

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



**REMOTE TELECONFERENCE AND ELECTRONICALLY**

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**Teleconference Phone Number:**

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**Meeting ID:** 879 7716 1508

<https://us02web.zoom.us/j/87977161508>

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## AGENDA

### A SPECIAL MEETING OF THE CUDAHY PLANNING COMMISSION

**Monday, January 31, 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 24 hours of the Special 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 24 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**

**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 City Council. 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. **4610 Santa Ana Street – Modification to Development Agreement No. DA 20-01 and Development Review Permit No. 41-539 regarding the construction of a Mixed-Use Senior Housing development located at 4610 Santa Ana Street (APN 6224-019-901).**

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

1. **Approve** Modification to Development Review Permit No. 41-539 ("DRP") to allow the design, site layout, and construction of a mixed-use senior housing development ("Project"); and
2. **Recommend Approval to the City Council** Modification to Development Agreement No. 20-01 ("Agreement") regarding the senior mixed-use development.

## 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 24 hours prior to the meeting. A copy of said Agenda is on file in the Community Development Department.

Dated this 28<sup>th</sup> Day of January, 2022



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Salvador Lopez Jr.  
Community Development Director



# AGENDA REPORT

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MEETING DATE: January 31, 2022

TO: Honorable Chair & Members of the Planning Commission

FROM: Salvador Lopez, Interim Community Development Director  
Brian Byun, BBK Special Counsel

**Subject: First Amendment to Amended and Restated Development Agreement No. DA 20-01 and Modification to Development Review Permit No. 41-539 re: construction of a Mixed-Use Senior Housing Development located at 4610 Santa Ana Street (APN 6224-019-901)**

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## RECOMMENDATION:

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

1. Approve Modification to Development Review Permit No. 41-539 ("DRP") to allow the design, site layout, and construction of a mixed-use senior housing development ("Project"); and
2. Recommend Approval to the City Council First Amendment to Amended and Restated Development Agreement No. DA 20-01 ("Agreement") re: the Project.

## BACKGROUND/PROJECT DESCRIPTION:

The Project, as initially proposed by Prima Development ("Applicant" or "Developer"), included the construction of a new six-story senior mixed-use development located on a 58,340 square foot (1.33 acre) lot. The zoning of the Property is Entertainment (E). The Project, as initially proposed, comprised 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.

On September 28, 2020, the Planning Commission approved or recommended for City Council approval several entitlements related to the project. Besides the DRP and Agreement, the Commission also approved Conditional Use Permit 38-376 to permit a 222% density bonus and associated concessions ("CUP"); Zoning Code Amendment No. 90-12 to allow medical offices and adult day health care facilities as conditional uses of the Project ("ZCA"); and an Addendum to the General Plan EIR (SCH 2017071071) for the Project ("EIR Addendum" and collectively with the DRP, DA, CUP, and ZCA, the "Entitlements"). For a complete description of the Project and the Entitlements, please refer to the Planning Commission agenda report dated September 28, 2020, which is incorporated by reference herein.

On August 16, 2021, the Planning Commission approved Modification of the DRP and recommended for City Council approval Modification of the Agreement to account for, among other changes to the Project, a slight increase in the lot size, a decrease in overall density of the Project, and a decrease in the overall area of the Project. On October 5, 2021, the City Council adopted Ordinance No. 715, approving the Development Agreement, which superseded the original development agreement between the City and Developer.

The Applicant now seeks modification of the DRP, pursuant to the comparison table attached hereto as **Attachment 1**, which is incorporated herein by reference, and specifically the changes in the “Proposed Amendments to Development Agreement” column, which include but are not limited to a reduction in the size of the Project, a decrease in overall units of the Project, and an increase in the number of permanent supportive housing units in the Project. A summary of each change is detailed in the far-right “Change Summary” column.

The Applicant also seeks modification of the Agreement, pursuant to the First Amendment attached hereto as **Attachment 2**, which is incorporated herein by reference.

## **ANALYSIS & DISCUSSION:**

### **MODIFICATION OF DEVELOPMENT REVIEW PERMIT**

The development review process is established to improve the general standards and orderly development through review of design, layout and other features of proposed developments and their environs prior to submission of plans for construction. Here, the DRP was initially approved by the Planning Commission on September 28, 2020 and by the City Council in October 2020. It was modified and approved by the Planning Commission on August 16, 2021.

At the time of Planning Commission approval, the proposed Project met General Plan and Zoning standards for use (mixed-use), building height, density, floor area ratio, and front and side setbacks. Although the common and private open space areas did not meet or exceed zoning standards, the City waived these shortcomings as concessions granted under the density bonus conditional use permit (CUP 38-376) (“CUP”), which was also approved in fall 2020. The proposed modifications do not disturb the status quo established by the DRP and CUP, as approved by the Planning Commission and City Council last fall.

Table 1 below compares the Project’s characteristics with development standards.

**Table 1**  
**Development Standards: Required vs. Proposed Project**

	General Plan	Zoning	Density	Height	Setbacks (Commercial)	Setbacks (Residential)	Min Floor Area (1-2 BR)	Parking	Private Open Space per unit	Common Open Space
<b>Required</b>	Ent.	Ent.	1,089 SF 40 du/acre maximum	4+4 with DA	Front: 0 ft Side: 0 ft. Rear: 0ft.	Front: 0 ft Side: 10 ft. Rear: 10 ft.	700 SF 1 BR 900 SF 2 BR	<u>Residential</u> 0.5 space/unit 87 spaces  Commercial/ Medical 94 spaces  181 total	200 SF/Unit = 34,800 SF	280 SF/Unit = 48,720 SF
<b>Approved in ___/2021</b>	Ent.	Ent.	177 affordable dwelling units	6 stories	Front: 0 ft. Side: 5'-8" & 58'-0" Rear: 68'-3".	Front: 0 ft. Side: 5'-8" & 29'-0" Rear: 38'-9"	485-509 SF 1 BR 717 SF 2 BR	<u>Residential</u> 0.5 space/unit 93 spaces  Commercial/ Medical 67 spaces  160 total	16,086 SF	11,552 SF
<b>Consistent?</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>
<b>Required</b>	Ent.	Ent.	1,089 SF 40 du/acre maximum	4+4 with DA	Front: 0 ft Side: 0 ft. Rear: 0ft.	Front: 0 ft Side: 10 ft. Rear: 10 ft.	700 SF 1 BR 900 SF 2 BR	<u>Residential</u> 0.5 space/unit 71 spaces  Commercial/ Medical 66 spaces  137 total	200 SF/Unit = 28,000 SF	280 SF/Unit = 39,200 SF
<b>Proposed</b>	Ent.	Ent.	140 affordable dwelling units	5 stories	Front: 0 ft. Side: 5'-8" & 58'-0" Rear: 68'-3"	Front: 0 ft. Side: 5'-8" & 29'-0" Rear: 38'-9"	485-509 SF 1 BR 717 SF 2 BR	<u>Residential</u> 0.5 space/unit 72 spaces  Commercial/ Medical 66 spaces  138 total	13,000 SF	11,552 SF
<b>Consistent?</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>	<b>YES</b>	<b>NO</b>	<b>NO</b>

Table 1 shows that, as with the fall 2021 modified DRP, the proposed modified development complies strictly with all applicable development standards for development of new mixed-use developments in the Entertainment Zone with the exception of requested concessions associated with the Project's density bonus, which were approved in the CUP.

The table below compares floor area detailed information for the proposed units – as between what was approved by the Planning Commission in September 2020, August 2021, and what is being proposed today:

September 2020	Number of units	Number of Bedrooms	Habitable Area
	155	One-bedroom units	81,685 sq. ft.

