

Richard Corvera-Hernandez, Commissioner  
Patricia Covarrubias, Commissioner  
Gilbert Cuevas, Commissioner  
Gustavo Mendez, Commissioner  
Leslie Padilla, Commissioner



CUDAHY CITY  
COUNCIL CHAMBERS  
5240 Santa Ana Street  
Cudahy, CA 90201  
Phone: (323) 773-5143  
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## AGENDA

### A SPECIAL MEETING OF THE CUDAHY PLANNING COMMISSION Monday, January 6, 2020 – 6:30 P.M.

*“Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.” If you need to have a discussion with someone in the audience, kindly step out into the lobby.*

*Written materials distributed to the Planning Commission within 24 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk’s Office at City Hall located at 5220 Santa Ana Street, Cudahy, CA 90201.*

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the City Clerk’s Office at (323) 773-5143 at least 24 hours in advance of the meeting.*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Commissioner Corvera-Hernandez  
Commissioner Covarrubias  
Commissioner Cuevas  
Commissioner Mendez  
Commissioner Padilla

#### 3. PLEDGE OF ALLEGIANCE

#### 4. PRESENTATIONS

A. None.

#### 5. PUBLIC COMMENTS

(Chairperson: This is the time set aside for citizens to address the Planning Commission on matters relating to Commission business. When addressing the Commission please speak into the microphone and voluntarily state your name and address. **Each person will be allowed to speak only once and will be limited to five (5) minutes.** The proceedings of this meeting are recorded on audio CD.

**6. WAIVE FULL READINGS**

- A. Approval to waive the full reading of all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title only.

**Recommendation:** To waive the full text reading of all resolutions on the agenda.

**7. PUBLIC HEARING**

- A. **Community Development Block Grant (CDBG) Program Funding for FY 2020/21 – Adoption of Resolution CDAB 19-01 recommending Project/Programs to the City Council for the Community Development Block Grant Program Funding for Fiscal Year 2020/21.**

- Recommendation:**
1. Consider the analysis performed by city staff pertaining to the Public/Planning Commission Recommendations made for the FY 2020/21 Projects/Budget Public Hearing
  2. Adopt Resolution No. CDAB 19-01, recommending Projects/Programs to the City Council for the Community Development Block Grant (CDBG) Funding for Fiscal Year 2020/21.

- B. **8056 Salt Lake Avenue – Conditional Use Permit No. 38-368: Consideration of a conditional use permit to allow the occupancy and operation of a food processing and distribution facility within the Innovative Industrial Zone, pursuant to Section 20.20.20(B) of the City’s Zoning Code.**

**Recommendation:** The Planning Commission of the City of Cudahy is recommended to approve Conditional Use Permit No. 368 to allow the occupancy and operation of a food processing and distribution facility within the Innovative Industrial Zone for the property located at 8056 Salt Lake Avenue.

- C. **4439 Clara Street – Development Review Permit No. 41-523 and Tentative Tract Map NO. 80-70: Consideration of a development review permit to allow the construction of a 7-unit multifamily residential development within the Medium Density Residential Zone and a Tentative Tract Map for condominium subdivision purposes, pursuant to Section 20.16.020 of the City’s Zoning Code.**

**Recommendation:** The Planning Commission of the City of Cudahy is recommended to approve development review permit no. 41-523 and tentative tract no. 80-70 to allow the construction of a 7-unit multifamily residential development for the project located at 5017 Clara Street.

**8. BUSINESS SESSION**

**9. COMMISSION BUSINESS**

- A. **Appointment of a new Chair and Vice Chair of the Planning Commission.**

- B. **Cannabis Status Report**

**10. ADJOURNMENT**

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I Salvador Lopez Jr., hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at Cudahy City Hall, Bedwell Hall, Clara Park, Lugo Park, and the City's Website not less than 24 hours prior to the meeting. A copy of said Agenda is on file in the Community Development Department.

Dated this 2<sup>nd</sup> Day of January 2, 2020



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Salvador Lopez Jr.  
Community Development Director



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## STAFF REPORT

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**Date:** January 6, 2020  
**To:** Honorable Chairperson/ Members of the Community Development Advisory Board (Planning Commission)  
**From:** Lissette Calleros, CDBG Consultant  
**Subject:** **A Resolution of the Community Development Advisory Board Recommending Projects/ Programs to the City Council for Community Development Block Grant (CDBG) Funding During the Fiscal Year (FY) 2020-21 for Adoption by the Cudahy City Council.**

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### **RECOMMENDATION**

The Planning Commission is requested to:

1. Consider the analysis performed by city staff pertaining to the Public/Planning Commission recommendations made for the FY 2020-21 CDBG Projects/Budget public hearing;  
and
2. Adopt Resolution No. CDAB 19-01 recommending Projects/Programs to the City Council for the Community Development Block Grant (CDBG) Funding for Fiscal Year 2020/2021

### **BACKGROUND**

1. On November 15, 2019, the LACDC notified the City that its preliminary CDBG allocation for the 2020-21 Fiscal Year was approximately \$344,395.00.
2. On November 25, 2019, the LACDC updated its Planning Summary and notified the City that its current 2020-21 allocation is \$364,105.74, an increase of \$19,710.74.
3. On December 23, 2019, a public hearing notice soliciting suggestions and recommendations for the use of CDBG funds for FY 2020/21 was posted at City Hall and three other public buildings within the City.

## **ANALYSIS**

The United States Department of Housing and Urban Development (HUD) is responsible for administering the CDBG program. In order to receive funds, a city must submit an annual application to HUD. The City of Cudahy submits its application through the Los Angeles County Community Development Commission (LACDC).

Prior to each new fiscal year, the LACDC notifies the City of its final CDBG allocation for the coming fiscal year. At this time, the LACDC also distributes the forms that the City must submit to receive these CDBG funds and conduct training sessions on the preparation of these forms.

In considering potential projects and programs for funding, it should be pointed out that up to 15% of the coming year's allocation, or \$54,615.86, can be budgeted for public services. Administrative delivery services for the Housing Rehabilitation Programs are not to exceed 20 percent of their recommended budgets. The public hearing notices posted at City facilities informed the community that the Cudahy Planning Commission would consider the various suggestions it receives at this public hearing prior to recommending specific projects and budgets for approval by the City Council.

The primary national objectives of the CDBG program are to undertake activities that benefit low and moderate-income persons, and/or eliminate slum and blight conditions. The program requires that a minimum of 70 percent of the program funds be expended on activities that benefit low and moderate-income persons (Attachment A - 2019 HUD Income Limits).

## **ELIGIBLE ACTIVITIES FOR FUNDING**

The types of activities that can be funded under the program provided that they meet one of the national objectives stated above, include the following:

- Land acquisition and disposition;
- Development of, and improvements to, public facilities;
- Street and other infrastructure improvements;
- Demolition and clearance of property improvements;
- Code Enforcement ;
- Public service activities;
- Housing and commercial rehabilitation;
- Economic development activities; and
- Program administration.

**INELIGIBLE ACTIVITIES**

There are certain activities or projects for which CDBG funds cannot be used. These ineligible activities include (Attachment B - CDD HUD Codes and Definitions):

- Construction of city halls, county administrative buildings, or other facilities in which the legislative, judicial, or general administrative affairs of the government are conducted;
- Purchase of equipment, unless otherwise required for program purposes;
- Operating and maintenance expenses;
- General government expenses; and
- Political activities.

**PROPOSED PROJECTS**

- The CDBG Projects and Budgets being proposed to the City Council for the FY 2020/21 Program Year are as follows:

Project Name	FY 2019-20 CDBG Allocation	Proposed FY 2020-21 CDBG Allocation	Projected General Fund Allocation	Total Program Costs FY 2020-21
Code Enforcement	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
Single Unit Housing Rehabilitation	\$86,357.00	\$116,086.88	\$0.00	\$116,086.88
Business Assistance	\$53,403.00	\$43,403.00	\$9,451.00	\$52,854.00
Clara & Cudahy Park Restroom Rehabilitations (Projects Combined) 2-yr Project	\$317,189.00	\$0.00	\$0.00	\$0.00
Remaining Allocation	-	-	\$0.00	-
<b>Subtotal Budget</b>	<b>\$606,949.00</b>	<b>\$309,489.88</b>	<b>\$9,451.00</b>	<b>\$318,940.88</b>
Public Service- Project Names 15% Cap (\$54,615.86)	FY 2019-20 CDBG Allocation	Proposed FY 2020-21 CDBG Allocation	Projected General Fund Allocation	Total Program Costs FY 2020-21
Clara Street Park Food Distribution	\$37,854.00	\$34,615.86	\$3,229.14	\$37,845.00
Senior Services (HSA)	\$20,000.00	\$20,000.00	\$0.00	\$20,000.00
Public Service Budget Subtotal	<b>\$57,854.00</b>	<b>\$54,615.86</b>	<b>\$3,229.14</b>	<b>\$57,845.00</b>
<b>Grand Total</b>	<b>\$664,803.00</b>	<b>\$364,105.74</b>	<b>\$12,680.14</b>	<b>\$376,785.88</b>

**ONGOING PROGRAMS/PROJECTS** (funded in previous years)

- **Clara Street Park Food Distribution Program**  
Activity Summary – This continuing program will provide a monthly food distribution for Cudahy residents. Once a month, households will receive various food products. The food will be distributed at Clara Street Park. This program will provide food supplies to approximately 800 residents and will provide for up to 3000 residents over the course of the fiscal year.
- **Business Assistance Program**  
Activity Summary – This is a continuing project that will provide funds to assist 28 existing/potential new business owners in retaining, expanding, or opening a business in the City of Cudahy. The program offers assistance with completing applications for permits and business licenses and will provide technical assistance through one-to-one consultations, trainings, and workshops to address the needs of the City's business community. Topics will include but are not be limited to business expansion plans, how to market your business, how to obtain a business loan, and how to strengthen your business. These services will be delivered to the business community by city staff, long-time business owners, and commercial bank personnel.
- **Code Enforcement Program Activity Summary** – This continuing project aids in addressing the decline of residential and neighborhood commercial businesses located in the following designated areas: Census Tracts 5338.06, 5343.01, 5343.02, 5343.03, 5344.03, 5344.04, 5344.05, and 5344.06, which have been deemed deteriorating or deteriorated. This program together with the CDBG-funded City program Single-Unit Housing Rehabilitation is expected to prevent the decline of the area. The following are the most common violations that will be addressed through this CDBG-funded activity: prohibited conditions, unsightliness, and building code violations.
- **Single Unit Housing Rehabilitation Program Activity Summary** – This is a continuing project offering grants (up to \$10,000 each for single-family home), below-market interest rate loans (no maximum amount, interest rates from 3% to 6%), and emergency grants (up to \$1,500). Programs may be used in combination. These programs are designed to assist existing low-to-moderate income households with the repair or rehabilitation of owner-occupied units.
- **Senior Activities Program (Human Services Association - HSA) Activity Summary** – This is a continuing project that will provide funding to assist seniors in the community by

promoting health and wellness activities to aid in a better quality of life. The program will be available to all seniors residing in the City.

### **CONCLUSION**

Staff recommends that the Community Development Advisory Board (Planning Commission) document its recommendations to the City Council by adopting Resolution No. CDAB 19-01.

### **FINANCIAL IMPACT**

It is estimated that the CDBG funding allocation for FY 2020/21 will be approximately \$364,105.74.

### **ATTACHMENTS**

- A. 2019 Revised Income Limits Guide
- B. CDD HUD Codes and Definitions
- C. Resolution No. CDAB 19-01 Recommending Projects / Programs for Community Development Block Grant Funding During the 2020- 21 Fiscal Year.
- D. Notice of Public Hearing for The Community Development Block Program For the 2020-21 Year

# GMU BULLETIN

700 West Main Street, Alhambra, CA 91801

NUMBER: **CDBG19-0002**      SUBJECT: **2019 INCOME GUIDELINES**  
**FRHS19-0001**  
**BFH19-0001**

DATE: **MAY 24, 2019**      EFFECTIVE DATE: **IMMEDIATELY**      PAGE **1**      OF **2**

**TO: PARTICIPATING CITIES**  
**COMMUNITY-BASED ORGANIZATIONS**  
**OTHER PUBLIC AGENCIES**  
**COUNTY DEPARTMENTS**  
**CDC DIVISIONS**

The 2019 income guidelines (effective April 24, 2019) for use in Community Development Block Grant (CDBG), Bringing Families Home (BFH), and Family Reunification Housing Subsidy (FRHS) programs are listed below. These guidelines should be used to determine compliance with each program's objective of providing benefit to income-eligible persons. They are also used in determining eligibility for the Public Housing and Section 8 Programs and are effective until a new schedule is issued.

The CDBG Program defines annual income according to the Section 8 Housing Assistance Payments Program, thus we are subject to the definition of "Extremely Low-Income," per the 2014 Consolidated Appropriations Act. Since the 30% Average Median Income (AMI) limits are not the same as the "Extremely Low-Income" limits, the CDBG Program must use the income guidelines, as outlined below.

### 2019 INCOME LIMITS

Number of Persons	Extremely Low-Income	Low-Income	Moderate-Income
1	\$21,950	\$36,550	\$58,450
2	\$25,050	\$41,800	\$66,800
3	\$28,200	\$47,000	\$75,150
4	\$31,300	\$52,200	\$83,500
5	\$33,850	\$56,400	\$90,200
6	\$36,350	\$60,600	\$96,900
7	\$39,010	\$64,750	\$103,550
8	\$43,430	\$68,950	\$110,250

Please note that the 2019 median family income for Los Angeles County is \$73,100.

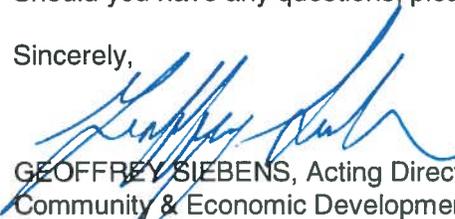
These guidelines refer to the terms in determining income levels for the above-mentioned programs. In order to clarify any misunderstanding from the differences in terms between the Public Housing, Section 8, CDBG, BFH, and FRHS Programs, the following is provided for your information:

<b>COMPARISON OF TERMS IN DETERMINING INCOME LEVELS</b>			
<b>BFH &amp; FRHS</b>	<b>CDBG</b>	<b>SECTION 8</b>	<b>% OF MEDIAN</b>
Extremely Low-Income	Extremely Low-Income	Extremely Low-Income	Equal to or less than 30%
Not Eligible	Low-Income	Very Low-Income	31% to 50%
Not Eligible	Moderate-Income	Low-Income	51% to 80%

For all agencies utilizing CDBG-approved *Public Service Self-Certification Forms*, please be sure to incorporate these revised income guidelines into your forms immediately (the *Public Service Self-Certification Form* does not apply to the BFH and FRHS Programs).

Should you have any questions, please contact your Program Manager.

Sincerely,



GEOFFREY SIEBENS, Acting Director  
Community & Economic Development Division

# Appendix A

## CDBG MATRIX CODES

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### CDBG Matrix Codes by Category

Matrix codes are listed here by category so you can quickly review the available choices.

#### Acquisition, Disposition, Clearance, Relocation

01	Acquisition of Real Property	04A	Cleanup of Contaminated Sites
02	Disposition of Real Property	08	Relocation
04	Clearance and Demolition		

#### Administration and Planning

20	Planning	21E	Submission of Applications for Federal Programs
20A	Planning (State-Administered CDBG Grantees)	21H	CDBG Funding of HOME Admin
21A	General Program Administration	21I	CDBG Funding of HOME CHDO Operating Expenses
21B	Indirect Costs	21J	State Administration
21C	Public Information	14H	Rehab: Administration
21D	Fair Housing Activities (subject to Admin cap)		

#### Economic Development

14E	Rehab: Publicly or Privately Owned Commercial/Industrial (CI)	17D	CI: Other Improvements
17A	CI: Acquisition/Disposition	18A	ED: Direct Financial Assistance to For-Profits
17B	CI: Infrastructure Development	18B	ED: Technical Assistance
17C	CI: Building Acquisition, Construction, Rehabilitation	18C	ED: Micro-Enterprise Assistance

#### Housing

12	Construction of Housing	14G	Rehab: Acquisition
13	Direct Homeownership Assistance	14H	Rehab: Administration
14A	Rehab: Single-Unit Residential	14I	Lead-Based Paint/Lead Hazards Testing/Abatement
14B	Rehab: Multi-Unit Residential	14J	Housing Services
14C	Rehab: Public Housing Modernization	16A	Residential Historic Preservation
14D	Rehab: Other Publicly Owned Residential Buildings	19E	Operation/Repair of Foreclosed Property
14F	Rehab: Energy Efficiency Improvements		

#### Public Facilities and Infrastructure Improvements

03A	Senior Centers	03L	Sidewalks
03B	Handicapped Centers	03M	Child Care Centers
03C	Homeless Facilities (not operating costs)	03N	Tree Planting
03D	Youth Centers	03O	Fire Stations/Equipment
03E	Neighborhood Facilities	03P	Health Facilities
03F	Parks, Recreational Facilities	03Q	Facilities for Abused and Neglected Children
03G	Parking Facilities	03R	Asbestos Removal
03H	Solid Waste Disposal Improvements	03S	Facilities for AIDS Patients (not operating costs)
03I	Flood Drainage Improvements	03	Other Public Facilities/Improvements
03J	Water/Sewer Improvements		
03K	Street Improvements		

**Public Services**

05A Senior Services	05N Services for Abused and Neglected
05B Handicapped Services	05O Mental Health Services
05C Legal Services	05P Screening for Lead Poisoning
05D Youth Services	05Q Subsistence Payments
05E Transportation Services	05R Homeownership Assistance (not direct)
05F Substance Abuse Services	05S Rental Housing Subsidies
05G Services for Battered and Abused Spouses	05T Security Deposits
05H Employment Training	05U Housing Counseling
05I Crime Awareness/Prevention	05V Neighborhood Cleanups
05J Fair Housing Activities (subject to Public Services cap)	05W Food Banks
05K Tenant/Landlord Counseling	03T Operating Costs of Homeless/AIDS Patients Programs
05L Child Care Services	05 Other Public Services
05M Health Services	

**Repayment of Section 108 Loans**

19F Planned Repayments of Section 108 Loans	19G Unplanned Repayments of Section Loans
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**Other**

06 Interim Assistance	19C Non-Profit Organization Capacity Building
07 Urban Renewal Completion	22 Unprogrammed Funds
09 Loss of Rental Income	23 Tornado Shelters Serving Private Mobile Home Parks
11 Privately Owned Utilities	
15 Code Enforcement	
16B Non-Residential Historic Preservation	

Definitions of the matrix codes are provided in the table that follows.

