

May 23, 2023

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON THE GATEWAY PLANNING AREA REZONING PROGRAM**  
**PROJECT NO. 2022-000727**  
**GENERAL PLAN AMENDMENT NO. RPPL2022002013**  
**ZONE CHANGE NO. RPPL2022002015**  
**ADVANCE PLANNING PROJECT NO. RPPL2022012287**  
**ENVIRONMENTAL ASSESSMENT NO. RPPL2022002014**  
**(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

The recommended actions are to certify the Gateway Planning Area Rezoning Program Addendum (Addendum) to the previously certified Housing Element Update Final Program Environmental Impact Report (PEIR) and approve the Gateway Planning Area Rezoning Program (Project), which amends the County of Los Angeles (County) General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code. The Project will facilitate the availability of residential sites at adequate densities and with appropriate development standards to help accommodate the unincorporated County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA). A project summary is included as Attachment 1. The proposed Land Use Policy Change Maps are included as Attachment 2. The proposed Zone Change Maps are included as Attachment 3, and the proposed Title 22 amendments are included as Attachment 4. The Addendum to the previously certified Housing Element Update Final PEIR is included as Attachment 5.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Certify that the Addendum to the previously certified Housing Element Update Final PEIR (Environmental Assessment No. RPPL2022002014) (Attachment 5) for the Project has been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County; find

that the Board of Supervisors (Board) has reviewed and considered the information contained in the Addendum with the Housing Element Update Final PEIR prior to approving the Project, and approve the Addendum;

2. Indicate its intent to approve the Project (General Plan Amendment No. RPPL2022002013, Zone Change No. RPPL2022002015, and Advance Planning Project No. RPPL2022012287), as recommended by the Regional Planning Commission (RPC); and
3. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will approve an Addendum to the previously certified Housing Element Update Final PEIR and assist the County in meeting its RHNA allocation in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos of the Gateway Planning Area, as well as complying with state housing law requirements.

The State of California (State) requires that every local jurisdiction periodically prepare and update their housing elements. State law requires that a housing element include an inventory of sites that are zoned and available within the planning period to meet the local jurisdiction's RHNA. If the local jurisdiction cannot demonstrate that there are enough sites to address its RHNA, a Rezoning Program is required.

The County has been assigned a RHNA of 90,052 units for the 2021-2029 planning period, which is divided by level of affordability. The Revised Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, outlines the County's strategies to accommodate its RHNA. The Sites Inventory is comprised of vacant and underutilized sites within unincorporated Los Angeles County that are zoned at appropriate densities and with appropriate development standards to facilitate housing development. Other strategies used to accommodate the County's RHNA include projected growth of accessory dwelling units, specific plan capacity, selected entitled projects, and capacity or planned development on County-owned sites within cities. Together, these strategies account for approximately 38 percent of the RHNA. The remaining 62 percent of the RHNA is accommodated by sites to be rezoned for higher density housing development. The County will implement the rezoning through various community-based planning efforts, including the Project.

On February 22, 2023, the RPC held a public hearing and voted unanimously to recommend approval of the Project. A summary of RPC proceedings is included as Attachment 6. The RPC's resolution is included as Attachment 7.

## **Key Components**

The Project includes the following major elements and key components:

### **Land Use Policy Changes Along Commercial Corridors**

The proposed amendment to the General Plan Land Use Policy Map redesignates a total of 58 parcels from General Commercial (GC) to Mixed Use (MU) to allow for higher density residential and mixed-use developments. Parcels proposed to be redesignated in South Whittier-Sunshine Acres are located along Telegraph Road and Leffingwell Road. Parcels proposed to be redesignated in West Whittier-Los Nietos are generally located along Whittier Boulevard.

The proposed MU land use designation allows for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multifamily residences. The MU land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum floor area ratio (FAR) of 3.0 for non-residential and mixed-use development.

### **Zoning Consistency**

Zone changes are proposed on 1,315 parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos to ensure consistency with the General Plan Land Use Policy Map. Zone MXD (Mixed Use Development) is proposed on the 58 parcels that are redesignated MU. Additionally, multi-family residential zones (Zones R-2, R-3, and R-4) are proposed on parcels in certain residential areas where the existing zones (Zones A-1, R-1, and R-A) are inconsistent with the existing General Plan land use designations (H18, H30, and H50).

