

PROJECT DESCRIPTION

A. Project Scope

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 Unincorporated Los Angeles County’s fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA). 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 No. RPPL2022002013 is an amendment to the General Plan Land Use Policy Map to complete the proposed land use policy changes on sites identified in the County of Los Angeles Housing Element 2021-2029 (Housing Element) Rezoning Program, and to re-designate surrounding parcels to avoid spot-designation.

Zone Change No. RPPL2022002015 is an amendment to the Zoning Map to complete the proposed zone changes on sites identified in the Housing Element Rezoning Program, and to rezone surrounding parcels to avoid spot-zoning.

Advance Planning Case No. RPPL2022012287 is a proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to require housing developments on certain parcels identified in the Housing Element to provide a 20 percent affordable housing set-aside for lower-income households pursuant to Government Code sections 65583.2(c) and (h).

B. Project Background

The State of California requires every local jurisdiction to periodically prepare and update their housing elements. State law requires that a housing element includes 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.

Unincorporated Los Angeles County has been assigned a RHNA of 90,052 units for the 2021-2029 planning period, which is divided by level of affordability as shown in Table 1, below.

Table 1: Unincorporated Los Angeles County Regional Housing Needs Allocation (RHNA)

RHNA 2021-2029	Affordability				Total
	Very Low (<50% AMI*)	Lower (50 - 80% AMI*)	Moderate (80 - 120% AMI*)	Above Moderate (>120% AMI*)	
	25,648	13,691	14,180	36,533	90,052

*AMI = Area Median Income

The Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development (HCD) on May 27, 2022, outlines the County's strategies to accommodate its RHNA. The Sites Inventory is comprised of vacant and underutilized sites within the unincorporated areas that are zoned at appropriate densities and development standards to facilitate housing development. Also, these sites were selected based on other specific criteria, such as access to transit and services, protection from environmental hazards, and likelihood of housing development given the existing site condition. Other strategies used to accommodate the County's RHNA include projected growth of accessory dwelling units (ADUs), 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, including 16,393 very low-income units, 4,357 low-income units, 9,019 moderate-income units, and 26,005 above moderate-income units, is accommodated by sites to be rezoned for higher density housing development.

As described in *Program 17: Adequate Sites for RHNA* of the Housing Element, the County will implement the rezoning through various community-based planning efforts, including the Gateway Planning Area Rezoning Program (Project).

C. Major Elements and 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 re-designates a total of 58 parcels from General Commercial (CG) to Mixed Use (MU) (Exhibit B). As shown in Exhibit C, parcels proposed to be redesignated in West Whittier-Los Nietos are generally located along Whittier Boulevard. As shown in Exhibit D, parcels proposed to be redesignated in South Whittier-Sunshine Acres are located along Telegraph Road and Leffingwell Road.

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 FAR of 3.0 for non-residential and mixed-use development.

Zoning Consistency

The General Plan Land Use Policy Map establishes the long-range vision for general intended uses. The Zoning Code and Zoning Map implement that vision by providing details on specific allowable uses. The Zoning Map must be consistent with the Land Use Policy Map.

Zone Changes (Exhibit E) 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 Land Use Policy Map. Zone MXD (Mixed Use Development) is proposed on the parcels that are redesignated MU. Additionally, as shown in Exhibit F and G, zone changes are also

proposed on parcels in certain residential areas, predominantly in South Whittier-Sunshine Acres where the existing zoning is inconsistent with the existing General Plan land use designation. Table 2 summarizes the proposed zone changes and the corresponding land use designations in the residential areas.

Table 2: Summary of Proposed Residential Rezoning

Existing Land Use Designation	Existing Zoning	Proposed Zoning	Number of Parcels
H18 – Residential 18 (0-18 du/ac)	A-1 – Light Agricultural	R-2 – Two-Family Residence	1,250
H18 – Residential 18 (0-18 du/ac)	R-1 – Single-Family Residence	R-2 – Two-Family Residence	3
H30 – Residential 30 (20-30 du/ac)	R-A – Residential Agricultural	R-3 – Limited Density Multiple Residence	2
H50 – Residential 50 (20-50 du/ac)	R-A – Residential Agricultural	R-4 – Medium Density Multiple Residence	2

A portion of the County’s RHNA, including 651 very-low income units and 5,251 above moderate income units, is accommodated by sites redesignated and/or rezoned by the Project.

