

Gustavo Mendez, Chair  
Gilbert Cuevas, Vice Chair  
Richard Corvera-Hernandez, Commissioner  
Patricia Covarrubias, Commissioner  
Vacant, Commissioner



**REMOTE TELECONFERENCE AND ELECTRONICALLY**

This meeting will be conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

**Teleconference Phone Number:**

+1 (253) 215-8782

**Meeting ID:** 874 6052 7987

<https://us02web.zoom.us/j/87460527987>

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## AGENDA

### A REGULAR MEETING OF THE CUDAHY PLANNING COMMISSION Monday, May 18, 2020 – 6:30 P.M.

*Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting shall be available for public inspection at [www.cityofcudahy.com](http://www.cityofcudahy.com)*

*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 72 hours in advance of the meeting.*

**1. CALL TO ORDER**

**2. ROLL CALL**

Commissioner Corvera-Hernandez  
Commissioner Covarrubias  
Vice Chair Cuevas  
Chair Mendez

**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 voluntarily state your

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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.

## 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. **8017 Atlantic Avenue – Development Review Permit No. 41-534 and Conditional Use Permit No. 38-372 - Consideration of a development review permit to allow the construction of a series of exterior façade improvements, new signage standards and accessory interior tenant improvements for a new soft goods retailer; and a conditional use permit for a Master Sign Program for the Cudahy Plaza Shopping Center within the Civic Mixed-Use Zone, pursuant to Section 20.84.170 and 20.72.040(C)(2) of the City’s Zoning Code located at 8017 Atlantic Avenue.**

**Recommendation:** The Planning Commission of the City of Cudahy is recommended to:

1. Approve Development Review Permit No. 41-534 to allow the construction of a series of exterior façade improvements, new signage standards and accessory interior tenant improvements for a new soft goods retailer; and
2. Approve Conditional Use Permit No. 38-372 to develop a Master Sign Program for the Cudahy Plaza Shopping Center within the Civic Mixed-Use Zone.

B. **5132 – 5140 Live Oak Street – Development Review Permit No. 41-526 - Consideration of a development review permit to allow the design, site layout, and the construction of three multifamily residential units located within an existing multifamily residential development within the Medium Density Residential (MDR) Zone, pursuant to Section 20.84.170 of the city’s Zoning Code located at 5132-5140 Live Oak Street.**

**Recommendation:** The Planning Commission of the City of Cudahy is recommended to:

3. Approve Development Review Permit No. 41-526 to allow the construction of three new multifamily residential units within the Medium Density Residential Zone located at 5132-5140 Live Oak Street.

## 8. BUSINESS SESSION

## 9. COMMISSION BUSINESS

**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 72 hours prior to the meeting. A copy of said Agenda is on file in the Community Development Department.

Dated this 15<sup>th</sup> Day of May, 2020



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Salvador Lopez Jr.  
Community Development Manager



# AGENDA REPORT

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MEETING DATE: May 18, 2020

TO: Honorable Chair & Planning Commission Members

FROM: Salvador Lopez, Interim Community Development Manager

**Subject: Development Review Permit No. 41-534 and Conditional Use Permit No. 38-372 to allow the construction of a series of exterior façade improvements, new signage standards and accessory interior tenant improvements for a new soft goods retailer; and a conditional use permit for a Master Sign Program for the Cudahy Plaza Shopping Center within the Civic Mixed-Use Zone, pursuant to Section 20.84.170 and 20.72.040(C)(2) of the City's Zoning Code located at 8017 Atlantic Avenue.**

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## RECOMMENDATION:

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

1. Approve Development Review Permit (DRP) No. 41-534 to allow the construction of a series of exterior façade improvements, new signage standards and accessory interior tenant improvements for a new soft goods retailer; and
2. Approve Conditional Use Permit (CUP) No. 38-372 to develop a Master Sign Program for the Cudahy Plaza Shopping Center within the Civic Mixed-Use Zone.

## BACKGROUND/PROJECT DESCRIPTION:

The subject property (APN 6224-005-023) is located on an approximately 9-acre (395,000 sq.ft.) parcel currently known as the Cudahy Plaza and is zoned Civic Mixed-Use and located on the western side of Atlantic between Elizabeth Street and Santa Ana Street. The site is presently occupied by a variety of retail, commercial and restaurant businesses. The shopping center is located along the Atlantic Avenue corridor providing a mixture of commercial and retail land uses.

The applicant proposes a full tenant improvement of the approximately 31,000 square foot building with new façade improvements, new lighting and new signage for a future soft goods retailer (Burlington). These façade improvements, with a new rear loading dock design, were originally approved by the Planning Commission in May of 2018 in preparation of the new Chuze Fitness facility. At that time, staff approved the façade improvements for the former K-mart building and allowed the phasing of the improvements to be completed once the applicant solidified a tenant for the remaining space adjacent to the new Chuze fitness. This design review approval is to memorialize the original approval and to extend the façade improvements throughout the entire shopping center.

The architectural style proposed for the remaining of the center will complement the original design style, which is contemporary modern, incorporating a blend of contemporary and traditional architectural forms and details such as height variation, cornices, metal cladding, composite wood siding, metal canopy, reveals, and storefront windows on cement plaster.

These comprehensive façade improvements will complete the renovation of the entire shopping center and will provide a design that contributes positively to the physical character of the community, relate 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 will contribute to a variety among neighboring uses. On-site parking will not be affected by the improvements and as a condition of approval, the applicant will be required to submit a detailed landscaping plan identifying the refurbishing of all existing landscaped planters throughout the entire center.

The applicant is also applying for a conditional use permit for the development of a Master Sign Program. The sign program is intended to allow flexibility for creative project identification for unique multi-tenant sites. These sign programs may allow freestanding signs other than monument-style signs, such as pylon/pole signs, and signs that vary from standards in terms of number of signs, height, sign areas, and setbacks. In no case shall prohibited signs be permitted with the master sign program.

This new sign program establishes a coordinated project theme of design elements and is proportionate to the scale of the buildings, project site, and harmonious with the architecture, while maintaining provisions for individual graphic expressions. Details of the Cudahy Plaza Sign Program (included as Attachment 3) will provide the following:

- Landlord/Tenant Requirements
- General Sign Construction Requirements
- Shop tenant Sign Specifications, including storefront and window signage
- Prohibited Signs
- Abandonment of Signs
- Construction and Maintenance
- Monument signage
- Alternative Sign Displays

With the adoption of this master sign program, performance of the sign criteria will be rigorously enforced, and any non-conforming sign will be removed and replaced by the tenant at their expense. No sign will be installed without the approval of the landlord and the city.

## **ANALYSIS & DISCUSSION:**

**General Plan and Zoning.** The newly adopted General Plan 2040 designates the site and surrounding area as Civic Mixed-Use, and as noted above, the property's zoning is Civic Mixed-Use (Civic MU).

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>	Civic MU	Cudahy Plaza
<b>NORTH</b>	Civic MU	Medical Offices
<b>EAST</b>	Civic MU	Mixture of retail and commercial uses
<b>SOUTH</b>	Entertainment	Automobile Service Station
<b>WEST</b>	I-Ind/HDR	Multi-Family Residential

As mentioned above, the adoption of the new General Plan re-designated the subject property to Civic/Mixed-Use. The General Plan states that the existing buildings on Atlantic Avenue are in need of a “face lift” in order to make them more attractive and welcoming. As a result, the previous and currently proposed improvements have acted as a catalyst to kickstart economic growth and beautification along Atlantic Avenue by allowing the upgrade of an existing façade and property along a prominent corner of the Atlantic Avenue corridor. The applicant asserts the proposed improvements would help to increase the general welfare of the City, and community would benefit from the proposed project due to the increased sales tax base, increased employment, and increased public activity along the Atlantic Avenue corridor.

**DEPARTMENT COMMENTS AND REQUIREMENTS:**

**Building & Safety** – Submit plans directly to the City of Cudahy Building and Safety Division for building permit issuance.

**Code Enforcement** – Provide proper lighting and continuous security cameras. Provide proper anti-graffiti decorative landscaping such as bushes, trellises, and creeping vines along necessary elevations.

**Engineering**– If any changes are taking place along the public right-of-way, notify the engineering department.

**Los Angeles County Fire Department** – Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Submit plans directly to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit.

## 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 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.**

*Support for Finding:* The project is compatible with the City of Cudahy's General Plan because it is located in the Civic Mixed-Use Zone. The Civic Mixed-Use Zone is established to provide for the community's commercial needs. The proposed development is consistent with the city of Cudahy general plan and any other plans applicable. Additionally, the re-demising of the existing facility, former K-Mart, into three new tenant spaces may be established in civic mixed-use zone.

Pursuant to CMC Section 20.84.170, a development review permit is established to improve the general standards and orderly development of the city through the review of the design, layout and other features of proposed development and their environs prior to submittal of plans to the Building Division for plan check.

The project is consistent with the City of Cudahy General Plan and any other applicable plan being that it is civic mixed-use, and such improvements are appropriate for this site.

- **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 so as to present a harmonious appearance.**

*Support for Finding:* The proposed façade improvements will be required to (1) provide proper storefronts for the three new tenant spaces, (2) provide articulation on the north, east, and south elevations of the building, (3) provide proper decorative landscaping such as bushes, trellises, and creeping vines where necessary. The project is consistent with the height, bulk, and other design features required by the City Zoning design guidelines, providing a unified and uniform look to the subject property. The proposed project conforms to the required height, bulk, and other design features of structures in proportion to the building site, and external features are balanced and unified so as to present a harmonious and uniform appearance.

- **20.82.210(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:* Immediately west, and south of the subject property site is High Density Residential Zone. To the north, and east of the subject property, is Civic Mixed-Use Zone. The proposed project is permitted in the Civic Mixed-Use Zone and is compatible with the surrounding uses. The existing surrounding sites include single-story single-family dwellings to the west and south, and commercial services to the north and west. The project proposes re-demising of a former K-Mart building into three individual tenants' spaces located in the Civic Mixed-Use Zone at 8017 Atlantic Avenue; which is consistent with the purpose and intent of the General Plan and Zone designation.

Therefore, the design of the project will provide a design that contributes positively to the physical character of the community, relate 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 will contribute to a variety among neighboring uses.

