

MINUTES

**CUDAHY CITY COUNCIL REGUAR MEETING and
CITY OF CUDAHY AS SUCCESSOR AGENCY and
HOUSING SUCCESSOR AGENCY TO THE CUDAHY
DEVELOPMENT COMMISSION JOINT MEETING**

April 19, 2022 6:30 P.M.

1. CALL TO ORDER

Mayor / Chair Alcantar called the meeting to order at 6:34 p.m.

2. ROLL CALL

PRESENT: Council / Agency Member Blanca Lozoya
Council / Agency Member Daisy Lomelí
Vice Mayor / Vice Chair Jose R. Gonzalez
Mayor / Chair Elizabeth Alcantar

ABSENT: Council / Agency Member Jack M. Guerrero

ALSO PRESENT: City Manager, Alfonso Noyola, City Clerk, Richard Iglesias, Finance Director, Joshua Calhoun, Director of Administrative Services, Brenda Rodriguez, Interim Community Development Manager, Salvador Lopez, Management Analyst, Andres Rangel, and Junior Deputy City Clerk, Estefania Zamora.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Lomelí.

4. LAND ACKNOWLEDGEMENT

The Land Acknowledgment was led by Council Member Lomelí.

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respects to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

5. PRESENTATIONS – NONE

6. CLOSED SESSION PUBLIC COMMENTS – NONE

7. CLOSED SESSION – NONE

8. CLOSED SESSION ANNOUNCEMENT – NONE

9. PUBLIC COMMENTS

Deputy Montes commented on the service provided, events he attended last month in the City of Cudahy, and a complement received by kids traveling from another city to play soccer at Lugo Park.

Star Laca thanked Council Member Lomeli, Council Member Lozoya and Mayor Alcantar for having their cameras on, asked Council to consider approving the donation to Ellen Ochoa Learning Center, and stated the pathway towards Lugo Park attached to Teresa Hughes needs to be clean-up.

10. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Council Member Lomeli praised Public Works Department for their immediate help in the community, commended the high school students from Bell High School for their creation of the Intersectional Feminism Club and highlighted all the great things they are doing.

Council Member Lozoya thanked staff for the clean-up at River Park.

Vice Mayor Gonzalez commented on the amazing job from the team and stated he has seen a change of mindset from residents.

Mayor Alcantar praised staff, reminded residents age of 50 and older about the 2nd booster and mentioned the mobile clinic going around the southeast cities.

11. CITY MANAGER REPORT (information only)

12. REPORTS REGARDING AD HOC, ADVISORY, STANDING OR OTHER COMMITTEE MEETINGS – NONE

13. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Council Member Lomeli motioned to waive full reading of resolutions and ordinances, seconded by Council Member Lozoya. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomeli, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

14. CONSENT CALENDAR

Motion: Vice Mayor Gonzalez motioned to approve consent calendar, seconded by Council Member Lomeli. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomelí, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

A. Consideration to Review and Approve the Draft Minutes of March 23, 2021, Special Council Meeting, July 6, 2021, and April 5, 2022, for the Regular Meetings of the City Council and the Joint Meeting of the City of Cudahy as Successor Agency and Housing Successor Agency to the Cudahy Development Commission

Recommendation: The City Council is requested to review and approve the City Council / Successor Agency Draft Minutes for March 23, 2021, July 6, 2021, and April 5, 2021.

B. Approval of a Task Order Under the Master Services Contract for On-Call Planning Services with Willdan for Economic Development Strategic Plan Services

Recommendation: The City Council is requested to approve a task order under the existing on-call planning master services agreement with Willdan in the amount of \$42,440 for Economic Development Strategic Plan Services.

C. Approval of the Local Agency Investment Fund (LAIF) for the Month of March 2022

Recommendation: The City Council is requested to approve the Local Agency Investment Fund (LAIF) Report for the month of March 2022 in the amount of \$11,193,407.44.

D. Approval of the City Demands and Payroll Including Statement of Investment for the Month of March 2022

Recommendation: The City Council is requested to approve the Demands and Payroll in the amount of \$1,114,196.44 including the Statement of Investments for the month of March 2022.

15. PUBLIC HEARING

A. Consideration to review and adopt, a Categorical Exemption, and an Amendment to the City's Zoning Code, for of an Inclusionary Housing Ordinance with accompanying environmental review streamlining process; Case No. AZC 90-13

Presented by the Interim Community Development Manager

Recommendation: The City Council is requested: Conduct the public hearing, with a staff presentation; and Approve California Environmental Quality Act (CEQA) Categorical Exemption (ATT 1); and Introduce on First Reading Ordinance No. 720, Amendment to the City's Zoning Code, AZC 90-13, establishing an Inclusionary Housing Program with accompanying Environmental Review Streamlining Process, adding Chapter 20.30 ("Inclusionary Housing Program" ATT 2) of Title 20 ("Zoning

Code”) and amending Chapter 20.88 (“Definitions” ATT 3) of Title 20 (“Zoning Code”) to the Cudahy Municipal Code, and adopt a Resolution establishing an Affordable Housing In-Lieu Affordable Housing Fee and Schedule for residential and mixed use with residential development projects within the City of Cudahy, an Affordable Housing Fund, and an Administrative Fee.