## MATRIX CODE DEFINITIONS

Matrix codes are used to indicate—but do not establish—activity eligibility. An activity must be eligible in accordance with the regulations at 570.201–570.207. Grantees need to refer to the regulations to determine an activity’s eligibility; the codes defined below are used in IDIS OnLine chiefly to categorize activities for reporting purposes.

Code	Definition
<b>01</b>	<p><b>Acquisition of Real Property</b></p> <p>Acquisition of real property that will be developed for a public purpose. Use code 01 for the CDBG-funded purchase of real property on which, for example, a public facility or housing will be constructed.</p> <p><i>When CDBG funds are used to:</i></p> <ul style="list-style-type: none"> <li>• <i>acquire a public facility that will be rehabilitated with CDBG funds and continue to be used as a public facility, assign the appropriate 03* code.</i></li> <li>• <i>acquire housing that will be rehabilitated, use code 14G.</i></li> </ul>
<b>02</b>	<p><b>Disposition of Real Property</b></p> <p>Costs related to the sale, lease, or donation of real property acquired with CDBG funds or under urban renewal. These include the costs of temporarily maintaining property pending disposition and costs incidental to disposition of the property.</p>
<b>03A</b>	<p><b>Senior Centers</b></p> <p>Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors.</p> <p>03A may be used for a facility serving both the elderly and the handicapped provided it is not intended primarily to serve persons with handicaps. If it is, use 03B instead.</p> <p><i>For the construction of permanent housing for the elderly, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i></p>
<b>03B</b>	<p><b>Handicapped Centers</b></p> <p>Acquisition, construction, or rehabilitation of centers, group homes, and other facilities (except permanent housing) for the handicapped.</p> <p>03B may be used for a facility serving both the handicapped and the elderly provided it is not intended primarily to serve the elderly. If it is, use 03A instead.</p> <p><i>For the construction of permanent housing for the handicapped, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i></p>
<b>03C</b>	<p><b>Homeless Facilities (not operating costs)</b></p> <p>Acquisition, construction, or rehabilitation of temporary shelters and transitional housing for the homeless, including battered spouses, disaster victims, runaway children, drug offenders, and parolees.</p> <p><i>For the construction of permanent housing for the homeless, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i></p>

Code	Definition
03D	<p><b>Youth Centers</b></p> <p>Acquisition, construction, or rehabilitation of facilities intended primarily for young people age 13 to 19. These include playground and recreational facilities that are part of a youth center.</p> <p><i>For the acquisition, construction or rehabilitation of facilities intended primarily for children age 12 and under, use 03M; for facilities for abused and neglected children, use 03Q.</i></p>
03E	<p><b>Neighborhood Facilities</b></p> <p>Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.</p>
03F	<p><b>Parks, Recreational Facilities</b></p> <p>Development of open space areas or facilities intended primarily for recreational use.</p>
03G	<p><b>Parking Facilities</b></p> <p>Acquisition, construction, or rehabilitation of parking lots and parking garages. Also use 03G if the primary purpose of rehabilitating a public facility or carrying out a street improvement activity is to improve parking.</p> <p><i>If parking improvements are only part of a larger street improvement activity, use 03K.</i></p>
03H	<p><b>Solid Waste Disposal Improvements</b></p> <p>Acquisition, construction or rehabilitation of solid waste disposal facilities.</p>
03I	<p><b>Flood Drainage Improvements</b></p> <p>Acquisition, construction, or rehabilitation of flood drainage facilities, such as retention ponds or catch basins. Do not use 03I for construction/rehabilitation of storm sewers, street drains, or storm drains.</p> <p><i>Use 03J for storm sewers and 03K for street and storm drains.</i></p>
03J	<p><b>Water/Sewer Improvements</b></p> <p>Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Costs of street repairs (usually repaving) made necessary by water/sewer improvement activities are included under 03J.</p> <p><i>For water/sewer improvements that are part of:</i></p> <ul style="list-style-type: none"> <li>• <i>more extensive street improvements, use 03K (assign 03K, for example, to an activity that involves paving six blocks of Main Street and installing 100 feet of new water lines in one of those blocks).</i></li> <li>• <i>a housing rehabilitation activity, use the appropriate 14* matrix code.</i></li> </ul> <p><i>For construction or rehabilitation of flood drainage facilities, use 03I.</i></p>

Code	Definition
<b>03K</b>	<p><b>Street Improvements</b></p> <p>Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Also use 03K:</p> <ul style="list-style-type: none"> <li>• for improvements that include landscaping, street lighting, and/or street signs (commonly referred to as “streetscaping”).</li> <li>• if sidewalk improvements (see code 03L) are part of more extensive street improvements.</li> </ul>
<b>03L</b>	<p><b>Sidewalks</b></p> <p>Improvements to sidewalks. Also use 03L for sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.</p>
<b>03M</b>	<p><b>Child Care Centers</b></p> <p>Acquisition, construction, or rehabilitation of facilities intended primarily for children age 12 and under. Examples are daycare centers and Head Start preschool centers.</p> <p><i>For the construction or rehabilitation of facilities for abused and neglected children, use 03Q; for the construction or rehabilitation of facilities for teenagers, use 03D.</i></p>
<b>03N</b>	<p><b>Tree Planting</b></p> <p>Activities limited to tree planting (sometimes referred to as “beautification”).</p> <p><i>For streetscape activities that include tree planting, use 03K; for sidewalk improvement activities that include tree planting, use 03L.</i></p>
<b>03O</b>	<p><b>Fire Stations/Equipment</b></p> <p>Acquisition, construction, or rehabilitation of fire stations and/or the purchase of fire trucks and emergency rescue equipment.</p>
<b>03P</b>	<p><b>Health Facilities</b></p> <p>Acquisition, construction, or rehabilitation of physical or mental health facilities. Examples of such facilities include neighborhood clinics, hospitals, nursing homes, and convalescent homes.</p> <p><i>Health facilities for a specific client group should use the matrix code for that client group. For example, use 03Q for the construction or rehabilitation of health facilities for abused and neglected children.</i></p>
<b>03Q</b>	<p><b>Facilities for Abused and Neglected Children</b></p> <p>Acquisition, construction, or rehabilitation of daycare centers, treatment facilities, or temporary housing for abused and neglected children.</p>
<b>03R</b>	<p><b>Asbestos Removal</b></p> <p>Rehabilitation of any public facility undertaken primarily to remove asbestos.</p>
<b>03S</b>	<p><b>Facilities for AIDS Patients (not operating costs)</b></p> <p>Acquisition, construction, or rehabilitation of facilities for the treatment or temporary housing of people who are HIV positive or who have AIDS.</p> <p><i>For the construction or rehabilitation of facilities for AIDS education and prevention, use 03P.</i></p>

Code	Definition
<b>03T</b>	<p><b>Operating Costs of Homeless/AIDS Patients Programs</b></p> <p>Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance.</p> <p>Because payment of operating costs for these programs is a public service under CDBG, all CDBG expenditures for 03T activities are included in the calculation of the Public Services cap.</p>
<b>03</b>	<p><b>Other Public Facilities and Improvements</b></p> <p>Do not use this code unless an activity does not fall under a more specific 03* code. Also, do not use one activity for multiple facilities and then assign it an 03 because the types of facilities are different.</p> <p>One legitimate use of 03 is for activities that assist persons with disabilities by removing architectural barriers from or providing ADA improvements to government buildings (activities that otherwise would not be eligible for CDBG funding).</p>
<b>04</b>	<p><b>Clearance and Demolition</b></p> <p>Clearance or demolition of buildings/improvements, or the movement of buildings to other sites.</p>
<b>04A</b>	<p><b>Cleanup of Contaminated Sites</b></p> <p>Activities undertaken primarily to clean toxic/environmental waste or contamination from a site.</p>
<b>05A</b>	<p><b>Senior Services</b></p> <p>Services for the elderly. 05A may be used for an activity that serves both the elderly and the handicapped provided it is not intended primarily to serve persons with handicaps. If it is, use 05B instead.</p>
<b>05B</b>	<p><b>Handicapped Services</b></p> <p>Services for the handicapped, regardless of age.</p>
<b>05C</b>	<p><b>Legal Services</b></p> <p>Services providing legal aid to low- and moderate-income (LMI) persons.</p> <p><i>If the only legal service provided is for the settlement of tenant/landlord disputes, use 05K.</i></p>
<b>05D</b>	<p><b>Youth Services</b></p> <p>Services for young people age 13 to 19 that include, for example, recreational services limited to teenagers and teen counseling programs. Also use 05D for counseling programs that target teens but include counseling for the family as well.</p> <p><i>For services for children age 12 and under, use 05L; for services for abused and neglected children, use 05N.</i></p>
<b>05E</b>	<p><b>Transportation Services</b></p> <p>General transportation services.</p> <p><i>Transportation services for a specific client group should use the matrix code for that client group. For example, use 05A for transportation services for the elderly.</i></p>

<b>Code</b>	<b>Definition</b>
<b>05F</b>	<b>Substance Abuse Services</b> Substance abuse recovery programs and substance abuse prevention/education activities. If the services are provided for a specific client group, the matrix code for that client group may be used instead. For example, substance abuse services that target teenagers may be coded either 05D or 05F.
<b>05G</b>	<b>Services for Battered and Abused Spouses</b> Services for battered and abused spouses and their families. <i>For services limited to abused and neglected children, use 05N.</i>
<b>05H</b>	<b>Employment Training</b> Assistance to increase self-sufficiency, including literacy, independent living skills, and job training. <i>For activities providing training for permanent jobs with specific businesses, use 18A.</i>
<b>05I</b>	<b>Crime Awareness/Prevention</b> Promotion of crime awareness and prevention, including crime prevention education programs and paying for security guards.
<b>05J</b>	<b>Fair Housing Activities (subject to Public Services cap)</b> Fair housing services (e.g. counseling on housing discrimination) that meet a national objective. <i>For fair housing services activities carried out as part of general program administration (and thus not required to meet a national objective), use 21D.</i>
<b>05K</b>	<b>Tenant/Landlord Counseling</b> Counseling to help prevent or settle disputes between tenants and landlords.
<b>05L</b>	<b>Child Care Services</b> Services that will benefit children (generally under age 13), including parenting skills classes. <i>For services exclusively for abused and neglected children, use 05N.</i>
<b>05M</b>	<b>Health Services</b> Services addressing the physical health needs of residents of the community. <i>For mental health services, use 05O.</i>
<b>05N</b>	<b>Services for Abused and Neglected Children</b> Daycare and other services exclusively for abused and neglected children.
<b>05O</b>	<b>Mental Health Services</b> Services addressing the mental health needs of residents of the community.
<b>05P</b>	<b>Screening for Lead Poisoning</b> Activities undertaken primarily to provide screening for lead poisoning. <i>For lead poisoning testing/abatement activities, use 14I.</i>

Code	Definition
<b>05Q</b>	<p><b>Subsistence Payments</b></p> <p>One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction.</p>
<b>05R</b>	<p><b>Homeownership Assistance (not direct)</b></p> <p>Homeowner downpayment assistance provided as a public service. If housing counseling is provided to those applying for downpayment assistance, the counseling is considered part of the 05R activity.</p> <p>Assistance provided under 05R must meet the low/mod housing national objective. Therefore, unless the assistance is provided by a CBDO in an NRSA, it is subject to the public service cap and only low/mod households may be assisted. If the assistance is provided by a CBDO in an NRSA, the housing units for which CDBG funds are obligated in a program year may be aggregated and treated as a single structure for purposes of meeting the housing national objective (that is, only 51% of the units must be occupied by LMI households).</p> <p><i>For more extensive types of homeownership assistance provided under authority of the National Affordable Housing Act, use code 13.</i></p>
<b>05S</b>	<p><b>Rental Housing Subsidies</b></p> <p>Tenant subsidies exclusively for rental payments for more than three months. Activities providing this form of assistance must be carried out by CBDOs.</p>
<b>05T</b>	<p><b>Security Deposits</b></p> <p>Tenant subsidies exclusively for payment of security deposits.</p>
<b>05U</b>	<p><b>Housing Counseling</b></p> <p>Housing counseling for renters, homeowners, and/or potential new homebuyers that is provided as an independent public service (i.e., not as part of another eligible housing activity).</p>
<b>05V</b>	<p><b>Neighborhood Cleanups</b></p> <p>One-time or short-term efforts to remove trash and debris from neighborhoods. Examples of legitimate uses of this code include neighborhood cleanup campaigns and graffiti removal.</p>
<b>05W</b>	<p><b>Food Banks</b></p> <p>Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance, and insurance.</p>
<b>05</b>	<p><b>Other Public Services</b></p> <p>Do not use this code for public services activities unless an activity does not fall under a more specific 05* code.</p> <p>An example of a legitimate use of this code is referrals to social services.</p>

Code	Definition
<b>06</b>	<p><b>Interim Assistance</b></p> <p>Only for activities undertaken either to:</p> <ul style="list-style-type: none"> <li>• Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements.</li> <li>• Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm.</li> </ul>
<b>07</b>	<p><b>Urban Renewal Completion</b></p> <p>Completion of urban renewal projects funded under Title I of the Housing Act of 1949.</p> <p>Do not use code 07 for a downtown renewal, downtown development, or urban renewal activity unless the activity will result in the closing out of a federally-approved urban renewal project.</p>
<b>08</b>	<p><b>Relocation</b></p> <p>Relocation payments and other assistance for permanently or temporarily displaced individuals, families, businesses, non-profit organizations, and farms.</p>
<b>09</b>	<p><b>Loss of Rental Income</b></p> <p>Payments to owners of housing for loss of rental income due to temporarily holding rental units for persons displaced by CDBG-assisted activities.</p>
<b>11</b>	<p><b>Privately Owned Utilities</b></p> <p>Acquisition, reconstruction, rehabilitation, or installation of distribution lines and facilities of federally regulated, privately owned utilities. This includes placing new or existing distribution lines/facilities underground.</p>
<b>12</b>	<p><b>Construction of Housing</b></p> <p>Construction of housing with CDBG funds must be carried out by CBDOs, in accordance with the regulations at 570.204(a).</p>
<b>13</b>	<p><b>Direct Homeownership Assistance</b></p> <p>Homeownership assistance to LMI households as authorized under 105(a)(24).</p> <p>Forms of assistance include subsidizing interest rates and mortgage principal, paying up to 50% of downpayment costs, paying reasonable closing costs, acquiring guarantees for mortgage financing from private lenders, and financing the acquisition by LMI households of the housing they already occupy.</p> <p>If housing counseling is provided to households receiving direct homeownership assistance, the counseling is considered part of the code 13 activity.</p> <p>All recipients of assistance provided under matrix code 13 must be LMI.</p>
<b>14A</b>	<p><b>Rehab: Single-Unit Residential</b></p> <p>Rehabilitation of privately owned, single-unit homes.</p>

Code	Definition
14B	<p><b>Rehab: Multi-Unit Residential</b></p> <p>Rehabilitation of privately owned buildings with two or more permanent residential units.</p> <p><i>For the rehabilitation of units that will provide temporary shelter or transitional housing for the homeless, use 03C.</i></p>
14C	<p><b>Rehab: Public Housing Modernization</b></p> <p>Rehabilitation of housing units owned/operated by a public housing authority (PHA).</p>
14D	<p><b>Rehab: Other Publicly Owned Residential Buildings</b></p> <p>Rehabilitation of permanent housing owned by a public entity other than a PHA.</p> <p><i>For the rehabilitation of other publicly owned buildings that will provide temporary shelter or transitional housing for the homeless, use 03C.</i></p>
14E	<p><b>Rehab: Publicly or Privately Owned Commercial/Industrial</b></p> <p>Rehabilitation of commercial/industrial property. If the property is privately owned, CDBG-funded rehab is limited to:</p> <ul style="list-style-type: none"> <li>• Exterior improvements (generally referred to as “facade improvements”).</li> <li>• Correction of code violations</li> </ul> <p><i>For more extensive rehabilitation of privately owned commercial/industrial property, use 17C; for infrastructure developments and improvements at commercial/industrial sites, use 17B.</i></p>
14F	<p><b>Rehab: Energy Efficiency Improvements</b></p> <p>Housing rehabilitation with the sole purpose of improving energy efficiency (e.g., a weatherization program).</p> <p><i>For energy efficiency improvements to public housing units, use 14C; for other publicly owned residential buildings, use 14D.</i></p>
14G	<p><b>Rehab: Acquisition</b></p> <p>Acquisition of property to be rehabilitated for housing. 14G may be used whether CDBG funds will pay only for acquisition or for both acquisition and rehabilitation.</p>
14H	<p><b>Rehab: Administration</b></p> <p>All delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing; survey, site and utility plans; application processing; and other fees.</p> <p>Do not use 14H for the costs of actual rehabilitation and do not use it for costs unrelated to running a rehab program (e.g., tenant/landlord counseling).</p> <p><i>For housing rehabilitation administration activities carried out as part of general program administration (and thus not required to meet a national objective), use code 21.</i></p>
14I	<p><b>Lead-Based Paint/Lead Hazards Testing/Abatement</b></p> <p>Housing rehabilitation activities with the primary goal of evaluating and reducing lead-based paint/lead hazards.</p> <p><i>For lead-based paint/lead hazards screening, use 05P.</i></p>