	24	Two-bedroom units	17,136 sq. ft.
	Manager's Unit	Two-bedroom unit	945 sq. ft.
August 2021	163	One-bedroom units	79,055 – 82,967 sq. ft.
	14	Two-bedroom units	10,038 sq. ft.
	Manager's Unit	Two-bedroom unit	945 sq. ft.
PROPOSED	129	One-bedroom units	62,565 – 65,661 sq ft.
	11	Two-bedroom units	7,887 sq ft.
	2 Manager's Units	Two-bedroom units	1,890 sq ft.

The development also includes private open spaces for each unit, although not at the required 200 SF per unit. This was one of the density bonus concessions granted by the City. A series of common open spaces are provided throughout which total also fell short of requirements, but was another concession granted by the City associated with the density bonus. Applicant does not propose to reduce the common open space from 11,552 SF, which was approved in fall 2021. The reduction was necessitated by accessibility requirements from the Los Angeles County Fire Department. Correspondingly, in fall 2021, Applicant increased private open space from 9,550 SF to 16,086 SF, but now, seeks to reduce that amount to 13,000 SF.

With the proposed reduction of overall units, the minimum number of on-site residential parking spaces is also reduced – by 19 parking spaces, to 72 spaces. Applicant proposes to eliminate extra residential guest parking and have an overall residential parking space count of 72. With respect to commercial parking spaces, Applicant proposes to (i) reduce the size of the Pace Center and (ii) re-categorize the “non profit” spaces to be “general office” (at more than three times the floor area), resulting in an overall increase of spaces from 64 to 66. The table below identifies the number of spaces required by the Zoning Code and proposed by this modification.

Type of unit	# of spaces required	# of spaces provided
1-2 Bedrooms	71 spaces (0.5 spaces/unit)	72 spaces
Commercial/Office	Commercial – 66	66 spaces

A total of 138 parking spaces is proposed to be provided. Additionally, bicycle parking spaces for both residential and commercial will also continue to be provided in accordance with the CalGreen Building Code.

### FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

Applicant requests changes to various provisions of the Agreement, the form of Density Bonus Agreement (attached as Exhibit B-1 to the Agreement), and the form of Regulatory Agreement (attached as Exhibit B-2 to the Agreement) that reflect, support, and conform to the above proposed changes to the Project -- namely:

1. Reduction of overall units from 177 to 140;
2. Increase in number of permanent supportive housing units from 50 to up to 68;
3. Lowering of age eligibility from 62 to 55 for permanent supportive housing units; and
4. Clarification that Applicant will enter into Community Workforce Agreements to cover specific trades providing construction labor services in connection with the Project.
5. Modification to allow for Minor Modifications and Operating Memoranda, rather than City Council approval, for any changes within certain parameters.

## REQUIRED FINDINGS:

### MODIFICATION OF DEVELOPMENT REVIEW PERMIT

In September 2020 and in August 2021, the Planning Commission was able to make all of the necessary findings under CMC § 20.84.210 to approve the DRP and subsequent modifications thereto. The proposed modifications do not disturb those findings at all.

- **20.84.210(a) The Project is consistent with the City of Cudahy General Plan, any applicable specific plan, and any plan of another governmental agency made applicable by statute or ordinance.**

*Support for Finding:* The project, as modified, would continue to be compatible with the City of Cudahy's General Plan because it proposes an affordable senior housing development in the Mixed-Use General Plan designation and the Entertainment Zone, at a density allowable under the Cudahy Zoning Code with a density bonus.

- **20.84.210(b) The height, bulk, and other design features of structures are in proportion to the building site, and external features are balanced and unified to present a harmonious appearance.**

*Support for Finding:* The proposed development's structure's height, as modified, would continue to be permitted for a development project in the Entertainment Zone with approval of a development agreement. The purpose of the development agreement requirement is for the City to have the capability to shape how new development will contribute positively to the City as a whole, and to ensure that new development will be integrated and comprehensively planned while creating special places that enhance the quality of life. The Project, as modified, would continue to represent a harmonious appearance with nearby residences and commercial uses. Accordingly, the Project is consistent with the height, bulk, and other design features required by the City Zoning design guidelines and provides a unified and uniform appearance.

- **20.84.210(c) The Project design contributes to the physical character of the community, relates harmoniously to existing and anticipated development in the vicinity, and is not monotonously repetitive in and of itself or in conjunction with neighboring uses and does not contribute to excessive variety among neighboring uses.**

*Support for Finding:* The existing surrounding properties include a mix of multi-family residences and commercial uses. The proposed development, as modified, includes 140 affordable senior residential units, consistent with the height, bulk, and other design features found in the surrounding area. The proposed surface articulations include trimmed windows, pop-out terraces etc., and avoid monotonous repetition.

- **20.84.210(d) The site layout and the orientation and location of structures and their relationship to one another and to open spaces, parking areas, pedestrian walks, signs, illumination, and landscaping achieve safe, efficient, and harmonious development.**

*Support for Finding:* The proposed site layout, as modified, would continue to present a balanced, axial plan that relates to similar structures along Atlantic Avenue and Santa Ana Street and the Atlantic Avenue Corridor. The development's orientation beyond the setback and the open courtyards helps to screen the building's mass from the public right of way and

adjacent properties. There are areas available for landscaping, including the front setback, the rear setback, the private open space and common areas. The parking's access driveway permits good visibility along the length of the project exterior and will have security lighting for safety.

- **20.84.210(e) The grading and site development show due regard for the qualities of the natural terrain and landscape and do not call for the indiscriminate destruction of trees, shrubs, and other natural features.**

*Support for Finding:* The proposed development site remains vacant and has no existing natural landscaping or any trees or shrubs. Generally, the rest of the site is urbanized, flat and there is little evidence of "natural" terrain. There are no "natural" features on the site. Moreover, the Project would add new landscaping, including trees and shrubs throughout the development.

- **20.84.210(f) The design, lighting, and placement of signs are appropriately related to the structure and grounds and are in harmony with the general development of the site.**

*Support for Finding:* The Project, as modified, will continue to not have illuminated signage, with the exception for possible illuminated identifying address signs or minor signage for the on-site services on the front elevation. Signs must meet CMC standards for overall site illumination, property identification signs and the Conditions of Approval for the Project, and thus would be in harmony with the general development of the site.

- **20.84.210(g) Mechanical equipment, machinery, trash, and other exterior service areas are screened or treated in a manner which is in harmony with the design of the structures and grounds.**

*Support for Finding:* There are no proposed exterior mechanical equipment, machinery, or service areas except for the trash enclosures which are located within an enclosed structure behind decorative view obscuring doors to prevent stormwater runoff and to provide further screening and meets zoning code requirements for multi-family developments. Other mechanical equipment must comply with CMC design guidelines and Building Code standards, which require that all mechanical equipment, machinery, trash, and other exterior service areas be screened from public view.

- **20.84.210(h) The Project continues to show proper consideration for adjacent residentially zoned or occupied property and does not adversely affect the character of such property.**

*Support for Finding:* The Project, as modified, continues to show proper consideration for adjacent residentially zoned or occupied property and does not adversely affect the character or value of such property. The proposed Project would re-develop a site that lies between occupied multiple-family residences and commercial uses. By introducing new, up-to-date residences with new landscaping, the project would improve the character of the adjacent properties and maintain or improve property value. The design is consistent with the City's General Plan's entertainment and mixed-use zoning designations, meets all development standards within the provisions of the Development Review Permit for the Project, is compatible and will complement the surrounding residential and commercial uses, and will not adversely affect the value or quality of the neighborhood.



**ENVIRONMENTAL REVIEW:**



The recommended actions are not subject to review under the California Environmental Quality Act (“CEQA”), because the proposed modifications are covered by the previously approved EIR Addendum. The proposed modifications fall within the scope of the previously approved EIR Addendum and are consistent with the analysis already set forth in the Addendum. No new information of substantial importance showing any new significant environmental impacts (such as changes in the nature of the acquisition, changes in the circumstances under which the acquisition is undertaken, or new information) has become available. Thus, no further CEQA review is required. (Pub. Resources Code § 21166; 14 Cal. Code Regs. § 15162.)

