

Department of Regional Planning
Department Statement

Board of Supervisors Meeting: May 23, 2023

Hearing on Project No. 2022-000727-(4), General Plan Amendment No. RPPL2022002013-(4), Zone Change No. RPPL2022002015-(4), and Advance Planning Case No. RPPL2022012287-(4), on the **amendments to the County of Los Angeles (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 as described in the County Revised Housing Element 2021-2029 (Revised Housing Element),** and to require an affordable housing set-aside in housing developments on certain parcels identified in the 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”); **certify and approve the Addendum to the previously Certified Final Environmental Impact Report (Certified FEIR) for the Revised Housing Element,** which has been completed in compliance with the California Environmental Quality Act; and find that the Board of Supervisors (Board) has reviewed and considered the information contained in the Addendum with the Certified FEIR. (On February 22, 2023, the Regional Planning Commission recommended approval of this project.)

The County is required by State Housing Element Law to periodically prepare and update the Housing Element and ensure the availability of residential sites at adequate densities and appropriate development standards, in the unincorporated areas, to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Allocation (RHNA). For the 2021-2029 planning period, the RHNA for the unincorporated areas is 90,052 dwelling units.

As described in the Housing Element, which was adopted by the Board on May 17, 2022, and certified by the California Department of Housing and Community Development on May 27, 2022, the County is unable to accommodate the entirety of its RHNA obligation and will therefore rezone sites to meet its RHNA shortfall. The Gateway Planning Area Rezoning Program is part of the County’s strategy to meet the shortfall.

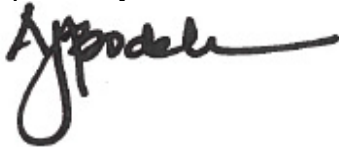
The Gateway Planning Area Rezoning Program includes an amendment to the General Plan Land Use Policy Map to allow for higher density residential and mixed-use development on 58 parcels along commercial corridors in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos. It also includes zone changes 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.

The Gateway Planning Area Rezoning Program also includes an ordinance amending Title 22 of the County Code to ensure compliance with Government Code sections 65583.2(c) and (h), which require a 20 percent lower income housing set-aside in housing developments on certain parcels in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos, as identified in the Housing Element.

The approval of the Gateway Planning Area Rezoning Program implements *Program 17: Adequate Sites for RHNA* of the Housing Element and will ensure the County's compliance with the State Housing Element Law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amy Bodek', with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP
Director of Regional Planning

AJB:CC:TF:LH:ar