

## PUBLIC HEARING NOTICE

### DEVELOPMENT REVIEW PERMIT NO. 41-532

NOTICE IS HEREBY GIVEN that the City Council of the City of Cudahy will hold a Public Hearing to consider an appeal of the Planning Commission's decision to deny Development Review Permit for the property located at 7801-7835 Otis Avenue in the City of Cudahy.

**Project description:** The project includes the construction of a new state of the art public charter school. The zoning of the property is Low Density Residential (LDR). The development will consist of the construction a 67,592 square foot elementary and middle charter school (Kipp Pueblo Unido School). According to the plans submitted to the city's Planning Division the development will consist of a single two-story structure with both surface and subterranean garage parking. The buildings would house an elementary and middle school, including offices, bathrooms, multi-function rooms, and associated outdoor open spaces like a basketball court and playground equipment. 100 on-site parking spaces will be provided within the underground parking structure. The site will be accessed primarily from Otis Avenue by a peripheral driveway of two lanes in one direction, winding from Otis Avenue on the east side of the property, around the west side of the property, ultimately exiting onto Olive Street. In addition, there would be a two-way driveway onto and off of Olive Street to access the subterranean parking structure. These driveways and additional emergency access as shown on the site plan have been reviewed and approved by the Los Angeles County Fire Department. The project architecture is modern contemporary. Treatments incorporate a blend of contemporary and traditional architectural forms and details which include a flat façade, hip style roof, plaster walls, and articulated facades such as inset windows and doors, offset/projected wall features and recessed entryways. Proposed building colors incorporate an earth-tone palette with a dark grey smooth stucco finish, brown trims, and decorative veneers.

**Project Location:** 7801-7835 Otis 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 is exempt from the requirements of CEQA and no further environmental documentation will be required, pursuant to Article 18, Statutory Exemptions Section 15268, *Ministerial 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).***

Salvador Lopez Jr.  
Community Development Director  
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