3	M-U	185
R-3	C-M	5
C-3/R-3	R-3	1
M-1	C-4	5
M-1	R-3	11
M-1	O-S	6
M-1	R-4	4
C-M	M-1	3
C-M	M-U	144
C-M	R-4	7
C-M	R-3	1
C-3	M-U	22
C-3	R-3	1
A-1	O-S	23
MPD	R-3	15
C-4	C-4 (R-3 on County Records)	28
<b>Total Number of Parcel Zone Changes</b>		<b>717</b>

Table 2, below, provides a summary of Overlay Districts updates to maintain consistency throughout the General Plan.

<b>Table 2: Overlay District Update Summary Table</b>				
<b>Overlay District</b>	<b>Zone Change</b>	<b>Proposed Overlay District</b>	<b>Previous Overlay</b>	<b>Number of Parcels</b>
Parking Buffer District	NONE	Parking Buffer District	NONE	4
Residential Planned Development District (RPDD)	R-3 to R-4	RPDD	Historical Preservation District	55
Historical Preservation District	M-1 (2); R-3 (12)	Historical Preservation District	NONE	14
Electronic Billboard Overlay District	2 Locations (No APN)			2
Civic Center Overlay District	(3) parcels (C-M to M-U); (8) parcels (C-M to M-U); (9) parcels (R-3 to M-U)	Civic Center Overlay District	NONE	20
<b>Total Number of Parcel Overlay District Changes</b>				<b>95</b>

**Figure 1, Proposed Updated Zoning Map**

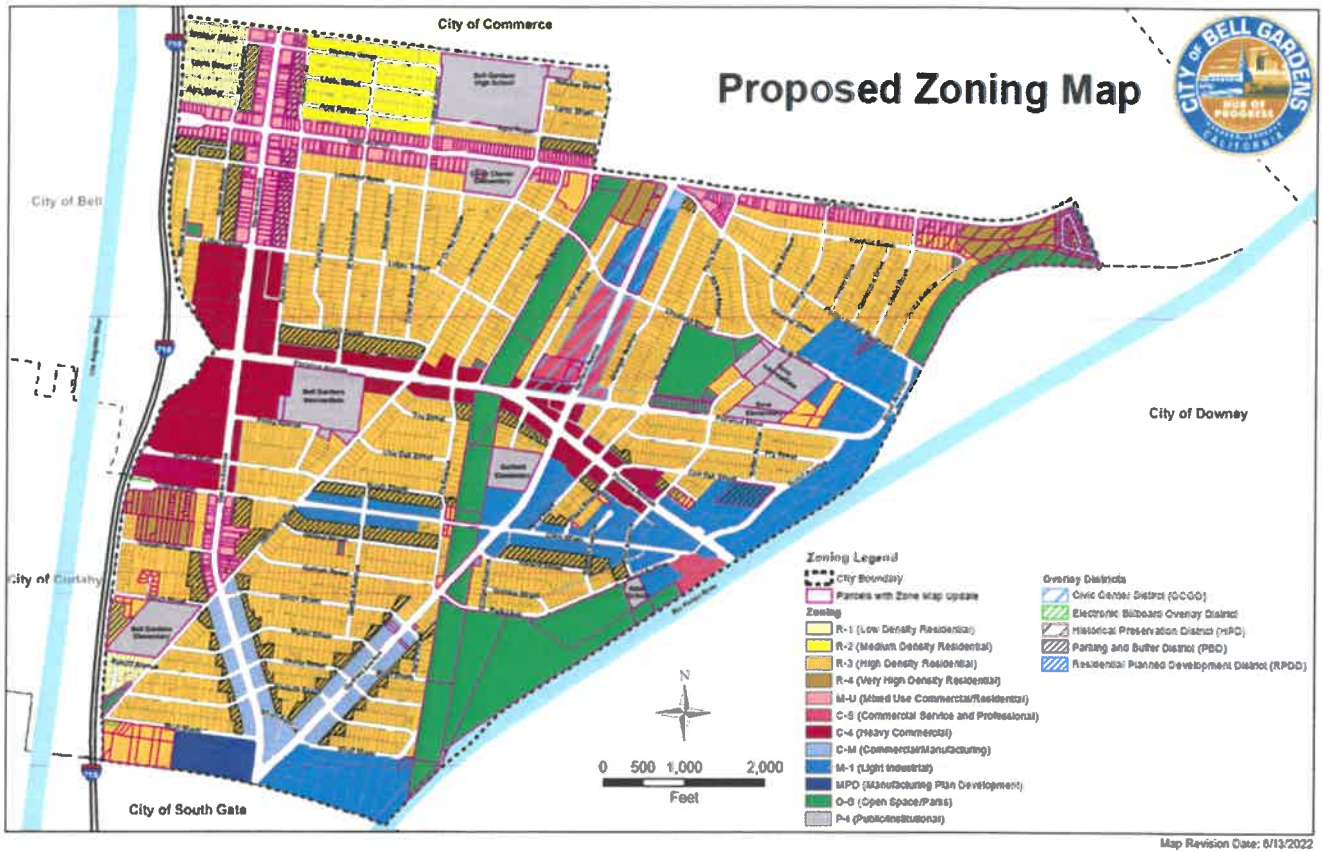
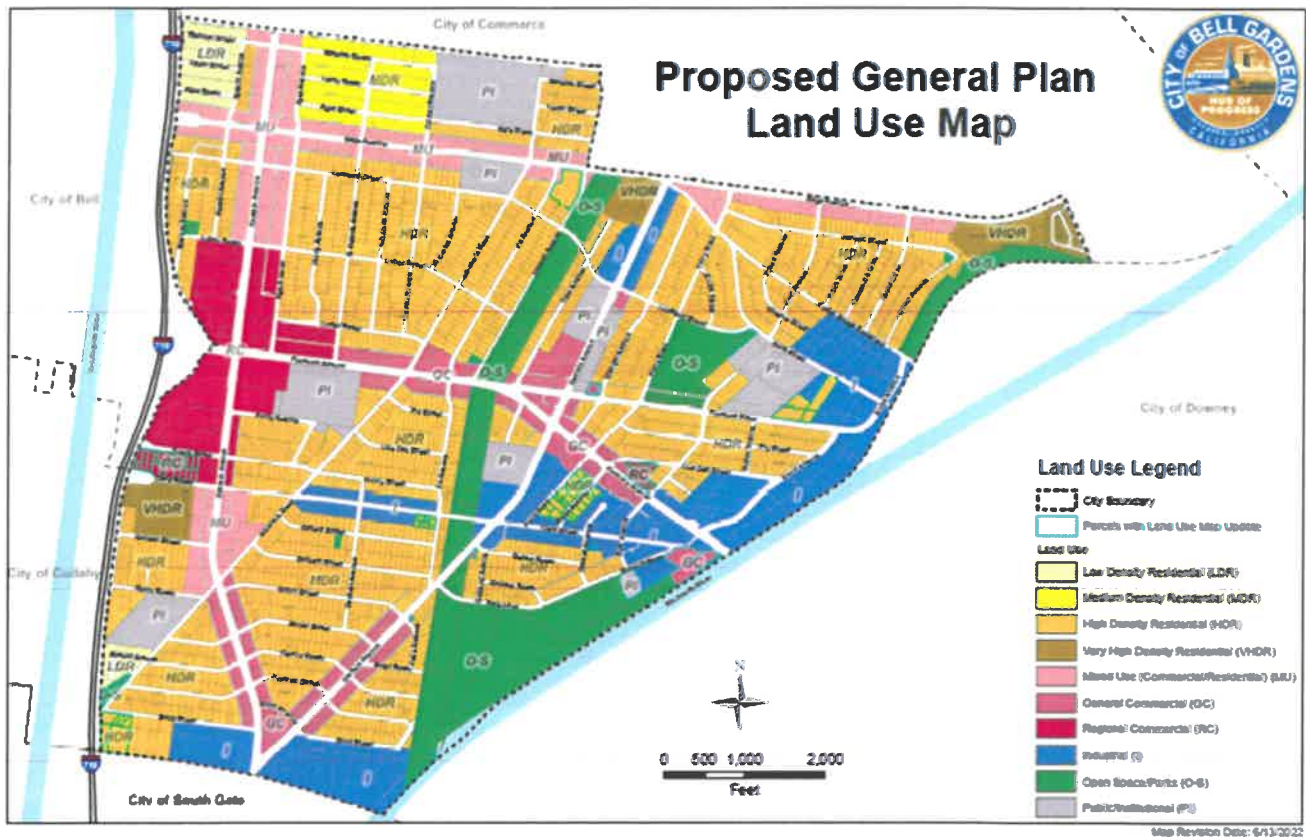