**ATTACHMENTS:**

1. Comparison Entitlement to Schematic Design
2. Draft First Amendment to Amended and Restated Development Agreement
3. Proposed Development Plans
4. Resolution No. PC 22-04

CUDAHY SENIOR COMPARISON ENTITLEMENT TO SCHEMATIC DESIGN  
4610 SANTA ANA  
01/25/2022

	Current Development Agreement		Proposed Amendments to Development Agreement		Change Summary
<b>Zone</b>	Ent - Entertainment		Ent - Entertainment		
<b>Lot Area</b>	1.33 Acres 58,340 sf		1.34 Acres (per new survey) 58,357 sf		Increase Lot Size
<b>Density</b>	155 1B Units (527 sf) <b>86.59%</b> 24 2B Units (714 sf) <b>13.41%</b> <b>179 Units</b> 100.00%		129 1B Units (485-509 sf) = <b>92.14%</b> 11 2B Units (717 sf) = <b>7.86%</b> <b>140 Units</b> 100.00%		Increase 1BR Decrease 2BR Decrease overall count
	134.59 DU / Acre <b>231% Density Increase allowed per Resolution</b>		104.48 DU / Acre <b>180% Density Increase</b>		Decrease Density
<b>PSH Units</b>	50 units		68 units		Increase in PSH Units
<b>Construction Trades</b>	Project Labor Agreement (PLA) for entire building		Community Workforce Agreement (CWA) with major construction trades for all the residential units		Change from PLA to CWA
<b>FAR (Commercial Only)</b>	Allowed 2:1	Proposed <b>0.512 :1</b> 29,883 sf of Commercial	Allowed 2:1	Proposed <b>0.383 :1</b> 22,350 sf of Commercial	Decrease FAR
<b>Height</b> (per Mixed Use CMU Zone 20.28.040 & 20.56.060)	Allowed 6 stories	Proposed 6 Stories <b>(70'-2" to top of parapet)</b>	Allowed 6 stories	Proposed 5 Stories <b>(63'-0" to top of parapet)</b>	Decrease story Decreased height
<b>Setbacks (Commercial)</b>	Required	Provided	Required	Provided	
Front	0 ft	5 ft	0 ft	0 ft	Decrease front
Side	0 ft	5 ft	0 ft	5'-8" & 58'-0"	Increase side
Rear	0 ft	60 ft	0 ft	68'-3"	Increase rear
<b>Setbacks (Residential)</b>	Required	Provided	Required	Provided	
Front	0 ft	5 ft	0 ft	0 ft	Decrease front
Side	0 -10 ft	5 ft & 10 ft	0 -10 ft	5'-8" & 29'-0"	Increase side
Rear	0 -10 ft	10 ft	0 -10 ft	38'-9"	Increase rear
<b>Common Open Space</b>	Required	Provided	Required	Provided	
	280 sf/DU x 179 Units = 50,120 sf	Courtyard at Podium 11,000 Courtyard at Grade 5,517 Community Room 1,300 Roof Deck 2,500 <b>Total 20,317</b>	280 sf / DU x 140 Units = 39,200	Courtyard at Podium 4,720 Courtyard at Grade 2,812 Community Room 2,070 Roof Deck 1,950 <b>Total 11,552</b>	Decrease Common Open Space
	20% Allowable reduction per 20.52.363 <b>39.5% Additional reduction requested</b>	10,024 sf <b>19,779 sf</b>	20% Allowable reduction per 20.52.363 <b>50.7% additional reduction requested</b>	7,840 sf <b>19,860 sf</b>	Increase requested reduction
<b>Private Open Space</b>	Required	Provided	Required	Provided	
	200 sf/DU x 179 Units = 35,800 sf	155 1B at 50 sf 7,750 24 2B at 75 sf 1,800 <b>Total 9,550</b>	200 sf/DU x 140 Units = 28,000	129 1B at 60 sf 7,740 11 2B at 65 sf 715 10 Oversized patios 4,545 <b>Total 13,000</b>	Increase Private Open Space
	20% Allowable reduction per 20.52.363 <b>53.3% Additional reduction requested</b>	7,160 sf <b>19,090 sf</b>	20% Allowable reduction per 20.52.363 <b>33.8% additional reduction requested</b>	5,600 sf <b>9,450 sf</b>	Decrease requested reduction
<b>Parking</b>	Required	Provided	Required	Provided	
	<b>Residential</b> 177 Units x 0.5/DU 89 2 Mgr Units x 1/DU 2 91 spaces	<b>Residential = 91</b> <b>Residential Guest = 27</b>	<b>Residential</b> 138 Units x 0.5/DU 69 2 Mgr Units x 1/DU 2 Total 71 Spaces	<b>Residential = 72</b>	Decrease residential parking
	<b>Commercial</b> Pace Center 13,000 sf 2 spaces / 1,000 sf = 26 Clinic 7,000 sf 5 Spaces / 1,000 sf = 35 Non Profit 1,200 sf 2.5 Spaces / 1,000 sf = 3 64 spaces	<b>Commercial = 64</b>	<b>Commercial</b> Pace Center 11,751 sf 2 Spaces / 1,000 sf = 24 Clinic 6,995 sf 5 Spaces / 1,000 sf = 35 General Office 3,604 sf 2 Spaces / 1,000 sf = 7 66 spaces	<b>Commercial = 66</b>	Reduce commercial area Recategorize office space Increase commercial parking
	155 spaces	<b>182 spaces</b>	137 spaces	<b>138 Spaces</b>	Decrease overall parking count
<b>Bike Parking</b>	Required	Provided	Required	Provided	
	<b>Residential</b> Long Term 1-25 (1 per DU) 25 26-100 (1 per 1.5 DU) 50 101-179 (1 per 2 DU) 40 Total 115	<b>Res. Long Term = 115</b>	<b>Residential</b> Long Term 1 Space / 2 DU per CalGreen* 140 Units / 2 = 70	<b>Res. Long Term = 70</b>	Corrected calculation to be per Cal Green Decrease Res. Long Term
	Short Term 1-25 (1 per 10 DU) 3 26-100 (1 per 15 DU) 5 101-179 (1 per 20 DU) 4 Total 12	<b>Res. Short Term = 12</b>	Short Term None required per CalGreen*	<b>Res. Short Term = 0</b>	Delete Res. Short Term
	<b>Commercial (21,200 sf)</b> Long Term (1/5,000 sf) 4	<b>Comm. Long Term = 4</b>	<b>Commercial</b> Long Term 5% of vehicle parking per CalGreen* 67 Spaces x 0.05 = 4	<b>Comm. Long Term = 4</b>	None
	Short Term (1/10,000 sf) 2	<b>Comm. Short Term = 2</b>	Short Term 5% of vehicle parking per CalGreen* 67 Spaces x 0.05 = 4	<b>Comm. Short Term = 4</b>	Increase Comm. Short Term
<b>Affordable Housing Incentives Requested</b>	<b>Additional density increase from 40 DU/Acre to 134.6 DU/Acre</b> <b>Common open space reduction from 20% to 59.5%</b> <b>Private open space reduction from 20% to 73.3%</b> <b>Reducing parking per Affordable Density Bonus Law</b>		<b>Additional density increase from 40 DU/Acre to 104.5 DU/Acre</b> <b>Increase common open space reduction from 20% to 50.7%</b> <b>Increase private open space reduction from 20% to 33.8%</b> <b>Reduce parking per Affordable Density Bonus Law</b>		Density decrease Increase reduction Increase reduction Reduce parking
<b>Gross Area Summary</b>					
Residential Area		98,821 sf		77,713 sf	
Balconies		11,600 sf		12,977 sf	
Corridors / Stairs		29,500 sf		19,933 sf	
Leasing / Amenity /Common		3,100 sf		7,335 sf	
Commercial		21,200 sf		22,695 sf	
Utilities		2,250 sf		6,674 sf	
Parking		18,888 sf		0 sf	
Subterranean Parking		50,900 sf		44,006 sf	
<b>Grand Total</b>		<b>236,259 sf</b>		<b>191,333 sf</b>	Decrease overall area

\* 20.64.090 Bicycle parking.    

