

## ORDINANCE NO. 652

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, AMENDING THE CUDAHY MUNICIPAL CODE TO ADD NEW CHAPTER 3.44 TO TITLE 3 (REVENUE AND FINANCE) REGARDING ECONOMIC DEVELOPMENT**

WHEREAS, the California Constitution and Government Code section 37100 et seq. enable cities to make and enforce ordinances and regulations not in conflict with State law; and

WHEREAS, the City Council desires to restate and clarify its powers with respect to economic development in the City as one element of an economic development strategy for the City to further the goals of the City's General Plan; and

WHEREAS, the use of City funds and resources is among the municipal tools available to help advance the public purpose of economic growth and development; and

WHEREAS, economic development promotes the health, safety, and general welfare of residents and other persons in the City in areas that may include housing, commercial, dining and entertainment, cultural experience, and recreation; and

WHEREAS, the Land Use Element of the City's General Plan states the policies that the City will "work towards the expansion and diversification of the local economic base," and "encourage developments that will increase the City's tax base" for providing City services (Policies 7.1, 7.2).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CUDAHY,  
CALIFORNIA DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapter 3.44 is hereby added to Title 3 (Revenue and Finance) of the Cudahy Municipal Code to read:

Chapter 3.44  
ECONOMIC DEVELOPMENT

3.44.010 – Purpose.

3.44.020 – Authorized activities.

**Sec. 3.44.010. – Purpose.**

The City is authorized to undertake economic development activities, including, but not limited to, those set forth in this chapter, for the purpose of promoting the health, safety, general welfare, public convenience, and prosperity of the inhabitants of the city.

**Sec. 3.44.020. – Authorized activities.**

The city council or designee is authorized to perform the following activities in accordance with state law and this code:

- (1) Promotion. Undertake the promotion of city's natural, historic, and cultural resources, commercial and residential real estate value, housing options, recreation and entertainment options, retail and commercial opportunities, and other attractions that generate interest in the city via advertising, public outreach, special events, and other marketing.
- (2) Business attraction and retention. Undertake a business attraction and retention program that may include assistance in the form of grants, loans, fee abatements and discounts, payments of insurance premiums, tax rebates, tax credits authorized under state or federal law, and other assistance to attract or retain commercial, mixed-use, industrial and other desired activity in the city.
- (3) Infrastructure. Develop infrastructure that the city council deems will further the generation of economic growth and maintenance of a healthy business climate.
- (4) Permit processes. Develop tools and technologies to improve and expedite permitting and approval processes for economic activities that bolster the local economy and provide broad public benefit through, for example, infrastructure, manufacturing, job creation, fiscal benefits, and visitor spending.
- (5) Cultural resources. Preserve and protect historic structures, landmarks, heritage trees, and archaeological resources as provided by state law and this code.

- (6) Property acquisition. Purchase, lease, obtain option or other interest, receive by gift or grant, or otherwise acquire real or personal property.
- (7) Disposal of real property. Dispose of surplus real and personal property to advance the purposes of this chapter.
- (8) Site preparation. Provide for real property site preparation, including demolition, clearing, and environmental remediation, for public or private developments.
- (9) Property improvement. Rehabilitate, maintain, build upon, or otherwise improve real property in anticipation of use, disposal or lease of the property.
- (10) Funding. Seek and accept grants, agreements, and other financial assistance from public or private sources for the purpose of economic development.
- (11) Bonding and debt. Issue bonds or other forms of debt in accordance with state law.
- (12) Assessment districts. Allow for the establishment of community benefit or assessment districts, including business improvement districts.
- (13) Joint powers agreements. Allow for joint powers agreements, and otherwise collaborate with other government agencies to develop and fund regional economic development.
- (14) Affordable housing. Develop, or assist the development, of affordable housing, including mixed-use development and live-work projects.
- (15) Economic development agency. Allow for the formation of an economic development agency to carry out economic development activities.
- (16) Other activity. Take such other actions as the city council finds appropriate to encourage economic development.

**SECTION 3.** Adoption and implementation of this ordinance is not subject to the California Environmental Quality Act (CEQA) because it is a statement of general policy, which is not a project under CEQA Guidelines (Cal. Code Regs. title 14) section 15378(b), and it is exempt pursuant to CEQA Guidelines section 15061(b)(3) (certain to have no significant effect on the environment), and there can be no meaningful analysis of environmental impacts because it is not reasonably foreseeable what projects might be proposed. (Id. § 15064(d).)

**SECTION 5.** Should any provision of this ordinance be determined to be invalid or unconstitutional, all other provisions shall remain in full force and effect as approved.

**SECTION 6.** This ordinance shall take effect 30 days after its passage pursuant to California Government Code section 36937.

**SECTION 7.** The City Clerk shall attest to the adoption of this ordinance and shall cause the same to be published in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 10<sup>th</sup> day of August, 2015.



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Cristian Markovich, Mayor

ATTEST:



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Jessica Balandran  
Interim Deputy City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS  
CITY OF CUDAHY )

I, Jessica Balandran, Interim Deputy City Clerk of the City of Cudahy, hereby certify that Ordinance No. 652 was introduced at a regular meeting of the City Council of the City of Cudahy on the 27<sup>th</sup> day of July, 2015, and adopted and passed at a regular meeting of the City Council of the City of Cudahy held on the 10<sup>th</sup> day of August, 2015, by the following vote:

AYES:	Councilmember (s):	Garcia, Guerrero, Sanchez, Mayor Markovich, and Vice Mayor Hernandez
NOES:	Councilmember (s):	None
ABSTAIN:	Councilmember (s):	None
ABSENT:	Councilmember (s):	None

Jessica Balandran  
Jessica Balandran  
Interim Deputy City Clerk

