

## MINUTES

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

October 13, 2020 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 Garcia  
Council / Agency Member Guerrero  
Vice Mayor / Vice Chair Gonzalez  
Mayor / Chair Alcantar

ABSENT: Council / Agency Member Lozoya

ALSO PRESENT: Interim City Manager Henry Garcia, City Attorney, Victor Ponto, City Attorney, Dave Gondek, Deputy City Attorney, Stephanie Arechiga, Assistant City Clerk, Richard Iglesias, Finance Director, Steven Dobrenen.

#### 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Gonzalez

#### 4. PRESENTATIONS - NONE

#### 5. CLOSED SESSION - NONE

#### 6. PUBLIC COMMENTS - NONE

#### 7. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

Vice Mayor Gonzalez, wished residents well hoping they are safe at home.

Mayor Alcantar, recognized indigenous people's day. She also warned residents to drop off ballots to certified sites, not uncertified ones. She further commented on Exide's recent bankruptcy, lamenting it will not be held accountable to the environmental degradation it caused to Maywood and surrounding areas.

#### 8. CITY MANAGER REPORT (information only)

#### 9. REPORTS REGARDING AD HOC, ADVISORY, STANDING, OR OTHER COMMITTEE MEETINGS - NONE

## **10. WAIVER OF THE FULL READING OF RESOLUTIONS AND ORDINANCES**

## **11. CONSENT CALENDAR - NONE**

## **12. PUBLIC HEARING - NONE**

## **13. BUSINESS SESSION**

- A.** Zone change ordinance Development Review Permit No. 41-539, Conditional Use Permit No. 38-376, Development Agreement No. DA 20-01, Amendment to the Zoning Code No. 90-12 and Addendum to the General Plan EIR, to allow the construction of a 179 unit Mixed-Use Senior Housing development located at 4610 Santa Ana Street (APN 6224-019-901)

Presented by the City Attorney's Office

Staff recommends that the City Council of the City of Cudahy (the "City"):

Step 1: Convene Special Meeting (to be conducted concurrently with the adjourned regular meeting).

Step 2: Open Adjourned Regular Meeting (to be conducted concurrently with special meeting).

Step 3: Open and conduct public hearing for Steps 5, 6, and 7.

Step 4: Close public hearing.

Step 5: Approve Addendum to the City of Cudahy General Plan EIR.

Step 6: Adopt Resolution No. 20-31 approving Development Review Permit No. 41-539 and Conditional Use Permit No. 38-376.

Step 7: Adopt Resolution No. 20-32 approving Development Agreement No. 20-01.

Step 8: Adjourn special meeting

Step 9: Open adjourned regular meeting.

Step 10: Approve and adopt first reading of Ordinance No. ZCA 710.

Step 11: Approve and adopt first reading of Ordinance No. 711.

Step 12: Adjourn adjourned regular meeting.

## **RECOMMENDED COUNCIL ACTION ITEMS**

1. Approve on First Reading Ordinance No. 710 amending the Zoning Code to allow medical offices and adult day health care facilities as conditional uses as components of mixed-use residential-commercial projects within the City's Entertainment (E) Zone; and
2. Approve on First Reading Ordinance No. 711 approving Development Agreement No. 20-01 to allow the construction of the Project within the Entertainment (E) Zone.

**MOTION:** It was motioned by Vice Mayor Gonzalez and seconded by Mayor Alcantar to Approve on First Reading Ordinance No. 710 amending the Zoning Code to allow medical offices and adult day health care facilities as conditional uses as components of mixed-use residential-commercial projects within the City’s Entertainment (E) Zone. The motion carried (3-0-2) by the following roll call vote:

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

**MOTION:** It was motioned by Mayor Alcantar and seconded by Vice Mayor Gonzalez to Approve on First Reading Ordinance No. 711 approving Development Agreement No. 20-01 to allow the construction of the Project within the Entertainment (E) Zone. The motion carried (3-0-2) by the following roll call vote:

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

**14. COUNCIL DISCUSSION - NONE**

**15. ADJOURNMENT**

The City Council / Agency meeting was adjourned at 8:19 p.m.

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Elizabeth Alcantar  
Mayor

ATTEST:

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Richard Iglesias  
Assistant City Clerk