

**DRAFT RESOLUTION  
REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. PRJ2022-000727  
GENERAL PLAN AMENDMENT NO. RPPL202202013,  
ZONE CHANGE NO. RPPL2022002015,  
ADVANCE PLANNING CASE NO. RPPL2022012287  
ENVIRONMENTAL ASSESSMENT NO. RPPL2022002014**

**WHEREAS**, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on (1) amendments to the County General Plan ("General Plan") and to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to complete the proposed land use policy and zone changes and to require an affordable housing set-aside in housing developments on certain parcels identified in the Revised County Housing Element 2021-2029 (Revised Housing Element) in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos, (General Plan and Title 22 amendments, collectively referred to as "Gateway Planning Area Rezoning Program"); and (2) Gateway Planning Area Rezoning Program Addendum to the Certified Housing Element Update Final Program Environmental Impact Report ("Addendum") on February 22, 2023; and

**WHEREAS**, the Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the County General Plan, pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;
2. The General Plan must contain a housing element that sets forth goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing for all income groups and persons with disabilities;
3. A housing element is required to be updated periodically to, among other things, evaluate the appropriateness of a jurisdiction's housing goals, objectives, and policies towards attainment of state housing goals and the effectiveness of the housing element in the community's housing goals and objectives attainment, pursuant to Government Code section 65588;
4. The Southern California Association of Governments determined that the County's Regional Housing Needs Allocation ("RHNA"), or fair share of the regional housing need, for the period October 15, 2021 – October 15, 2029, is as follows: 25,648 units for extremely low/very low-income households; 13,691 units for low-income households; 14,180 units for moderate-income households; and 36,533 units for above moderate-income households for a total of 90,052 units;

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5. 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, identifies the following strategies to demonstrate the County's ability to accommodate its RHNA: potential for the development of accessory dwelling units; entitled residential projects; anticipated number of units to be built in specific plan areas; County-owned sites in cities; and an inventory of land suitable for residential development ("Sites Inventory");
6. The County determined that there is not sufficient capacity to accommodate the RHNA, and identified the following shortfall by income level: 16,393 units for extremely low/very low-income households; 4,357 units for low-income households; 9,019 units for moderate-income households; and 26,005 units for above moderate-income households;
7. The Revised Housing Element includes a list of sites to be rezoned by 2024 to accommodate the RHNA shortfall, pursuant to Government Code section 65583(c)(1)(A);
8. The County will complete the rezoning through various community-based efforts, including the Gateway Planning Area Rezoning Program, as described in Program 17: Adequate Sites for RHNA of the Revised Housing Element;
9. The Gateway Planning Area Rezoning Program includes an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use development on 58 parcels along commercial corridors in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos. The proposed Mixed Use (MU) land use designation allows a residential density of 50 to 150 dwelling units per net acre and a maximum FAR of 3.0 for non-residential and mixed-use development;
10. The Gateway Planning Area Rezoning Program also includes a zone change program to ensure consistency between the General Plan Land Use Policy Map and the Zoning Map on 1,315 parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos;
11. The Gateway Planning Area Rezoning Program includes not only static maps, but GIS data that generate maps and figures in multiple, dynamic ways;
12. Government Code section 65583.2(c) requires that housing developments on sites identified to accommodate very low- and/or lower-income units in

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the Sites Inventory must provide a 20 percent affordable housing set-aside for lower income households if the sites were nonvacant and identified in a previous housing element or vacant and identified in two consecutive previous housing elements;

