

NOTICE OF PUBLIC HEARING
NOTICE REGARDING THE SALE OF LAND LOCATED AT 4610 SANTA ANA STREET,
CUDAHY, CALIFORNIA AND CONSIDERATION OF THE RELATED PURCHASE AND
SALE AGREEMENT WITH PRIMA DEVELOPMENT, A CALIFORNIA NONPROFIT
PUBLIC BENEFIT CORPORATION

Pursuant to Health and Safety Code Sections § 37420, et seq., the City of Cudahy adopted a Resolution of Public Interest and Convenience setting the public hearing on the sale of the land for October 5, 2021. The hearing was not held on that date and has been rescheduled for October 19, 2021 at 6:30 pm. To ensure all interested parties have notice the City is issuing this additional public hearing notice.

City has been in negotiations with Prima Development, a California nonprofit public benefit corporation regarding the sale and purchase of that certain property commonly known as 4610 Santa Ana Street, Cudahy, California with the following Los Angeles County Assessor Parcel Number: 6224-019-901 (the “Property”). The Property will be sold by the City upon entering into a Purchase and Sale Agreement with the Prima Development whereby Prima Development will develop the Property into a mixed-use senior citizen affordable housing project after purchase.

The Project includes the construction of a new six-story senior mixed-use development located on a 58,357 square foot (1.34 acre) lot. The General Plan designates the zoning for the site and surrounding area as Entertainment (E). The Project, as now proposed, comprises one hundred sixty-three one-bedroom units ranging in size from 485 to 509 square feet, fourteen 717-square-foot two-bedroom apartments (all intended for affordable senior housing), a 945-square-foot two-bedroom manager’s apartment, and approximately 23,000 square feet of ground-floor commercial uses, including a walk-in medical clinic and an adult health day-care center. The total sales price for the property is \$1,180,000.

The City Council will hold a Public Hearing for the Property for the purposes of discussing the purchase and sale agreement with Prima Development. Said Public Hearing will be held on October 19, 2021, at 6:30 pm or as soon thereafter as practical. The Public Hearing shall be 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/87872522826>
Zoom Meeting ID: 878 7252 2826

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: 878 7252 2826

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.

Persons desiring additional information should contact Salvador Lopez Jr. Interim Community Development Manager at (323) 773-5143 ext. 242.

Posted: October 7, 2021

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