

Gustavo Mendez, Chair
Gilbert Cuevas, Vice Chair
Richard Corvera-Hernandez, Commissioner
Patricia Covarrubias, Commissioner
Vacant, Commissioner



REMOTE TELECONFERENCE AND ELECTRONICALLY

This meeting will be conducted telephonically and electronically pursuant to Government Code § 54953, recently amended by AB 361.

Teleconference Phone Number:

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Meeting ID: 819-6060-2417

<https://us02web.zoom.us/j/81960602417>

AGENDA

A REGULAR MEETING OF THE CUDAHY PLANNING COMMISSION

Monday, July 18, 2022 – 6:30 P.M.

"Members of the Public are Advised that all PAGERS, CELLULAR TELEPHONES and any OTHER COMMUNICATION DEVICES are to be turned off upon entering the City Council Chambers." If you need to have a discussion with someone in the audience, kindly step out into the lobby.

Written materials distributed to the Planning Commission within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's Office at City Hall located at 5220 Santa Ana Street, Cudahy, CA 90201.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (323) 773-5143 at least 72 hours in advance of the meeting.

1. CALL TO ORDER

2. ROLL CALL

Commissioner Corvera-Hernandez
Commissioner Covarrubias
Vice Chair Cuevas
Chair Mendez

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

A. None.

5. PUBLIC COMMENTS

This is the time set aside for citizens to address the Planning Commission on matters relating to Commission business. (Each member of the public may provide a public comment telephonically or

electronically by clicking the hand icon on Zoom or pressing star (*) nine (9) on the telephone if he or she wishes to address the Planning Commission. Members of the public are permitted to speak for five (5) minutes concerning items under the Planning commission's jurisdiction, including items on the Planning commission agenda.) The proceedings of this meeting are recorded on audio/video.

(Any person who, without authority of law, willfully disturbs or breaks up a Planning Commission meeting is guilty of a misdemeanor. (Pen. Code, § 403).)

6. WAIVE FULL READINGS

A. Approval to waive the full reading of all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title only.

Recommendation: To waive the full text reading of all resolutions on the agenda.

7. PUBLIC HEARING

A. **A Resolution of the Planning Commission of the City of Cudahy, California, finding General Plan conformity pursuant to the requirements of California Government Code Section 65402 regarding the city's sale of the real property located at 5256 Elizabeth Street and 5260 Elizabeth Street.**

Recommendation: The Planning Commission of the City of Cudahy is recommended to:

1. Adopt Resolution No 22-05, A Resolution of the Planning Commission, finding General Plan conformity regarding the City's sale of the real property located at 5256 Elizabeth Street and 5260 Elizabeth Street, Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-001-901 and 6224-001-902), in order to allow for the development of a multifamily residential development ("Project").

8. BUSINESS SESSION

9. COMMISSION BUSINESS

10. ADJOURNMENT

I Salvador Lopez Jr., hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at Cudahy City Hall, Bedwell Hall, Clara Park, Lugo Park, and the City's Website not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the Community Development Department.

Dated this 14th Day of July, 2022



Salvador Lopez Jr.
Contract Planner
Community Development Department



AGENDA REPORT

MEETING DATE: July 18, 2022

TO: Honorable Chair and Members of the Planning Commission

FROM: Juan Arauz, Community Development Director
Salvador Lopez Jr., Contract Planner

Subject: RESOLUTION NO. 22-05 OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY, CALIFORNIA, FINDING GENERAL PLAN CONFORMITY PURSUANT TO THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65402 REGARDING THE CITY'S SALE OF THE REAL PROPERTY LOCATED AT 5256 ELIZABETH STREET AND 5260 ELIZABETH STREET.

RECOMMENDATION:

Staff recommends that the Planning Commission of the City of Cudahy (the "City"):

1. Adopt Resolution No 22-05, A Resolution of the Planning Commission, finding General Plan conformity regarding the City's sale of the real property located at 5256 Elizabeth Street and 5260 Elizabeth Street, Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-001-901 and 6224-001-902), in order to allow for the development of a multifamily residential development ("Project").

