

**PROJECT NUMBER**

PRJ2022-000557-(4)

**HEARING DATE**

10/29/2025

**REQUESTED ENTITLEMENT(S)**

General Plan Amendment No. RPPL2022001526

Zone Change No. RPPL2022001527

Environmental Plan No. RPPL2023003948

Site Plan Review No. RPPL2022003253

Administrative Housing Permit No.: RPPL2023004066

## PROJECT SUMMARY

**OWNER / APPLICANT**

Marisela Garcia

**MAP/EXHIBIT DATE**

12/16/2022

**PROJECT OVERVIEW**

General Plan Amendment from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20-50 Dwelling Units per Net Acre) and Zone Change from R-1 (Single-Family Residence) to R-3 (Limited Density Multiple Residence) to allow for the development of a five-story, 60-unit apartment building

**LOCATION**

7914 Broadway, Whittier, CA 90606

**ACCESS**

Broadway

**ASSESSORS PARCEL NUMBER(S)**

8173-023-020 / 021

**SITE AREA**

0.85 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Whittier Downs

**PLANNING AREA**

Gateway

**LAND USE DESIGNATION**

H9 (Residential 9)

**ZONE**

R-1 (Single-Family Residences)

**PROPOSED UNITS**

60

**MAX DENSITY/UNITS**

9 per acre

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.180.040 (Plan Amendment Findings and Decision Requirements)
  - Section 22.198.050 (Zone Change Findings and Decision Requirements)
  - Section 22.18.040 (Development Standards for Residential Zones)

**CASE PLANNER:**

Carl Nadela

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