

## PUBLIC HEARING NOTICE

### DEVELOPMENT AGREEMENT NO. DA 20-01 DEVELOPMENT REVIEW PERMIT NO. 41-539 CONDITIONAL USE PERMIT NO. 38-376 AMENDMENT TO THE ZONING CODE 90-12 EIR ADDENDUM

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Cudahy will hold a Special Public Hearing to consider a Development Agreement, Development Review Permit, Conditional Use Permits, Zone Text Amendment, and an EIR Addendum for the property located at 4610 Santa Ana Street in the City of Cudahy.

**Project description:** The project includes the construction of a new six-story senior mixed-use development located on a 58,340 square foot (1.33 acre) lot. The zoning of the property is Entertainment (E). The project comprises 145 540-square-foot one-bedroom and 28 712-square-foot two-bedroom apartments intended for affordable senior-housing, a 945-square-foot two-bedroom manager's apartment, and 21,000 square feet of ground-floor commercial uses, including a walk-in medical clinic and an adult health day-care center. The proposed residential density is 131 dwelling units per acre (du/acre); the applicant is requesting a 222% density bonus pursuant to CMC § 20.52.340. All units would be classified as affordable under California density bonus law. Among the amenities, the project would provide and include: a van service to transport seniors to shopping, church services, medical appointments, etc.; a landscaped second-floor private courtyard; a landscaped roof deck; a community room; below-grade parking garage; and individual balconies.

**Architecture.** The proposed structure is contemporary and laid out in a modified U-shape, with a central landscaped courtyard opening to Santa Ana Street. Alternating façade surfaces of off-white stucco, tan stucco, and medium-brown fiber-cement siding, regularly placed windows, and balconies provide visual articulation. The ground-floor commercial area is constructed around the courtyard, is faced with glass windows and doors, and framed by a contrasting burnt-orange stucco façade. This latter stucco surface treatment continues around the east, west, and south sides of the building, from the finished grade to approximately 15 feet above grade. Individual commercial tenant spaces are defined by horizontal awning structures that support tenant signage. Open-air covered bridges connect the east and west "legs" of the upper stories approximately mid-structure. A landscaped deck occupies a 2,500 SF portion of the 6th story, facing Santa Ana Street. Centrally placed elevators stairways on the northeast, northwest, and southeast provide access to upper stories.

**Access and Circulation.** The subject property faces Santa Ana Street, which the Cudahy General Plan classifies as a "collector street." The proposed entry driveway is approximately 400 feet west of Atlantic Avenue, a "major highway." The entry driveway leads to the parking garage, where an internal ramp proceeds to the below-grade level. The parking garage plans show 87 dedicated residential spaces, 100 commercial spaces, and bicycle parking spaces. Pedestrians would enter the project directly from Santa Ana Street through the at-grade landscaped courtyard.

**Project Location:** 4610 Santa Ana Street

**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 an Addendum to the General Plan EIR has been prepared, pursuant to Article 11, Section 15164, Addendum to an EIR or Negative Declaration, of the Guidelines for the Implementation 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, 8:00 am - 10:00 am, and by appointment thereafter.

SPECIAL MEETING OF THE CUDAHY PLANNING COMMISSION

DATE: September 28, 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 via Zoom pursuant to the State of California Executive Order No. 29-20. Teleconference phone number, meeting ID, and/or password will be provided on the Planning Commission's agenda posted on the city's website, no less than 24 hours before the meeting.***

Salvador Lopez Jr.  
Community Development Director  
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