<b>Code</b>	<b>Definition</b>
<b>14J</b>	<b>Housing Services</b> Housing services in support of the HOME Program, eligible under 570.201(k).
<b>15</b>	<b>Code Enforcement</b> Salaries and overhead costs associated with property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement (not correction) of state and local codes. <i>For the correction of code violations, use the appropriate rehabilitation code.</i>
<b>16A</b>	<b>Residential Historic Preservation</b> Rehabilitation of historic buildings for residential use.
<b>16B</b>	<b>Non-Residential Historic Preservation</b> Rehabilitation of historic buildings for non-residential use. Examples include the renovation of an historic building for use as a neighborhood facility, as a museum, or by an historic preservation society.
<b>17A</b>	<b>Commercial/Industrial: Acquisition/Disposition</b> Land acquisition, clearance of structures, or packaging of land for the purpose of creating industrial parks or promoting commercial/industrial development. 17A activities must be carried out by the grantee or by non-profits.
<b>17B</b>	<b>Commercial/Industrial: Infrastructure Development</b> Street, water, parking, rail transport, or other improvements to commercial/industrial sites. 17B also includes the installation of public improvements, such as the construction of streets to and through commercial/industrial areas. 17B activities must be carried out by the grantee or by non-profits.
<b>17C</b>	<b>Commercial/Industrial: Building Acquisition, Construction, Rehabilitation</b> Acquisition, construction, or rehabilitation of commercial/industrial buildings. 17C activities must be carried out by the grantee or by non-profits.
<b>17D</b>	<b>Commercial/Industrial: Other Improvements</b> Commercial/industrial improvements not covered by other 17* codes. 17D activities must be carried out by the grantee or by non-profits.
<b>18A</b>	<b>Economic Development: Direct Financial Assistance to For-Profits</b> Financial assistance to for-profit businesses to (for example) acquire property, clear structures, build, expand or rehabilitate a building, purchase equipment, or provide operating capital. Forms of assistance include loans, loan guarantees, and grants. With one exception, a separate 18A activity must be set up for each business assisted. The exception is an activity carried out under 570.208(a)(4)(vi), for which job aggregation is allowed.
<b>18B</b>	<b>Economic Development: Technical Assistance</b> Technical assistance to for-profit businesses, including workshops, marketing, and referrals. Also use 18B for activity delivery costs eligible under 570.203(c).

<b>Code</b>	<b>Definition</b>
<b>18C</b>	<p><b>Economic Development: Micro-Enterprise Assistance</b></p> <p>Financial assistance, technical assistance, or general support services to owners and developers of micro-enterprises. A micro-enterprise is a business with five or fewer employees, including the owner(s).</p> <p>With one exception, a separate activity must be set up for each micro-enterprise assisted. The exception is an activity carried out under 570.208(a)(4)(vi), for which job aggregation is allowed.</p>
<b>19A</b>	Obsolete – use code 21H.
<b>19B</b>	Obsolete – use code 21H.
<b>19C</b>	<p><b>CDBG Non-Profit Organization Capacity Building</b></p> <p>Activities specifically designed to increase the capacity of non-profit organizations to carry out eligible neighborhood revitalization or economic development activities. Such activities may include providing technical assistance and specialized training to staff.</p>
<b>19D</b>	<p><b>CDBG Assistance to Institutes of Higher Education</b></p> <p>Obsolete. Instead of using this matrix code, set the INSTITUTION OF HIGHER EDUCATION field to “yes” on the Add/Edit Subordinate Organization screen to indicate that the activity will be carried out by an institution of higher education. Then assign the appropriate matrix code based on the nature of the activity to be undertaken by the institution.</p>
<b>19E</b>	<p><b>CDBG Operation and Repair of Foreclosed Property</b></p> <p>Activities to prevent the abandonment and deterioration of housing acquired through tax foreclosure. These include making essential repairs to the housing and paying operating expenses to maintain its habitability.</p>
<b>19F</b>	<p><b>Planned Repayments of Section 108 Loans</b></p> <p>Repayments of principal for Section 108 loan guarantees.</p>
<b>19G</b>	<p><b>Unplanned Repayments of Section 108 Loans</b></p> <p>Unplanned repayments of principal for Section 108 loan guarantees.</p>
<b>20</b>	<p><b>Planning</b></p> <p>Program planning activities, including the development of comprehensive plans (e.g., a consolidated plan), community development plans, energy strategies, capacity building, environmental studies, area neighborhood plans, and functional plans.</p>
<b>20A</b>	<p>Program planning activities for when states award grants to units of general local government in which planning is the only activity, or in which planning activities are unrelated to any other activity funded as part of the grant. These are often referred to as “planning only grants” or “planning-only activities.”</p>

<b>Code</b>	<b>Definition</b>
<b>21A</b>	<p><b>General Program Administration</b></p> <p>Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.</p> <p>Also use 21A to report the use of CDBG funds to administer federally-designated Empowerment Zones or Enterprise Communities.</p> <p><i>For CDBG funding of HOME admin costs, use 21H; for CDBG funding of HOME CHDO operating expenses, use 21I.</i></p>
<b>21B</b>	<p><b>Indirect Costs</b></p> <p>Costs charged under an indirect cost allocation plan.</p>
<b>21C</b>	<p><b>Public Information</b></p> <p>Providing information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of CDBG-assisted activities.</p>
<b>21D</b>	<p><b>Fair Housing Activities (subject to Admin cap)</b></p> <p>Fair housing activities carried out as part of general program administration rather than as a public service. They are subject to the Admin cap, but do not have to meet a national objective.</p> <p><i>For fair housing activities carried out as a public service, use 05J.</i></p>
<b>21E</b>	<p><b>Submission of Applications for Federal Programs</b></p> <p>Preparation of (1) documents that must be submitted to HUD to receive CDBG funds or (2) applications to other federal programs for community development assistance.</p>
<b>21H</b>	<p><b>CDBG Funding of HOME Admin</b></p> <p>CDBG funding of administrative costs for HOME Program activities eligible under 570.206(i)(2).</p>
<b>21I</b>	<p><b>CDBG Funding of HOME CHDO Operating Expenses</b></p> <p>CDBG funding of CHDO operating expenses for HOME Program activities eligible under 570.206(i)(2).</p>
<b>21J</b>	<p>State Program administration, including (but not limited to) salaries, wages, and related costs required for overall program management, coordination, monitoring, reporting, and evaluation. This category includes both the state's costs of administering the CDBG program, as well as units of general local governments' (and their subrecipients') costs of administering grants awarded to them by the state.</p>
<b>22</b>	<p><b>Unprogrammed Funds</b></p> <p>Identification of funds that are not yet programmed for use—e.g., reserve or contingency funds.</p>
<b>23</b>	<p><b>Tornado Shelters Serving Private Mobile Home Parks</b></p> <p>Construction or improvement of tornado-safe shelters for residents of manufactured housing and the provision of assistance (including loans and grants) to nonprofit and for-profit entities, in accordance with Section 105(a)(24). {Note that two pars. 24 have been enacted.}</p>

**RESOLUTION NO. CDAB- 19-01**

**A RESOLUTION OF THE CITY OF CUDAHY COMMUNITY DEVELOPMENT ADVISORY BOARD (PLANNING COMMISSION) RECOMMENDING PROJECTS/PROGRAMS FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING DURING THE 2020-21 FISCAL YEAR FOR ADOPTION BY THE CUDAHY CITY COUNCIL**

WHEREAS, on August 22, 1974, the President of the United States signed into law the Housing and Community Development Act of 1974 (Act); and

WHEREAS, the primary goals of Title I of the Act are the development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income; and

WHEREAS, the City of Cudahy has received notification of the availability of \$364,105.74 in federal Community Development Block Grant (CDBG) funds to further the attainment of these goals during Fiscal Year 2020-21; and

WHEREAS, community-based and other local non-profit organizations that serve the residents of Cudahy have been invited to submit proposals for the utilization of these funds; and

WHEREAS, the Cudahy City Council has published information regarding eligible activities under the Act and has conducted a public hearing to solicit suggestions from the community for the utilization of these funds.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Advisory Board of the City of Cudahy (Board), that the Board hereby recommends that the Cudahy City Council allocate the City's available CDBG funds for the following purposes:

Single-Unit Housing Rehabilitation	\$	116,086.88
Business Assistance Program	\$	43,403.00
Code Enforcement	\$	150,000.00
Senior Activities Program	\$	20,000.00
Clara Street Park Food Distribution	\$	34,615.86
Grand Total	\$	<u>364,105.74</u>

PASSED AND APPROVED, this 6<sup>th</sup> day of January 2020.  
RESOLUTION NO. CDAB 19-01  
Page No.2

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Salvador Lopez Jr., Deputy Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Martin De Los Angeles, Assistant City Attorney

(SEAL)

I, SALVADOR LOPEZ, SECRETARY OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD, DO HEREBY CERTIFY that the foregoing Resolution No. CDAB 19-01 was duly and regularly approved by the City of Cudahy Community Development Advisory Board at a regular adjourned meeting thereof held on January 6, 2020 by the following vote:

AYES:

NOES:

Salvador Lopez Jr., Deputy Secretary

\_\_\_\_\_

# Long Beach Press-Telegram

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5007693

CITY OF CUDAHY  
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## PROOF OF PUBLICATION (2015.5 C.C.P.)

### STATE OF CALIFORNIA County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation, printed and published daily in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, on the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**11/29/2019**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, LA Co. California,  
this 4th day of December, 2019.



Signature

The Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in but not limited to the following cities:  
Long Beach, Lakewood, Bellflower, Cerritos, Downey, Norwalk, Artesia, Paramount, Wilmington, Compton, South Gate, Los Alamitos, Seal Beach, Cypress, La Palma, Lynwood, San Pedro, Hawaiian

(Space below for use of County Clerk Only)

Legal No. **0011339645**

#### NOTICE OF PUBLIC HEARING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE 2020-2021 FISCAL YEAR

NOTICE IS HEREBY GIVEN that the Community Development Advisory Board shall hold a public hearing on Monday, December 16, 2019, at or about 6:30 p.m. in the Cudahy City Council Chambers, 5240 Santa Ana Street, Cudahy, California, to consider the City's Fiscal Year 2020-2021 Community Development Block Grant Program (CDBG) budget.

The City has been informed that its preliminary CDBG funding estimate for the 2020- 2021 fiscal year is approximately \$344,395. These funds can be used for a wide variety of purposes, including property acquisition and disposition, housing, public facilities and improvements, public services, and commercial/industrial improvements and other economic development activities. However, in order to use CDBG funds for any of these eligible activities, it must be shown that the activity will:

1) directly benefit low and/or moderate income persons; 2) help to eliminate slum and blight conditions; or 3) address an urgent need.

As examples of the types of projects that can be undertaken, the City of Cudahy is currently using CDBG funds for code enforcement, the rehabilitation of single family homes, assistance to local businesses, and various public services including youth nutrition, hot meals for senior citizens, food distribution, senior services, landlord/tenant services, and recreational services. Not more than 15 percent, or approximately \$51,659.25 can be allocated for public services.

All interested parties are invited to attend the public hearing and suggest projects or programs for the use of the City's CDBG funds during the 2020-2021 fiscal year. Further information on the CDBG program may be obtained or viewed in City Hall, 5220 Santa Ana Street, Cudahy by calling City Hall at (323) 773-5143.

Richard Iglesias – Assistant City Clerk  
Date Posted: November 27, 2019

**Pub Nov 29, 2019 (11) PT (11339645)**



# AGENDA REPORT

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MEETING DATE: January 6, 2020

TO: Honorable Chair & Members of the Planning Commission

FROM: Salvador Lopez, Community Development Manager

**Subject: Conditional Use Permit No. 38-368 to allow the occupancy and operation of a food processing and distribution facility within the Innovative Industrial Zone, pursuant to Section 20.20.20(B) of the City's Zoning Code located at 8056 Salt Lake Avenue.**

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## RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Cudahy (the "City"):

1. Approve CUP 38-368 to allow the food processing and distribution facility within the Innovative Industrial Zone.

## BACKGROUND/PROJECT DESCRIPTION:

The subject property (APN 6224-008-014) is located on an approximately 33,226 square foot (.76 acres) parcel and is zoned Innovative Industrial and located on the northwestern side of Salt Lake Avenue. The site is presently occupied by a series of buildings occupied by a window and glass manufacturer and the proposed food processing and distribution use.

The applicant intends to operate the use within the existing buildings in which a previous similar food processing facility (Julia's Produce) occupied. According to the plans submitted, the food processing facility will occupy three of the four buildings on the site. The main structure located to the rear of the site will be used primarily for the food processing, refrigeration, cooling and general storage of product. This area also includes restrooms, a janitorial area and other smaller storage areas. The other two accessory structures are used as general office space and storage for distribution of product.

According to the applicant, the operation also involves the use of seven (7) fleet vans that enter and exit the property once a day. Deliveries from smaller trucks are accepted throughout the day and utilize the designated loading areas provided. The use of tractor trailers or heavy equipment is not utilized. The facility will operate 5-6 days a week with general operating hours Monday thru Saturday 6:00am – 6:00pm. Office staff occupies the office from 7:00am – 6:00pm, staging for drivers occurs between the hours of 6:00am – 9:00am.

**ANALYSIS & DISCUSSION:**

**General Plan and Zoning.** The newly adopted General Plan 2040 designates the site and surrounding area as “Innovative industrial”, and as noted above, the property’s zoning is Innovative Industrial (I-Ind).

Table 1 below shows the project site and surrounding area’s zoning and land uses.

**Table 1  
Zoning and Land Use**

	<b>ZONING</b>	<b>LAND USE</b>
<b>PROJECT SITE</b>	I-Ind	Two Commercial/Industrial Tenants
<b>NORTH</b>	MDR	Multifamily Residential
<b>EAST</b>	I-Ind	J&S Window Manufacturer
<b>SOUTH</b>	I-Ind	Union Pacific Railway Line
<b>WEST</b>	I-Ind	National Freight Logistics/Shipping

As mentioned above, the recent adoption of the new General Plan and Zoning Code re-designated the subject property from Community Manufacturing to Innovative Industrial. The Zoning Code permits light industrial manufacturing with approval of a conditional use permit. This entitlement (CUP) approval will grant the city discretionary oversight of the project and allow staff to monitor any impacts the use may create.

The site will be accessed by the existing driveway along the southern end of the property providing a safe and efficient ingress and egress access. Parking is provided throughout the site and is shared between the two tenants. As a condition of approval, the applicant will be required to provide two trash enclosures along the western end of the property in order to house the two trash bins that are loosely placed within the parking and maneuverability areas. Additionally, the applicant will be required to clear the landscaped planter, located along the western edge of the parking lot, of all existing trash and debris and be required to consistently maintain its cleanliness throughout the life of the operation.

**REQUIRED FINDINGS:**

**CONDITIONAL USE PERMIT**

**Basis for Approval or Denial of a Conditional Use Permit.**

- **20.84.330(a) That the use shall be consistent with the General Plan and consistent with the integrity and character of the zone in which it is intended to be located.**

*Support for Finding:* The existing facility is consistent with the General Plan and the integrity and character of the Innovative industrial Zone as the project provides a small scale light industrial and traditional manufacturing facility, allowing for the reuse of once industrial buildings as identified in the Industrial district of the General Plan.

- **20.84.330(b) That the site is adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping, and other development standards prescribed in this zoning code, or required by the Planning commission, City Council, or**

**other authorized agent in order to integrate the conditional use with the land and uses in the neighborhood.**

*Support for Finding:* The proposed use will utilize the existing light industrial buildings and all parking, loading and landscaping, as prescribed in the city's zoning code, are accommodated on the site and integrated with other similar land uses within the Innovative industrial Zone.

- **20.84.330(c) That the Planning Commission shall consider the nature, condition, and development of adjacent uses, buildings, and structures and the effect the proposed use may have on such adjacent uses, buildings and structures.**

*Support for Finding:* The existing adjacent sites include a combination of manufacturing, industrial and office uses. The proposed development includes the use of the existing structures and its surrounding areas. The project is consistent with the height, bulk, and other design features found in the surrounding area. The proposed project is consistent with the purpose and intent of the General Plan and the Innovative Industrial zone designation. Accordingly, the proposed development will not have a negative impact on surrounding uses, buildings, and structures.

- **20.84.330(d) That the site for a proposed conditional use should relate to streets and highways adequate in width and pavement to carry the kind and quantity of traffic such use would generate.**

*Support for Finding:* The proposed development is an infill development consistent with applicable zoning provisions as Salt Lake Avenue is considered a collector street according to the Circulation Element of the City's General Plan and is adequate in size, width and pavement to accommodate the development. Trips generated by the project would not significantly affect Salt Lake Avenue or nearby intersections.