A. Minimum Bicycle Parking Required. Bicycle parking shall be provided for multifamily residential, public and civic facilities, schools, retail, commercial, office, and industrial uses in accordance with the CalGreen Building Code.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

City of Cudahy  
c/o City Clerk  
5220 Santa Ana Street  
Cudahy, CA 90201

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(Space Above Line for Recorder's Use)  
Exempt from Recording Fee pursuant to  
Gov't C. § 27388.1(a)(2)(D)

**FIRST AMENDMENT**  
**TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT (“First Amendment”) to the Amended and Restated Development Agreement (“Agreement”) dated \_\_\_\_\_, 2021, is hereby entered into this \_\_\_\_ day of \_\_\_\_\_, 2022 (the “Effective Date”) by and between CITY OF CUDAHY, a California municipal corporation (“City”) acting in its capacity, and PRIMA DEVELOPMENT, a California nonprofit public benefit corporation (“Developer”) (each a “Party” and collectively, the “Parties”).

**RECITALS**

This First Amendment is made and entered into with respect to the following facts:

WHEREAS, capitalized terms used but not defined in these Recitals shall have the meaning set forth in the Agreement; and

WHEREAS, the Agreement sets forth the terms and conditions pursuant to which the Developer will develop a mixed-use affordable senior citizen housing project (the “Project”) on that certain vacant 1.34-acre (58,370 square feet) parcel located at 4610 Santa Ana Street, Cudahy, CA 90201 (APN No. 6224-019-014), also known as “Site 3” (the “Property”), as more particularly described on Exhibit A to the Agreement; and

WHEREAS, on or about October 19, 2021, the City sold and transferred the Property to Developer pursuant to that certain the Parties entered into that certain Mixed-Use Senior Citizen Affordable Housing Purchase And Sale Agreement and Joint Escrow Instructions (“Purchase Agreement”); and

WHEREAS, on October 13, 2020, the City Council adopted Resolution No. 20-32 approving, among other things, Ordinance No. 711, which approved and adopted the original Development Agreement between the City and Developer (“Original Development Agreement”); and

WHEREAS, on October 5, 2021, the City Council approved Ordinance No. 715, which approved and adopted the Agreement, which supercedes the Original Development Agreement between the City and Developer; and

WHEREAS, Developer seeks, among other changes to the Agreement, to reduce the size of the Project by eliminating one floor and reducing the total number of units from 177 to 140, but increasing the potential number of permanent supportive housing (“PSH”) units from 50 to up to 68; and

WHEREAS, the Agreement allows for Minor Modifications (pursuant to Section 1.22) and Operating Memoranda (pursuant to Section 13.5) to memorialize certain changes that *increase* a building’s footprint, gross interior building area, density, intensity of use, etc. without the need for City Council approval; however, due to the proposed 21% *reduction* of units in the Project, neither of those procedures is technically appropriate, and an amendment must be processed pursuant to Section 13.2 of the Agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

1. Section 1.22 of the Agreement is hereby amended to read in its entirety as follows:

Minor Modification. “Minor Modification” means any minor modification or series of such minor modifications of the Project, where Developer seeks and obtains no more than a five percent (5%) change of either building’s footprint or an aggregate change of no more than ten percent (10%) of the total gross interior building area of the Project, as set forth in the architect’s site plan considered and approved by the City as part of the Existing Development Approvals, provided such Minor Modification is otherwise consistent with the other applicable elements of the Development Approvals and the existing Land Use Regulations and further provided that such Minor Modification shall not result in any rental dwelling unit being smaller than 500 square feet in size and the total number of rental dwelling units in the Project shall not be changed by more than ten (10) rental dwelling units. The aforementioned percentage change in total gross interior building area shall be based upon a modified larger building footprint, as authorized in this Section 1.22, if applicable. In the case of a Minor Modification which changes the buildable square footage of the Project, the Project’s Development Fees shall be adjusted in an amount based upon the changed square footage. A Minor Modification is not an amendment to this Development Agreement and is not subject to the procedures set forth in Section 13.2.

2. Section 1.32 of the Agreement is hereby amended to read in its entirety as follows:

Senior Citizen. “Senior Citizen” as used in this Agreement means a person sixty-two (62) years of age or older, as provided by Civil Code Section 51.3(b); provided, however, that for purposes of permanent supportive housing units in the Project, “Senior Citizen” shall mean a person fifty-five (55) years of age or older.

3. Section 3.2(a) of the Agreement is hereby amended to read in its entirety as follows:

(a) not to exceed one hundred forty (140) units, inclusive of a density bonus, apartment building for Senior Citizen households funded with LIHTC allocated to

the Senior Citizen Housing Project by TCAC;

4. Section 3.3 of the Agreement is hereby amended to read in its entirety as follows:

(a) not to exceed one hundred twenty-nine (129) one-bedroom units and nine (9) two-bedroom units;

5. Section 3.4 of the Agreement is hereby amended to read in its entirety as follows:

Based upon Developer's tax credit application it is anticipated that the Project will serve Very Low Income Households. Up to Sixty-Eight (68) of the total number of dwelling units in the Senior Citizen Housing Project will be reserved for permanent supportive housing for eligible Senior Citizen households whose annual income at the time of initial occupancy in the Senior Citizen Housing project does not exceed Very Low Income, adjusted for family size. Up to two (2) of the total number of dwelling units in the Senior Citizen Housing Project will be unrestricted and reserved for on-site manager and staff. Up to two (2) additional units of the total number of dwelling units in the Senior Citizen Housing Project may be unrestricted and made available for Senior Citizen households whose annual income at the time of initial occupancy in the Senior Citizen Housing Project exceeds Very Low Income adjusted for family size and meeting applicable occupancy standards (Market Rate Units). The balance of such dwelling units in the Senior Citizen Housing Project shall be reserved for occupancy by Senior Citizen households who do not receive permanent supportive services and whose annual income at the time of initial occupancy in the Senior Citizen Housing Project does not exceed Very Low Income (e.g., up to fifty percent (50%) of Los Angeles County Area Median Income ("AMI")) adjusted for family size and meeting applicable occupancy standards, as well as designated unit(s) for on-site property management staff and Market Rate Units. Notwithstanding the foregoing, the City's Regulatory Agreement recorded against the Property shall only apply to forty-nine percent (49%) of the units.

6. Section 3.5 of the Agreement is hereby amended to read in its entirety as follows:

The general age restriction of the Senior Citizen Housing Project applies to persons who are sixty-two (62) years of age or older, and the specific age restriction for permanent supportive housing units within the Project shall apply to persons who are fifty-five (55) years of age or older. Such age restrictions for occupancy in the Senior Citizen Housing Project shall be recorded in a restrictive covenant against the Senior Citizen Housing Project as provided in Section 3.10.5 upon the acquisition of the Property by the Developer from the City and such Senior Citizen occupancy restrictive covenant shall continue in perpetuity.

7. Section 7.2.1 of the Agreement is hereby amended to read in its entirety as follows:

Developer shall enter into Community Workforce Agreements (CWA) to cover specific trades as deemed appropriate by the City Manager, the Developer, and persons who provide construction labor services in connection with the

construction of the Senior Citizen Housing Project Property.

