

Patricia Covarrubias, Chair
Martin Fuentes, Vice Chair
Richard Corvera-Hernandez, Commissioner
Maria Jimenez, Commissioner
Gustavo Mendez, Commissioner



REMOTE TELECONFERENCE AND ELECTRONICALLY

This meeting will be conducted telephonically and electronically pursuant to the State of California Executive Order No. 29-20.

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Meeting ID: 864 8196 7549
<https://us06web.zoom.us/j/86481967549>

AGENDA

A REGULAR MEETING OF THE CUDAHY PLANNING COMMISSION Monday, November 21, 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 Planning Commission 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 Jimenez
Commissioner Mendez
Vice Chair Fuentes
Chair Covarrubias

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

A. None

5. PUBLIC COMMENTS

(Chairperson: This is the time set aside for citizens to address the Planning Commission on matters relating to Commission business. When addressing the Commission please speak into the microphone and voluntarily state your name and address. **Each person will be allowed to speak only once and will be limited to five (5) minutes.** The proceedings of this meeting are recorded on audio/video.

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 8420 Atlantic Avenue.**

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

1. Adopt Resolution No 22-07, A Resolution of the Planning Commission, finding General Plan conformity regarding the City's sale of the real property located at 8420 Atlantic Avenue, Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-034-014, 6224-034-032, 6224-034-040, and 6224-034-041, to allow for the construction of a mixed used development project ("Project").

8. BUSINESS SESSION

A. **Consideration to review and approve the draft minutes of October 17, 2022, Regular Planning Commission Meeting**

Recommendation: The Planning Commission of the City of Cudahy is recommended to approve the minutes of October 17, 2022, regular planning commission meeting.

9. COMMISSION BUSINESS

10. ADJOURNMENT

I Juan Arauz, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at Cudahy City 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 17th Day of November 2022

Juan Arauz, AICP
Community Development Director



AGENDA REPORT

MEETING DATE: November 21, 2021

TO: Members of the Planning Commission of the City of Cudahy

FROM: Juan Arauz, AICP, Community Development Director

Subject: RESOLUTION NO. 22-07 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 8420 ATLANTIC AVENUE.

RECOMMENDATION:

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

1. Adopt Resolution No 22-07, A Resolution of the Planning Commission, finding General Plan conformity regarding the City's sale of the real property located at 8420 Atlantic Avenue Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-034-014, 6224-034-032, 6224-034-040, and 6224-034-041, in order to allow for the construction of a mixed-use development ("Project").

BACKGROUND/PROJECT DESCRIPTION:

City has been in negotiations with Prima Development, a California nonprofit public benefit corporation (the "Developer") regarding the sale and purchase of that certain property commonly known as 8420 Atlantic Avenue, Cudahy, California with the following Los Angeles County Assessor Parcel Numbers: 6224-034-014, 6224-034-032, 6224-034-040, and 6224-034-041 (the "Property"). The Property will be sold by the City upon entering into a Purchase and Sale Agreement ("PSA") with the Developer whereby Developer will develop the Property into a mixed-use development project after purchase.

The Project includes the construction of a new mixed-use development located on a 91,250 square foot (2.1 acre) lot. The zoning of the Property is Entertainment (E).

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. 22-07

RESOLUTION NO. 22-07

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 8420 ATLANTIC AVENUE.

WHEREAS, the City of Cudahy ("City") currently owns in fee that certain real property generally located at 8420 Atlantic Avenue, in the City of Cudahy (APNs: 6224-034-014, 6224-034-032, 6224-034-040, and 6224-034-041) 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 December 6, 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 21st day of November 2022.

Chair

ATTEST:

Juan Arauz, AICP, Deputy Secretary

TO WIT:

I, JUAN ARAUZ, Deputy Secretary to the Planning Commission of the City of Cudahy, do hereby certify that Resolution No. 22-07 was duly and regularly passed and adopted by the Planning Commission of the City of Cudahy on the 21st day of November 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, AICP
DEPUTY SECRETARY

MINUTES

A REGULAR MEETING OF THE CUDAHY PLANNING COMMISSION

October 17, 2022 6:30 P.M.