- **20.84.330(e) That adequate provisions for water, sewer and public utilities and services are available to ensure that the use will not be detrimental to the public health and safety.**

*Support for Finding:* The project is currently developed in compliance with the provisions for water, sewer and public utilities as the applicant will be required to meet the minimum requirements as set forth by the water, sewer and public utilities.

- **20.84.330(f) That the use will not be detrimental to the public interest, health, safety, convenience or welfare.**

*Support for Finding:* The new development will not be detrimental to the public interest, health, safety, convenience or welfare as the project has met all development standards of the zoning code and is consistent with goals and polies of the Cudahy 2040 General Plan.

#### **CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):**

The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq* ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq*), and the City's Local

CEQA Guidelines. As a result of that analysis, it has been determined that this case will not have a significant impact upon the environment and is Categorically Exempt, pursuant to Section 15301(a), Existing Facilities, Class 1, of the CEQA Guidelines.

**ATTACHMENTS:**

1. Location Map
2. Development Plans
3. PC Resolution 19-05

# LOCATION MAP



**8056 Salt Lake Avenue**

# DEVELOPMENT PLANS

**Resolution**

**PC 19-05**

**RESOLUTION NO. PC 19-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY APPROVING CONDITIONAL USE PERMIT 38.368 TO ALLOW THE OCCUPANCY AND OPERATION OF A FOOD PROCESSING FACILITY (LOCATION 8056 SALT LAKE AVENUE. APPLICANT: GEORGE BOWSER).**

**WHEREAS:** The applicant, George Bowser, requests approval of Conditional Use Permit 38.368 to allow the operation of a food processing facility; and

**WHEREAS:** The subject property is located at 8056 Salt Lake Avenue in an area that is designated by the Cudahy General Plan as Innovative industrial and by the Cudahy Zoning Map as Innovative industrial (I-Ind); and

**WHEREAS:** The subject property is 33,226 square feet (.76 acres) in area, and the Innovative Industrial (I-Ind) Zone sets forth an emphasis on allowing a flexible mix of uses facilitating job interactivity beyond standard business hours. Innovative Industrial is intended to provide an interesting mix of light industrial, office, and live/work uses allowing for adaptive reuse of once industrial buildings and spaces; and

**WHEREAS:** This matter was duly posted and set for a special public hearing for January 6, 2020 at 6:30 P.M. consistent with the City of Cudahy's Zoning Ordinance procedures for Conditional Use Permits.

**NOW THEREFORE,** the Planning Commission of the City of Cudahy hereby resolves:

**SECTION 1.** The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq), and the City's Local CEQA Guidelines. As a result of that analysis, it has been determined that this case will not have a significant impact upon the environment and is Categorically Exempt, pursuant to Section 15301(a), Existing Facilities, Class 1, of the CEQA Guidelines.

**SECTION 2.** After considering the proposal on the basis for approval or denial of Conditional Use Permit 38.368 stated in Section 20.20.20 of the Cudahy Municipal Code and, the Planning Commission finds as follows:

**CONDITIONAL USE PERMIT 38.368**

- A. The existing facility is consistent with the General Plan and the integrity and character of the Innovative industrial Zone as the project provides a small-scale light industrial and traditional manufacturing facility, allowing for the reuse of once industrial buildings as identified in the Industrial district of the General Plan.
- B. The proposed use will utilize the existing light industrial buildings and all parking, loading and landscaping, as prescribed in the city's zoning code, are accommodated on the site and integrated with other similar land uses within the Innovative industrial Zone.
- C. The existing adjacent sites include a combination of manufacturing, industrial and office uses. The proposed development includes the use of the existing structures and its

surrounding areas. The project is consistent with the height, bulk, and other design features found in the surrounding area. The proposed project is consistent with the purpose and intent of the General Plan and the Innovative Industrial zone designation. Accordingly, the proposed development will not have a negative impact on surrounding uses, buildings, and structures.

- D. The proposed development is an infill development consistent with applicable zoning provisions as Salt Lake Avenue is considered a collector street according to the Circulation Element of the City's General Plan and is adequate in size, width and pavement to accommodate the development. Trips generated by the project would not significantly affect Salt Lake Avenue or nearby intersections.
- E. The project is currently developed in compliance with the provisions for water, sewer and public utilities as the applicant will be required to meet the minimum requirements as set forth by the water, sewer and public utilities.
- F. The new development will not be detrimental to the public interest, health, safety, convenience or welfare as the project has met all development standards of the zoning code and is consistent with goals and polies of the Cudahy 2040 General Plan.

**SECTION 3.** Based upon the findings contained in this Resolution and on all other written and oral evidence in the record, the Planning Commission hereby approves Conditional Use Permit 38.368 subject to the conditions of approval set forth below:

1. The applicant, its successors in interest, and assignees, shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, and disbursements (collectively, "Claims") arising out of or in any way relating to this project, any discretionary approval granted by the City related to the development of the project, or the environmental review conducted under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, ("CEQA") for the project. If the City Attorney is required to enforce any conditions of approval, the applicant shall pay for all costs of enforcement, including attorney's fees.
2. Subcontractors hired to improve the physical structures of the building shall obtain a contractor's business license from the City Business License Department and submit proof of workers' compensation insurance to the City Building Department, before the issuance of any permits.
3. All conditions shall be binding upon the applicants, their successors and assigns, shall run with the land, shall limit and control the issuance and validity of certificate of occupancy, and shall restrict and limit the construction, location, and use and maintenance of all land and structures within the development.
4. The site shall be kept in a neat manner at all times and any landscaping shall be continuously maintained in a healthy and thriving condition.
5. Any changes in building textures, materials, and colors on the exterior walls are subject to planning approval.

6. Applicant shall remove graffiti within 24 hours of application. In the event graffiti is not removed within 24 hours, the applicant grants access and indemnifies the City to enter the property to abate graffiti according to CMC Sections 15.20.150 and 15.20.
7. No motor vehicles (commercial or otherwise) shall be parked on the property except in marked parking spaces.
8. The applicant shall work with the Planning Division to provide additional landscaping/vegetation within the proposed landscaped planters located throughout the parking lot. This new landscaping shall include drought tolerant and water efficient landscaping.
9. Landscaping and irrigation plans, which provide for adequate landscaping shall be submitted to the Community Development Department for approval as part of plan check submittal. All types of plants selected, and required watering systems for such landscaping, shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.
10. All roof-mounted equipment shall be adequately and decoratively screened and shall not be visible from the street.
11. Any mechanical equipment associated with the facility shall be screened from public view and require approval by the Planning Department. Any mechanical equipment must comply with CMC design guidelines and Building Code standards, which require that all mechanical equipment, machinery, trash, and other exterior service areas be screened from public view.
12. The applicant shall work with Planning staff to identify an appropriate location for the construction of a decorative trash enclosure and shall be identified on a revised site plan submitted to the Planning Division for review and approval.
13. The proposed improvements shall not deviate from any of the approved plans without prior approval from the Director of Community Development or the Planning Commission.
14. The applicant shall sign and notarize an Affidavit of Acceptance of Conditions, which acknowledges all of the conditions imposed herein and the applicant's acceptance of this Permit subject to those conditions.
15. The rights granted under CUP No. 38.368 may be modified or revoked by the Planning Commission should it be determined that the proposed uses or conditions under which the project is being operated or maintained is detrimental to the public health, welfare or materially harmful to property or improvements in the vicinity, if the property is operated or maintained to constitute a public nuisance or is a contributor to blight, or if the uses on the property are changed from the uses expressly approved herein.
16. The rights granted under CUP No. 38.368 shall expire within one (1) year of the date of approval by the Planning Commission unless proper building permits have been obtained or the applicant(s) applies for and is granted an extension of time. No extension of time will be considered unless the application for an extension is filed at least 30 days prior to

the expiration. An extension will not be granted if conditions have changed in that the requisite findings for approval can no longer be made.

17. Prior to any occupancy permit being granted, or commencement of the approved use, these conditions shall be completed to the satisfaction of the City.
18. The applicant shall ensure that music shall not be played or allowed throughout the exterior of the building or lot.

**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF JANUARY, 2020 BY THE FOLLOWING ROLL CALL VOTE:**

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

APPROVE AS TO FORM:  
OLIVAREZ MADRUGA LEMIEUX  
O'NEILL, LLP  
ASSISTANT CITY ATTORNEY

\_\_\_\_\_  
Salvador Lopez Jr., Deputy Secretary

By: \_\_\_\_\_  
Martin De Los Angeles



# AGENDA REPORT

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MEETING DATE: January 6, 2020

TO: Honorable Chair & Planning Commission Members

FROM: Salvador Lopez, Interim Community Development Manager

**Subject: Development Review Permit No. 41-523, to allow the construction of a 7-unit multifamily residential development located at 4439 Clara Street (APN 6225-018-019).**

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## RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Cudahy (the "City"):

1. Approve Development Review Permit No. 41-523 to allow the design, site layout, and construction of a 7-unit multifamily residential development;
2. Approve Tentative Tract Map 82840 (TTM 82840) to subdivide an existing property containing one single-family residence into one (1) condominium lot to allow the proposed 7-unit condominium development at 4439 Clara Street in the High Density Residential (HDR) Zone.

## BACKGROUND/PROJECT DESCRIPTION:

The subject property is located on an approximately 20,576 square foot lot located at 4439 Clara Street in the City of Cudahy in the High Density Residential (HDR) Zone. The site is currently developed with one single-family residence consisting of three bedrooms and two bathrooms totaling 1,489 square feet, according to the Los Angeles County Assessor's Office. The existing structure is proposed for demolition to accommodate the proposed new multi-family residential construction. The immediate area is developed with a mix of multi-family and single-family residential land uses.

The applicant, Marcelino Vich, proposes to construct a new 7-unit apartment complex. According to the plans submitted to the city's Planning Division the development will consist of three three-story structures with a maximum height of 30 feet. The first story will primarily accommodate garage parking for each of the seven units. All seven units will include two-car garages. Five additional guest parking spaces are proposed, for a total of 19 parking spaces. The second level will accommodate one bedroom and one bathroom as well as a living room and kitchen for each unit. The third level will contain two additional bedrooms and two additional bathrooms for each unit. The site will be accessed from a common 376-foot long, 20-foot wide driveway along the eastern edge of the property. This driveway will connect to Clara Street providing residents and emergency access from either street. This has been reviewed and approved by the Los Angeles County Fire Department.

The project architecture is modern contemporary. Treatments incorporate a blend of contemporary and traditional architectural forms and details which include a flat façade, hip style roof, plaster walls, and articulated facades such as inset windows and doors, offset/projected wall features and recessed

entryways. Proposed building colors incorporate an earth-tone palette with a dark grey smooth stucco finish, brown trims, and decorative veneers.

The buildings would be set back from the eastern side property by five feet, the rear setback by ten feet, the western setback by five feet, and the front setback by 15 feet. A six-foot tall concrete-masonry-unit (CMU) wall would be constructed along the entire perimeter of the property. A preliminary landscape plan has been submitted showing landscape areas on the buildings' perimeter and in interior open space areas and within the front yard setback. A more detailed plan will be submitted with the formal plan check submittal. Project lighting would consist of security lighting and wall lights on the building perimeters, using LED fixtures. All lighting would be designed to avoid light spillage to neighboring properties.

The table below provides floor area detailed information for the proposed units:

Number of units	Number of Bedrooms	Habitable Area
7	3 each, 21 total	11,722 sq. ft.

The development also includes private open spaces for each unit provided through upper level balconies of 200 square feet per unit. A series of common open spaces are provided throughout totaling 1,966 square feet.

A minimum number of on-site parking spaces is required for each residential unit, based on the number of bedrooms, inclusive of guest parking spaces. The table below identifies the number of spaces required by the zoning code based on the bedroom count.

Type of unit	# of spaces required	# of spaces provided
3 bedrooms	2 spaces	2 spaces

A total of 19 accessible parking spaces are provided throughout the site. A total of 14 spaces are in garages associated with specific units. The remaining five are guest parking spaces.

**ANALYSIS & DISCUSSION:**

**General Plan and Zoning.** The General Plan designates the site and surrounding area as “High Density Residential” as noted above, the property’s zoning is High Density Residential (HDR). Table 1 below shows the project site and surrounding area’s zoning and land uses.

The HDR Zone incorporates higher-density, multi-story, multi-family residential areas at a minimum density of 1,100 square feet per 3-bedroom unit, or approximately a maximum of 40 dwelling units per acre, and requires 280 square feet of common open space per unit, and 200 square feet of private open space per unit. The HDR Zone restricts building height to four stories or 55 feet, whichever is less (CMC § 20.16.030). In addition, a Development Agreement is required for all new development in the HDR zone (CMC § 20.16.050).

**Table 1  
Zoning and Land Use**

	ZONING	LAND USE
PROJECT SITE	HDR	Single-Family Residential
NORTH	HDR	Single Family Residential
EAST	HDR	Single-Family Residential
SOUTH	HDR	Single and Multifamily Residential
WEST	HDR	Multifamily Residential

The proposed project meets General Plan and Zoning standards for use (multiple-family residential), building height, and front and side setbacks. The project plans show that the individual units' habitable area and private open space areas either meet or exceed zoning standards. The project proposes a 376-foot long, 20-foot wide driveway as required by the Los Angeles County Fire Department. Table 2 below compares the project's characteristics with development standards.

**Table 2  
Development Standards: Required vs. Proposed Project**

	General Plan	Zoning	Density	Height	Setbacks	Min Floor Area (3 BR units)	Parking	Private Open Space per unit	Common Open Space
<b>Required</b>	HDR	HDR	1,089 SF 40 du/acre maximum; 20 du/acre minimum	4 stories or 55 feet	Front: 15 ft Side: 5 ft. (for 2 stories) Rear: 10 ft.	1,100 SF	1.5 - 2 spaces/unit 0.5 guest space/unit	200 SF	280 SF/Unit = 1,960 SF
<b>Proposed</b>	HDR	HDR	7 dwelling units	3 stories, 30 ft.	Front: 15 ft. Side: 5 ft. Rear: 10 ft.	1,663-1,691 SF	2.71 spaces/unit inclusive of guest spaces	200 SF	1,966 SF
<b>Consistent?</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>

Table 2 shows that the proposed development complies strictly with all applicable development standards for development of new multifamily developments in the HDR zone.

**City of Cudahy General Plan Land Use and Housing Element Provisions.** The following provisions relate to the project's consistency with the City's policies for affordable housing:

- **Land Use Element Policy 2.8.** The City of Cudahy will provide adequate housing for various family sizes and income levels by allowing for different densities of development.

*Analysis:* The project's proposed increased density beyond existing conditions would provide additional multi-family housing for the City. This is consistent with Policy 2.8, which allows for "different densities of development" as the project would replace single-family residential with relatively affordable and denser multi-family development.

- **Housing Element Goal 2.** The City of Cudahy will promote affordable housing and shelter for all economic segments of the community.

- **Housing Element Policy 2.1.** The City of Cudahy will promote all State, regional and local practices and plans that support housing availability for all economic segments of the population.

*Analysis:* The project would provide additional housing in the City, increasing supply and providing a more affordable option to residents than the current use of single-family.

- **Housing Element Policy 2.5.** The City of Cudahy will encourage variety in the supply of housing at costs affordable to the various income levels of the population.

*Analysis:* The project would supply new 3-bedroom units that exceed the minimum habitable floor area.

**Compatibility with surrounding uses.** The proposed multiple-family residential project is generally compatible and consistent with surrounding uses. Single and multiple-family residential uses lie on all sides of the project site, in both one and two-story structures. The building height of 30 feet does not exceed the HDR zone's 55-foot or four-story maximum height. The placement of the structure on the site, facing a central driveway and a front yard setback of 15 feet, reduces the project's visual bulk. The subject site is elongated and oriented north-south perpendicular to its access roads. This will also serve to limit any aesthetic concerns about the proposed development. The proposed rear setback of 10 feet does not intrude on residential uses.

The Los Angeles County Fire Department's Land Development Division reviewed the proposed plan for access requirements and has tentatively approved the proposed access (20-foot wide driveway) to the subject property and the proposed units, with conditions of approval.

#### **REQUIRED FINDINGS:**

#### **DEVELOPMENT REVIEW PERMIT**

#### **CMC § 20.84.210, Basis for Approval or Denial of a Development Review Permit.**

- **20.84.210(a) The project is consistent with the City of Cudahy General Plan, any applicable specific plan, and any plan of another governmental agency made applicable by statute or ordinance.**

*Support for Finding:* The project is compatible with the City of Cudahy's General Plan because it proposes a multiple-family residential project in the High-Density Residential General Plan designation and the High-Density Residential zone, at a density allowable under the Cudahy zoning code.

- **20.84.210(b) The height, bulk, and other design features of structures are in proportion to the building site, and external features are balanced and unified to present a harmonious appearance.**

*Support for Finding:* The proposed development's structure is 30 feet in height. There is sufficient area in the 15-foot front setback for ample and dense landscaping, presenting a harmonious appearance with nearby residences that also face the street. Accordingly, the

project is consistent with the height, bulk, and other design features required by the City Zoning design guidelines and provides a unified and uniform appearance.

- **20.84.210(c) The project design contributes to the physical character of the community, relates harmoniously to existing and anticipated development in the vicinity, and is not monotonously repetitive in and of itself or in conjunction with neighboring uses and does not contribute to excessive variety among neighboring uses.**

*Support for Finding:* The existing surrounding properties include single story and two-story single-family and multi-family residences. The proposed development includes seven multifamily residential units, consistent with the height, bulk, and other design features found in the surrounding area. The proposed surface articulations, including trimmed windows, pop-out terraces etc., avoid monotonous repetition.

