

PUBLIC HEARING NOTICE

ZONING CODE AMENDMENT NO. 90-13 (Inclusionary Housing Ordinance)

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider an Amendment to the City's Zoning Code for the adoption of an Inclusionary Housing Ordinance.

Project description: An Ordinance of the City Council of the City of Cudahy adopting the Inclusionary Housing Program with accompanying Environmental Review Streamlining Process for the City of Cudahy, California; and adding Chapter 20.30 ("Inclusionary Housing Program") to Title 20 ("Zoning Code"); and amending Chapter 20.88 ("Definitions") to include new definitions for text included in Chapter 20.30 ("Inclusionary Housing Program") to adopt new policies regulating affordable housing in the City of Cudahy in accordance with state law; and a Resolution establishing in-lieu affordable housing fees for residential and mixed-use with a residential development projects in the City of Cudahy; establishing an affordable housing trust fund for the in-lieu affordable housing fee and other fees associated with the inclusionary housing program; and establishing administration fees for administering the Inclusionary Housing Program.

Proposed Ordinance No. 719 amends Title 20 by adding Chapter 20.30 and amending Chapter 20.88 of the City of Cudahy Municipal Code to include:

- Applicable to new residential development and mixed-use with residential development projects of four (4) or more units.
- Identifies exemptions including projects that received prior discretionary approvals, building permits, certificate of occupancy, exempt from state law, governed by a city development agreement, projects with three (3) or fewer residential units, and reconstruction due to acts of nature.
- Applies to for-sale and rental units.
- Units for Sale. If a project consists of units for sale, fifteen percent (15%) of the total number of units in the project shall be sold to households at eighty percent (80%) or less of the area median income. A unit for sale shall be restricted to the target income level group at the applicable affordable housing cost for a minimum of forty-five (45) years.
- Rental Units. If the residential or mixed-use project consists of rental units, a minimum percent of the units shall be provided as follows: A minimum of five percent (5%) of the units shall be rented to very low-income households; and a minimum of five percent (5%) of the units shall be rented to very low-income or low-income households; and the remaining five percent (5%) of the units shall be rented to very low-income, or low-income, or moderate-income households. A rental unit shall remain restricted to the target income level group at the applicable affordable housing cost for fifty-five (55) years.
- Provides concessions for constructing inclusionary units on-site including: Section 20.56.050 2.a.ii. Side Yards. Deviate from side yard setback to require a five-foot (5') setback for one-story with two additional feet (2') for a second story and above, for a maximum side yard setback of seven feet (7'); Distance Between Buildings. Zoning Code Section 20.56.050 E. requires 10 feet between buildings. Deviate from this standard subject to building, fire, and life safety requirements, and design review, Parking. Zoning Code Table 20.64. For residential and mixed use with residential delete the requirement for one space in a garage. Allow all spaces to be outdoors either covered by a carport or uncovered. Maintain required number of spaces, Open Space. Zoning Code Section 20.16.060 A.1. allows private open space in the form of balconies, courtyards, at-grade patios, rooftop decks, or terraces; but does not allow private open space in the required

front yard. Allow private open space in the front yard subject to design review; and maintain existing City of Cudahy density bonus standards Section 20.52.340.

- Provides options for constructing inclusionary units on-site including providing off-site units, donating land for affordable housing, purchasing affordable housing covenants, substantially rehabilitating existing housing, or payment of an in-lieu fee.
- Requires a Housing Plan, Housing Agreement, and Livability Report. These documents require submittal of project information including location and size of units, for-sale or rental, income levels for which each unit will be made affordable, resale and rental restrictions, monitoring, annual report to City including documentation of occupancy, vacancy, monthly rents, income levels, maintenance, and other information as may be required.

Project Location: Citywide

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 5, Section 15060(c)(2), *Preliminary Review*, of the California Environmental Quality Act, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Copies of the proposed Ordinance, Resolution, and the staff report relating to the proposed Ordinance and Resolution, and a copy of the proposed in-lieu fee study, regarding the need for affordable housing associated with development in the City, including the cost of affordable housing, are available for review at the City of Cudahy City Hall, Planning Department, 5220 Santa Ana Street, Cudahy, California 90201.

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-6:00pm, and by appointment thereafter.

REGULAR MEETING OF THE CUDAHY CITY COUNCIL

DATE: April 19, 2022
TIME: 6:30 pm, or as soon thereafter as the matter can be heard.
PLACE: Conducted virtually through Zoom, pursuant to Government Code §54953, recently amended by AB 361.

Members of the public may participate via the Zoom application by using the following link: at:
Zoom Link: <https://us02web.zoom.us/j/81882324044>
Zoom Meeting ID: 818 8232 4044

Public Comment may be provided by using the “Raise Hand” feature on Zoom.

Members of the public may also participate via Zoom by calling in and entering the meeting ID:
Zoom Telephone number: 1 (669) 900 6833
Zoom Meeting ID: 818 8232 4044

Public comment may be provided by call-in users on Zoom by dialing star (*) nine (9), when it is your turn to speak, the user will need to dial star (*) six (6) to unmute themselves.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting, please contact the City Clerk at 323-773-5143. Notification at least 72 hours prior to the meeting will assist staff in assuring those reasonable accommodations are made to provide accessibility to the meeting.

Salvador Lopez Jr.

Community Development Director

Published and Posted: Friday, March 18, 2022