

## **PUBLIC HEARING NOTICE**

### **CONDITIONAL USE PERMIT NO. 38-371 (Density Bonus)**

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider a Conditional Use Permit for the property located at 7919 Wilcox Avenue in the City of Cudahy.

**Project description:** The project includes the construction of a 9-unit multifamily residential development located on an approximately 16,200 square foot (.37 acres) lot. The zoning of the property is High Density Residential (HDR). The proposed project (“Project”) consists of the construction of two 3-story structures and one two-story structure, which together would include a total of nine dwelling units. Each of these would be three-bedroom units of 1,252 square feet. Six of the units proposed are “base units” allowed based on the project’s zoning and the size of the subject property. The remaining three are “density” units based on a 50% density bonus. There are 22 parking spaces proposed for the site; two per unit in first-floor garages and an additional four guest spaces. The site will be accessed from a common driveway along the center of the property. This driveway will connect to Wilcox Avenue providing access to both residents and emergency vehicles. The architectural style of the development is modern contemporary.

**Project Location:** 7919 Wilcox Avenue

**Environmental Determination:** 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 15332, Class 32, *Infill Development Projects*, of the California Environmental Quality Act.

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

#### REGULAR MEETING OF THE CUDAHY CITY COUNCIL

DATE: April 21, 2020  
TIME: 6:30 pm, or as soon thereafter as the matter can be heard.  
PLACE: City Council Chambers\*  
5240 Santa Ana Street, Cudahy, CA 90201

#### ***\*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, meeting ID and password will be provided on the city’s website ([www.cityofcudahy.com](http://www.cityofcudahy.com)).***

Salvador Lopez Jr.  
Community Development Director  
Published and Posted: Friday, April 10, 2020