- **20.84.210(d) The site layout and the orientation and location of structures and their relationship to one another and to open spaces, parking areas, pedestrian walks, signs, illumination, and landscaping achieve safe, efficient, and harmonious development.**

*Support for Finding:* The proposed site layout presents a balanced, axial plan that relates to similar structures along Clara Street. The development's orientation beyond the setback and the common driveway helps to screen the building's mass from the public right of way and adjacent properties. There are areas available for guest parking, landscaping, including the front setback, the rear setback, the private open space and common areas. The common driveway permits good visibility along the length of the project interior and will have security lighting for safety.

- **20.84.210(e) The grading and site development show due regard for the qualities of the natural terrain and landscape and do not call for the indiscriminate destruction of trees, shrubs, and other natural features.**

*Support for Finding:* The proposed development requires minor grading and removal of some existing shrubs. Some of the lot is currently dirt and does not contain any trees. However, the rest of the site is urbanized, flat and there is little evidence of "natural" terrain. There are no "natural" features on the site. Moreover, the project would add new landscaping, including trees and shrubs, which would partially replace those that would be removed.

- **20.84.210(f) The design, lighting, and placement of signs are appropriately related to the structure and grounds and are in harmony with the general development of the site.**

*Support for Finding:* The project will not have illuminated signage, with the exception for possible illuminated identifying address signs on the front elevation. That sign must meet CMC standards for property identification signs and the conditions of approval for the project, and thus would be in harmony with the general development of the site.

- **20.84.210(g) Mechanical equipment, machinery, trash, and other exterior service areas are screened or treated in a manner which is in harmony with the design of the structures and grounds.**

*Support for Finding:* There are no proposed exterior mechanical equipment, machinery, or service areas except for the trash enclosures which are located behind decorative view

obscuring doors to prevent stormwater runoff and to provide further screening and meets zoning code requirements for multi-family developments. Other mechanical equipment must comply with CMC design guidelines and Building Code standards, which require that all mechanical equipment, machinery, trash, and other exterior service areas be screened from public view.

- **20.84.210(h) The project shows proper consideration for adjacent residentially zoned or occupied property and does not adversely affect the character of such property.**

*Support for Finding:* The proposed project would re-develop a site that lies between occupied single and multiple-family residences. By introducing new, up-to-date residences with new landscaping, the project would improve the character of the adjacent properties and maintain or improve property value. The design is consistent with the City's General Plan and zoning designation, meets all development standards within the provisions of the Development Review Permit for the project, is compatible with the surrounding residential use, and will not adversely affect the value or quality of the neighborhood.

## **TENTATIVE TRACT MAP**

### **California Government Code (Gov. Code) Section 66410 (Subdivision Map Act), Basis for Approval of a Tentative Tract Map:**

- **Gov. Code 66473.5.** [T]he proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan.

*Support for Finding:* As discussed in the EIR for the 2040 General Plan and the administrative staff report prepared for the project, and with relevant conditions of approval/mitigation measures, the proposed project is consistent with General Plan policies for land use and housing. The subject site is currently occupied by a legal nonconforming single-family residence in the HDR zone in the HDR land use designation. The proposed TTM would entitle the property to be developed with seven condominium units consistent with the site's General Plan land use designation of HDR.

### **Additional Findings for Approval:**

- **The project site is physically suitable for the type and density/intensity of development being proposed by the Tentative Map.**

*Support for Finding:* The site is level and rectangular in shape. The project site plan shows direct access to the public right-of-way, adequate spacing between buildings, adequate setbacks and sufficient access for residents and emergency responders. The project's soils report indicates that the site is suitable for building construction.

- **The subdivision will not be detrimental to the public health, safety, or welfare of the surrounding community or injurious to the property or improvements on the vicinity in which the property is located.**

*Support for Finding:* The City of Cudahy General Plan and the site's zone designation supports this type of residential development. The project site is surrounded by residential development of similar intensity as the proposed project.

- **There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.**

*Support for Finding:* Planning staff and the Los Angeles County Fire Department reviewed the site plan. With application of the conditions of approval, the proposed site plan complies with the City's Zoning Code and Fire Department requirements related to vehicle access, fire protection, sanitation, water, and public utilities and services.

- **The subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

*Support for Finding:* Planning staff did not identify any public easements on the site and the applicant verified that there are no public easements in place on the subject parcel. Any required public easements are conditions of approval of the project and shall be recorded prior to the final map recordation.

- **There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.**

*Support for Finding:* Planning staff and the Los Angeles County Fire Department reviewed the site plan. With application of the conditions of approval, the proposed site plan complies with the City's Zoning Code and Fire Department requirements related to vehicle access, fire protection, sanitation, water, and public utilities and services.

#### **CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):**

Based upon the information received and Staff's assessment, the proposed Project is categorically exempt from California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 3, In-Fill Development Projects). Approval of the project satisfies the requirements under this exemption. The project is consistent with the General Plan in that it facilitates and encourages diversity in housing types. The applicant proposes seven apartment units, which adds additional housing options in the City. The project is further consistent with the Housing Element of the General Plan in that it contributes units towards the required Regional Housing Needs Assessment (RHNA) requirement. Finally, the proposed project is consistent with the General Plan of the City as it meets a) high-density residential development; b) is located in the City on a site of less than five acres; c) the site has no value as a habitat for endangered species, as it is in an urbanized area and was previously developed with a single family home; d) there are no anticipated impacts to traffic, noise, or air quality as the land use at the site is not substantially changing, and e) is adequately served by utilities and public services. The Categorical Exemption findings are supported by the following studies (attached): air quality/greenhouse gas emissions (Attachment 5) and traffic (Attachment 6). The air quality/greenhouse gas emissions study concludes that no impacts to the environment would occur as a result of the proposed project because neither the construction nor operations phases of the project would exceed SCAQMD thresholds. This is detailed in the attached report and is based on CalEEMod results. In addition, GHG emissions are expected to decrease at the project site by 19.47%, which exceeds CARB's four to eight-percent goals. The findings regarding potential traffic impacts are supported by the attached traffic study which concludes that no impacts would occur upon project implementation due to the projected daily trip generation of 42 being less than the adopted County threshold of 50. In addition, no significant impacts regarding Aesthetics thresholds as identified by CEQA would occur. The project site is in an urbanized area, is not located within or near a

scenic highway, contains no significant rocks or outcroppings, and would not impede any scenic views into or out of the project site as the proposed development is only three stories in height and no scenic views exist from or into the project site. The site is a residential property surrounded by other residential properties, as well as commercial properties, of similar size in an urbanized area. Accordingly, Staff has prepared a Notice of Exemption (see Attachment).

**ATTACHMENTS:**

1. Location Map
2. Proposed Development Plans
3. Resolution No. PC 19-09
4. Air Quality/Greenhouse Gas Emissions Study
5. Traffic Study

# LOCATION MAP



**4439 Clara Street**

# DEVELOPMENT PLANS

**Resolution**

**PC 19-09**

**RESOLUTION NO. PC 19-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY APPROVING DEVELOPMENT REVIEW PERMIT NO. 41-523 TO ALLOW THE CONSTRUCTION OF A 7-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 4439 CLARA STREET. APPLICANT: MARCELINO VICH.**

**WHEREAS:** The applicant, Marcelino Vich, requests approval of a Development Review Permit to allow the design, site layout, and the construction of a 7-unit multifamily residential development;

**WHEREAS:** The subject property is located at 4439 Clara Street in an area that is designated by the Cudahy General Plan and by the Cudahy Zoning Map as High Density Residential; and

**WHEREAS:** The subject property is approximately 20,576 square feet in area, and the HDR zone sets forth the maximum residential density of 1,089 square feet per acre. The base density of the parcel is 18 units, calculated by dividing the parcel area by the zone-assigned density and rounding down to the next whole number ( $20,576/1,089 = 18.89$ ); and

**WHEREAS:** This matter was duly posted and set for a special public hearing for January 6, 2020 at 6:30pm consistent with the City of Cudahy's Zoning Ordinance procedures for Development Review Permits.

**NOW THEREFORE,** the Planning Commission of the City of Cudahy hereby resolves:

**SECTION 1.** The Project has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq), and the City's Local CEQA Guidelines. In accordance with the provisions of the California Environmental Quality Act (CEQA), an environmental analysis has been completed for this case. As a result of that analysis, it has been determined that this case will not have a significant impact upon the environment and is Exempt, pursuant to Article 12.5, Section 15195, Residential Infill Exemption, of the CEQA Guidelines and therefore, no further environmental documentation will be required.

**SECTION 2.** After considering the proposal on the basis for approval or denial of Development Review Permit 41.523 stated in Chapter 20 of the Cudahy Municipal Code, the Planning Commission finds as follows:

**DEVELOPMENT REVIEW PERMIT 41.523**

- A. The project is compatible with the City of Cudahy's General Plan because it proposes a multiple-family residential project in the High-Density Residential General Plan designation and the High-Density Residential zone. The HDR designation and zone set forth a residential density of up to 40 dwelling units/acre. The High-Density Residential Zone designation sets forth a residential density of up to 40 units/acre; the HDR zone sets project density to 20-40 units per acre.

- B. The height, bulk, and other design features of the Project's structures are in proportion to the building site, and external features are balanced and unified so as to present a harmonious appearance. The proposed development's structure is 30 feet in height, similar to other multi-story structures within the immediate neighborhood. There is sufficient area in the 15-foot front setback for ample and dense landscaping, presenting a harmonious appearance with nearby residences that also face the street. Accordingly, the project is consistent with the height, bulk, and other design features required by the City Zoning design guidelines and provides a unified and uniform appearance.
- C. The project design contributes to the physical character of the community, relates harmoniously to existing and anticipated development in the vicinity, and is not monotonously repetitive in and of itself or in conjunction with neighboring uses and does not contribute to excessive variety among neighboring uses. The existing surrounding properties include single story and two-story single-family and multi-family residences. The proposed development includes seven multifamily residential units, consistent with the height, bulk, and other design features found in the surrounding area. The proposed surface articulations, including trimmed windows, pop-out terraces etc., avoid monotonous repetition.
- D. The site layout and the orientation and location of structures and their relationship to one another and to open spaces, parking areas, pedestrian walks, signs, illumination, and landscaping achieve safe, efficient, and harmonious development. The proposed site layout presents a balanced, axial plan that relates to similar structures along Clara Street. The development's orientation beyond the deep setback and the common driveway helps to screen the building's mass from the public right of way and adjacent properties. There are areas available for guest parking, landscaping, including the front setback, the rear setback, the private open space and common areas. The common driveway permits good visibility along the length of the project interior and will have security lighting for safety.
- E. The grading and site development show due regard for the qualities of the natural terrain and landscape and do not call for the indiscriminate destruction of trees, shrubs, and other natural features. The proposed development requires minor grading and removal of some existing shrubs. Half of the lot is currently dirt and does not contain any trees. However, the rest of the site is urbanized, flat and there is little evidence of "natural" terrain. There are no "natural" features on the site. Moreover, the project would add new landscaping, including trees and shrubs, which would partially replace those that would be removed.
- F. The design, lighting, and placement of signs are appropriately related to the structure and grounds and are in harmony with the general development of the site. The project will not have illuminated signage, with the exception for possible illuminated identifying address signs on the front elevation. That sign must meet CMC standards for property identification signs and the conditions of approval for the project, and thus would be in harmony with the general development of the site.
- G. Mechanical equipment, machinery, trash, and other exterior service areas are screened or treated in a manner that is in harmony with the design of the structures and grounds. There are no proposed exterior mechanical equipment, machinery, or service areas except for the trash enclosures which are located behind decorative view obscuring doors to prevent stormwater runoff and to provide further screening and meets zoning code requirements for multi-family developments. Other mechanical equipment must comply with CMC design guidelines and Building Code standards, which require that all

mechanical equipment, machinery, trash, and other exterior service areas be screened from public view.

- H. The project shows proper consideration for adjacent residentially zoned or occupied property and does not adversely affect the character or value of such property. The proposed project would re-develop a site that lies between occupied single and multiple-family residences. By introducing new, up-to-date residences with new landscaping, the project would improve the character of the adjacent properties and maintain or improve property value. The design is consistent with the City's General Plan and zoning designation, meets all development standards within the provisions of the Development Review Permit for the project, is compatible with the surrounding residential use, and will not adversely affect the value or quality of the neighborhood.

**SECTION 3.** After considering the proposal on the basis for approval or denial of the Tentative Tract Map stated in Section 19 of the Cudahy Municipal Code and Government Code Section 66410, the Planning Commission finds as follows:

**TENTATIVE TRACT MAP 82840 (TTM 82840)**

- A. The project is compatible with the City of Cudahy General Plan, any applicable specific plan, and any plan of another governmental agency made applicable by statute or ordinance because it proposes a multiple-family residential condominium project in the High Density Residential designation and the High Density Residential zone, at a density allowable under California law. The HDR designation sets forth a residential density of up to 40 units/acre; the HDR zone sets project density to 20-40 units per acre. The project entitlements include a development review permit for the construction of seven (7) residential units. As discussed in the EIR for the 2040 General Plan and the administrative staff report prepared for the project, and with relevant conditions of approval/mitigation measures, the proposed project is consistent with General Plan policies for land use and housing.
- B. The site is physically suitable for the type and density/intensity of development being proposed by the Tentative Map. The site is level and rectangular in shape. The project site plan shows direct access to the public right-of-way, adequate spacing between buildings, adequate setbacks and sufficient access for residents and emergency responders. The project's soils report indicates that the site is suitable for building construction.
- C. The subdivision will not be detrimental to the public health, safety, or welfare of the surrounding community or injurious to the property or improvements on the vicinity in which the property is located. The City of Cudahy General Plan and the site's zone designation supports this type of residential development. The project site is surrounded by residential and institutional development of similar intensity as the proposed project. Any potentially significant environmental impacts will be mitigated to less than significant levels.
- D. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Planning staff and the Los Angeles County Fire Department reviewed the site plan. With application of the conditions of approval, the proposed site plan complies with the City's Zoning Code and

Fire Department requirements related to vehicle access, fire protection, sanitation, water, and public utilities and services.

- E. The subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Planning staff did not identify any public easements on the site and the applicant verified that there are no public easements in place on the subject parcel. Any required public easements are conditions of approval of the project and shall be recorded prior to the final map recordation.

**SECTION 4.** Based upon the findings contained in this Resolution and on all other written and oral evidence in the record, the Planning Commission hereby approves Development Review Permit No. 41-523, subject to the conditions of approval set forth below:

1. The applicant, its successors in interest, and assignees, shall indemnify, protect, defend (with legal counsel reasonably acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, and disbursements (collectively, "Claims") arising out of or in any way relating to this project, any discretionary approval granted by the City related to the development of the project, or the environmental review conducted under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, ("CEQA") for the project. If the City Attorney is required to enforce any conditions of approval, the applicant shall pay for all costs of enforcement, including attorney's fees.
2. Subcontractors hired to improve the physical structures of the building shall obtain a contractor's business license from the City Business License Department and submit proof of workers' compensation insurance to the City Building Department, before the issuance of any permits.
3. All conditions shall be binding upon the applicants, their successors and assigns, shall run with the land, shall limit and control the issuance and validity of certificate of occupancy, and shall restrict and limit the construction, location, and use and maintenance of all land and structures within the development.
4. The site shall be kept in a neat manner at all times and any landscaping shall be continuously maintained in a healthy and thriving condition.
5. Any changes in building textures, materials, and colors on the exterior walls are subject to planning approval. A developer is required to submit samples of all exterior materials for approval prior to the issuance of building permits.
6. Construction shall conform to the site plan on file with the Community Development Department and as approved by the Planning Commission.
7. The Developer shall pay into a fund for parkland fees, to be determined at the time of submitting plans into Building and Safety Plan Check, pursuant to the Quimby Act. (Government Code Section §66477).
8. The Developer shall verify in writing that there is sufficient water service for the additional dwelling units proposed. Also, the developer agrees to install any equipment, lines or other

necessary improvement to ensure that there will be sufficient water service for the proposed additions.

9. A complete set of plans including the sewer, drainage, grading, and erosion control plans, which accurately depict the location of the proposed structures, driveways, and all other elements of the development, shall be submitted as part of the plan check submittal.
10. The applicant shall comply with all conditions set forth by the Los Angeles County Fire Department for this application in its letter of correspondence and on file with the City Planning Department.
11. Anti-graffiti substances shall be used on both sides of the perimeter walls of the subject property.
12. Applicant shall remove graffiti within 24 hours of application. In the event graffiti is not removed within 24 hours, the applicant grants access and indemnifies the City to enter the property to abate graffiti according to CMC Sections 15.20.150 and 15.20.
13. No motor vehicles (commercial or otherwise) shall be parked on the property except in marked parking spaces.
14. Utility equipment including and not limited to electricity, cable, or telephone equipment must be placed underground. Each unit shall have separate sewer and water lines.
15. Pursuant to the National Pollutant Discharge Elimination System (NPDES) Permit requirements, and City of Cudahy Municipal Code Section 11-2: Storm Water and Urban Runoff Pollution Control all construction projects of less than 1 acre are required to meet a minimum of water quality protection (i.e., Owner's Certification of Compliance with Minimum Requirements Form and/or Wet Weather Control Plan).
16. As part of the plan check submittal, written verification from the local water authority that there is sufficient water service for the additional dwelling units, as well as fire suppression being provided without interruption to residences.
17. A Lighting Plan shall be submitted with construction drawings to Building & Safety for plan check.
18. Landscaping and irrigation plans, which provide for adequate landscaping shall be submitted to the Community Development Department for approval as part of plan check submittal. All types of plants selected, and required watering systems for such landscaping, shall, to the extent possible, conserve water and shall be consistent with any water conservation ordinance enacted by the City.
19. All roof-mounted equipment shall be adequately and decoratively screened and shall not be visible from the street.
20. The locations of air-conditioning condensers shall be shown on the site plan and shall not be visible from the street.
21. A raised curb shall be provided along the borders of the area proposed for parking spaces and open space areas.

