

CITY OF BELLFLOWER

ORDINANCE NO. 1460

AN ORDINANCE APPROVING ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 26-01 AMENDING CHAPTER 17.66 (HOUSING OPPORTUNITY OVERLAY ZONE “HOOZ”) OF THE BELLFLOWER MUNICIPAL CODE TO ADDRESS USES AND DEVELOPMENT STANDARDS TO IMPLEMENT THE HOUSING ELEMENT

THE COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Findings.* The City Council finds and declares as follows:

- A. This Ordinance is adopted pursuant to Government Code § 36937 and the Bellflower City Charter. Articles II, III, and IV of the Charter provide that the City may enact all laws governing its municipal affairs. Pursuant to Article III(B) of the Charter, the City Council finds that the law enacted by this Ordinance will not unduly burden a person’s ability to pursue economic opportunities and safe and legal residential housing. To the contrary, it is intended to encourage development of affordable housing, increase housing opportunities, and remove housing development constraints.
- B. Zoning Ordinance Text Amendment Case No. ZOTA 26-01 (“Project”) is a proposed amendment to Title 17 (Zoning) of the Bellflower Municipal Code (“BMC”) related to the regulatory framework of the “HOOZ” as it relates to the implementation of the Housing Element;
- C. The City desires to update BMC Chapter 17.66 as it pertains to housing opportunity area overlay uses and development standards;
- D. The City reviewed this Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); CEQA, CEQA Guidelines and Bellflower Guidelines collectively referred to as “CEQA Regulations”);
- E. Notice of Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law;
- F. On August 24, 2026, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed zoning ordinance text amendment, including information provided by City staff and public testimony; and
- G. On August 24, 2026, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its August 24, 2026 hearing.

SECTION 2. *Planning Agency.* Pursuant to BMC § 2.32.050(F), the City Council is acting as the Bellflower Planning Agency for purposes of the Project.

SECTION 3. *Factual Findings and Conclusions.* The City Council finds as follows:

- A. On February 24, 2025, the City Council approved and adopted Ordinance No. 1442 approving Zone Change Case No. ZC 25-01, and Zoning Ordinance Text Amendment Case No. ZOTA 25-01 to implement the goals and policies identified by the various housing programs, including ensuring adequate sites to accommodate the Regional Housing Need Allocation ("RHNA"). Following the City's actions, the implementation status was reported to the State Department of Housing and Community Development ("HCD"), and it reviewed the documentation submitted by the City;
- B. On October 16, 2025, HCD issued a Letter of Technical Assistance ("LTA") to the City. The LTA stated that the City's HE implementation met several requirements of state law; however, the City must revise its zoning ordinance to demonstrate the rezonings meet all requirements in Government Code section 65583.2, subdivisions (h) and (i). Following receipt of the LTA, staff provided responses and met with HCD to address the LTA;
- C. On March 18, 2026, the City received HCD's Corrective Action Letter ("CAL") restating its findings mentioned in the LTA, which prompted additional meetings and correspondences to discuss and clarify those findings;
- D. On May 21, 2026, the City provided HCD a response to its CAL, informing it that HCD's requests appear to prefer form over substance in that it is the City's position that the existing regulations already meet or exceed the substance of statutory requirements – thus, the requests are not legal mandates. HCD was informed that the City is willing to insert explicit phrasing identified by HCD and that the City's approach is to proceed carefully, clarify expectations directly with HCD before recommending that the City Council amend the BMC to accommodate HCD's desired language, and document all actions thoroughly;
- E. The proposed BMC amendment would continue to allow for development of high-density, mixed use and/or residential development to accommodate the City of Bellflower's 2021-2029 RHNA; and
- F. The Zoning Ordinance Text Amendment updates the regulatory framework of future development and uses for certain properties located within the HOOZ areas as it pertains to the implementation of the Housing Element (2021-2029 Planning Period) as shown on Exhibit A.

SECTION 4. *Environmental Assessment.* This Ordinance incorporates the CEQA findings in Ordinance No. 1442 by reference. The City Manager, or designee, is directed to file a Notice of Determination in accordance with CEQA Guidelines §§ 15075, and any other applicable law.

SECTION 5. *General Plan Findings.* The findings set forth in Ordinance No. 1442 are incorporated by reference.

SECTION 6. *Zoning Ordinance Text Amendment Findings.* Pursuant to BMC § 17.104.030, the City Council makes the following findings:

- A. This proposed Ordinance will not adversely affect any property in the City as to value or precedent and will not be detrimental.

The proposed Zoning Ordinance Text Amendment ("ZOTA") will not adversely affect any property in the City as to value or precedent and will not be detrimental to any area of the City, based upon the findings in Section 5 of this Ordinance. The proposed ZOTA simply intends to amend the regulatory framework of future development and uses for certain properties located within the HOOZ, as it pertains to the implementation of the Housing Element. Furthermore, the proposed changes do not affect any particular property. Rather, they are applicable within the HOOZ area and are intended to enhance property values of those properties within the overlay.

- B. The ZOTA will be in the interest or furtherance of public health, safety and general welfare.

This ZOTA promotes public health, safety and general welfare, by ensuring that future developments are built and designed to the highest standard, based upon the findings in Section 2 of this Ordinance. Furthermore, the proposed regulations are in the interest and furtherance of public health, safety and general welfare in that they continue to facilitate new development of underutilized properties thereby increasing the City's housing stock and value of private properties.