- **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:* With the added conditions of approval the applicant will be required to (1) provide articulation on the north, east, and south elevations of the building, (2) provide proper decorative landscaping such as bushes, trellises, and creeping vines where necessary, (3) provide proper security system, cameras and lighting throughout the site.

The proposed project will be designed to maximize the use of the space including providing sufficient off-street parking, adequate lighting, new signage, and pedestrian circulation as called for by the Civic Mixed-Use zone while providing a safe, efficient, and harmonious development that meets design guidelines for any new development in the City.

- **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 will not affect any of the existing vegetation of the site. The site is located in an urbanized flat area and there is little evidence of “natural” terrain. There are no “natural” features on the site. Moreover, the project would add new updated landscaping that will contribute to the overall aesthetics of the shopping center.

- **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 provide new signage associated with the new tenant spaces. Any proposed signage will meet the provisions of the Center’s new Master Sign Program and zoning code standards 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:* As a condition of approval the applicant will be required to reconfigure the site plan to provide a trash enclosure, which is screened from public view. Any mechanical equipment associated with the new retail use will 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. Therefore, the improvements will be in harmony with the design of the structures and grounds.

- **20.84.210(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.**

*Support for Finding:* Immediately west, and south of the subject property site is High Density Residential Zone. To the north and east of the subject property, is the Civic Mixed-Use Zone. The proposed project is permitted in the Civic Mixed-Use Zone and will be compatible with the surrounding uses. The existing surrounding sites include single-story single-family dwellings and multi-family dwelling units. In fact, the elimination of the rear truck loading area will eliminate the noise associated with the trucks and provide for a quieter atmosphere for the adjacent residentially zoned areas.

## **CONDITIONAL USE PERMIT – Master Sign Program**

### **CMC § 20.84.330 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 shopping center is consistent with the General Plan and the integrity and character of the Civic Mixed-Use Zone as the Master Sign Program establishes a coordinated theme of design elements and is proportionate to the scale of the buildings, project site, and harmonious with the architecture, while maintaining provisions for individual graphic expressions.

- **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 site is currently developed as a functioning shopping center and currently meets development standards prescribed in the zoning code. The Master Sign Program will provide provisions for on-site tenant signage and a new monument sign that will not affect existing parking, on-site maneuverability, or landscaped areas as prescribed in the city's zoning code. Moreover, the applicant is not required to provide any additional parking. The site is adequate in size and shape to accommodate the proposed improvements and any additional signage as the improvements will not involve any floor area addition, thus necessitating the need for additional parking.

- **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 use is compatible with the City of Cudahy's General Plan because it is located in the Civic Mixed-Use Zone. The Civic Mixed-Use Zone is established to provide for a community commercial's needs. The zone permits a business center in areas where a wide range of retail and service establishments is needed to accommodate the surrounding community. The proposed use is consistent with the City of Cudahy General Plan and any other plans applicable being that the use is a shopping center, which provides retail/commercial amenities to serve the community. Therefore, the proposed conditional use is compatible with

the nature, conditions and development of adjacent uses, buildings, and structures. 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 site is bounded by Atlantic Avenue to the east which is a major arterial street that serves the commercial uses along the corridor, as well as Santa Ana Street to the south and Elizabeth Street to the north, which are considered collector streets. The proposed Master Sign Program provides for the coordinated design theme of all signage for the site and should not dramatically increase or impact the daily traffic counts to negatively impact the roads capacity.

- **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 signage improvements will not be detrimental to the public interest, health, safety, convenience or welfare as the proposed façade improvements and master sign program project is consistent with all signage 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. The proposed project is exempt from CEQA pursuant to the CEQA Guidelines Section 15301 – Existing Facilities. The proposed project does not include any new construction beyond interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, in accordance with CEQA Section 15301(a).

#### **ATTACHMENTS:**

1. Location Map
2. Proposed Development Plans
3. Proposed Master Sign Program
4. PC Resolution 20-07

# LOCATION MAP



**8017 ATLANTIC AVENUE**

**PROPOSED  
DEVELOPMENT PLANS**

CUDAHY

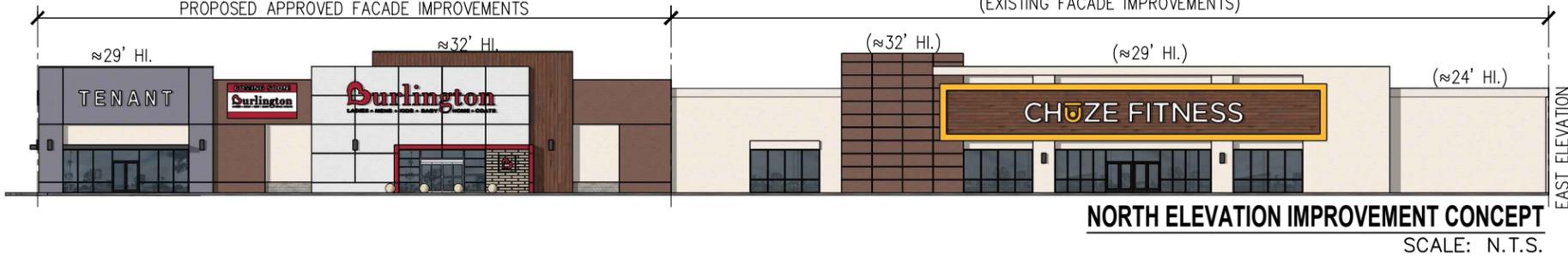
PLAZA

NOTE:  
THIS PLAN IS FOR REFERENCE ONLY, AND IS NOT A REPRESENTATION AS TO SIZE, DIMENSION, OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER. ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN ON THIS PLAN ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION.



**GENERAL NOTES**

- THIS PLAN WAS NOT CREATED FROM AN ALTA SURVEY. THE EXACT PLACEMENT OF ALL BUILDINGS, CURBS, STRIPING, ETC. ON THE EXISTING SITE IS APPROXIMATE.
- BRIXMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE, THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.



**DESIGN NOTES:**

- PROPOSED EAST ELEVATION COLORS & MATERIALS SHALL MATCH NORTH ELEVATION (EXISTING CHUZE FITNESS FACADE & PROPOSED BURLINGTON FACADE & SHOP SPACE ENDCAP).
- PORTIONS OF BUILDING NOT SHOWN SHALL BE PAINTED IN COORDINATING COLORS TO MATCH.
- ALL EXISTING AND PROPOSED HEIGHTS SHALL BE VERIFIED IN THE FIELD AND ARE SUBJECT TO MODIFICATION.

**CUDAHY PLAZA - CONCEPTUAL FACADE IMPROVEMENTS**



● BU NUM: 1319 ● 28 FEBRUARY 2020 ● SCALE: N.T.S. ● DRN BY: JDN ● OPTION 1 ●

7907 SOUTH ATLANTIC AVENUE CUDAHY, CA 90201

1319-Cudahy Plaza-Redev-Site-Redev-2020 02 28.dwg

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**PROPOSED  
MASTER SIGN PROGRAM**

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# Cudahy Plaza

SIGN PROGRAM

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Cudahy, CA



## PROJECT DIRECTORY

LANDLORD: BRIXMOR PROPERTY GROUP  
1525 FARADAY AVENUE  
SUITE 350  
CARLSBAD, CA 92008  
TEL (858) 457-1847

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## A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord and coordination with the City's Planning Division.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require City approval of a modification to the original sign program.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permit application permit and fees.

## B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits from City's Building, Safety and Planning Divisions.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
8. Once a tenant location has been vacated for 2 months, and the tenant's signage has not been removed, the property owner may remove the signage, patch all holes, paint the area, where the signage was, to match the existing color and restore to the original condition.



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## GENERAL SIGN CONSTRUCTION REQUIREMENTS

1. All signs and their installation shall comply with the City of Cudahy Municipal Code.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be LEDs, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used and approved by Landlord.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
8. All sign fabrication work shall be of excellent craftsmanship and quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All raceways, if allowed, are to be painted a specific color to be obtained from the architect.

## D SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

### STOREFRONTSIGNAGE

The following types of construction will be allowed:

- Acrylic face channel letters, logos or icons
- Through face and halo channel letters, logos or icons
- Reverse pan channel letters, logos or icons w/ halo illumination.

### WINDOW SIGNAGE

Any window signage (temporary or permanent) shall not exceed 25% of the window area of the window area of the building façade on which they appear.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the “boxed” area for the main sign body. (See diagram below)



#### Descending and Ascending letter elements:

- Descender: (The part of the lowercase letters, such as g, p, and y, which extends below the other lowercase letters)
- Ascender: (The part of the lowercase letters, such as b, d, t, i, and etc. which extends above the other lowercase letters)

Irregular shaped icons & logos should be considered in sign design for increased visual impact.



## **E** PROHIBITED SIGNS:

### 1. Signs constituting a Traffic Hazard:

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

### 2. Signs in Proximity to Utility Lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3. Signs painted directly on a building surface will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. There shall be no signs utilized by any tenants, that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

### 7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (I.e. Delivery trucks with tenant signage is OK!)

### 8. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

### 9. Banners, Pennants & Balloons Used for Advertising Purposes:

Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval of a temporary sign permit.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plex faced cabinet construction allowed.

13. No freeway-oriented banners are permitted or allowed.

14. All banners shall be fixed to the building frontage, that portion leased and utilized for exclusive use by the tenant. Banners shall not be placed or located on areas of the building, or site, not leased by the tenant.

15. Balloon signs are prohibited (except as allowed through the city review and approval of a Special Activities Permit through a temporary sign permit application.

16. Any signs unpermitted by the city.

17. Any signs other than those specified in this sign program.

18. Portable signs and A frame signs.

19. Animated signs that rotate, move, glare, flash, change, reflect, blink or appear to do so.

20. Murals

\*For additional information on prohibited signs reference section 20.72.060 on City's Sign Ordinance

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## **F** ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

## **G** INSPECTION

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

## **H** MAINTENANCE

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.

### TEMPORARY SIGNS:

A. Temporary signage for special events in commercial, industrial, and mixed-use zones shall be subject to the following requirements.