13. Government Code section 65583.2(h) further requires that housing developments on sites that are rezoned to accommodate very low- and/or lower-income units must provide a 20 percent affordable housing set-aside for lower income households;
14. The Gateway Planning Area Rezoning Program includes an ordinance amending Title 22 (Planning and Zoning) of the County Code to ensure compliance with the State-mandated inclusionary zoning on affected parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos;
15. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan, and in particular, the Housing Element, in that it promotes a diversity of housing types, mixed-income neighborhoods, and infill development and redevelopment that strengthens and enhances communities in the unincorporated LA County;
16. Pursuant to County Code Section 22.244.040, approval of the Ordinance will be in the interest of public health, safety, and general welfare by promoting pedestrian-friendly infill development. The Ordinance aims to improve housing choice and affordability for residents of various incomes with mixed-use housing options, utilizes existing infrastructure and services, and discourages an auto-dependent urban fabric resulting from low-density sprawl;
17. Pursuant to County Code Section 22.244.040, the Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;
18. Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all General Plan Amendments and zoning ordinances must be consistent with the County Airport Land Use Plan, if the General Plan Amendment or ordinance includes areas that are within an airport influence area. Because no property in the Gateway Planning Area Rezoning Program is within an airport influence area, the Gateway Planning Area Rezoning Program does not involve an area of concern from an airport compatibility perspective.

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19. In accordance with Government Code section 65352.3, California Native American Tribes traditionally and culturally affiliated with the project area that have requested project notification were notified and invited to request consultation regarding the Gateway Planning Area Rezoning Program;
20. Six written responses were received from the following tribes: Gabrieleno Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, Rincon Band of Luiseno Indians, San Manuel Band of Mission Indians, Santa Ynez Band of Chumash Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians). None of the tribes expressed concerns or requested further consultation on the Gateway Planning Area Rezoning Program;
21. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in two local newspapers, including the Spanish language newspaper *La Opinión*. The public hearing notice was sent by mail to more than 1,300 owners whose properties are proposed to be redesignated or rezoned. The public hearing notice and materials were also posted on the Department of Regional Planning's website;
22. The Addendum to the Certified Housing Element Update Final Program Environmental Impact Report (Housing Element Update Final PEIR) was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines; and
23. The Addendum considers the implementation of the Gateway Planning Area Rezoning Program in the Gateway Planning Area, within the communities of South Whittier – Sunshine Acres and West Whittier – Los Nietos. The Gateway Planning Area Rezoning Program would redesignate and rezone 58 parcels to allow for an increase in density (i.e., upzoning), and rezone 1,257 parcels to maintain consistency with the General Plan Land Use Policy Map, which would not result in a change in density. The Addendum also analyzed "alternate parcels" which could be considered for rezoning as part of the Gateway Planning Area Rezoning Program on an individual basis if a certain parcel in the program was determined to be no longer appropriate for rezoning. The Addendum compared the potential environmental impacts from the Gateway Planning Area Rezoning Program to the findings of the Housing Element Update Final PEIR. The Addendum concluded that the Gateway Planning Area Rezoning Program represents a minor change to the Housing Element Update Final PEIR and does not result in substantial changes such that changes would have to be made to the Housing Element Update Final PEIR for it to adequately apply to the proposed Project.

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**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (Board) as follows:

1. That the Board holds a public hearing to consider the Gateway Planning Area Rezoning Program, which includes amendments to the General Plan and Title 22 (Planning and Zoning) to ensure that the County is able to accommodate its RHNA obligation, and the Addendum;
2. That the Board certifies that the Addendum to the Housing Element Update Final PEIR, Environmental Assessment No. RPPL2022002014, has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; finds that the 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;
3. That the Board adopts General Plan Amendment No. RPPL2022002013, amending the General Plan with the updated Land Use Policy Map for the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos to allow for higher density housing development where appropriate to accommodate a portion of the County's RHNA shortfall;
4. That the Board adopts Zone Change No. RPPL2022002015, amending the Zoning Map of the Los Nietos - Santa Fe Springs, Norwalk, Southeast Whittier, Sunshine Acres, and Whittier Downs Zoned Districts to ensure consistency with the General Plan Land Use Policy Map; and
5. That the Board adopted Advance Planning Case No. RPPL2022012287, amending Title 22 (Planning and Zoning) to ensure that the sites selected to accommodate the County's RHNA comply with the Housing Element Law.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 22, 2023.

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Elida Luna, Secretary  
Regional Planning Commission  
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_

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