State-Mandated Inclusionary Zoning

Per State law, housing developments on certain parcels identified in the Housing Element Sites Inventory or Rezoning Program must provide a 20 percent affordable housing set-aside for lower-income households. Specifically, the State-mandated inclusionary zoning applies if a rental or for-sale housing development is located on a parcel that is one of the following:

- Nonvacant, identified in the Sites Inventory to accommodate very low- and/or lower-income units, and was included in the previous 2014-2021 Housing Element;
- Vacant, identified in the Sites Inventory to accommodate very low- and/or lower-income units, and was included in both the 2008-2014 and the 2014-2021 Housing Elements; or
- Identified in the Housing Element Rezoning Program to accommodate very low- and/or lower-income units.

In comparison, the County's Inclusionary Housing Ordinance currently does not require any affordable housing set-aside in rental housing development in the East Los Angeles/Gateway submarket area where South Whittier-Sunshine Acres and West Whittier-Los Nietos are located. For for-sale housing development, a 10 or 20 percent set-aside at an average affordability of 135% AMI is currently required depending on the project size. The proposed Ordinance (Exhibit H) amends the Inclusionary Housing Ordinance to ensure compliance with the State mandate, which supersedes any contrary local inclusionary housing requirement on affected parcels in South Whittier-Sunshine Acres and West Whittier-Los Nietos.

D. General Plan Consistency

The Project is consistent with the following applicable goals and policies of the General Plan:

- Goal HE 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.
 - Policy HE 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA .
- Goal HE 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.
 - Policy HE 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
- Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
 - Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
 - Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
 - Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
 - Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled.

ENVIRONMENTAL ANALYSIS

The Board certified the Housing Element Update Final Program Environmental Impact Report (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 in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Addendum concluded that the Project as proposed would not result in any increased or additional environmental impacts beyond those that were analyzed in the Housing Element Update Final PEIR, and therefore concluded that a supplemental environmental analysis is not required. A copy of the Addendum (Exhibit I), 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.

CONSISTENCY WITH AIRPORT LAND USE COMPATABILITY PLAN

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.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

County departments including Public Works, Fire, Public Health, Los Angeles County Development Authority and Parks and Recreation were consulted during the preparation of the Project. Staff has not received any comments at the time of report preparation.

B. Project Outreach and Engagement

On October 6, 2022, approximately 1,300 customized courtesy letters in English and Spanish were mailed to owners whose properties are proposed to be redesignated and/or rezoned by the Project.

A virtual community meeting, attended by 17 stakeholders, was held on October 17, 2022. Staff provided background on housing needs in the unincorporated areas and the Housing Element. Staff also explained the County's rezoning methodology and presented the proposed rezoning in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos. The recording of the meeting was posted on the Project's website.

During the months of October through December 2022, virtual appointments were available for property owners to engage in one-on-one consultation with staff regarding the proposed

land use policy and zone changes, and their impacts on existing uses or development potential on specific parcels. Staff met with a total of five stakeholders through virtual appointments. In addition, staff received 13 emails and eight phone calls inquiring about the proposed land use policy and zone changes.

Furthermore, in accordance with the California Government Code section 65352.3, staff notified California Native American Tribes traditionally and culturally affiliated with the Project Area that have requested project notification and invited them to request consultation regarding the Project. Staff received six written responses 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 nor requested further consultation on the Project.

Staff has sent a courtesy RPC public hearing notice (Exhibit J) by mail to more than 1,300 property owners and by email to 48 stakeholders. Staff also noticed the RPC public hearing in two local newspapers, including the Spanish-language newspaper *La Opinión*. The public hearing notice and materials were posted on LA County Planning's website and promoted through social media.

C. Public Comments

As of the publication of this report, staff received no public comments.

Report

Reviewed By:



Tina Fung, Supervising Regional Planner

Report

Approved By:



Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Draft Resolution of the Regional Planning Commission
EXHIBIT B	General Plan Amendment Maps
EXHIBIT C	Proposed Land Use Policy Changes – West Whittier-Los Nietos
EXHIBIT D	Proposed Land Use Policy Changes – South Whittier-Sunshine Acres
EXHIBIT E	Zone Change Maps
EXHIBIT F	Proposed Zone Changes – West Whittier

EXHIBIT G	Proposed Zone Changes – South Whittier-Sunshine Acres
EXHIBIT H	State-Mandated Inclusionary Zoning – Public Hearing Draft Ordinance
EXHIBIT I	Addendum to the Certified County of Los Angeles Housing Element Update Final Program Environmental Impact Report
EXHIBIT J	Notice of Public Hearing