1. Temporary signs for special events including, without limitation, grand openings, inventory sales, and end-of-the-year sales may be displayed up to four times per calendar year; provided that the total cumulative period during which the signs are displayed does not exceed 60 days in any calendar year. If a business generates gross revenue receipts of three-fourths of a million dollars or more per year, temporary signs may be displayed for a maximum cumulative period of six months per calendar year, provided that individual periods of display do not exceed 60 days.

2. Signs for special events may include balloons, pennants, and banners.

3. All special event signs require a sign permit for each special event, pursuant to the provisions of this chapter.

4. Only one banner sign shall be displayed per building elevation. No sign shall be permitted on any elevation of a building that is adjacent to residentially zoned or occupied property which is not separated from the residential property by a street or parking area of the same width as a public street.

5. No banner sign shall exceed three feet from top to bottom, nor 12 feet from side to side, nor 100 square feet in area.

6. Upon the expiration of a permit for a temporary sign, the applicant shall cause the sign to be removed within 24 hours.

B. Window signs. Temporary signs displayed behind a window or within a building and visible from the sidewalk which occupy up to 25 percent of the window area of the building façade on which they appear.

C. Noncommercial message signs associated with a particular vote in a scheduled election may be erected as temporary signs, provided such signs are placed no sooner than 90 days prior to the scheduled election and removed within 10 days after that election. Such signs shall be no larger than 32 square feet.



## SIGN CONSTRUCTION

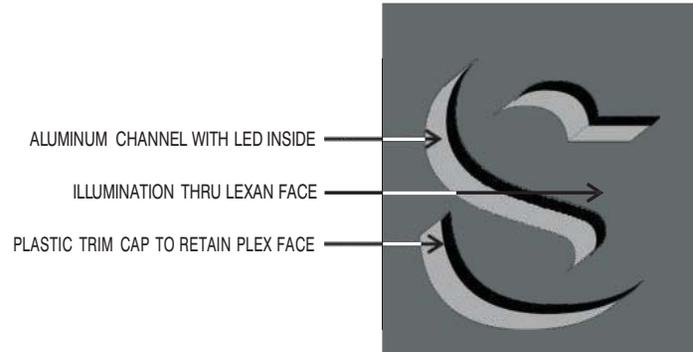
Type 1  
Plex faced channels w/ thru face illumination.

Type 2  
Plex faced channels w/ thru face and halo illumination.

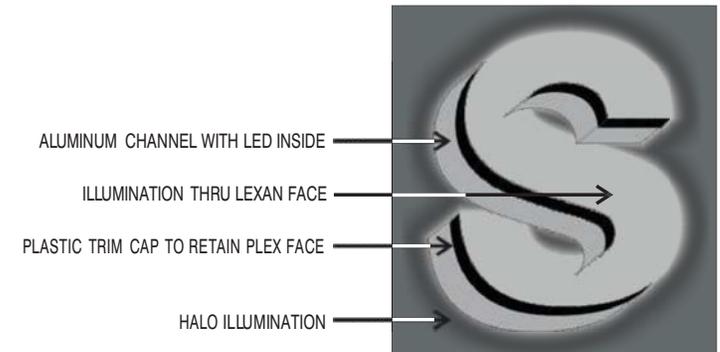
Type 3  
Reverse pan channels with halo illumination.

### Typical notes:

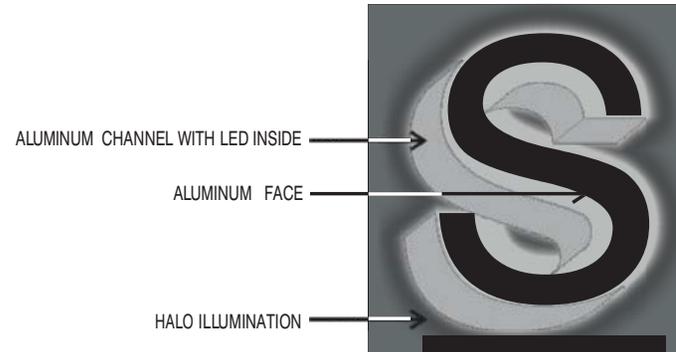
Use standard aluminum construction with Matthews satin acrylic polyurethane finish. Illuminate with LEDs. Paint aluminum channel and or trim any color.



SIGN CONSTRUCTION TYPE 1  
PLEX FACED CHANNEL  
THRU FACE ILLUMINATION



SIGN CONSTRUCTION TYPE 2  
PLEX FACED CHANNEL  
THRU FACE & HALO ILLUMINATION



SIGN CONSTRUCTION TYPE 3  
REVERSE PAN CHANNEL  
HALO ILLUMINATION

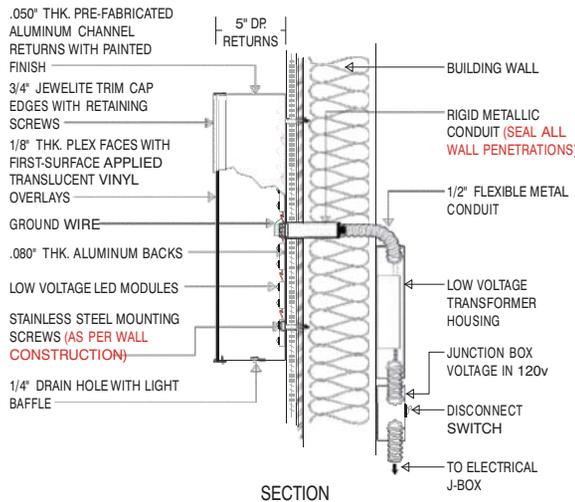
## SIGN CONSTRUCTION DETAILS

December 19, 2019

Cudahy Plaza Sign Program

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## SIGN CONSTRUCTION TYPE 1

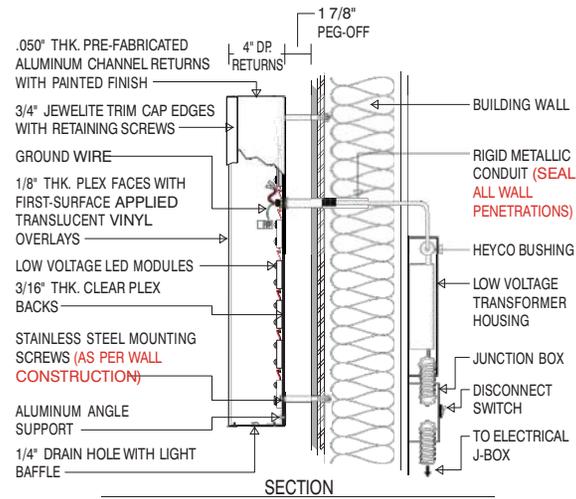


SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION

NOTE:  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

## SIGN CONSTRUCTION TYPE 2

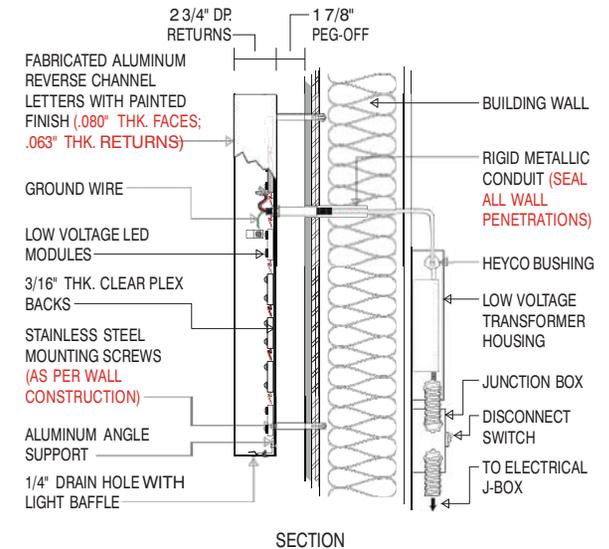


SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH THROUGH FACE & HALO LED ILLUMINATION

NOTE:  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

## SIGN CONSTRUCTION TYPE 3



SIGN TO BE UL APPROVED AND BEAR UL LABEL

REVERSE PAN CHANNEL LETTERS WITH LED ILLUMINATION

NOTE:  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

## SIGN CONSTRUCTION DETAILS

December 19, 2019

Cudahy Plaza Sign Program

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1319-Cudahy Plaza-Redev-New Pylon-2019\_10\_14.dwg



**GENERAL NOTES**

- THIS PLAN WAS NOT CREATED FROM AN ALTA SURVEY. THE EXACT PLACEMENT OF ALL BUILDINGS, CURBS, STRIPING, ETC. ON THE EXISTING SITE IS APPROXIMATE.
- BRIXMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE, THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

**PROPOSED PYLON NOTES**

PER CUDAHY ZONING CODE SECTION 20.71-1:

# PYLONS ALLOWED: 1 PER STREET FRONTAGE  
 # PYLONS EXISTING: 1 FRONTING ELIZABETH ST.  
 # PYLONS PROPOSED: 1 FRONTING ATLANTIC AVE.

ALLOWED SIZE (SF) OF SIGN PANEL AREA: 60 SF  
 PROPOSED SIZE (SF) OF SIGN PANEL AREA: 60 SF

MAXIMUM ALLOWED HEIGHT\*: 18'  
 PROPOSED PYLON HEIGHT: 18'

\* IF OVER 500 LF OF STREET FRONTAGE - NOTE ATLANTIC AVENUE FRONTAGE = ~660'.

TENANT SPACE	L.F.	MAX. SIGN FACE AREA
1A	120	300
1B	171	300
1		
2	28	42
3	20	30
4	30	45
5		
6	120	300
7	148	300
8	22	33
9	81	64
10	46	64
11	45	64
12	36	54
13	20	30
14	20	30
15	20	30
16	20	30
17	49	64

NOTE:  
 THIS PLAN IS FOR REFERENCE ONLY, AND IS NOT A REPRESENTATION AS TO SIZE, DIMENSION, OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER, ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN ON THIS PLAN ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION.

Site Plan

Cudahy Plaza Sign Program

December 19, 2019

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**GENERAL NOTES**

- BRIMOR HAS NOT PERFORMED A COMPLETE REVIEW OF THE ZONING ORDINANCE. THE IMPACTS ON THIS CONCEPT PLAN ARE NOT KNOWN.
- THIS DRAWING IS A CONCEPTUAL PLAN. NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN AND OPERATION OF THE PROPOSED IMPROVEMENTS SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.