### **State-Mandated Inclusionary Zoning**

Per State Housing Element Law (Government Code sections 65580 – 65589.11), housing developments on certain parcels identified in a Housing Element Sites Inventory or Rezoning Program must provide a 20 percent affordable housing set-aside for very low and/or lower-income households. The proposed Title 22 amendments ensure compliance with the Housing Element Law.

### **Implementation of Strategic Plan Goals**

The Project supports the County's *Strategic Plan Goal I: Make Investments That Transform Lives; Objective I.1.5: Increase Affordable Housing Throughout L.A. County* by allowing higher density housing development in certain areas where appropriate and increasing housing options.

## **FISCAL IMPACT/FINANCING**

Approval of the Project will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed Project supports Goals HE 1, HE 3, LU 4, and LU 5 as well as Policies HE 1.1, HE 3.1, LU 4.1, LU 4.2, LU 5.1, and LU 5.3 of the General Plan in that it will improve housing choice and affordability for residents of various incomes, promote infill development, and support a mix of land uses that promote bicycling and walking.

In addition to the public hearing conducted by the RPC on February 22, 2023, a public hearing before the Board is required pursuant to County Code section 22.232.040.B.1. Required notice (Attachment 8) has been given pursuant to the procedures and requirements set forth in County Code section 22.222.180. Additionally, courtesy public hearing notices were mailed to more than 1,300 property owners and emailed to 48 stakeholders. The notification lists are included as Attachments 9 and 10.

## **ENVIRONMENTAL DOCUMENTATION**

The Board certified the Housing Element Update Final PEIR on November 30, 2021 (State Clearinghouse No. 2021010016). The certified Housing Element Update Final PEIR is available at <https://planning.lacounty.gov/housing/eir>.

An Addendum to the Housing Element Update Final PEIR was prepared for the Project in compliance with CEQA and the County environmental guidelines. Based on the Addendum, the previously certified Housing Element Update Final PEIR, and other materials in record, the County determines that the Project falls within the Housing Element Update Final PEIR because the Project has no new significant environmental impacts; no substantial increase in severity of previously identified significant effects; no mitigation measures or alternatives previously found to be infeasible but are now determined to be feasible; and no mitigation measures or alternatives that are different from those in the Housing Element Update Final PEIR. Thus, neither a subsequent nor supplemental environmental impact report is required. (Pub. Resources Code, § 21166; Guidelines §§ 15162, 15163). However, some changes or additions are necessary to the Housing Element Update Final PEIR in order to implement the Project, making the Addendum the appropriate CEQA document for the Project. (Pub. Resources Code, §21166; Guidelines, §§ 15162–15164).

Upon your Board's approval of the Project, the County will file a Notice of Determination with the County Clerk in accordance with Public Resources Code section 21152.

The Honorable Board of Supervisors

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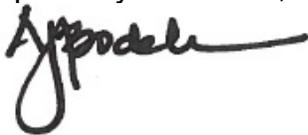
A copy of the Addendum, along with the certified Housing Element Update Final PEIR, was available for public review from January 19, 2023 to February 21, 2023 at the La Puente Field Office and South Whittier Building and Safety Office.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the Project will not significantly impact County services.

For further information, please contact Lynda Hikichi of the Housing Policy Section at (213) 974-6417 or [lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov).

Respectfully submitted,



AMY J. BODEK, AICP  
Director of Regional Planning

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Attachments:

1. Project Summary
2. Proposed General Plan Amendment – Land Use Policy Change Maps
3. Proposed Zone Change Maps
4. Proposed Ordinance
5. Addendum to the certified Los Angeles County Housing Element Update Final Program Environmental Impact Report
6. Regional Planning Commission Hearing Proceedings
7. Regional Planning Commission Resolution
8. Hearing Notice
9. Notification Lists: Mailing Notice
10. Notification Lists: Email Contacts
11. Public Comment Received

c: Executive Office, Board of Supervisors  
County Counsel  
Chief Executive Office  
Public Works  
Fire Department