8. Section 13.5 of the Agreement is hereby amended to read in its entirety as follows:

Operating Memoranda. The provisions of this Development Agreement require a close degree of cooperation and flexibility between the City and Developer. The Development of the Property may demonstrate that clarifications or modifications to this Development Agreement or the Existing Land Use Regulations are appropriate with respect to the details of performance of the City and Developer. To the extent allowable by law, Developer shall retain a certain degree of flexibility as provided herein with respect to all matters, items and provisions covered in general under this Development Agreement. When and if the Developer finds it necessary or appropriate to make changes, adjustments or clarifications to matters, items or provisions in this Development Agreement, including to the public benefits referenced in Section 7, the Parties shall effectuate such changes, adjustments or clarifications through operating memoranda (“Operating Memoranda”) approved by the Parties in writing which reference this Section 13.5. Operating Memoranda are not intended to constitute either a substantial change or an amendment to this Development Agreement, but are ministerial clarifications or changes and adjustments that would result in a modified Project within the parameters of the previously Council-approved Project; and accordingly, public notices and hearings shall not be required in the case of the mutual approval of an Operating Memorandum. Operating Memoranda may be used and thus deemed non-substantive and/or procedural if, for example in the case of an adjustment or clarification as relates to a Development Approval such change: (i) does not change the density or intensity of use of the Property, unless such changes are consistent with the Existing Land Use Regulations; (ii) does not change the permitted uses of the Property, unless such uses are consistent with the Existing Land Use Regulations; (iii) does not change the maximum size of buildings on the Property beyond changes which constitute Minor Modifications or are consistent with the Existing Land Use Regulations; (iv) does not change the amount of land to be dedicated for public purposes; or (v) does not change improvement and construction standards and specifications for the Project. The City Manager in consultation with the City Attorney shall determine whether a requested change or clarification may be effectuated pursuant to this Section or whether the requested change or clarification is of such character to constitute either a substantive change or an amendment to this Development Agreement which requires compliance with the provisions of Section 13.2 of this Development Agreement.

9. Section 1.2 of the Senior Citizen Occupancy Covenant and Housing Density Bonus Agreement, attached to the Agreement as Exhibit B-1 (the “Density Bonus Agreement”), is hereby amended to read in its entirety as follows:

The purpose of this Agreement is to evidence the City’s acceptance of the offer of Developer to provide up to one hundred forty (140) Dwelling Units on the Senior Citizen Housing Project Property (subject to Minor Modifications) for use and occupancy by Eligible Senior Citizen Households as part of the Project during the

Term hereof. In the absence of the recordation of this Agreement, the Cudahy Municipal Code permits the development and occupancy of a maximum of fifty-four (54) dwelling units on the lands on which the Project shall be developed, including the Senior Citizen Housing Project Property. Pursuant to the Density Bonus Law and the covenant of Developer to undertake and operate the Senior Housing Project in accordance with the Development Agreement, the total number of Dwelling Units as shall be constructed on the Property by Developer may exceed the fifty-four (54) dwelling unit base up to the maximum number of Dwelling Units authorized by the Development Agreement (e.g., up to 140 dwelling units subject to Minor Modification).

10. Section 1.3.9 of the Density Bonus Agreement is hereby amended to read in its entirety as follows:

Senior Citizen. Senior Citizen means and refers to any person who is at least sixty-two (62) years of age at the time of such person's initial occupancy of a Dwelling Unit as part of a Senior Citizen Household; provided, however, that for purposes of permanent supportive housing units in the Project, "Senior Citizen" shall mean a person fifty-five (55) years of age or older.

11. Recital D of the Senior Citizen Housing Project Regulatory Agreement and Declaration of Restrictive Covenants, attached to the Agreement as Exhibit B-2 (the "Regulatory Agreement"), is hereby amended to read in its entirety as follows:

In the Development Project Application, Developer offers to undertake the development and operation of the Project subject to the City's approval of the Development Agreement, and Developer's plan of improvement of the Project and Developer's outside financing commitment will result in all of the residential dwelling units in the Senior Citizen Housing Project element of the Project being reserved for occupancy by very low income senior citizen households as authorized by California Government Code Section 65915 *et seq.* Notwithstanding the foregoing, this City Regulatory Agreement shall only restrict up to 68 of the 140 units as affordable to very low income households.

12. Recital E of the Regulatory Agreement is hereby amended to read in its entirety as follows:

Pursuant to the application of the Density Bonus Law to the Property and the Senior Citizen Housing Project, and subject to the satisfaction of the covenants of the Developer as provided in the Development Agreement and this Agreement, the Developer may construct up to one hundred forty (140) rental dwelling units on the Senior Citizen Housing Project Property (subject to "Minor Modifications" as this term is described in the Development Agreement).

13. Section 2.1(a) (Occupancy Requirements) of the Regulatory Agreement is hereby amended to read in its entirety as follows:

(a) The Developer covenants that each Dwelling Unit shall be occupied or available for occupancy by an Eligible Senior Household at an Affordable Rent on a continuous basis throughout the Term, in accordance with the following tenant income level mix: Not less than sixty-eight (68) units shall be occupied or available for occupancy by Eligible Senior Households that are 50% Households.

14. The provisions of this First Amendment shall be deemed a part of the Agreement (including the Density Bonus Agreement and the Regulatory Agreement), and except as otherwise provided under this First Amendment, the Agreement and all provisions contained therein shall remain binding and enforceable. In the event of any conflict or inconsistency between the provisions of this First Amendment and the provisions of the Agreement, the provisions of this First Amendment shall control, but only insofar as such provisions conflict with the Agreement and no further.

*[Signatures on following page]*

DRAFT



IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be executed on the day and year first appearing above.

**CITY:**

CITY OF CUDAHY, a California municipal corporation

By: \_\_\_\_\_  
Alfonso Noyola,  
City Manager

**DEVELOPER:**

PRIMA DEVELOPMENT, a California nonprofit public benefit corporation,

By: \_\_\_\_\_  
Fernando Vasquez  
President

APPROVED AS TO FORM:

City Attorney

By: \_\_\_\_\_  
Victor Ponto

DRAFT

# Proposed Senior Mixed Use Center

PRIMA DEVELOPMENT / NATIONAL COMMUNITY RENAISSANCE

CUDAHY, CALIFORNIA



Building healthy communities  
one home at a time

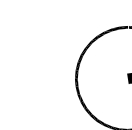
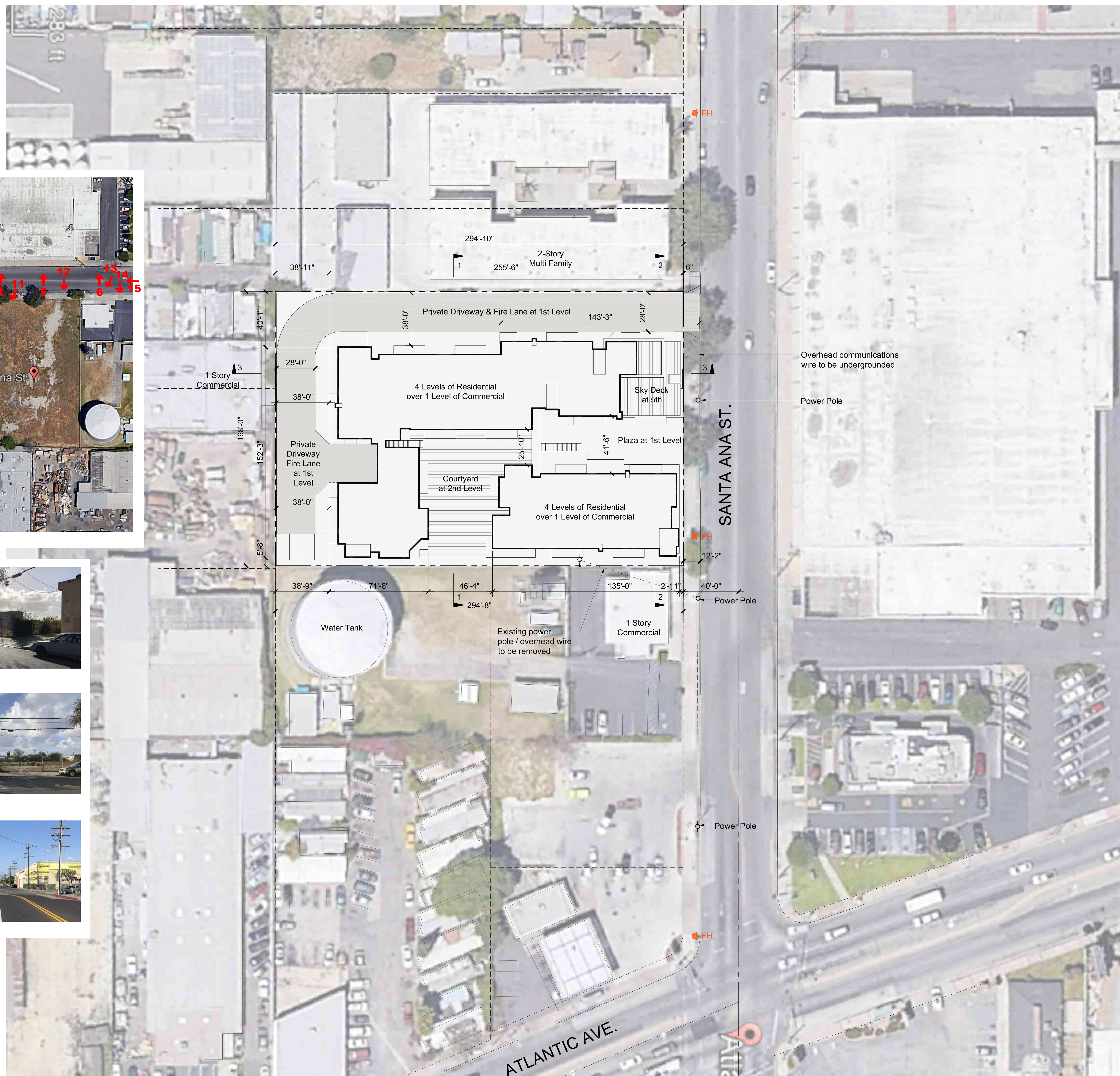
1904432.00 | July 30, 2021

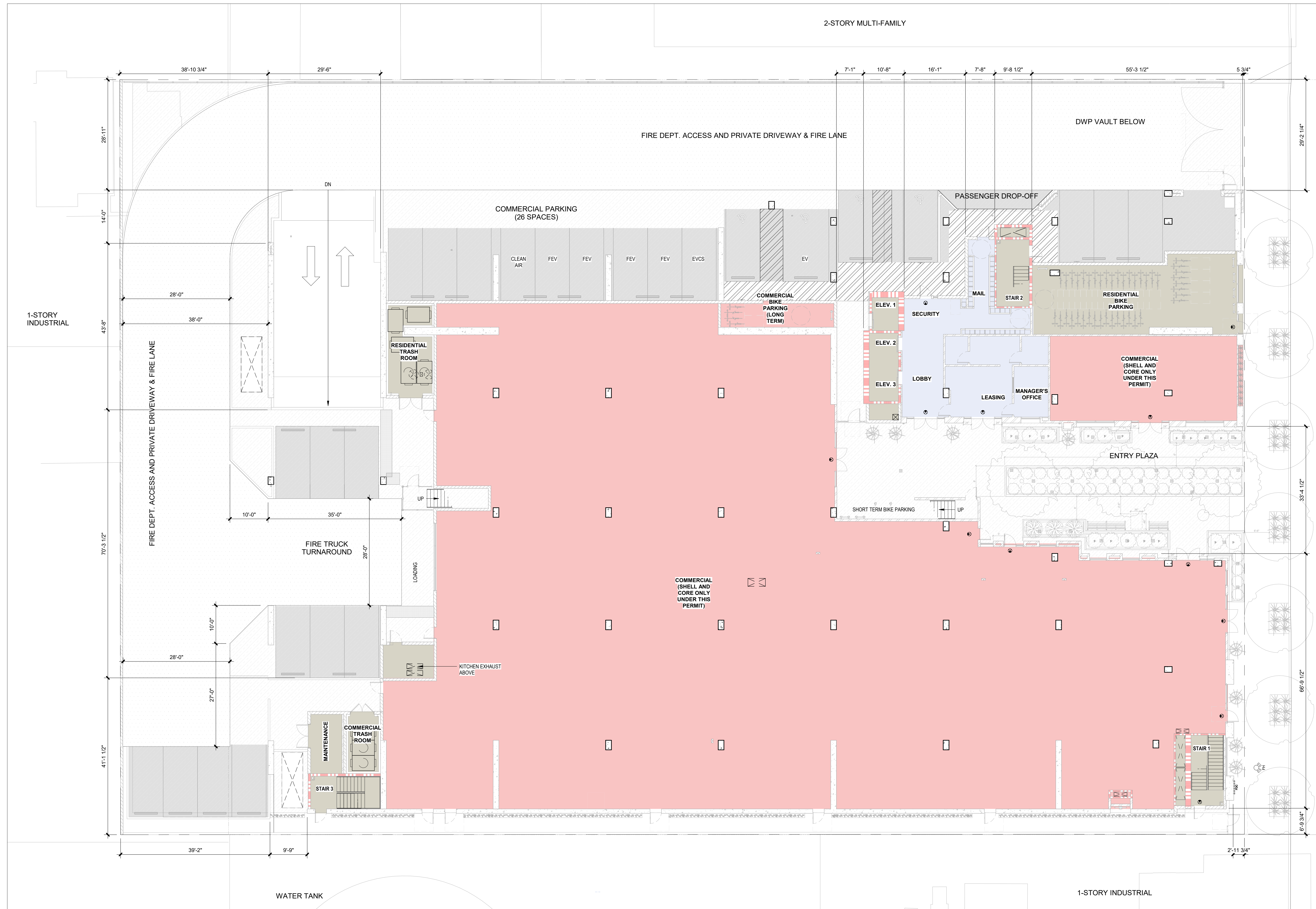


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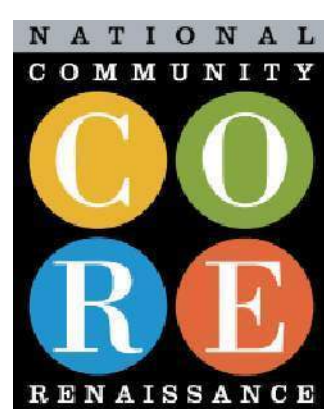




SANTA ANA ST.



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**AC MARTIN**

444 S FLOWER STREET SUITE 1200  
LOS ANGELES CA 90071 T 213 683 1900

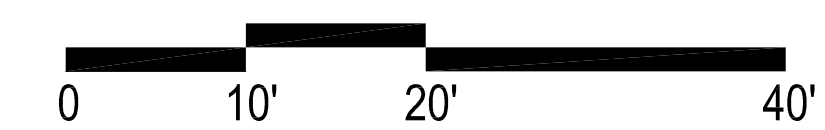
**Proposed Senior Mixed Use Center**

4610 Santa Ana, Cudahy, CA

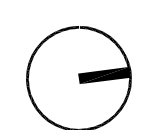
Prima Development / National Community Renaissance

project no | 1904432.00

issue date | 07/30/21



Scale: 3/32" = 1'-0"



2ND LEVEL PLAN

**A102**



SANTA ANA ST.

