

PUBLIC HEARING NOTICE

DEVELOPMENT REVIEW PERMIT NO. 41-537 CONDITIONAL USE PERMIT NO. 38-374 CONDITIONAL USE PERMIT NO. 38-375 TENTATIVE TRACT MAP NO. 80-71

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Cudahy will hold a Public Hearing to consider a Development Review Permit, Conditional Use Permits and a Tentative Tract Map for the property located at 4936-38 Live Oak Street in the City of Cudahy.

Project description: The project includes the construction of a new 42-unit multifamily (apartments) residential development located on an approximately 35,425 square foot (.81 acre) lot. The zoning of the property is High Density Residential (HDR). The development will consist of four three-story structures. Thirty-three of the units proposed are “base units” allowed based on the project’s zoning and the size of the subject property. The remaining 9 units are “density” units based on a 27.5% density bonus. Thirty-two of these units are proposed to be 2-bedroom units and ten 3-bedroom units. There are 58 parking spaces proposed for the site to be accommodated in a combination of first-floor garage and tandem parking. A series of both private and open spaces will be provided throughout. The site will be accessed from a common 385-foot long, 26-foot wide driveway along the eastern edge of the property. This driveway will connect to Live Oak Street providing residents and emergency access from either street. This has 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: 4936-38 Live Oak 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 no further environmental documentation will be required, pursuant to Article 19, Section 15332, Class 32, *Infill Development 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 PLANNING COMMISSION

DATE: November 16, 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 72 hours before the meeting.

Salvador Lopez Jr.
Community Development Director
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