

## REPORT TO THE REGIONAL PLANNING COMMISSION

---

DATE ISSUED:	April 4, 2024	
HEARING DATE:	April 17, 2024	AGENDA ITEM: 9
PROJECT NUMBER:	PRJ2022-000557-(4)	
PERMIT NUMBER(S):	General Plan Amendment Number RPPL2022001526	
	Zone Change Number RPPL2022001527	
SUPERVISORIAL DISTRICT:	4	
PROJECT LOCATION:	7914 Broadway, Whittier, CA 90606	
OWNER:	Marisela Garcia Trust	
APPLICANT:	Marisela Garcia	
PUBLIC MEETINGS HELD:	1 of 1	
INCLUSIONARY ZONING ORDINANCE (IZO):	The Project is not subject to the IZO because it is a rental project in the Gateway Submarket Area.	
CASE PLANNER:	Carl Nadela, AICP, Principal Regional Planner cnadela@planning.lacounty.gov	

---

### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff ("Staff") recommends **CONTINUING THE MATTER OFF CALENDAR** for Project Number PRJ2022-000557-(4), General Plan Amendment ("PA") Number RPPL2022001526 and Zone Change ("ZC") Number RPPL2022001527.

Staff recommends the following motion:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE PROJECT NUMBER PRJ2022-000557-(4), GENERAL PLAN AMENDMENT NUMBER RPPL2022001526, AND ZONE CHANGE NUMBER RPPL2022001527, OFF CALENDAR.**

## **PROJECT DESCRIPTION**

### **A. Entitlements Requested**

General Plan Amendment and Zone Change to change the land use policy designation from H9 (Residential 9 – 0 to 9 dwelling units per net acre) to H50 (Residential 50 – 20 to 50 dwelling units per net acre) and the zone from R-1 to R-3 (Limited Density Multiple Residence), respectively, to allow for the development of a five story, 60-unit apartment building pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).

### **B. Project**

The Project is for General Plan Amendment and Zone Change to change the land use policy designation from H9 (Residential 9 – 0 to 9 Dwelling Units per Net Acre) to H50 (Residential 50 – 20 to 50 Dwelling Units per Net Acre) and the zone from R-1 to R-3, respectively, to allow for the development of a five story, 60-unit apartment building. The Project also includes ministerial Site Plan Review (“SPR”) RPPL2022003253 to authorize the actual development of the proposed building and Administrative Housing Permit (“AHP”) RPPL2023004066 to allow for a density bonus of 17 additional units in addition to the base density of 43 units allowed for the 0.85-acre Project Site as an incentive for providing 7 affordable units as part of the Project. The SPR and AHP will be processed only after the approval of the General Plan Amendment and Zone Change that are the subject of this application.

## **PROJECT UPDATE**

At this time, Staff will be reevaluating the Project’s environmental document and project description and consider concerns received from the public with regards to traffic and the existing road conditions in the area of the Project Site. Staff will also be sending out revised notices to schedule a new public hearing date for the Project once this is completed.

---

Report  
Reviewed By:



Maria Masis, AICP, Supervising Regional Planner

Report  
Approved By:



Susan Tae, AICP, Assistant Administrator

---