**SIGNAGE SIZE:**  
 2'-0" X 7'-6" 15 SF  
 15 SF x 4 SIGNS 60 SF TOTAL

**DESIGN NOTE:**  
 PROPOSED PYLON COLORS TO COORDINATE W/ EXISTING SHOPPING CENTER.  
 LANDSCAPING AROUND BASE TO BE WITHIN A NEW LANDSCAPED & IRRIGATED PLANTER.  
 REFERENCE SECTION 20.72.080(C)(1)(2)(3) FOR REQUIREMENTS

Re landscape:  
 The actual design will be done by Landscape Arch.

**CONCEPTUAL SOUTH ELEVATION**

SCALE: N.T.S.

**PROPOSED PYLON NOTES**

PER\_CUDAHY\_ZONING\_CODE\_SECTION\_20.71.1-

- # PYLONS ALLOWED: 1 PER STREET FRONTAGE
- # PYLONS EXISTING: 1 FRONTING ELIZABETH ST.
- # PYLONS PROPOSED: 1 FRONTING ATLANTIC AVE.

ALLOWED SIZE (SF) OF SIGN PANEL AREA: 6D SF  
 PROPOSED SIZE (SF) OF SIGN PANEL AREA: 6D SF

MAXIMUM ALLOWED HEIGHT\*: 18'  
 PROPOSED PYLON HEIGHT: 18'

\* IF OVER 500 LF OF STREET FRONTAGE - NOTE ATLANTIC AVENUE FRONTAGE = N660'



**CONCEPTUAL VISUALIZATION FROM ATLANTIC AVE.**

SCALE: N.T.S.

NOTE:  
 THIS PLAN IS FOR REFERENCE ONLY, AND IS NOT A REPRESENTATION AS TO SIZE, DIMENSION OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER. ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN IN THIS PLAN ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION.

# MAJOR TENANT

GREATER THAN 10,000 SQ.FT OF LEASED SPACE



**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES STOREFRONT. MAXIMUM OF 300 SQUARE FEET TOTAL PER ELEVATION. NO MAX  
**CONSTRUCTION:** SEE PAGE 8-9 FOR AVAILABLE TYPES.  
**ILLUMINATION:** YES-  
**COPY:** TENANT NAME AND / OR TRADEMARKED LOGO  
**HEIGHT:** SEVENTY-FIVE PERCENT OF ADJACENT SURFACE OR 8'-0" MAX LETTER HEIGHT (WHICHEVER IS LESS)  
**LENGTH:** SEVENTY-FIVE PERCENT OF ADJACENT SURFACE  
**TYPEFACE:** CUSTOM LOGO AND TYPE OK  
**COLORS:** CUSTOM COLORS OK  
**SECONDARY SIGNS:** YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGANS.

MAXIMUM 75%  
OF ADJACENT SURFACE

75% OF ADJACENT  
SURFACE OR 9'-0"  
MAX LETTER HEIGHT  
(WHICHEVER IS LESS)

MAJOR TENANT



TYPICAL MAJOR TENANT ELEVATION



NO SCALE

# SHOP TENANT

LESS THAN 10,000 SQ.FT OR LEASED SPACE



**SIZE:** 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES STOREFRONT  
MAXIMUM OF 64 SQUARE FEET TOTAL PER ELEVATION.  
**CONSTRUCTION:** SEE PAGE 8-9 FOR AVAILABLE TYPES.  
**ILLUMINATION:** YES-  
**COPY:** TENANT NAME AND / OR LOGO  
**HEIGHT:** SEVENTY-FIVE PERCENT OF ADJACENT SURFACE OR 2'-0" MAX LETTER HEIGHT (WHICHEVER IS LESS)  
**LENGTH:** SEVENTY-FIVE PERCENT OF ADJACENT SURFACE  
**TYPEFACE:** CUSTOM LOGO AND TYPE OK  
**COLORS:** CUSTOM COLORS OK

**SECONDARY SIGNS:** NO

**B NEW D/F WOOD BLADE SIGN DISPLAYS**

SQUARE FOOTAGE: 4.0 MAXIMUM



**TYPICAL BLADE SIGN ELEVATION**  
NO SCALE

DOUBLE-FACE WOOD BLADE SIGN TO HANG PERPENDICULAR TO SHOP FRONT AT CLOSE PROXIMITY TO THE RESPECTIVE SHOP ENTRANCE.

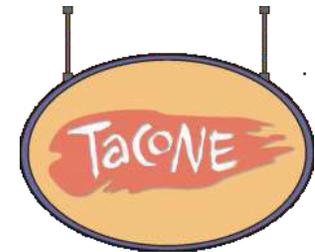
SIGN SIZE NOT TO EXCEED FOUR (4) SQUARE FEET.

SIGN SHAPE, EXACT DIMENSIONS, COLOR AND GRAPHICS ARE OPEN TO TENANT BUT SUBJECT TO LANDLORD APPROVAL.

SIGN IS TO BE CONSTRUCTED OF THREE (3) INCH STOCK CLEAR LUMBER (EITHER CEDAR OR REDWOOD).

SIGN IS TO BE INSTALLED BY MEANS OF DECORATIVE STRAP-IRON BRACKET.

BRACKET DESIGN SHALL BE REVIEWED AND APPROVED BY THE CITY'S PLANNING DEVISION.



**BLADE SIGN EXAMPLES**  
NO SCALE

# **RESOLUTION No. 20-07**

**RESOLUTION NO. PC 20-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY APPROVING DEVELOPMENT REVIEW PERMIT NO. 41-534 AND CONDITIONAL USE PERMIT NO. 38-372 TO ALLOW THE CONSTRUCTION OF A SERIES OF EXTERIOR FAÇADE IMPROVEMENTS, NEW SIGNAGE STANDARDS AND ACCESSORY INTERIOR TENANT IMPROVEMENTS FOR A NEW SOFT GOODS RETAILER; AND A CONDITIONAL USE PERMIT FOR A MASTER SIGN PROGRAM FOR THE CUDAHY PLAZA SHOPPING CENTER WITHIN THE CIVIC MIXED-USE ZONE LOCATED AT 8017 ATLANTIC AVENUE. APPLICANT: BRIXMORE PROPERTIES.**

**WHEREAS:** The applicant, Brixmore Properties, requests approval of a Development Review Permit and Conditional Use Permit to allow the design, site layout, and the construction of exterior façade improvements, new signage standards, accessory interior tenant improvements, including the development of a Master Sign Program within the Civic Mixed-Use Zone; and

**WHEREAS:** The subject property is located at 8017 Atlantic Avenue in an area that is designated by the Cudahy General Plan and by the Cudahy Zoning Map as Civic Mixed-Use; and

**WHEREAS:** The subject property is approximately 9 acres in size, and the Civic Mixed-Use designation sets forth an emphasis on renewed importance and improved quality development and businesses. Additionally, the Civic Mixed-Use Zone accommodates a vibrant mix of commercial, residential and civic activities. The project is consistent with the City of Cudahy General Plan and such improvements are appropriate for the site; and

**WHEREAS:** This matter was duly posted and set for a public hearing for May 18, 2020 at 6:30pm consistent with the City of Cudahy's Zoning Ordinance procedures for Development Review Permits and 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. 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 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 Development Review Permit 41.534 stated in Chapter 20 of the Cudahy Municipal Code, the Planning Commission finds as follows:

**DEVELOPMENT REVIEW PERMIT 41.534**

A. The project is compatible with the City of Cudahy's General Plan because it is located in

the Civic Mixed-Use Zone. The Civic Mixed-Use Zone is established to provide for the community's commercial needs. The proposed development is consistent with the city of Cudahy general plan and any other plans applicable. Additionally, the re-demising of the existing facility, former K-Mart, into three new tenant spaces may be established in civic mixed-use zone. Pursuant to CMC Section 20.84.170, a development review permit is established to improve the general standards and orderly development of the city through the review of the design, layout and other features of proposed development and their environs prior to submittal of plans to the Building Division for plan check. The project is consistent with the City of Cudahy General Plan and any other applicable plan being that it is civic mixed-use, and such improvements are appropriate for this site.

- B. The proposed façade improvements will be required to (1) provide proper storefronts for the three new tenant spaces, (2) provide articulation on the north, east, and south elevations of the building, (3) provide proper decorative landscaping such as bushes, trellises, and creeping vines where necessary. The project is consistent with the height, bulk, and other design features required by the City Zoning design guidelines, providing a unified and uniform look to the subject property. The proposed project conforms to the required height, bulk, and other design features of structures in proportion to the building site, and external features are balanced and unified so as to present a harmonious and uniform appearance.
- C. Immediately west, and south of the subject property site is High Density Residential Zone. To the north, and east of the subject property, is Civic Mixed-Use Zone. The proposed project is permitted in the Civic Mixed-Use Zone and is compatible with the surrounding uses. The existing surrounding sites include single-story single-family dwellings to the west and south, and commercial services to the north and west. The project proposes re-demising of a former K-Mart building into three individual tenants' spaces located in the Civic Mixed-Use Zone at 8017 Atlantic Avenue; which is consistent with the purpose and intent of the General Plan and Zone designation. Therefore, the design of the project will provide a design that contributes positively to the physical character of the community, relate 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 will contribute to a variety among neighboring uses.
- D. With the added conditions of approval the applicant will be required to (1) provide articulation on the north, east, and south elevations of the building, (2) provide proper decorative landscaping such as bushes, trellises, and creeping vines where necessary, (3) provide proper security system, cameras and lighting throughout the site. The proposed project will be designed to maximize the use of the space including providing sufficient off-street parking, adequate lighting, new signage, and pedestrian circulation as called for by the Civic Mixed-Use zone while providing a safe, efficient, and harmonious development that meets design guidelines for any new development in the City.
- E. The proposed development will not affect any of the existing vegetation of the site. The site is located in an urbanized flat area and there is little evidence of "natural" terrain. There are no "natural" features on the site. Moreover, the project would add new updated landscaping that will contribute to the overall aesthetics of the shopping center.
- F. The project will provide new signage associated with the new tenant spaces. Any proposed signage will meet the provisions of the Center's new Master Sign Program and

zoning code standards and thus would be in harmony with the general development of the site.