Mayor Alcantar opened public comment.

Public Comments:

Susie De Santiago stated any construction should meet the required parking, affordable housing should be extended for more than 55 years, mentioned to add as a requirement soil to be tested and expressed her concerns for the in-lieu fees and does not support them.

Bertha Martinez mentioned there should not be a limit on the rental for affordable housing and should be indefinite due to the needs of the community, commented on parking, stated any new development should be providing sufficient parking, and land in the city being contaminated and any construction that happens remediates any environmental issues that can affect the community.

Victor Frias commented his support for an Inclusionary Housing ordinance.

Ayde Bravo mentioned the 55 years for low income should be indefinite and parking being a huge concern, rent needs to be affordable to individuals always and not reduce the parking.

Mayor Alcantar closed public comment.

Motion: Mayor Alcantar motioned to conduct the public hearing, with a staff presentation, approve California Environmental Quality Act (CEQA) Categorical Exemption (ATT 1); and Introduce on First Reading Ordinance No. 720, Amendment to the City’s Zoning Code, AZC 90-13, establishing an Inclusionary Housing Program with accompanying Environmental Review Streamlining Process, adding Chapter 20.30 (“Inclusionary Housing Program” ATT 2) of Title 20 (“Zoning Code”) and amending Chapter 20.88 (“Definitions” ATT 3) of Title 20 (“Zoning Code”) to the Cudahy Municipal Code with changes to 20.30.060 A1-4 #3 from “comparable” to “equal to”, changes to 20.30.060 D #5 to include Spanish and English in the requirements D #6 notify within 3 days instead of immediately, 20.30.070 D add requirements to provide number of eviction notices presented including Ellis Act evictions in the last year, evictions taken to court, evictions conducted where tenant was forced to leave the property, rent increases amount of increases per year, frequency of the increase and number of units affected and adopt a Resolution establishing an Affordable Housing In-Lieu Affordable Housing Fee and Schedule for residential and mixed use with residential development projects within the City of Cudahy, an Affordable Housing Fund, and an Administrative Fee, seconded by Vice Mayor Gonzalez. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomeli, Gonzalez, and Alcantar
NOES: None

ABSENT: Guerrero
ABSTAIN: None

16. BUSINESS SESSION

A. Approval of a Reimbursement Agreement for Shelter Beds Within the Salvation Army Bell Shelter

Presented by the Management Analyst

Recommendation: It is recommended that the City Council approve the Reimbursement Agreement for the Bell Salvation Army Bell Shelter Beds for a not to exceed amount of \$62,415.50.

Motion: Mayor Alcantar motioned to approve the Reimbursement Agreement for the Bell Salvation Army Bell Shelter Beds for a not to exceed amount of \$62,415.50, seconded by Council Member Lozoya. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomelí, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

B. Consideration of Approval of an Ordinance of the City Council of the City of Cudahy Amending Section 10.04.040 of Chapter 10.04 (Traffic Code) of Title 10 (Vehicles and Traffic) of the Cudahy Municipal Code

Presented by the Administrative Services Director

Recommendation: It is recommended that the City Council approve the proposed Ordinance by a simple majority vote and direct staff to bring the proposed Ordinance before the Council for a second reading at the next regular City Council meeting.

Motion: Vice Mayor Gonzalez motioned to approve the proposed Ordinance by a simple majority vote and direct staff to bring the proposed Ordinance before the Council for a second reading at the next regular City Council meeting, seconded by Council Member Lomelí. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomelí, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

C. Consideration to Approve Sub-recipient Agreement by and between the County of Los Angeles and the City of Cudahy to Receive a Grant Award from the State Homeland Security Program

Presented by the Management Analyst

Recommendation: The City Council is requested to approve the Sub-recipient Agreement with the County of Los Angeles and authorize the City Manager to execute the Agreement.

Motion: Vice Mayor Gonzalez motioned to approve the Sub-recipient Agreement with the County of Los Angeles and authorize the City Manager to execute the Agreement, seconded by Council Member Lomelí. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomelí, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

D. Consideration to Approve an Augmentation to the Fiscal Year 2021-2022 City Budget in an Amount Not to Exceed \$5,000 for Ellen Ochoa Learning Center Robotics Team

Presented by the City Clerk

Recommendation: The City Council is requested to augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$5,000 for Ellen Ochoa Learning Center Robotics Team; and adopt Resolution No. 22-16 to appropriate the funds not to exceed \$5,000.

Motion: Mayor Alcantar motioned to augment the Fiscal Year 2021-2022 budget in an amount not to exceed \$5,000 for Ellen Ochoa Learning Center Robotics Team; and adopt Resolution No. 22-16 to appropriate the funds not to exceed \$5,000, seconded by Council Member Lomelí. Motion passed 4-0-1 by the following roll call vote:

AYES: Lozoya, Lomelí, Gonzalez, and Alcantar
NOES: None
ABSENT: Guerrero
ABSTAIN: None

17. COUNCIL DISCUSSION – NONE

18. ADJOURNMENT

The City Council / Agency meeting was adjourned at 8:30 p.m.

Elizabeth Alcantar
Mayor

ATTEST:

Richard Iglesias
City Clerk