22. All vents shall be painted to match the color of the house stucco or wood trim.
23. All building materials and plants selected shall be comparable to the proposed development.
24. The developer shall obtain necessary permits to repair or improve any curb, gutter or sidewalk damaged due to the construction process.
25. The electrical transformer shall be adequately and decoratively screened from view. Dense landscaping shall be used as screening materials. The applicant shall provide the details with the set of building plans to illustrate this requirement.
26. The applicant shall include all general notes on the plans submitted for plan check as required. The floor plans and elevation drawings shall reflect the same information. The developer is required to check said plans for accuracy and make sure plans are drawn to scale and corrections are made as necessary prior to the issuance of permits.
27. The developer shall not deviate from any of the approved plans without prior approval from the Director of Community Development or the Planning Commission.
28. The developer shall submit a complete listing of all subcontractors used for the project. Each subcontractor shall obtain a contractor's business license from the City's Business License Department and submit proof of workers' compensation insurance to the City of Cudahy Building Department, before the issuance of any permits.
29. Contractors hired for the project must guarantee that safe and convenient school pedestrian routes are maintained. This would pertain to the arrival and dismissal times of each school day. Traffic controls (signs) shall be installed as needed to ensure safe routes to school. Construction vehicle trips scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars.
30. The applicant shall comply with all conditions set forth by the Los Angeles Unified School District for this application in its letter of correspondence and on file with the City Planning Department.
31. Increased noise levels will be mitigated by the limitation of construction activities to not earlier than 7:00 A.M. and not later than 6:00 P.M. To reduce temporary construction noise contractors hired for the project shall implement BMPs such as providing advance notification of construction to surrounding land uses, ensuring that equipment is properly muffled, placement of noise sources away from residences, implementing noise attenuation measures, and generally conduct construction in compliance with City of Cudahy Municipal Code Article 23: Environmental Performance Standards.
32. An Affidavit shall be recorded with the Los Angeles County Recorder's Office stating that the lot shall be maintained as a single contiguous lot and certified copy shall be filed with the City Clerk of the City of Cudahy.
33. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the use of said property as set forth by this approval, together with all conditions, which are a part of, said approval.

34. Issuance of Building Permits shall be conditioned upon submission of Covenants, Conditions and Restrictions (CC&Rs) for review and approval by the City Attorney to ensure that: (i) A homeowners association with legal power to maintain the common areas is established, and (ii) the City is made part of the CC&Rs for the purpose of performing common area maintenance if the homeowners association fails to do so and to recoup the City's cost of doing so via an assessment imposed on the unit owners, and (iii) copies of the signed CC&Rs shall be recorded in the Los Angeles County Recorder's Office, and a copy given to the City of Cudahy and to each homeowner of the development. A fee must be paid for city attorney review, which shall be equal to 110 percent of costs reasonably borne for document review.
35. All City Fees, i.e., plan check, building permit fees, school fees, Quimby fees, CC&R review, etc., shall be paid by the applicant prior to the submittal of the plans to the Building and Safety Department".
36. The applicant shall sign and notarize an Affidavit of Acceptance of Conditions, which acknowledges all of the conditions imposed herein and the applicant's acceptance of this Permit subject to those conditions.
37. The rights granted under DRP No. 41-523 may be modified or revoked by the Planning Commission should it be determined that the proposed uses or conditions under which the project is being operated or maintained is detrimental to the public health, welfare or materially harmful to property or improvements in the vicinity, if the property is operated or maintained to constitute a public nuisance or is a contributor to blight, or if the uses on the property are changed from the uses expressly approved herein.
38. The rights granted under DRP No. 41-523 shall expire within one (1) year of the date of approval by the Planning Commission unless proper building permits have been obtained or the applicant(s) applies for and is granted an extension of time. No extension of time will be considered unless the application for an extension is filed at least 30 days prior to the expiration. An extension will not be granted if conditions have changed in that the requisite findings for approval can no longer be made.
39. Prior to any occupancy permit being granted, or commencement of the approved use, these conditions shall be completed to the satisfaction of the City.

**PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF JANUARY 6, 2020 BY THE FOLLOWING ROLL CALL VOTE:**

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

APPROVE AS TO FORM:  
OLIVAREZ MADRUGA  
ASSISTANT CITY ATTORNEY

\_\_\_\_\_  
Salvador Lopez Jr., Deputy Secretary

By: \_\_\_\_\_  
Martin De Los Angeles

# Air Quality Greenhouse Gas Emissions Study

## Memorandum

**TO:** Salvador Lopez, Director of Planning

**FROM:** Christine Kudija, JD, AICP, MLA  
Principal Planner

**DATE:** December 6, 2019

**SUBJECT:** **4439 Clara Street, Cudahy: 7-Unit Infill Apartment Development**  
**Air Quality/GHG Memorandum**

### 1.0 INTRODUCTION

This Memorandum summarizes the results of the pollutant and greenhouse-gas emissions prepared for the proposed project. As shown below, neither construction emissions nor operational emissions exceed the South Coast Air Quality Management District's thresholds for regional or local emissions. Additionally, because the project increases housing density on an existing infill site, and is within ½ mile of a "major transit stop" on Wilcox Avenue, the project is considered compliant with respect to greenhouse gas emissions (GHGs) in local and regional climate-action programs.

The applicant proposes to replace the existing residential structures on the 0.47-acre subject property at 4439 Clara Street, Cudahy, with a 7-unit, two-story low-rise apartment complex. As part of construction, an approximately 1,489 square feet existing structure on the project site would be demolished.

### 2.0 REGULATORY SETTING

**2.1. Air Quality.** The project is located within the South Coast Air Basin. The South Coast Air Quality Management District (SCAQMD) has jurisdiction and regulatory authority within the Air Basin. The SCAQMD is responsible for the region's Air Quality Management Plan (AQMP), which sets forth regulations and various control measures to reduce air pollution and bring the region into attainment (compliance) with federal and state clean air standards. The 2016 AQMP includes control measures for both stationary and mobile sources of air pollutants; the control measures are further codified into Rules or set forth as policies for jurisdictions within the Air Basin. Rules set specific limits for emissions from various stationary sources, including specific types of equipment, industrial processes, paints, solvents, and consumer products. Limits on airborne "fugitive" dust from construction and particulates from diesel engines are also set forth and enforceable.

To measure ongoing AQMP progress, the SCAQMD monitors air quality at 38 locations throughout the Air Basin, and has enforcement authority over a four-county area (Los Angeles, Orange, Riverside and San Bernardino Counties; see the SCAQMD website, <http://www.aqmd.gov/>, for comprehensive information regarding the AQMP and the SCAQMD's overall responsibilities). The South Coast Air Basin remains in non-attainment under both national and California standards for three criteria pollutants, including ozone, particulate

matter and fine particulate matter (PM10 and PM2.5, respectively). Figure AQ-1 below shows the region's overall attainment status.

Figure AQ - 1

National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin

CRITERIA POLLUTANT	STANDARD	AVERAGING TIME	DESIGNATION <sup>a)</sup>	ATTAINMENT DATE <sup>b)</sup>
<b>1-Hour Ozone</b>	NAAQS	1979 1-Hour (0.12 ppm)	Nonattainment (Extreme)	2/6/2023 Originally 11/15/2010 (not attained) <sup>e)</sup>
	CAAQS	1-Hour (0.09 ppm)	Nonattainment	N/A
<b>8-Hour Ozone<sup>d)</sup></b>	NAAQS	1997 8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024
	NAAQS	2008 8-Hour (0.075 ppm)	Nonattainment (Extreme)	7/20/2032
	NAAQS	2015 8-Hour (0.070 ppm)	Nonattainment (Extreme)	8/3/2038
	CAAQS	8-Hour (0.070 ppm)	Nonattainment	Beyond 2032
<b>CO</b>	NAAQS	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (attained)
	CAAQS	1-Hour (20 ppm) 8-Hour (9 ppm)	Attainment	6/11/2007 (attained)
<b>NO<sub>2</sub><sup>e)</sup></b>	NAAQS	1-Hour (0.10 ppm)	Unclassifiable/Attainment	N/A (attained)
	NAAQS	Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)
	CAAQS	1-Hour (0.18 ppm) Annual (0.030 ppm)	Attainment	---
<b>SO<sub>2</sub><sup>f)</sup></b>	NAAQS	1-Hour (75 ppb)	Designations Pending (expect Uncl./Attainment)	N/A (attained)
	NAAQS	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/Attainment	3/19/1979 (attained)
<b>PM10</b>	NAAQS	1987 24-hour (150 µg/m <sup>3</sup> )	Attainment (Maintenance) <sup>g)</sup>	7/26/2013 (attained)
	CAAQS	24-hour (50 µg/m <sup>3</sup> ) Annual (20 µg/m <sup>3</sup> )	Nonattainment	N/A
<b>PM2.5<sup>h)</sup></b>	NAAQS	2006 24-Hour (35 µg/m <sup>3</sup> )	Nonattainment (Serious)	12/31/2019
	NAAQS	1997 Annual (15.0 µg/m <sup>3</sup> )	Attainment	8/24/2016
	NAAQS	2012 Annual (12.0 µg/m <sup>3</sup> )	Nonattainment (Serious)	12/31/2025
	CAAQS	Annual (12.0 µg/m <sup>3</sup> )	Nonattainment	N/A

Figure AQ - 1, Continued

National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin

CRITERIA POLLUTANT	STANDARD	AVERAGING TIME	DESIGNATION <sup>a)</sup>	ATTAINMENT DATE <sup>b)</sup>
Lead	NAAQS	3-Months Rolling (0.15 µg/m <sup>3</sup> )	Nonattainment (Partial) <sup>d)</sup>	12/31/2015
Hydrogen Sulfide (H <sub>2</sub> S)	CAAQS	1-Hour (0.03 ppm/42 µg/m <sup>3</sup> )	Attainment	---
Sulfates	CAAQS	24-Hour (25 µg/m <sup>3</sup> )	Attainment	---
Vinyl Chloride	CAAQS	24-Hour (0.01 ppm/26 µg/m <sup>3</sup> )	Attainment	---

- a) U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable
- b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration
- c) 1-hour O<sub>3</sub> standard (0.12 ppm) was revoked, effective June 15, 2005 ; however, the Basin has not attained this standard based on 2008-2010 data and is still subject to anti-backsliding requirements
- d) 1997 8-hour O<sub>3</sub> standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the revoked 1997 O<sub>3</sub> standard is still subject to anti-backsliding requirements
- e) New NO<sub>2</sub> 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO<sub>2</sub> standard retained
- f) The 1971 annual and 24-hour SO<sub>2</sub> standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO<sub>2</sub> 1-hour standard. Area designations are still pending, with Basin expected to be designated Unclassifiable /Attainment.
- g) Annual PM<sub>10</sub> standard was revoked, effective December 18, 2006; 24-hour PM<sub>10</sub> NAAQS deadline was 12/31/2006; SCAQMD request for attainment redesignation and PM<sub>10</sub> maintenance plan was approved by U.S. EPA on June 26, 2013, effective July 26, 2013.
- h) Attainment deadline for the 2006 24-Hour PM<sub>2.5</sub> NAAQS (designation effective December 14, 2009) is December 31, 2019 (end of the 10th calendar year after effective date of designations for Serious nonattainment areas). Annual PM<sub>2.5</sub> standard was revised on January 15, 2013, effective March 18, 2013, from 15 to 12 µg/m<sup>3</sup>. Designations effective April 15, 2015, so Serious area attainment deadline is December 31, 2025.
- i) Partial Nonattainment designation – Los Angeles County portion of Basin only for near-source monitors. Expect redesignation to attainment based on current monitoring data.

Source: South Coast Air Quality Management District, available at <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naqs-caqs-feb2016.pdf?sfvrsn=14> (accessed December 6, 2019).

**2.2 Greenhouse Gas Emissions.** “Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth by allowing incoming short wavelength visible sunlight to penetrate the atmosphere, while restricting outgoing terrestrial long wavelength heat radiation from exiting the atmosphere. The principal greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Collectively GHGs are measured as carbon dioxide equivalents (CO<sub>2</sub>e).

Fossil-fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of global GHG emissions. Industrial and commercial sources are the second-largest contributors of GHG emissions, constituting about one-fourth of total emissions. According to climate scientists, California and the rest of the developed world must cut emissions by 80 percent from today’s levels to stabilize the amount of CO<sub>2</sub> in the atmosphere and prevent the most severe effects of global climate change.

California has passed several bills and former Governor Jerry Brown signed seven executive orders (EOs) regarding greenhouse gases. GHG Statutes and EOs include Assembly Bill (AB) 32, Senate Bill (SB) 1368, EO S-03-05, EO S-20-06, EO S-01-07, EO S-13-08, EO B-16-12, EO B-18-12, and EO B-30-15. Of these, AB 32, the California Global Warming Solutions Act of 2006, mandates that California’s GHG emissions be reduced to 1990 levels by 2020, and tasks the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32’s reduction goals.

EO S-3-05 provides a more long-range goal and requires an 80 percent reduction of GHGs from 1990 levels by 2050. On a per-capita basis, that means reducing annual emissions of 14 MTs of CO<sub>2</sub> equivalent for every person in California down to approximately 10 MTs per person by 2020. Issued in 2015, EO-B-30-15 sets an increasingly-aggressive GHG-emissions target for 2030, 40 percent below 1990 levels. EO-B-30-15 was codified by SB 32 in 2016, which also provided the CARB with additional direction for refining the Climate Change Scoping Plan. That EO set forth five “pillars” for accomplishing GHG reduction, including (1) reducing today’s petroleum use in cars and trucks by up to 50 percent; (2) increasing from one-third to 50 percent our electricity derived from renewable sources; (3) doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner; (4) reducing the release of methane, black carbon, and other short-lived climate pollutants; (5) managing farm and rangelands, forests and wetlands so they can store carbon; and (6) periodically updating the state’s climate adaptation strategy, Safeguarding California.

The CARB’s 2017 Climate Change Scoping Plan, in part implements EO B-30-15, and sets forth a “reference scenario” as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions generated statewide through 2030 with existing policies and programs, but without any further action to reduce GHGs. This level is estimated to be approximately 400 million metric tons (MMTs) of CO<sub>2</sub>e from all sources in 2030. The CARB’s statewide 2030 target level of emissions is approximately 260 MMTs. **The Scoping Plan estimates that the change from 1990 levels in the residential and commercial sectors must be from 44 MMTCO<sub>2</sub>e to 38-40 MMTCO<sub>2</sub>e by 2030, a four to eight percent reduction.**

Senate Bill 375 was enacted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air

Resources Board (CARB) is responsible for establishing GHG emission-reduction targets, and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting “Sustainable Communities Strategies” that achieve CARB’s targets.

The Gateway Cities Council of Governments (GCCOG) is the local MPO that includes the City of Cudahy, and has recently prepared a regional CAP framework for member cities as part of a sustainable community strategy. The framework contains a comprehensive toolkit for cities’ use to develop their own CAPs and set emissions targets. To date, the City of Cudahy has not set emissions targets or numeric thresholds. However, the CAP framework itself shows various strategies that can help reduce GHG emissions: promoting “green” building; improving efficiency of existing buildings; increasing the use of local clean energy generation; and others.

Note that compliance with GHG-reduction strategies may not reduce an individual project’s impacts below significant levels *unless* an emissions target or threshold, based on substantial evidence has been adopted by a local agency. In the absence of a target or threshold, quantified GHG emissions may be determined to be significant and unavoidable. Alternatively, if a project demonstrates consistency with either a local CAP or with the CARB Scoping Plan (such as the percent-reduction goals described above), a finding of “less than significant” may be appropriate.

#### 4.0 METHODOLOGY

The California Emissions Estimator Model® (CalEEMod) v. 2016.3.2 (Excel-based computer model) was used to estimate the project’s emissions. This computer modeling tool is designed to provide a uniform platform for government agencies, land-use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The model incorporates average emissions for specific land uses such as that proposed by the project (apartments) at a buildout density of 15 du/acre. For modeling purposes, construction was assumed to begin in May 2020, and the project assumed to be operational by 2021. The model requires that particular dates are entered in order to estimate construction phases; if not specifically known, the model inserts default periods for each phase of construction. Figure AQ-2 below shows the SCAQMD’s regional emissions thresholds for various air pollutants. Note that the SCAQMD sets forth greenhouse gas thresholds only for stationary sources.

Additionally, for projects that propose to develop less than five acres of land, the SCAQMD sets localized thresholds for several pollutants that contribute to human cancers. These thresholds substitute for requirements to conduct detailed Health Risk Assessments for small development projects.

Construction and operational greenhouse gas emissions were also estimated using model default values for construction equipment (without mitigation strategies such as lower-emission non-road engines). Mitigation strategies required by the California Building Code were incorporated into the model’s “mitigation” data entry fields to estimate CO<sub>2</sub>e emissions during project “operation,” e.g. when new residences are constructed and occupied. These strategies including a minimum level of photovoltaic (solar) electricity-generating capacity and low-flow plumbing fixtures. Moreover, all new residential construction must comply with the California Green Building Standards Code (developed to meet AB 32 GHG-emission goals).