- G. As a condition of approval, the applicant will be required to reconfigure the site plan to provide a trash enclosure, which is screened from public view. Any mechanical equipment associated with the new retail use will 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. Therefore, the improvements will be in harmony with the design of the structures and grounds.
- H. The proposed project is located within the Civic Mixed-Use Zone. Immediately west, and south of the subject property site is High Density Residential Zone. To the north and east of the subject property, is the Civic Mixed-Use Zone. The proposed project is permitted in the Civic Mixed-Use Zone and will be compatible with the surrounding uses. The existing surrounding sites include single-story single-family dwellings and multi-family dwelling units. In fact, the elimination of the rear truck loading area will eliminate the noise associated with the trucks and provide for a quieter atmosphere for the adjacent residentially zoned areas.

**SECTION 3.** After considering the proposal on the basis for approval or denial of the Conditional Use Permit 38.372 stated in Section 20 of the Cudahy Municipal Code, the Planning Commission finds as follows:

- A. The existing shopping center is consistent with the General Plan and the integrity and character of the Civic Mixed-Use Zone as the Master Sign Program establishes a coordinated theme of design elements and is proportionate to the scale of the buildings, project site, and harmonious with the architecture, while maintaining provisions for individual graphic expressions.
- B. The site is currently developed as a functioning shopping center and currently meets development standards prescribed in the zoning code. The Master Sign Program will provide provisions for on-site tenant signage and a new monument sign that will not affect existing parking, on-site maneuverability, or landscaped areas as prescribed in the city's zoning code. Moreover, the applicant is not required to provide any additional parking. The site is adequate in size and shape to accommodate the proposed improvements and any additional signage as the improvements will not involve any floor area addition, thus necessitating the need for additional parking.
- C. The use is compatible with the City of Cudahy's General Plan because it is located in the Civic Mixed-Use Zone. The Civic Mixed-Use Zone is established to provide for a community commercial's needs. The zone permits a business center in areas where a wide range of retail and service establishments is needed to accommodate the surrounding community. The proposed use is consistent with the City of Cudahy General Plan and any other plans applicable being that the use is a shopping center, which provides retail/commercial amenities to serve the community. Therefore, the proposed conditional use is compatible with the nature, conditions and development of adjacent uses, buildings, and structures. Accordingly, the proposed development will not have a negative impact on surrounding uses, buildings, and structures.

- D. The site is bounded by Atlantic Avenue to the east which is a major arterial street that serves the commercial uses along the corridor, as well as Santa Ana Street to the south and Elizabeth Street to the north, which are considered collector streets. The proposed Master Sign Program provides for the coordinated design theme of all signage for the site and should not dramatically increase or impact the daily traffic counts to negatively impact the roads capacity.
- 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 signage improvements will not be detrimental to the public interest, health, safety, convenience or welfare as the proposed façade improvements and master sign program project is consistent with all signage development standards of the zoning code and is consistent with goals and polies of the Cudahy 2040 General Plan.

**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. 41-534 and Conditional Use Permit 38-372, 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 construct the on-site façade improvements and tenant improvements 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. A complete set of plans including the drainage, grading, and erosion control plans, which accurately depict the location of the proposed structures, and all other elements of the development, shall be submitted as part of the plan check submittal.
8. The applicant shall provide a letter from the Los Angeles County Fire Department providing their approval for the proposed improvements.
9. Anti-graffiti substances shall be used on both sides of the perimeter walls of the subject property.
10. 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.
11. No motor vehicles (commercial or otherwise) shall be parked on the property except in marked parking spaces.
12. 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).
13. A Lighting Plan shall be submitted with construction drawings to Building & Safety for plan check.
14. Landscaping and irrigation plans, which provide for adequate and upgraded 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.
15. All roof-mounted equipment shall be adequately and decoratively screened and shall not be visible from the street.
16. The locations of air-conditioning condensers shall be shown on the site plan and shall not be visible from the street.
17. All building materials and plants selected shall be comparable to the proposed development.
18. The developer shall obtain necessary permits to repair or improve any curb, gutter or sidewalk damaged due to the construction process.
19. 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.

20. 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.
21. The developer shall not deviate from any of the approved plans without prior approval from the Director of Community Development or the Planning Commission.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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".
27. 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.
28. The rights granted under DRP No. 41-534 and CUP No. 38-372 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.
29. The rights granted under DRP No. 41-534 and CUP No. 38-372 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.

30. 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 18<sup>TH</sup> DAY OF MAY, 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: \_\_\_\_\_  
Robert McMurry



# AGENDA REPORT

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MEETING DATE: May 18, 2020

TO: Honorable Chair & Planning Commission Members

FROM: Salvador Lopez, Interim Community Development Manager

**Subject: Development Review Permit No. 41-526, to allow the design, site layout, and the construction of three multifamily residential units located within an existing multifamily residential development within the Medium Density Residential (MDR) Zone, pursuant to Section 20.84.170 of the city's Zoning Code located at 5132-5140 Live Oak Street (APN 6226-016-014)**

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## RECOMMENDATION:

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

1. Approve Development Review Permit No. 41-526 to allow the design, site layout, and construction of three multifamily residential units located with an existing multifamily residential development located at 5132-5140 Live Oak Street.

## BACKGROUND/PROJECT DESCRIPTION:

The subject property is located on an approximately 40,519 square foot lot (0.93 acres) located at 5132-40 Live oak Street in the Medium Density Residential (MDR) Zone. According to the County Assessor and City Building & Safety records, the subject property is currently developed with nine (9) detached multifamily residential units. The immediate area is developed with a mix of multi-family and single-family residential land uses.

The applicant, Roy Moorefield, proposes to construct three (3) new multifamily residential units. One unit is proposed to be detached and provide 3 bedrooms and 2 bathrooms and two (2) attached units will be 2 bedrooms and 1 bathroom, each with their respective living room, kitchen and garages. Access to these new units will be provided from the existing common driveway along the center of the property. Each unit will have direct access to each of the respective private open space areas and have the minimum required amount of parking based on the number of bedrooms in each unit. Guest parking spaces will also be provided. The proposal has been reviewed and approved by the Los Angeles County Fire Department.

The three new units are designed to complement the existing development. Because these units are new development, the applicant will provide upgrades to the existing units to complement the design features of the new units. Treatments incorporate a blend of traditional architectural forms with added decorative features such as foam bands around the windows, horizontal bands continued along the entire elevation, and wood siding below the bands. Proposed building colors incorporate an earth-tone palette with smooth stucco finish, white trims and decorative veneers.

The new units will be constructed to blend in with the existing residential units. 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 throughout. 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 development also includes private open spaces for each unit provided through privately enclosed patios/porches and/or side/rear yard areas. A centrally located and accessible common space area is also provided.

A minimum number of on-site parking spaces is required for each residential unit, based on the number of bedrooms, exclusive of guest parking spaces. A total of 19 accessible parking spaces are provided throughout the site in a combination of private garages and surface parking areas. Additionally, 6 guest parking spaces are provided throughout.

**ANALYSIS & DISCUSSION:**

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

The MDR Zone incorporates higher-density, multi-story, multi-family residential areas at a density of 1,742 square feet per unit, or approximately 25 dwelling units per acre, and requires 280 square feet of common open space per unit, and 150 square feet of private open space per unit. The MDR Zone restricts building height to three stories or 45 feet, whichever is less, and requires minimum habitable floor areas of 700 square feet for one-bedroom units, 900 square feet for 2-bedroom units, and 1,100 square feet for three-bedroom units (CMC § 20.16.030).

**Table 1  
Zoning and Land Use**

	ZONING	LAND USE
PROJECT SITE	MDR	Multifamily Residential
NORTH	MDR	Single and Multifamily Residential
EAST	MDR	Single and Multifamily Residential
SOUTH	MDR	Single and Multifamily Residential
WEST	MDR	Single and Multifamily Residential

The proposed project meets General Plan and Zoning standards for use (multiple-family residential), building height, and front, side and rear yard setbacks. The project plans show that the individual units’ habitable area and private open space areas either meet or exceed zoning standards.

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 (2 BR units)	Parking	Private Open Space per unit	Common Open Space
<b>Required</b>	MDR	MDR	1,742 SF/DU (25 du/acre)  23 du/acre maximum	3 stories or 45 feet	Front: 15 ft Side: 5 ft. Rear: 10 ft.	900 SF (2 BR Unit)  1,100 SF (3 BR Unit)	1.5 - 2 spaces/unit 0.5 guest space/unit	150 SF	280 SF/Unit = 3,360 SF
<b>Proposed</b>	MDR	MDR	12 dwelling units	1 story, 12 ft.	Front: 25 ft. Side: 5-20 ft. Rear: 15 ft.	911 SF (2 BR Unit)  1,100 SF (3 BR Unit)	1.5 - 2 spaces/unit Inclusive of guest spaces	varies	,2,240 SF common area plus front and rear landscaped areas
<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 most applicable development standards for development of new multifamily developments in the MDR zone. With required findings, discussed below, the latter development standards can be relaxed at the City’s discretion when an applicant requests a density bonus and sets aside affordable units.

**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 that 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 2-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 immediately north, south, east and west of the project site, in both one and two-story structures. The building height of 12 feet does not exceed the MDR zone's 45-foot 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 project's 15-foot front setback complements many nearby multiple-family residences along Live Oak Street, which vary from 13 to 20+ feet. The proposed rear setback of 10 feet does not intrude on adjacent residential uses and is the minimum required by the zoning code.

The Los Angeles County Fire Department's Land Development Division reviewed the proposed plan for access requirements and has approved the proposed access (20-foot wide driveway) to the subject property and the proposed units, with conditions of approval, including verifying adequate fire flow at the existing public fire hydrant on Live Oak Street.

#### **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 Medium Density Residential General Plan designation and the Medium Density Residential zone, at a density below the 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 so as to present a harmonious appearance.**

*Support for Finding:* The proposed development's structure is 14 feet in height, similar to other one-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.

- **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 three new multifamily residential units, consistent with the height, bulk, and other design features found in

the surrounding area and with the existing units on site. The proposed surface articulations, including trimmed windows, pop-outs, 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 Live Oak 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. 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.