Table 3, below, provides a summary Land Use map updates consisted of changes to the underlying land use of parcels or contiguous blocks of parcels, to ensure consistency.

Existing Land Use	Proposed Land Use	Number of Parcels
General Commercial	Regional Commercial	9
Public Institutional	Open Space / Parks	1
High Density Residential	General Commercial	3
High Density Residential	Open Space / Parks	4
High Density Residential	Light Industrial	1
Mixed Use	High Density Residential	1
Industrial	Open Space / Parks	3
Industrial	General Commercial	4
Industrial	High Density Residential	21
Industrial	Public Institutional	1
Medium Density Residential	High Density Residential	29
Low Density Residential	Open Space / Parks	2
Mixed Use	Regional Commercial	26
<b>Total Number of Parcel Changes</b>		<b>105</b>

Figure 2, Proposed Updated Land Use Map



**Negative Declaration:** An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070. The public review and comment period for the Negative Declaration begins on October 13, 2022, and ends at 5:00 PM on November 13, 2022.

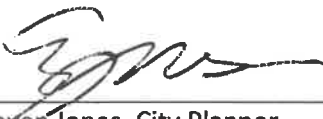
A public hearing to consider the proposed General Plan Land Use /Zoning Maps Update and Negative Declaration is scheduled before the Planning Commission on Wednesday, November 16, 2022, at 6:00 PM. The meeting will be held in the Council Chambers, 7100 Garfield Avenue, Bell Gardens, CA 90201. First Hearing of the adoption of the General Plan Land Use /Zoning Maps Update will be considered by City Council on Monday, December 5, 2022, at 6:00 PM, in the Council Chambers, and final hearing for adoption on Monday, December 16, 2022, at 6:00 PM, in the Council Chambers.

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

This notice will be posted at the following locations:

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

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



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Steven Jones, City Planner