

Gateway Planning Area Rezoning Program

Project Summary

The Gateway Planning Area Rezoning Program is a program to allow for more housing, as required by State Law. This will ensure the availability of residential sites, at adequate densities and with appropriate development standards, in the unincorporated areas to accommodate the County of LA's fair share of the regional housing need. The program includes the following changes pertaining to land use and zoning regulations affecting the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos, which are located in the Gateway Planning Area:

- General Plan Amendment – Amend the General Plan Land Use Policy Map to re-designate a total of 58 parcels from General Commercial (CG) to Mixed Use (MU) to allow for higher density housing development where appropriate to accommodate a portion of the County's fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA).
- Zone Changes – Rezone 1,315 parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map.
- Zoning Ordinance – Amend Title 22 (Planning and Zoning) of the Los Angeles County Code to require an affordable housing set-aside in housing developments on certain parcels identified in the Revised County of Los Angeles Housing Element 2021-2029 (Revised Housing Element), per state law.

Background

The State of California requires every local jurisdiction to periodically prepare and update their housing elements. State law requires that housing elements include an inventory of sites (Sites Inventory) 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 accommodate its RHNA, a rezoning program is required.

The County will implement the rezoning through various community-based planning efforts, including the Gateway Planning Area Rezoning Program. In addition, per State law, housing developments on sites rezoned to accommodate very low- and/or lower-income units must provide a 20 percent lower-income housing set-aside. The proposed amendments ensure compliance with the State law on affected parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos.

Public Hearings

The Regional Planning Commission public hearing for the Gateway Planning Area Rezoning Program is scheduled for February 22, 2023, followed by a public hearing before the Board of Supervisors in spring 2023.

Learn More

To learn more about the project, review the draft changes, and provide comments, please visit the project website at: planning.lacounty.gov/housing/Rezoning.

For more information, please contact the Housing Policy Section at:

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