- **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 elevations. 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.

**Additional Findings for Approval:**

- 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):**

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), an environmental assessment 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 no further environmental documentation will be required, pursuant to Article 19, Section 15303, Class 3(b), New Construction or Conversion of Small Structures, of the California Environmental Quality Act. Accordingly, Staff will prepare a Notice of Exemption.

**ATTACHMENTS:**

1. Location Map
2. Proposed Development Plans
3. Resolution No. PC 20-08

# LOCATION MAP



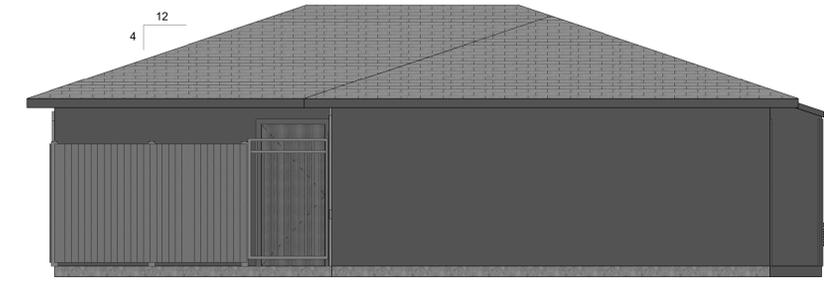
**5132 – 5140 LIVE OAK STREET**

**PROPOSED  
DEVELOPMENT PLANS**

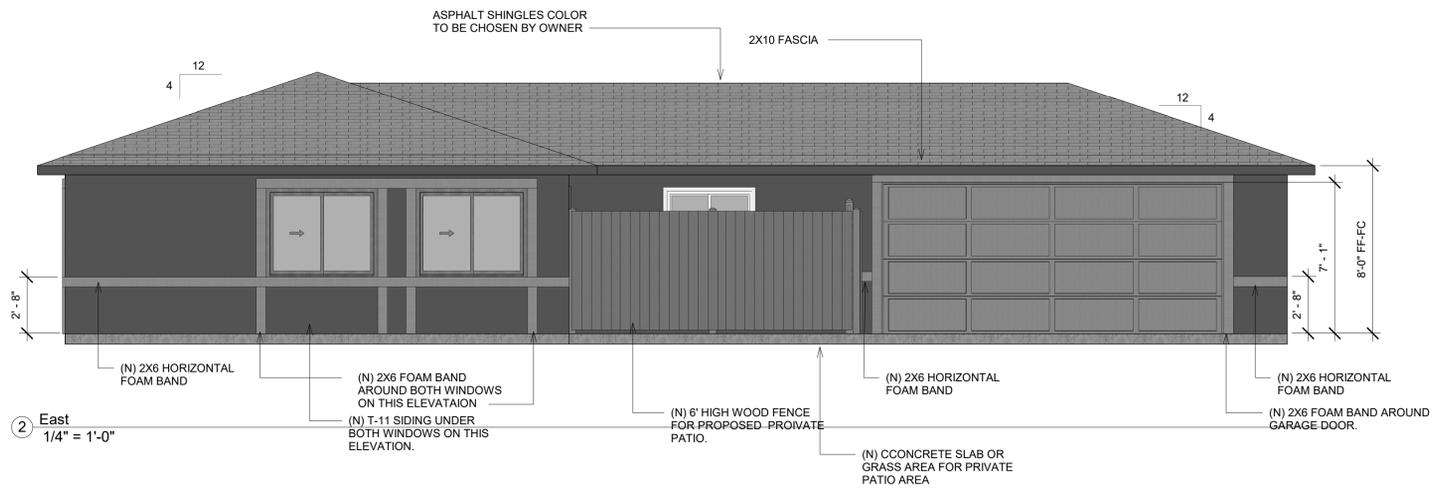




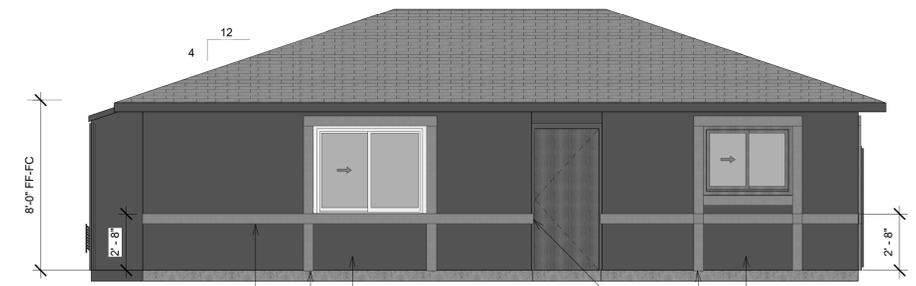
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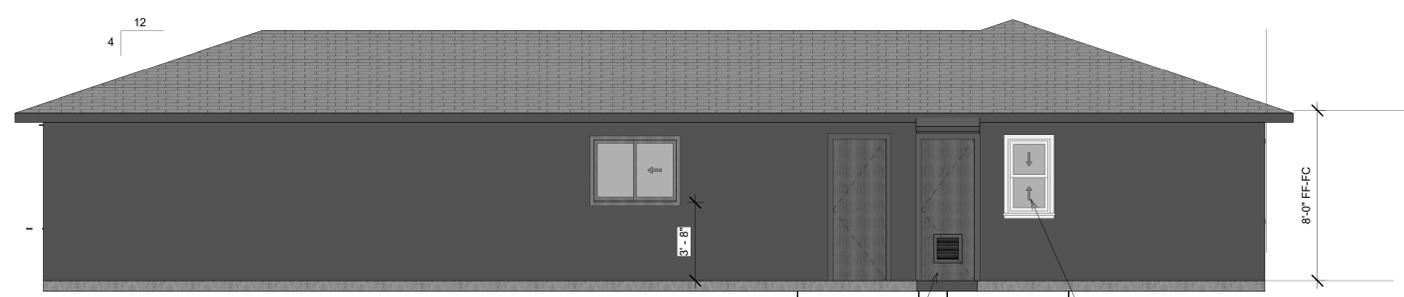
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② East  
1/4" = 1'-0"



③ South  
1/4" = 1'-0"



④ West  
1/4" = 1'-0"

**R&R CONSTRUCTION**  
**ROY R. MOOREFIELD**  
**GENERAL CONTRACTOR**  
**LICENSE # B-1-369914**  
**CELL: (323) 947-3366**

**HAROLD ANDERSON**  
**5132-5140 LIVE OAK ST**  
**CUDAHY CA. 90201**

**Vintage Drafting & Design L.L.C.**  
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 Long Beach Ca 90813  
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 E-mail vintagedrafting-designllc@gmail.com

DESIGNED BY	DANIEL
CHECKED BY	
DATE	07/26/2019
REVISIONS	AS NOTED
DATE	03-2018
SHEET	

**PLAN A**  
**ELEVATION**

**A103**

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**R&R CONSTRUCTION**  
**ROY R. MOOREFIELD**  
 LIC. #B-1-3699914  
 323-947-3366

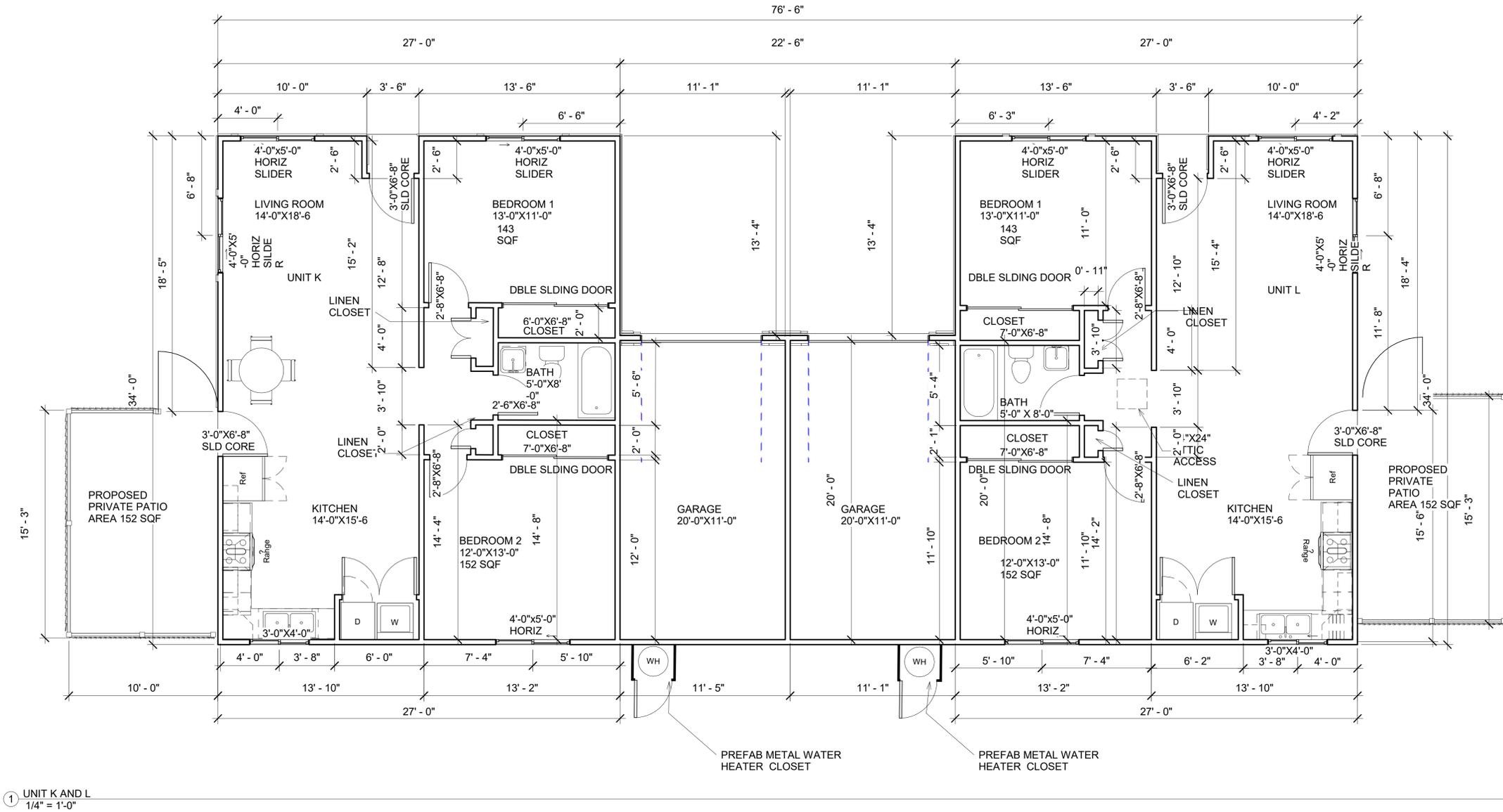
**HAROLD ANDERSON**  
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 CUDAHY CA 90201