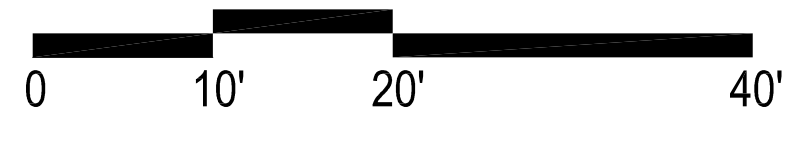


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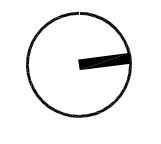


**AC MARTIN**  
444 S FLOWER STREET SUITE 1200  
LOS ANGELES CA 90071 T 213 683 1900

**Proposed Senior Mixed Use Center** Prima Development / National Community Renaissance  
4610 Santa Ana, Cudahy, CA  
project no | 1904432.00 issue date | 07/30/21



Scale: 3/32" = 1'-0"



3RD LEVEL PLAN

**A103**

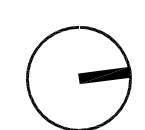
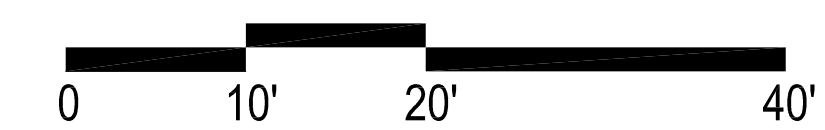
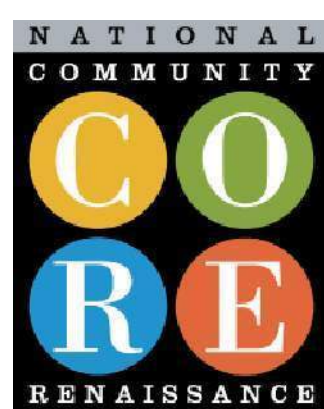


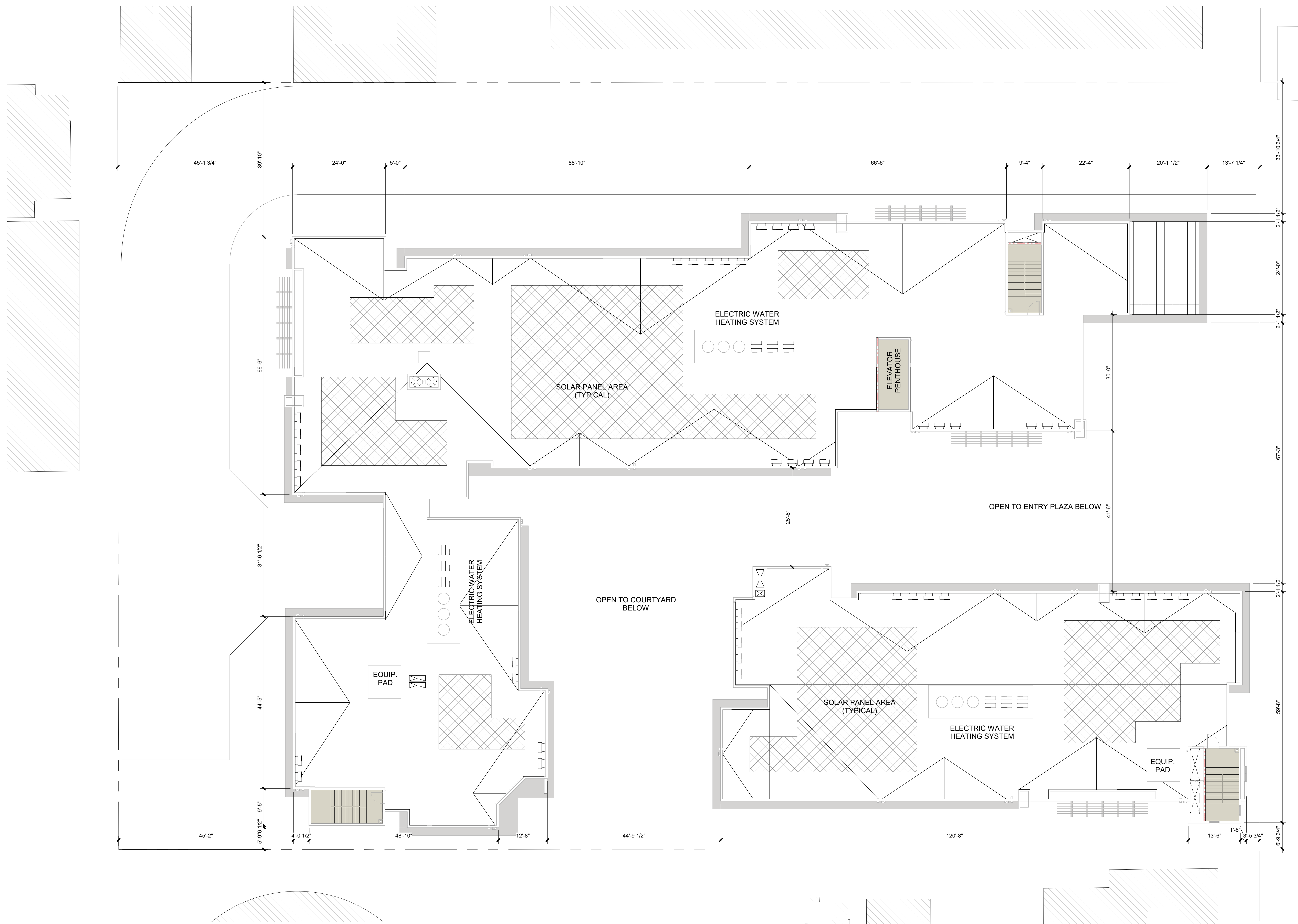
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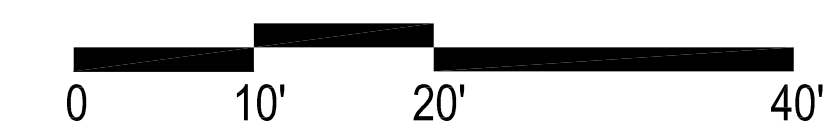
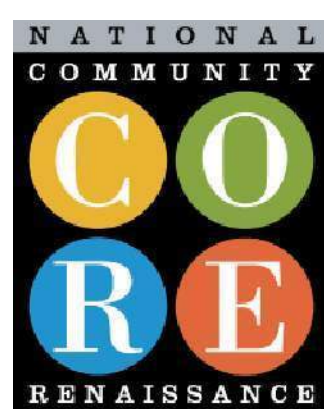


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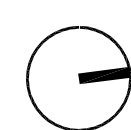