- C. This ZOTA will not adversely affect the City's General Plan or zoning regulations set forth in the BMC.

- D. The proposed ZOTA will not adversely affect the City's GP in that proposed ZOTA simply amends the HOOZ uses and development standards consistent with the City's GP and adheres to State laws.

SECTION 7. *Approval.* Based on the above findings, the City Council approves the amendments to Chapter 17.66 (Housing Opportunity Overlay Zone) of the Bellflower Municipal Code, as set forth in attached Exhibit A, and incorporated by this reference.

SECTION 8. *Codification.* All subsequent section numbers within BMC Chapter 17.17 are renumbered in accordance with the changes implemented by this Ordinance. The City Council intends that this Ordinance be harmonized with Ordinance No. 1442 when codified within the BMC.

SECTION 9. *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 10. *Enforceability.* Repeal of any provision of the BMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11. *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the BMC or other city ordinance by this Ordinance will be rendered void and cause such previous BMC provision or other city ordinance to remain in full force and effect for all purposes.

SECTION 12. *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 13. *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 14. *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

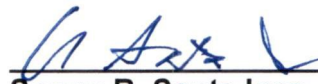
SECTION 15. *Electronic Signatures.* This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 16. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 17. *Recordation.* The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Bellflower's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 18. *Effective Date.* This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO. 1460 HAD ITS FIRST READING ON AUGUST 24, 2026, ITS SECOND READING ON SEPTEMBER 14, 2026, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF SEPTEMBER 14, 2026.



Sonny R. Santa Ines, Mayor

ATTEST:



Mayra Ochiqui, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney



By: Timothy E. Campen, Assistant City Attorney

ATTACHMENT:

Exhibit A: HOOZ Amendments

**ORDINANCE NO. 1460 – EXHIBIT A
AMENDMENTS TO CHAPTER 17.66 OF THE BELLFLOWER MUNICIPAL CODE
(HOUSING OPPORTUNITY OVERLAY ZONE)**

The proposed amendments will be illustrated with ~~striketrough~~ for existing language that is proposed for deletion and underlined for new language.

➤ Amendment No. 1

§ 17.66.040 Permitted Uses.

The HOOZ allows a mix of land uses that are complimentary to one another; compatible with residential and commercial uses within the boundaries of the HOOZ and the adjacent neighborhoods; and allows flexible development standards to achieve the goals of the Housing Element.

A. The following uses are permitted by-right, not subject to discretionary review, and approval is based on objective standards as listed in this Chapter. ~~in the HOOZ.~~

1. Multiple-family dwelling ~~housing units~~ with at least 20% of units restricted for lower-income households
2. Live Work
3. Condominium Developments
4. ~~Apartments~~
5. ~~Duplex and/or Triplex~~
6. Emergency Shelter
7. Mixed-use (combination of residential and commercial land uses) with at least 50% of total gross floor area of the development allocated to residential use

B. In addition to the requirements in this Chapter, emergency shelters must comply with applicable law.

➤ Amendment No. 2

§ 17.66.041 Conditional Uses.

The following uses are permitted only after a valid Conditional Use Permit is approved in the manner and subject to conditions as provided for in Chapter 17.96.

A. Multiple family dwellings

➤ Amendment No. 3

Table 17.66.040: Development Standards

	Housing Opportunity Overlay- Planning Areas				
	A	B, C & D	E & F	G	H
Density (may be adjusted via concession pursuant to the State Housing Law)					
<u>Minimum</u>	<u>20 du/ac</u>	<u>20 du/ac</u>	<u>20 du/ac</u>	<u>20 du/ac</u>	<u>20 du/ac</u>

**ORDINANCE NO. 1460 – EXHIBIT A
AMENDMENTS TO CHAPTER 17.66 OF THE BELLFLOWER MUNICIPAL CODE
(HOUSING OPPORTUNITY OVERLAY ZONE)**

➤ Amendment No. 4

Table 17.66.040: Development Standards

	Housing Opportunity Overlay- Planning Areas				
	A	B, C & D	E & F	G	H
Floor Area Ratio					
Maximum	0.75 FAR				

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF BELLFLOWER)

I, **Mayra Ochiqui, City Clerk** of the City of Bellflower, California, do hereby certify under penalty of perjury that:

Ordinance No. ~~1152~~ 1460 had its first reading on August 24, 2026, by the following vote to wit:

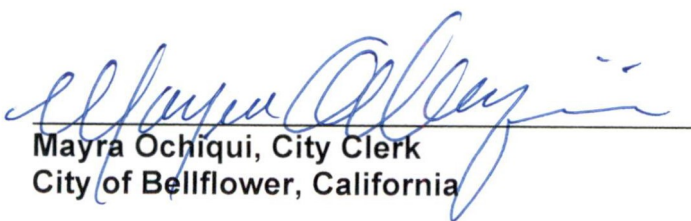
AYES: Council Members – Koops, Morse, Sanchez, and
Mayor Santa Ines

NOES: Council Member - Dunton

Ordinance No. ~~1152~~ 1460 had its second reading on September 14, 2026, and was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of September 14, 2026, by the following vote to wit:

AYES: Council Members – Sanchez, Dunton, Koops, Morse and
Mayor Santa Ines

Dated: September 15, 2026



Mayra Ochiqui, City Clerk
City of Bellflower, California

(SEAL)