1. CALL TO ORDER

Commission Secretary/Community Development Director Juan Arauz called the meeting to order at 6:40 p.m.

2. ROLL CALL

PRESENT: Commissioner Richard Corvera-Hernandez
Commissioner Patricia Covarrubias
Commissioner Martin Fuentes
Commissioner Maria Jimenez
Chair Gustavo Mendez (joined the meeting at 6:42 p.m.)

ABSENT: None

ALSO PRESENT: Commission Secretary/Community Development Director, Juan Arauz, City Clerk, Richard Iglesias, Deputy City Attorney, Susie Altamirano, and Deputy City Attorney, Stephanie Arechiga.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy Attorney Susie Altamirano.

4. PRESENTATIONS – NONE

5. PUBLIC COMMENTS – NONE

6. WAIVE FULL READINGS

Motion: Commissioner Corvera-Hernandez motioned to waive full reading of resolutions and ordinances, seconded by Commissioner Covarrubias. Motion passed 5-0 by the following roll call vote:

AYES: Corvera-Hernandez, Covarrubias, Fuentes, Jimenez, and Mendez
NOES: None
ABSENT: None
ABSTAIN: None

7. PUBLIC HEARING

- A. Conditional Use Permit No. 38-379 to allow the operation of a full-service grocery store and the off-site sales of beer and wine with a public convenience and necessity (PCN) finding, pursuant to Section 20.20.20 and 20.52.110 of the City's Zoning Code, for the property located at 7925 Atlantic Avenue (Applicant: Sprouts Farmers Market).

Recommendation: The Planning Commission of the City of Cudahy is recommending the City Council: 1. Approve CUP 38-379 to allow the operation of a full-service grocery store and the off-site sales of beer and wine with a public convenience and necessity (PCN) finding within the Civic Mixed-Use (Civic MU) zone for the property located at 7925 Atlantic Avenue.

At 7:06 p.m. Chair Mendez opened public comment there being none, closed public comment.

Motion: Commissioner Fuentes motioned to approve CUP 38-379 to allow the operation of a full-service grocery store and the off-site sales of beer and wine with a public convenience and necessity (PCN) finding within the Civic Mixed-Use (Civic MU) zone for the property located at 7925 Atlantic Avenue, seconded by Commissioner Corvera-Hernandez. Motion passed 5-0 by the following roll call vote:

AYES: Corvera-Hernandez, Covarrubias, Fuentes, Jimenez, and Mendez
NOES: None
ABSENT: None
ABSTAIN: None

8. BUSINESS SESSION – NONE

9. COMMISSION BUSINESS

- A. Nomination of new Planning Commission Chair and Vice Chair

Motion: Chair Mendez nominated commissioner Patricia Covarrubias as Planning Commission Chair, seconded by Commissioner Covarrubias. Motion passed 5-0 by the following roll call vote:

AYES: Covarrubias, Fuentes, Jimenez, and Mendez
NOES: None
ABSENT: None
ABSTAIN: Corvera-Hernandez

Motion: Commissioner Fuentes nominated himself as Planning Commission Vice Chair, seconded by Commissioner Corvera-Hernandez. Motion passed 5-0 by the following roll call vote:

AYES: Corvera-Hernandez, Fuentes, Jimenez, Mendez, and Covarrubias
NOES: None
ABSENT: None
ABSTAIN: None

At 7:14 p.m., commissioners recessed the meeting and reconvened the meeting at 7:23 p.m.

B. Presentation by the City Attorney's Office on Planning Commission duties and responsibilities and the Brown Act

- PRESENTATION ONLY NO ACTION TAKEN -

10. ADJOURNMENT

Vice Chair Fuentes motioned to adjourn the Planning Commission meeting at 8:49 p.m., seconded by Chair Covarrubias. Motion passed 4-0-1 by the following roll call vote:

AYES: Corvera-Hernandez, Jimenez, Fuentes, and Covarrubias
NOES: None
ABSENT: Mendez
ABSTAIN: None

Patricia Covarrubias
Chair

ATTEST:

Juan Arauz, AICP
Commission Secretary