

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
GATEWAY PLANNING AREA REZONING PROGRAM
PROJECT NO. 2022-000727**

February 22, 2023 Regional Planning Commission Hearing

At the public hearing on February 22, 2023, staff provided an overview of the Gateway Planning Area Rezoning Program, which includes a General Plan amendment, zone changes, and an ordinance amendment to Title 22 (Planning and Zoning) (Project). Staff also provided background information regarding the relationship of the Project to the Housing Element.

There was no public testimony given. During the discussion, the RPC asked staff to clarify how the state-mandated inclusionary requirements affect the two communities (South Whittier-Sunshine Acres and West Whittier-Los Nietos) located within the Gateway Planning Area. Staff explained that the rental housing projects located within the two communities are within the submarket that is currently not subject to the IHO, but with the project will be subject to the state-mandated inclusionary housing requirement.

The RPC asked about the auto-related uses that will become nonconforming due to the zone change from C-3 to MXD. Staff explained that the nonconforming auto related uses will be subject to the nonconforming provisions in the Zoning Code. Staff further explained that the MXD zone provides more commercial and mixed use options.

The RPC also inquired about the impacts on the existing infrastructure from the additional housing units and parking. Staff explained that the sites selected for the Project went through various layers of review that considered the existing infrastructure, such as water, sewer, access, amenities, services, and proximity to transit. Staff further explained that a new State law regarding parking minimums and projects near transit went into effect in 2023.

The RPC unanimously certified the Addendum to a previously certified Housing Element Update PEIR and approved the Gateway Planning Area Rezoning Program.

ACTION DATE: February 22, 2023

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0