Table GHG-1 shows the estimated GHG emissions for the project, as unmitigated and mitigated by building code requirements. Percent reductions with mitigation are shown for operational emissions. The “unmitigated” emissions would result from a “business-as-usual” strategy of, for example, building a vehicle-dependent, stand-alone multifamily development. In contrast, the “mitigated” emissions show reductions that would be achieved by code compliance.

Figure AQ - 2

SCAQMD Air Quality Significance Thresholds

Mass Daily Thresholds <sup>a</sup>		
Pollutant	Construction <sup>b</sup>	Operation <sup>c</sup>
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk $\geq$ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas $\geq$ 1 in 1 million) Chronic & Acute Hazard Index $\geq$ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO <sub>2</sub> eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants <sup>d</sup>		
NO <sub>2</sub> 1-hour average annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average annual average	10.4 $\mu\text{g}/\text{m}^3$ (construction) <sup>e</sup> & 2.5 $\mu\text{g}/\text{m}^3$ (operation) 1.0 $\mu\text{g}/\text{m}^3$	
PM2.5 24-hour average	10.4 $\mu\text{g}/\text{m}^3$ (construction) <sup>e</sup> & 2.5 $\mu\text{g}/\text{m}^3$ (operation)	
SO <sub>2</sub> 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99 <sup>th</sup> percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 $\mu\text{g}/\text{m}^3$ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day Average Rolling 3-month average	1.5 $\mu\text{g}/\text{m}^3$ (state) 0.15 $\mu\text{g}/\text{m}^3$ (federal)	

<sup>a</sup> Source: SCAQMD CEQA Handbook (SCAQMD, 1993)

<sup>b</sup> Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

<sup>c</sup> For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

<sup>d</sup> Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

<sup>e</sup> Ambient air quality threshold based on SCAQMD Rule 403.

KEY: lbs/day = pounds per day    ppm = parts per million     $\mu\text{g}/\text{m}^3$  = microgram per cubic meter     $\geq$  = greater than or equal to  
 MT/yr CO<sub>2</sub>eq = metric tons per year of CO<sub>2</sub> equivalents    > = greater than

Source: South Coast Air Quality Management District, *Air Quality Significance Thresholds*, available at <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf> (accessed December 6, 2019).

Tables AQ-1 and AQ-2 below summarizes maximum daily construction and operational emissions for the proposed project, contrasted with SCAQMD thresholds. See Appendix A for full CalEEMod results (annual, winter and summer emissions profiles). Table GHG-1 summarizes greenhouse gas emissions.

Table Abbreviations:

- ROG: Reactive Organic Gases/Volatile Organic Compounds
- NOx: Oxides of Nitrogen
- CO: Carbon Monoxide
- SO2: Sulfur Dioxide
- PM10: Particulate Matter, 10 microns or less
- PM2.5: Fine Particulate Matter, 2.5 microns or less
- Area: Emissions resulting from architectural coatings and 10-year reapplication rates, hearths and woodstoves (none in these projects), consumer products and landscape equipment
- Energy: Emissions resulting from energy generation at power plants attributable to a project
- Mobile: Emissions resulting from projected vehicle trips attributable to a project

**Table AQ - 1  
Construction Emissions**

<b>Unmitigated Maximum Daily Construction Emissions</b>						
	<b>ROG (VOC)</b>	<b>NOX</b>	<b>CO</b>	<b>SO2</b>	<b>Total PM10</b>	<b>Total PM2.5</b>
Year	lbs./day					
2020 Winter	26.43	16.36	12.32	0.02	1.99	1.24
2020 Summer	26.43	16.35	12.37	0.02	1.99	1.24
Maximum	<b>26.43</b>	<b>16.36</b>	<b>12.37</b>	<b>0.02</b>	<b>1.99</b>	<b>1.24</b>
Threshold	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
Localized Threshold (LST)	N/A	46	231	N/A	4	3
<b>Exceeds Threshold?</b>		<b>NO</b>	<b>NO</b>		<b>NO</b>	<b>NO</b>

**Table AQ - 2  
Operational Emissions**

<b>Unmitigated Maximum Daily Operational Emissions</b>						
	<b>ROG (VOC)</b>	<b>NOX</b>	<b>CO</b>	<b>SO2</b>	<b>Total PM10</b>	<b>Total PM2.5</b>
<b>Winter</b>	<b>lbs./day</b>					
Category						
Area	0.45	6.68e-003	0.58	3.00e-005	3.19e-003	4.00e-004
Energy	3.38e-003	0.03	0.01	1.80e-004	2.33e-003	4.30e-004
Mobile	0.09	0.47	1.27	4.38e-003	0.3680	0.02
<b>Total</b>	<b>0.55</b>	<b>0.49</b>	<b>1.93</b>	<b>4.81e-003</b>	<b>0.37</b>	<b>0.11</b>
<b>Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>
<b>Summer</b>	<b>lbs./day</b>					
Category						
Area	0.45	6.68e-003	0.58	3.00e-005	3.19E-03	3.19e-003
Energy	3.38e-003	0.03	0.01	1.80e-004	2.33e-003	2.33e-003
Mobile	0.10	0.46	1.34	4.60e-003	0.37	0.10
<b>Total</b>	<b>0.55</b>	<b>0.49</b>	<b>1.93</b>	<b>4.81e-003</b>	<b>0.37</b>	<b>0.11</b>
<b>Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Threshold?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

**Table GHG-1  
Annual GHG Emissions Summary (CO<sub>2</sub>e)**

	<b>Phase</b>	<b>Metric Tons (MT) CO<sub>2</sub>e/YR</b>		
		<b>Without Mitigation<sup>a</sup></b>	<b>Mitigated<sup>b</sup></b>	<b>Percent Reduction</b>
<b>Totals</b>	Construction	61.78	61.78	0.00%
	Operation	89.72	73.83	17.71%

“Without Mitigation” for CalEEMod purposes means that estimated future project building construction and operational data were entered without adjusting for equipment engine emissions or operational features required in the California Building Code (Title 24). This is essentially the “business as usual” scenario.

“Mitigation” for CalEEMod purposes can mean inherent design features of a project, such as increasing a project’s “walkability,” thus reducing vehicle trips. Since the proposed project increases residential density in an area close to transit, shops, restaurants and services, increasing walkability is already a component of the project, not a necessary mitigation measure. Also included as “mitigation” were other features of future construction that are required by the California Building code, such as minimum levels of solar-energy generation on each residential building, water-conserving plumbing and irrigation systems, and adherence to green building standards.

## **5.0 Conclusions**

As shown by Tables AQ-1 and AQ-2, and further detailed in the CalEEMod results in Appendix A, neither the construction nor the operational phases of the proposed project exceed SCAQMD thresholds. Additionally, Table GHG-1 shows that the project's operational emissions are estimated to result in GHG-emissions reduction from business-as-usual by 19.47%, exceeding CARB's four to eight-percent goals noted above. Accordingly, the project's air quality and greenhouse gas impacts may be considered less-than-significant.

# Traffic Memorandum

## Memorandum

TO: Sal Lopez, Director of Planning

FROM: Joanne Itagaki, Project Manager *JCI*

DATE: December 6, 2019

SUBJECT: City of Cudahy, 4439 Clara Street, Trip Generation Analysis

It is my understanding that a 7-unit multifamily residential development (apartment complex) is proposed to be built at 4439 Clara Street where 1 single-family detached home (~1,489 square feet) will be demolished. Concerns have been expressed that there is a need for a Traffic Impact Analysis (TIA) to fully determine the traffic impacts of the proposed development.

Cudahy, like many cities in Los Angeles County, looks to guidelines provided by Metro's Congestion Management Program (CMP), Appendix D in determining when a TIA should be conducted. The CMP indicates that a proposed project adding 50 or more peak hour trips (both directions) in either the AM or PM peak period should conduct a TIA.

The County of Los Angeles, Public Works also provides guidelines regarding TIA. The County threshold is a proposed project that adds 500 or more trips per day.

**Table 1** provides the trip generation analysis of the proposed 7-unit apartment complex. This table also accounts for the 1 existing/demolished single-family residence by removing those trips. As identified in **Table 1**, the net trips from the project site include: 42 daily trips (21 in/21 out); 2 AM peak trips (1 in/2 out); and, 3 PM peak trips (2 in/1 out)\*. The net trips fall below the thresholds of Metro and the County. Therefore, a traffic impact analysis would not be required of the proposed project based on these thresholds.

Should you have any questions, please contact me.

\* - Trip totals are rounded to whole numbers. Therefore, totals may not appear to be mathematically correct.

### Attachments

- Table 1 – Trip Generation Analysis

**City of Cudahy**  
**Table 1**  
 4439 Clara Street  
 Trip Generation Analysis

**10th Edition ITE Land Use Codes**

**Code 220, Multifamily Housing (Low Rise)** - Proposed 7-unit multifamily residential development (apartments)

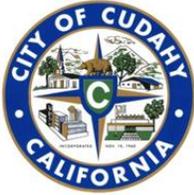
**Code 210, Single-family Detached Housing** - Existing 1 single-family residence

<b>Daily</b>					
(Rates per # of Dwelling Units)	<b>Rate</b>	<b>In/Out %</b>	<b>In Trips</b>	<b>Out Trips</b>	<b>Total Trips</b>
Proposed 7-unit apartments	7.32	50/50	26	26	51
Existing/Demolished 1 single-family residence	9.44	50/50	-5	-5	-9
<b>Net Daily Trips</b>			<b>21</b>	<b>21</b>	<b>42</b>

<b>AM Peak of Street</b>					
(Rates per # of Dwelling Units)	<b>Rate</b>	<b>In/Out %</b>	<b>In Trips</b>	<b>Out Trips</b>	<b>Total Trips</b>
Proposed 7-unit apartments	0.46	23/77	1	2	3
Existing/Demolished 1 single-family residence	0.74	25/75	0	-1	-1
<b>Net AM Peak Trips</b>			<b>1</b>	<b>2</b>	<b>2</b>

<b>PM Peak of Street</b>					
(Rates per # of Dwelling Units)	<b>Rate</b>	<b>In/Out %</b>	<b>In Trips</b>	<b>Out Trips</b>	<b>Total Trips</b>
Proposed 7-unit apartments	0.56	63/37	2	1	4
Existing/Demolished 1 single-family residence	0.99	63/37	-1	0	-1
<b>Net AM Peak Trips</b>			<b>2</b>	<b>1</b>	<b>3</b>

Note: Trip totals are rounded to whole numbers. Therefore, totals may not appear to be mathematically correct.



## AGENDA REPORT

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**DATE:** January 6, 2020

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Salvador Lopez Jr., Interim Community Development Manager

**BY:** Ebony J. McGee Andersen, Economic Development Principal Planner

**SUBJECT: Commercial Cannabis Program Update**

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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. Receive and File. No further action necessary.

### **BACKGROUND**

1. The following staff update is intended to provide background on the establishment of the City of Cudahy's ("City") regulations prohibiting cannabis retailers/dispensaries and the promulgation of regulations that allow medicinal-only commercial cannabis activities.
2. The spirit behind introducing regulated medicinal-only cannabis activities was to include the City on the forefront of groundbreaking research, science, innovation, and development of treatment to help patients with a vast array of medical conditions. The City also wanted to effectively reduce the illegal market for cannabis while minimizing the chances of social harm and stimulating the local economy by creating jobs and revenue for the City.
3. In 1996, the California Legislature approved Proposition 215, also known as the Compassionate Use Act (the "CUA"), which was codified under Health and Safety Code Section 11262.5 et sec. and was intended to enable persons in need of medical marijuana for specified medical purposes, such as cancer, anorexia, AIDS, chronic pain, glaucoma and arthritis, to obtain and use marijuana under limited circumstances and where recommended by a physician.

4. In 2004, the California Legislature enacted the Medical Marijuana Program Act (Health & Saf. Code, § 11362.7 et seq.) (the “MMP”), which clarified the scope of the CUA, created a state-approved voluntary medical marijuana identification card program, and authorized cities to adopt and enforce rules and regulations consistent with the MMP.
5. On February 1, 2012, California Governor Brown dissolved the redevelopment areas in cities statewide thereby negating \$3 million annually in funds to the Cudahy Community Development Commission (CDC).
6. On July 12, 2014, the City Council held a Special Meeting to prepare a draft strategic plan (Attachment A) which among other things identified the need to establish an economic development plan, develop consistent revenue generators, implement a business retention program, and above all use these various tools to adopt a balanced budget.
7. On August 10, 2015, the City Council approved the addition of an Economic Development Ordinance No. 652 with the goal of providing the City with an economic development venue to implement its General and Strategic Plan.
8. In September 2015, the California State Legislature enacted, and Governor Brown signed into law three bills – Assembly Bill 243, Assembly Bill 266, and Senate Bill 643 – which together comprise the Medical Marijuana Regulation and Safety Act (the “MMRSA”). The MMRSA created a comprehensive dual state licensing system for the cultivation, manufacture, retail, sale, transport, distribution, delivery, and testing of medical cannabis.
9. On October 26, 2015, the City Council approved Ordinance No. 653 to amend the municipal code to provide investment and development opportunities in our dilapidated and underutilized industrial zones through a Development Agreement (DA).
10. On August 22, 2016, the City Council adopted Interim Urgency Ordinance No. 656U to establish a temporary moratorium on medical “commercial cannabis activities,” as defined under the MMRSA, for a period of 45 days and extended such moratorium for an additional period of 22 months and 15 days under Interim Urgency Ordinance No. 661, on September 26, 2016.
11. The MMRSA was renamed the Medical Cannabis Regulation and Safety Act (the “MCRSA”) under Senate Bill 837 in June 2016, which also included substantive changes to the applicable state laws, which affect the various state agencies involved in regulating cannabis businesses as well as potential licensees.
12. On November 8, 2016, the Control, Regulate, and Tax Adult Use of Marijuana Act (“AUMA”) was approved California voters as Proposition 64 and became effective on November 9, 2016, pursuant to the California Constitution (Cal. Const., art. II, § 10(a)). Proposition 64 legalized the nonmedical use of cannabis by persons 21 years of age and over, and the personal cultivation of up to six (6) cannabis plants.

13. On November 14, 2016, the City Council adopted Urgency Ordinance No. 663 to prohibit outdoor personal marijuana cultivation and establish regulations and a permitting process for indoor personal marijuana cultivation.

14. AUMA also created a state regulatory and licensing system governing the commercial cultivation, testing, and distribution of nonmedical cannabis, and the manufacturing of nonmedical cannabis products.

15. On January 9, 2017, Interim Urgency Ordinance No. 666 was adopted by the City Council to establish a temporary moratorium on nonmedical “commercial cannabis activities” for a period of 45 days and extended such moratorium for an additional period of 22 months and 15 days under Interim Urgency Ordinance No. 667, on February 27, 2017.

16. On June 27, 2017, Governor Brown signed the Legislature-approved Senate Bill 94. SB 94 combined elements of the MCRSA and AUMA to establish a streamlined singular regulatory and licensing structure for both medical and nonmedical cannabis activities given that there were discrepancies between the MCRSA and AUMA. The new consolidated provisions under SB 94 are now known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) to be governed by the California Bureau of Cannabis Control. MAUCRSA refers to medical cannabis as “medicinal cannabis” and nonmedical/recreational cannabis as “adult-use cannabis.”

17. On June 27, 2017, as part of an Economic Development Ad Hoc Committee presentation on City Council opportunities, commercial cannabis regulations and strategies were discussed by the City Council. Based upon such discussion and direction from the City Council, the City sought to establish an overlay zone in the City in which certain medicinal-only commercial cannabis activities could be conducted in accordance with MAUCRSA and the City’s police power under Section 7 of Article XI of the California Constitution.

18. On July 31, 2017, the Cudahy Planning Commission adopted Planning Commission Resolution No. 17-03, which: (1) found that the proposed Ordinance No. 673 is consistent with the General Plan and compliant with CEQA; and (2) recommended City Council approval of the proposed Ordinance No. 673.

19. At its meeting of August 24, 2017, the City Council approved Ordinance No. 673 for First Reading.

20. On September 11, 2017, the City Council held a Second Reading of Ordinance No. 673.

21. On September 25, 2017, the City entered into Professional Services Agreements (PSA) with Glenn Ward Calsada and Associates as Special Counsel cannabis-related matters; MGO for technical consultation, economic projection and application screening and review; and emja Planning + Development, for policy development, permit

processing, project management and on-going compliance enforcement services in connection with the City's Cannabis Program.

22. On September 21, 2017, an amendment to the City's fee schedule, was approved and adopted by City Council.

23. On December 4, 2017, the Commercial Cannabis Permit applications were initially due to the City, after a 45-day application period. However, due to technical difficulties with the online application program, the City Manager extended the application submission deadline to December 15, 2017.

24. On December 15, 2017, the City received 41 applications for commercial cannabis license types, including those for cultivation, manufacturing, retail delivery, distribution and testing.

25. By February 1, 2018, the City received reimbursement agreements from applicants to ensure all staff and consultant time, including permit processing, monitoring and compliance costs, will be reimbursed to the City by the applicant(s).

26. On March 20, 2018, the City Council approved a General Plan Update (General Plan 2040) which established new Zoning Districts; however, the Zoning Code Amendment which will formally establish the districts and uses therein, had not been considered by the Council to date. Upon approval and adoption of the new districts, the existing Commercial Manufacturing (CM) zone will become a Light Industrial (LI) Subdistrict, which is consistent with the General Plan Land Use Designation.