**Vintage Drafting & Design L.L.C.**  
 1700 Santa Fe Rd Ste. 802  
 Lone Beach Ca 90813  
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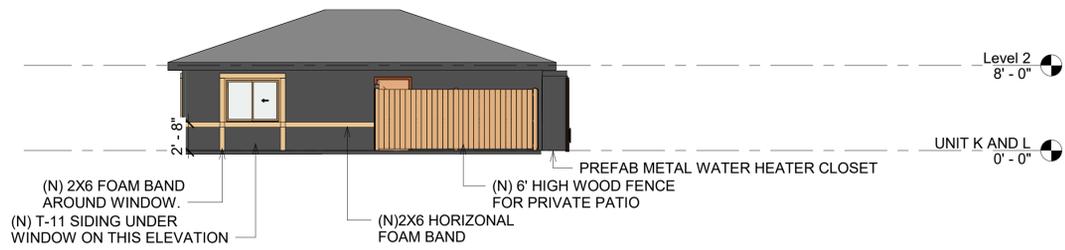
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**Daniel**  
 CHECKED BY  
 DATE  
**12-23-2019**  
 SCALE  
**AS NOTED**  
 JOB NO.  
**05-2019**  
 SHEET

FLOOR PLAN  
 UNITS K&L

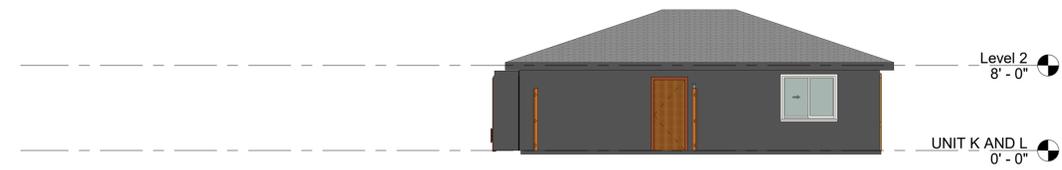
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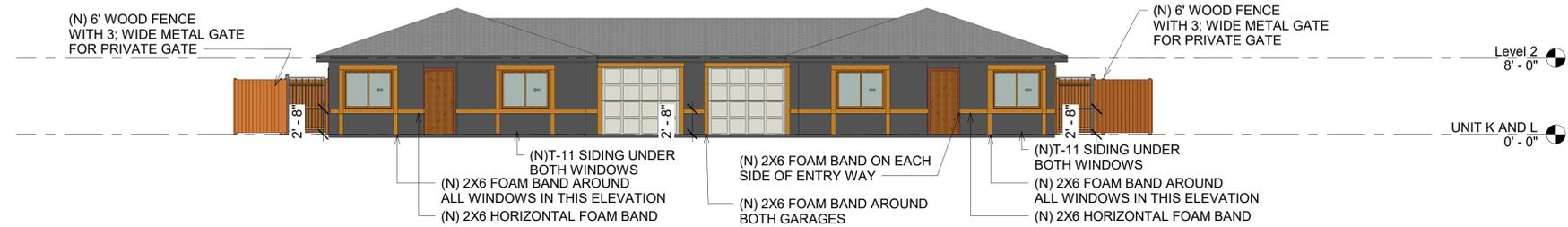
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④ West  
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① East  
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② North  
1/8" = 1'-0"



③ South  
1/8" = 1'-0"

REVISIONS	BY

**R&R CONSTRUCTION**  
**ROY R. MOOREFIELD**  
 LIC. #B-1-3699914  
 323-947-3366

**HAROLD ANDERSON**  
 5132-5140 LIVE OAK ST  
 CUDAHY CA 90201

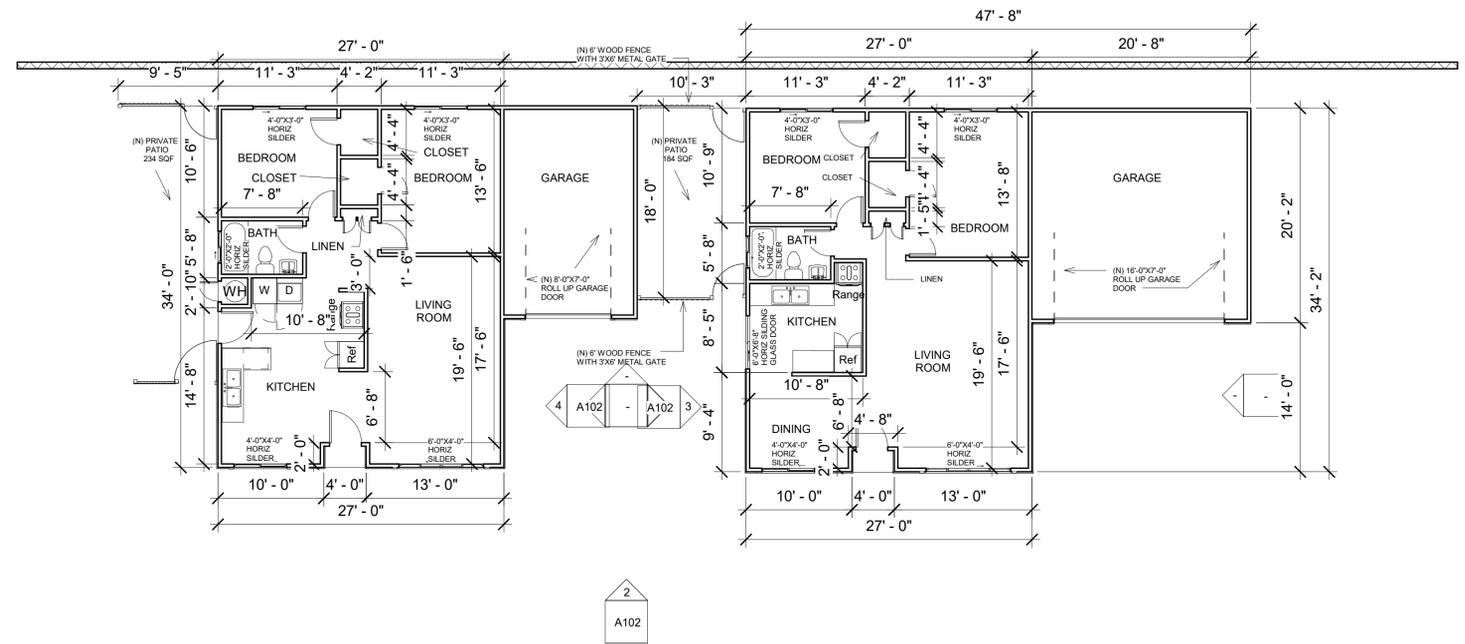
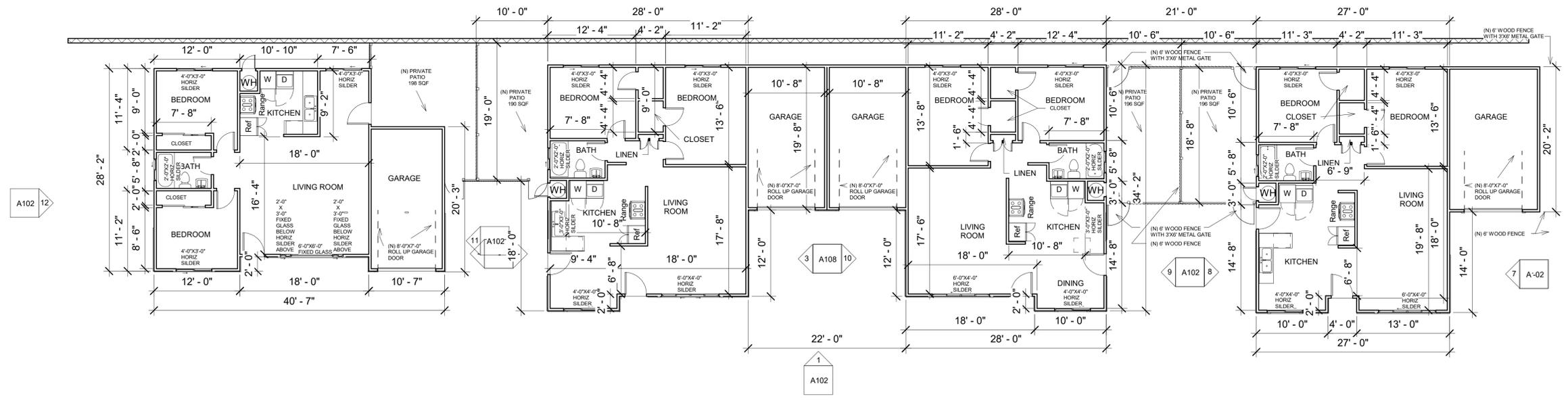
**Vintage Drafting & Design L.L.C**  
 1700 Santa Fe Rd Ste. 802  
 Lone Beach Ca 90813  
 Phone: 562-774-7636  
 E-Mail: vintagedrafting-designllc@gmail.com

DRAWN BY: **Daniel**  
 CHECKED BY: **Daniel**  
 DATE: **12-23-2019**  
 SCALE: **AS NOTED**  
 JOB NO.: **05-2019**  
 SHEET:

UNIT K,L  
 ELEVATIONS

**A-105**

REVISIONS	BY



EXISTING EAST FLOOR PLAN UNITS B  
THRU G  
1/8" = 1'-0"

**R&R CONSTRUCTION**  
**ROY R. MOOREFIELD**  
LIC. #B-1-3699914  
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DATE  
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SCALE  
AS NOTED

