

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION: Amendments to the General Plan and to Title 22 (Planning and Zoning) of the Los Angeles County Code (1) to complete the proposed land use policy and zone changes in the Gateway Planning Area as described in the County of Los Angeles Revised Housing Element 2021-2029 (Revised Housing Element); and (2) to require an affordable housing set-aside in housing developments on certain parcels identified in the Revised Housing Element per state law (collectively "Gateway Planning Area Rezoning Program").

REQUEST: Approval of the Gateway Planning Area Rezoning Program and certification of the Addendum to the Housing Element Update Final Program Environmental Impact Report (Addendum).

LOCATION: Unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos

STAFF CONTACT: Ms. Lynda Hikichi at (213) 974-6417

RPC HEARING DATE(S): February 22, 2023

RPC RECOMMENDATION: Recommendation of certification of the Addendum and approval of the Gateway Planning Area Rezoning Program to the Board.

MEMBERS VOTING AYE: Commissioners Duarte-White, Louie, O'Connor, Moon, Hastings

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: The Gateway Planning Area Rezoning Program/ Project amends the General Plan with the updated Land Use Policy Map for the unincorporated

communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos.

The Project amends the Zoning Map to ensure consistency with the General Plan Land Use Policy Map.

The Project amends Title 22 (Planning and Zoning) of the County Code to require an affordable housing set-aside pursuant to the Housing Element Law.

MAJOR POINTS FOR:

The Revised Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated Los Angeles County.

The Project implements the Gateway Planning Area rezoning identified in the Revised Housing Element, adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022.

MAJOR POINTS AGAINST:

The Gateway Planning Area Rezoning Program does not include sufficient guarantees that new housing will be affordable.