27. On July 17, 2018, The City Council adopted the Zoning Code Amendment which formally established the new zoning districts and uses therein. As a result, the existing Commercial Manufacturing (CM) zone became a Light Industrial (LI) Subdistrict, which is consistent with the General Plan Land Use Designation.

28. To date, the City has processed 20 Development Agreements and 13 Commercial Cannabis Permits applications submitted by applicants, in accordance with City Ordinance No. 673.

## **ANALYSIS**

Approximately four years ago, the City Council identified a growing number of vacant, and dilapidated warehouses within the City. These vacancies created a blighted condition in the City's industrial areas. With the decline in local and national manufacturing industry, businesses once operating successfully, closed and left the City, causing employment opportunities and sales tax dollars to drastically decrease. Because of these circumstances, the City Council worked to create new economic development tools for the City, including the establishment of a new economic development chapter to the City's

municipal code (Ordinance 6530). The new chapter outlined economic development tools such as Development Agreements to take advantage of emerging business trends. Last month, the City Council adopted the City's 2040 General Plan update to address outdated land-use policies. These additions will help further the City's economic development goals and policies.

In order to implement the City Council's vision and the community's goals to address underperforming, blighted areas in the City, the Council empaneled an Economic Development Ad hoc Committee. The primary task of the ad hoc committee was to research economic opportunities for the underperforming areas and inventory the dormant buildings within the City. The ad hoc committee recommended introducing new industries that would generate revenue for the City and create sustainable employment opportunities for Cudahy residents. The committee also wanted to ensure underutilized and/or abandoned industrial areas were developed into a vibrant hub of entrepreneurial activity.

Consistent with these objectives, approximately two years ago, the City Council identified Commercial Cannabis as an emerging industry suitable for the industrial areas and vacant warehouse spaces. After a thorough analysis of the industry and business opportunities that would follow, the City Council directed the City Manager to assemble and retain a consulting team to assist with the implementation of a regulatory framework for allowing commercial cannabis activities in the City. Under the direction of the City Manager, the consulting team developed an application process, permit eligibility criteria, development standards, development agreement terms and conditions. In consultation with the applicants and City Manager, the consulting team negotiated terms for cost recovery, non-operating fees, the operational fees and community benefit program fees stipulated within the development agreements. In addition to the potential new City revenues resulting from operational fees (based on gross receipts), the Community Benefit Program fund is expected to help the City fund projects such as new parks, capital improvement projects, youth recreation programs, and holiday and special community events.

Pursuant to the City Council's direction to the City Manager, and the State of California's December 31, 2017 deadline to issue Cannabis-related business licenses, City staff and the consultant team prepared a procurement process to consider applicants prior to the State of California deadline. A total of 21 applicants submitted application materials by the deadline. Since 2017, City staff and the consultant team have diligently worked to ensure all project applications are complete and projects are implemented, as stipulated by the City's Development Agreement Ordinance No. 653 and Commercial Cannabis Ordinance No. 673. To date, the City has approved 20 Development Agreements and granted 13 Commercial Cannabis Permits, in accordance with City Ordinance Nos. 653 and 673.

## COMMERCIAL CANNABIS PERMIT (CCP) AND LICENSE TYPES

Pursuant to the Cudahy Municipal Code (CMC) Chapter 20.120.030 (Ordinance No. 673), all Commercial Cannabis activities, except retail dispensaries, shall be allowed within the Urban Agriculture Overlay Zone<sup>1</sup> subject to a Development Agreement adopted in accordance with Development Agreement Law (Government Code Section 65864 et. Seq.) and CMC Chapter 20.28 (Development Agreements). The City shall issue Commercial Cannabis Permits (CCP) as defined in Chapter 5.20.020(c). Cannabis permits may authorize Commercial Cannabis Activity, including, but not limited to, Cannabis Cultivation, Manufacturing, Distribution, Retail Delivery, Microbusinesses and Testing. Commercial Cannabis activities may be conditionally permitted within the Urban Agriculture Overlay Zone. Commercial Cannabis Permits are a distinct and unique Conditional Use Permit which can only be granted within the Urban Agriculture Overlay Zone and in accordance with applicable state law.

Each Commercial Cannabis Operator is required, by Ordinance 673, to have both a Commercial Cannabis Permit and a Development Agreement that authorizes the specific Commercial Cannabis activities. The development agreement establishes annual operating and Community Benefit Program (CBP) fees that would be paid by the Operator to the City, upon execution of the agreement. The proposed development agreements with all commercial cannabis operators require Operators to pay a monthly non-operating fee of \$0.42 per square foot of the premises, as identified in each respective development agreement, until the owner is operating and selling products under the City and State regulatory permits. Once operators are operating or generating income, the monthly operating fee would be the greater of \$0.42 per square foot of production space or 1%-2% of gross receipts, based on the license type.

## COMMUNITY BENEFITS

Unique to the City, Commercial Cannabis Operators are required to make a Community Benefit Program (CBP) payment, *annually*. The CBP funds are intended to provide fiscal resources for items including but not limited to capital improvements, new community recreation facilities, expansion and/or improvement to existing facilities or other physical improvements that would provide a benefit to the community, support of holiday and special community events, and support of local public service, public safety, litigation defense and special districts and social and community organizations.

These contributions are projected to result in a General Fund contribution of approximately \$800,000<sup>2</sup> each year that the Development Agreements are in effect. In

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<sup>1</sup> Urban Agriculture Overlay was formally titled Commercial Cannabis Overlay.

<sup>2</sup> The Community Benefit calculation assumes all operators pay the required CBP amount, as required by each Development Agreement.

addition to the CBP fees, as a condition of each cannabis project, Operators were required to dedicate up to five feet of property frontage for landscaping and future City street widening projects. Operators are also required to provide various economic opportunities to City residents, including full-time employment, living and competitive wages and medical benefits.

## GENERAL PLAN AND ZONING

All Commercial Cannabis projects are located within the Commercial Urban Agriculture Overlay Zone. The Commercial Urban Agriculture Overlay Zone is the only area within this City where Commercial Cannabis uses are allowed under the City Cannabis Ordinance No. 673. The zone allows for all commercial cannabis activities including, cultivation, manufacturing, distribution and retail delivery.

## PROJECT SITE LOCATION AND ASSESSOR’S PARCEL NUMBER

Table 1.1 below, summarizes the locations and Operators for each of the 13 project sites<sup>3</sup>.

*Table 1 – Project Locations*

OPERATOR/APPLICANT	ADDRESS	APN
AQUA TERGERE	8210 ATLANTIC AVE.	6224-023-020
The 420 Club* GO CUDAHY CUPER DEVELOPMENT DANIEL & GOLIATH* DAVINA HERBAL DRAGON GENIUS GROVER BEACH	4916 CECILIA ST.	6224-033-024
NVUS* E-LABS	4959 PATATA ST. SUITE A	6224-034-022
NATURES NATURAL	4933 CECILIA ST.	6224-024-007
MEDREC FARMACY*	8346 SALT LAKE AVE	6224-035-042
LEADING GROW SOLUTIONS*	8205 WILCOX AVE.	6224-024-030

<sup>3</sup> Each operation/business has an approved Development Agreement with the City; however, a Commercial Cannabis Permit (a type of Conditional Use Permit) has been granted for each of the 13 project locations.

FOUR STAR MANUFACTURING*	8630 WILCOX AVE.	6224-032-015 6224-031-005
420 REALITY*	4311 SANTA ANA ST.	6224-008-012
OLD AND RUSTY	4915 CECILIA ST.	6224-024-010
STARCRAFT	4925 CECILIA ST.	6224-024-008
STAPLE ROOM	4931 CECILIA ST.	6224-024-009
VM EVERGREEN*	8222 Atlantic Ave.	6224-023-019
NYCE GUYS*	4907 CECILIA ST.	6224-024-011
RJMT HOLDINGS	*CCP Application on hold per applicant's request.	

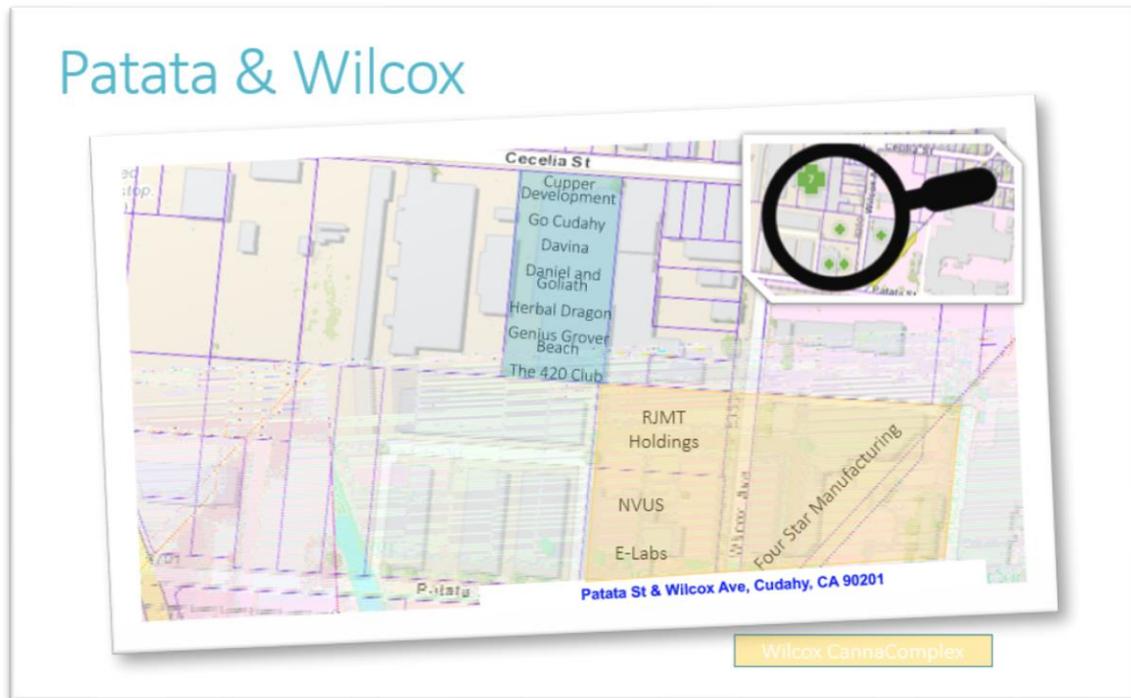
\*includes non-storefront retail delivery

There are two major corridors where most commercial cannabis activity will occur within the City—the Wilcox CannaComplex (see yellow shaded map area) and the Cecilia CannaComplex (see blue shaded map area). Both project areas consist of multiple cannabis project sites. This design significantly concentrates cannabis activities to more industrial and underutilized parts of the City. Map 1.1 and 1.2 below, illustrate the project sites that make up both complexes.

Map 1.1 – Cecilia CannaComplex



## Map 1.2 – Wilcox CannaComplex



### BUILDING REPORT

Before facilities are authorized for commercial cannabis activities, Operators are required to satisfy all applicable conditions of approval, upgrade necessary utility conveyances, obtain all applicable fire clearances, and secure annual/provisional state licenses from the respective state cannabis regulatory agencies. This pre-development process can span a year or more depending on the nature of the business activities and responsiveness of the regulatory agencies. Most notably, the Los Angeles County Fire Department (LACFD) has exceptionally long review times, ranging eight to 18 months, county-wide. As such, all commercial cannabis production facilities in the region have experienced delays with development. Table 1.2 on the following page, provides a general overview of the development status of each commercial cannabis facility in the City.

Table 2.2 – Development Status Overview

OPERATOR/APPLICANT	ADDRESS	CCP APPROVAL DATE	BUILDING STATUS
AQUA TERGERE	8210 ATLANTIC AVE.	11/6/2018	PLAN CHECK REVIEW
The 420 Club GO CUDAHY CUPER DEVELOPMENT DANIEL & GOLIATH DAVINA HERBAL DRAGON GENIUS GROVER BEACH	4916 CECILIA ST.	5/15/2018	UNDER CONSTRUCTION
NVUS E-LABS	4959 PATATA ST. SUITE A	5/15/2018	PLANNING REVIEW
NATURES NATURAL	4933 CECILIA ST.	7/17/2018	PLAN CHECK REVIEW
MEDREC FARMACY	8346 SALT LAKE AVE	6/5/2018	PLAN CHECK REVIEW
LEADING GROW SOLUTIONS	8205 WILCOX AVE.	5/15/2018	UNDER CONSTRUCTION
FOUR STAR MANUFACTURING	8630 WILCOX AVE.	5/15/2018	PHASE I: COO ISSUED PHASE II: UNDER CONSTRUCTION
420 REALITY	4311 SANTA ANA ST.	11/6/2018	PLAN CHECK REVIEW
OLD AND RUSTY	4915 CECILIA ST.	12/04/2018	PLAN CHECK REVIEW
STARCRAFT	4925 CECILIA ST.	12/04/2018	SUBMITTAL PENDING
STAPLE ROOM	4931 CECILIA ST.	12/04/2018	SUBMITTAL PENDING
VM EVERGREEN	8222 ATLANTIC AVE.	12/04/2018	SUBMITTAL PENDING
NYCE GUYS	4907 CECILIA ST.	7/17/2018	PLAN CHECK REVIEW

A brief description of each building status is provided below for reference:

*Submittal Pending* – Operator has not provided post-approval documents or plans for review.

*Planning Review* – Documents and plans required by Conditions of Approval, or other post-approval requirements, have been submitted and are being reviewed by staff for compliance.

*Plan Check Review* – Building plans have been submitted and are being reviewed by the Building Department for compliance.

*Under Construction* – Building plans have been reviewed and permits have been issued for construction.

*COO* – A Certificate of Occupancy (COO) is issued once a building has passed all necessary inspections and is authorized to operate.

## **FISCAL REVIEW**

The Commercial Cannabis Program (CCP) has generated approximately \$510,000 in revenue through the application process to offset the costs of processing the applications. More specifically, the City's adopted commercial cannabis application fee is \$11,590 per commercial cannabis activity type (cultivation, manufacturing, distribution and non-storefront retail delivery). The City received just under \$510,000 for the applications received. Each application included two or more activities, with the exception of one testing lab application. An additional \$200,000 in deposits was collected as a result of the 20 Development Agreements to be applied towards the cost associated with the drafting of the Development Agreements. The adopted Development Agreement application deposit is \$10,000 per Development Agreement.

To date, the City has collected approximately \$247,000 in non-operational fees with approximately \$695,000 scheduled for payment. Non-operational fees are fees required of the owner until the owner is operational and generating revenue. Operating fees are projected to increase as facility commercial cannabis activities expand, as these fees are based on a percentage of gross revenue. California is currently the most profitable cannabis market in the nation with market projections upwards of \$5.3 Billion in the first year of the legal market (2018). The Los Angeles market leads all other regions—including Colorado and Las Vegas—with cannabis sales. BDS Analytics calculated sales from Colorado, Oregon, and Washington and California for four months (March through June) in 2017. California state dispensaries sold \$894 million worth of cannabis products versus Colorado's \$516 million, Washington's \$302 million and Oregon's \$163 million.<sup>4</sup>

Since program implementation, the City has collected approximately \$538,000 in Community Benefit Program (CBP) payments, with approximately \$416,000 coming due for payment. CBP payments are annual payments made by operators to the City's General Fund. The payments are collected monthly or quarterly, as specified by individual Development Agreements. The City can allocate the CBP and Operating/Non-Operating funds to existing or new programs, off-set City business costs, or implement other initiatives as determined by the City Council. In addition, it is important to note that the CCP is a full cost recovery program. As such, Operators are required to reimburse the City all costs associated with program implementation. To date, the City has recovered over \$342,000 in costs with approximately \$236,000 scheduled for collection.

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<sup>4</sup> <https://www.greenmarketreport.com/wp-content/uploads/2018/01/2018-California-Cannabis-Forecast.pdf>

Collectively, the City has generated upwards of \$1.8 million in additional City revenue from the Commercial Cannabis Program between the first quarter of the 2018-2019 fiscal year and second quarter of the 2019-2020 fiscal year (approximately 18 months).

## **CONCLUSION**

Since February 1, 2012, when California Governor Jerry Brown dissolved all redevelopment agencies, the City has suffered from lack of development funding and opportunities. Prior to dissolution, the City received approximately \$3 million in annual revenues from redevelopment agency funding. To overcome the loss, the City Council has prioritized economic development initiatives and programs to redevelop dilapidated and underutilized industrial areas.

Consistent with this objective the City Council approved the addition of both an Economic Development Ordinance No. 652 to allow the City to implement its General Plan objectives and projects. Shortly thereafter, the City Council approved the Development Agreement Ordinance No. 653 to allow private investment groups to capitalize on emerging market trends such as the Cannabis industry. The Commercial Cannabis Program is designed to provide job opportunities in the City as well as significant economic and fiscal contribution to the City's General Fund.

With many of the facilities projected to open in 2020, the City will see an increase in job opportunities as well as operating revenues. The City is committed to ensuring that Operators meet the local hire requirement and will help facilitate employment coordination between operators and local job placement agencies.

Overall, the Commercial Cannabis Program has met many of the program goals and expectations. The program continues to be a viable economic development initiative, despite operational setbacks as a result of lengthy review times of the LA County Fire Department. This has largely contributed to the implementation of the non-operating fee policy, which allows the City to collect payments from Operators regardless of their operational status. Operators have been responsive and cooperative throughout the process and continue to work diligently to become operational. Moving forward, the CCP team will continue to focus on permit compliance and fee payment collection.