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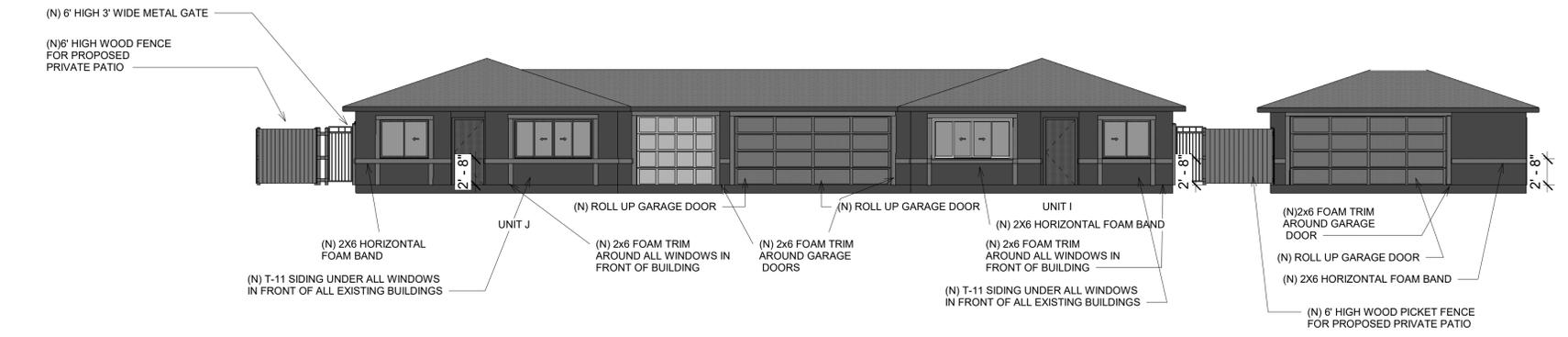
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EXISTING EAST  
FLOOR PLAN

**A-106**



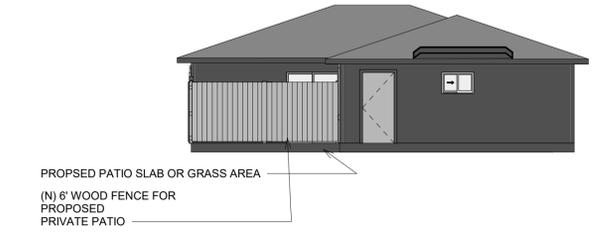


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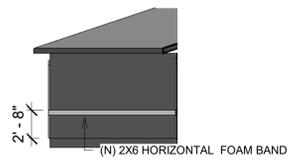


① EXISTING WEST ELEV UNITS J-I  
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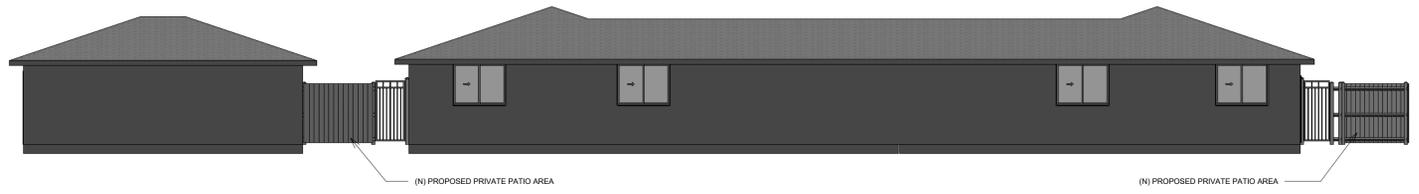
NOTE: 1. ALL WINDOWS IN FRONT OF EXISTING RESIDENCE TO HAVE A 2X6 FOAM BAND AROUND ALL EXISTING WINDOWS AND GARAGE DOORS.  
 2. VERTICAL BAND HEIGHT WILL BE DETERMINED OF THE BOTTOM OF EXISTING WINDOW.  
 COLOR OF STUCCO BAND AND NEW STUCCO TO BE DETERMINED



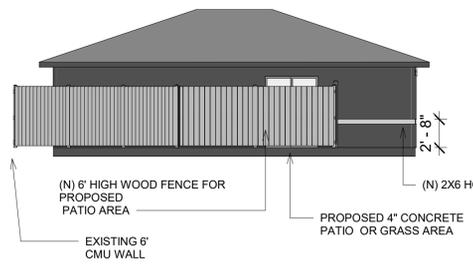
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③ EXISTING SOUTH ELEV UNIT J  
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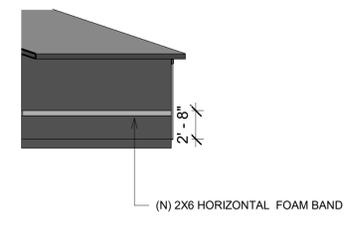
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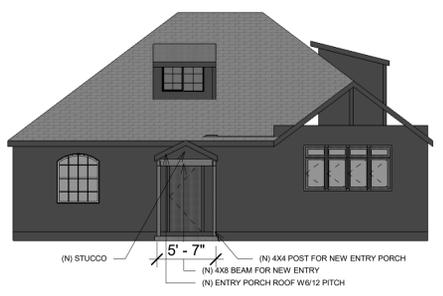
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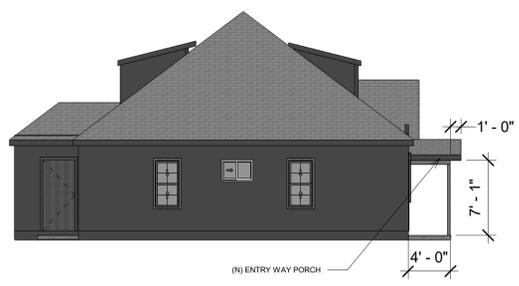
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④ EXISTING NORTH ELEV UNITS I  
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⑥ EXISTING SOUTH ELEV UNIT H  
 1/8" = 1'-0"



⑦ EXISTING WEST ELEV UNIT H  
 1/8" = 1'-0"



⑨ EXISTING NORTH ELEV UNIT H  
 1/8" = 1'-0"

R&R CONSTRUCTION  
 ROY R. MOOREFIELD  
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DRAWN BY  
 Daniel  
 CHECKED BY  
 Daniel  
 DATE  
 12-23-2019  
 SCALE  
 AS NOTED  
 JOB NO.  
 05-2019  
 SHEET

EXISTING WEST  
 ELEVATIONS

# **RESOLUTION No. 20-08**

**RESOLUTION NO. PC 20-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY APPROVING DEVELOPMENT REVIEW PERMIT NO. 41-526, TO ALLOW THE DESIGN, SITE LAYOUT, AND THE CONSTRUCTION OF THREE MULTIFAMILY RESIDENTIAL UNITS LOCATED WITHIN AN EXISTING MULTIFAMILY RESIDENTIAL DEVELOPMENT WITHIN THE MEDIUM DENSITY RESIDENTIAL (MDR) ZONE LOCATED AT 5132-5140 LIVE OAK STREET. APPLICANT: ROY MOOREFIELD**

**WHEREAS:** The applicant, Roy Moorefield, requests approval of a Development Review Permit to allow the design, site layout, and the construction of 3 new multifamily residential units; and

**WHEREAS:** The subject property is located at 5132 – 40 Live Oak Street in an area that is designated by the Cudahy General Plan and by the Cudahy Zoning Map as Medium Density Residential; and

**WHEREAS:** The subject property is 40,519 square feet (0.93 acres) in area, and the MDR zone sets forth the maximum residential density of 1,742 square feet per acre. The base density of the parcel is 24 units, calculated by dividing the parcel area by the zone-assigned density and rounding down to the next whole number ( $41,580/1,742 = 23.87$ ); and

**WHEREAS:** This matter was duly posted and set for a special public hearing for May 18, 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 no further environmental documentation will be required, pursuant to Article 19, Section 15303, Class 3(b), New Construction or Conversion of Small Structures, of the California Environmental Quality Act.

**SECTION 2.** After considering the proposal on the basis for approval or denial of Development Review Permit 41.526 stated in Chapter 20 of the Cudahy Municipal Code, the Planning Commission finds as follows:

**DEVELOPMENT REVIEW PERMIT 41.526**

- A. The project is compatible with the City of Cudahy’s General Plan because it proposes a multiple-family residential project in the Medium Density Residential General Plan designation and the Medium Density Residential zone, at a density below the allowable under the Cudahy zoning code.

- B. The proposed development's structure is 14 feet in height, similar to other one-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 existing surrounding properties include single story and two-story single-family and multi-family residences. The proposed development includes three new multifamily residential units, consistent with the height, bulk, and other design features found in the surrounding area and with the existing units on site. The proposed surface articulations, including trimmed windows, pop-outs, etc., avoid monotonous repetition.
- D. The proposed site layout presents a balanced, axial plan that relates to similar structures along Live Oak 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.
- E. The proposed development requires minor grading. 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.
- F. The project will not have illuminated signage, with the exception for possible illuminated identifying address signs on the front elevations. 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. 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 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.
- I. 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.

**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 Development Review Permit No. 41-526, 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. 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.
12. No motor vehicles (commercial or otherwise) shall be parked on the property except in marked parking spaces.
13. 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.
14. 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).
15. 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.
16. A Lighting Plan shall be submitted with construction drawings to Building & Safety for plan check.
17. 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.
18. Any roof-mounted equipment shall be adequately and decoratively screened and shall not be visible from the street.
19. The locations of air-conditioning condensers shall be shown on the site plan and shall not be visible from the street.
20. A raised curb shall be provided along the borders of the area proposed for parking spaces and open space areas.
21. All vents shall be painted to match the color of the house stucco or wood trim.
22. All building materials and plants selected shall be comparable to the proposed development.
23. The developer shall obtain necessary permits to repair or improve any curb, gutter or sidewalk damaged due to the construction process.

24. 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.
25. 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.
26. The developer shall not deviate from any of the approved plans without prior approval from the Director of Community Development or the Planning Commission.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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".
32. 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.
33. The rights granted under DRP No. 41-526 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.

34. The rights granted under DRP No. 41-526 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.
35. 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 18<sup>TH</sup> DAY OF MAY, 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: \_\_\_\_\_  
Robert McMurry