BACKGROUND/PROJECT DESCRIPTION:

City has been in negotiations with Camerra Capital, Inc., a California corporation (the "Developer") regarding the sale and purchase of that certain property commonly known as 5256 and 5260 Elizabeth Street, Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-001-901 and 6224-001-902 (the "Property"). The Property will be sold by the City by entering into a Purchase and Sale Agreement ("PSA") with the Developer whereby Developer would develop the property into a multifamily residential development project after purchase.

The Project includes the construction of up to 24 multifamily residential units located on a 40,880 square foot (.94 acre) lot. The zoning of the Property is Medium Density Residential (MDR).

Staff recommends that the Planning Commission find that the sale is in conformance with the City's General Plan, and that the disposition of the Property would further the General Plan's goals and policies for housing and neighborhood development by expanding balanced, sensible housing opportunities, promoting affordable housing, and pursuing development of mixed-use housing with a range of affordability options.

ATTACHMENTS

1. Resolution No. 22-05

RESOLUTION NO. 22-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY, CALIFORNIA, FINDING GENERAL PLAN CONFORMITY PURSUANT TO THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65402 REGARDING THE CITY'S SALE OF THE REAL PROPERTY LOCATED AT 5256 ELIZABETH STREET AND 5260 ELIZABETH STREET (APN 6224-001-901 AND APN 6224-001-902).

WHEREAS, the City of Cudahy ("City") currently owns in fee that certain real property generally located at 5256 Elizabeth and 5260 Elizabeth Street, in the City of Cudahy (APNs: 6224-001-901 and 6224-001-902) and legally described in Exhibit "A" attached to this resolution and incorporated by reference herein (the "Property"); and

WHEREAS, the City intends to sell the Property by executing a Purchase and Sale Agreement ("PSA") with Prima Development, a California nonprofit public benefit corporation ("Purchaser"); and

WHEREAS, on July 19, 2022, the City Council will consider a Resolution, approving the PSA and directing the City Manager to execute the agreement; and

WHEREAS, California law allows the City to sell property if doing so furthers the common benefit, health, safety, and general welfare of its citizens, and provided the disposition is in conformance with the City's adopted General Plan; and

WHEREAS, pursuant to Government Code Section 65402, the Planning Commission has hereby considered whether the City's disposition of the Property is in conformance with the City's adopted General Plan, and based on staff presentations and reports, and other evidence presented to and considered by the Planning Commission during the meeting on this matter, the Planning Commission finds as follows:

- The proposed disposition would conform with and further the General Plan goals and policies for housing and neighborhood development as follows:
 - Expand balanced, sensible housing opportunities.
 - Promote affordable housing.
 - Pursue development of mixed-use housing with a range of affordability options.

WHEREAS, this matter is not considered a "project" pursuant to the requirements of the California Environmental Quality Act ("CEQA"); and

NOW, THEREFORE, after consideration of the staff report and all of the information, testimony, and evidence presented at the Planning Commission meeting, the Planning Commission of the City of Cudahy resolves that:

SECTION 1. The foregoing recitals are true and correct and incorporated fully herein this resolution.

SECTION 2. Pursuant to Government Code Section 65402(a), the Planning Commission finds that the City's sale of the Property conforms to the City of Cudahy General Plan.

SECTION 3. This Planning Commission Resolution shall be submitted to the City Council as evidence of the Planning Commission's determination in this regard in connection with the City Council's consideration thereof.

PASSED, APPROVED AND ADOPTED by the Cudahy Planning Commission on this 18th day of July, 2022.

Chair

ATTEST:

Juan Arauz., Deputy Secretary

TO WIT:

I, JUAN ARAUZ, Deputy Secretary to the Planning Commission of the City of Cudahy, do hereby certify that Resolution No. 22-05 was duly and regularly passed and adopted by the Planning Commission of the City of Cudahy on the 18th day of July 2022, by the following roll call vote as the same appears on file and of record in the Community Development Department.

AYES:

NOES:

ABSENT:

ABSTAIN:

JUAN ARAUZ
DEPUTY SECRETARY