

## **NOTICE OF PUBLIC HEARING**

**Development Review Permit No. 41.505**  
**Conditional Use Permit No. 38-358**  
**Tentative Map No. 74361**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a public hearing to consider a Conditional Use Permit, Development Review Permit, and a Tentative Tract Map for the property located at 5252 Live Oak Street.

**Project Description:** The Project Applicant, Live Oak Street LLC, proposes to construct a 19-unit condominium project ("Project"), on an approximately 0.93-acre infill site in the northeastern portion of the City of Cudahy. The proposed project would develop the site with a total of 19 condominium units comprised of four two-story buildings with a 26-foot wide shared access driveway extending through the site. Fifteen units will have four bedrooms, two and a half bathrooms and an attached two-car garage, totaling approximately 1,596 square feet. The remaining four units will have three bedrooms, two and a half bathrooms and an attached two-car garage, totaling approximately 1,458 square feet. Project amenities would include an approximately 200 square foot private yard for each unit and approximately 3,808 square feet of common open space. The Project site is located on one rectangular parcel (APN 6226-017-010), which is currently occupied with five existing one-story residential buildings located on the western half of the property and an existing 12-foot wide driveway, providing access from the street to the rear of the property. Project implementation would include demolishing the five existing residential structures, driveway and other paved surfaces.

**Project Location:** 5252 Live Oak Street, Cudahy, California 90201

**Environmental Determination:** Based on the findings of the Initial Study, the City has determined that this project would not result in significant environmental impacts. Measures to reduce impacts involving cultural resources, hazardous materials/waste and noise will be addressed as part of project implementation. Accordingly, the City intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

Any person interested in expressing an opinion on the proposed project is invited to attend the public hearing and offer testimony in support of, or in the opposition to, the project. Written testimony may be forwarded to the Development Services Department, Planning Division, 5220 Santa Ana Street, Cudahy, CA 90201, or call (323) 773-5143. The files are public information available during counter hours Monday through Friday, 8:00 am to 10:00 am. and by appointment thereafter.

### **REGULAR CUDAHY CITY COUNCIL MEETING**

DATE: February 12, 2018  
TIME: 6:00 P.M., or as soon thereafter as the matter can be heard.  
PLACE: City Hall Council Chambers  
5240 Santa Ana Street

Salvador Lopez Jr.  
Interim Community Development Manager  
Published and Posted: Friday, February 1, 2017