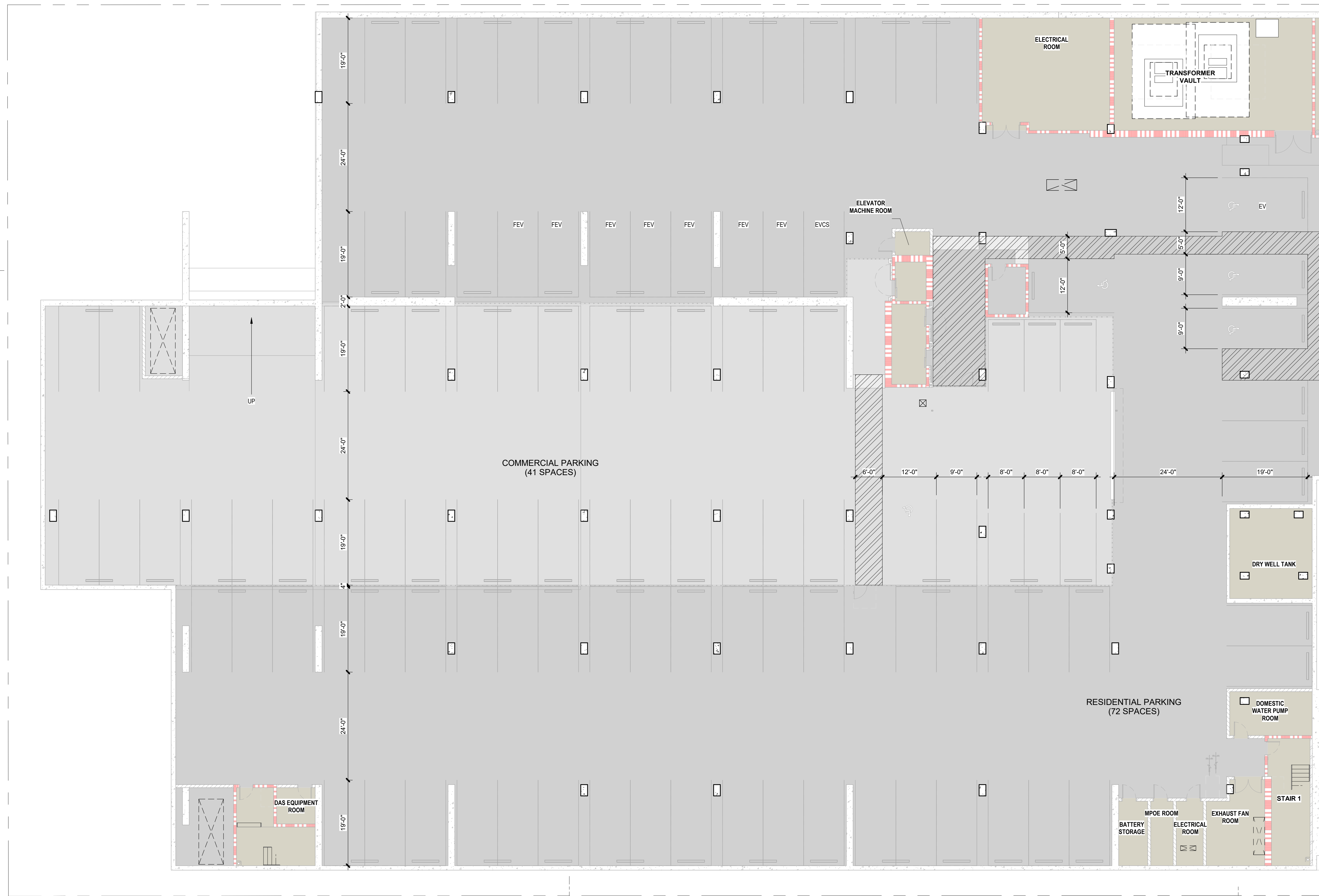


SANTA ANA ST.



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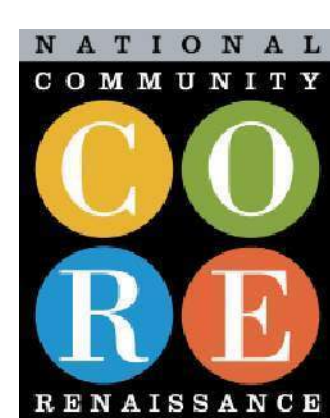




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**AC MARTIN**

444 S FLOWER STREET SUITE 1200  
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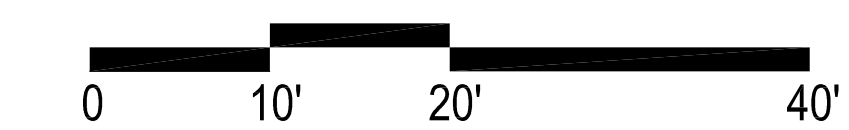
**Proposed Senior Mixed Use Center**

Prima Development / National Community Renaissance

4610 Santa Ana, Cudahy, CA

project no | 1904432.00

issue date | 07/30/21

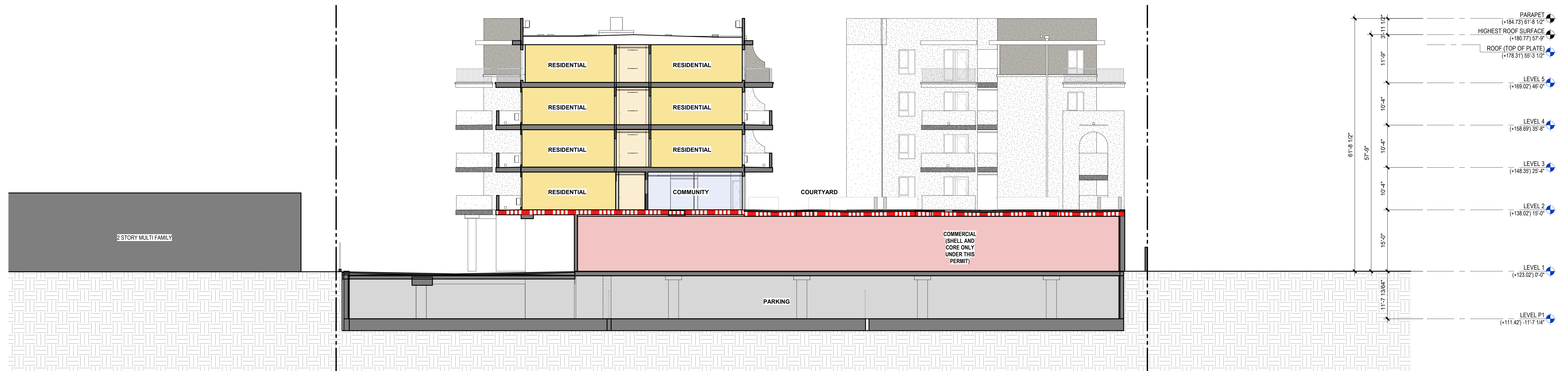


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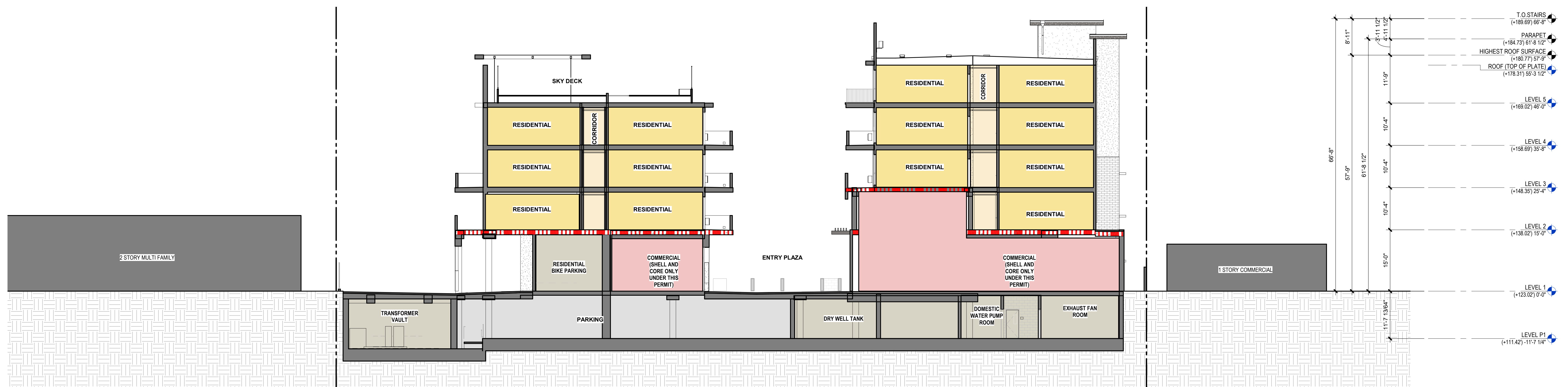


P1 LEVEL PLAN

**A108**



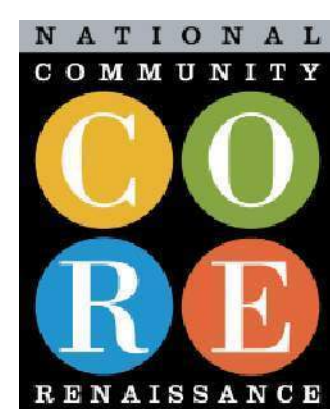
SECTION 1



SECTION 2



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444 S FLOWER STREET SUITE 1200  
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**Proposed Senior Mixed Use Center**

Prima Development / National Community Renaissance

4610 Santa Ana, Cudahy, CA

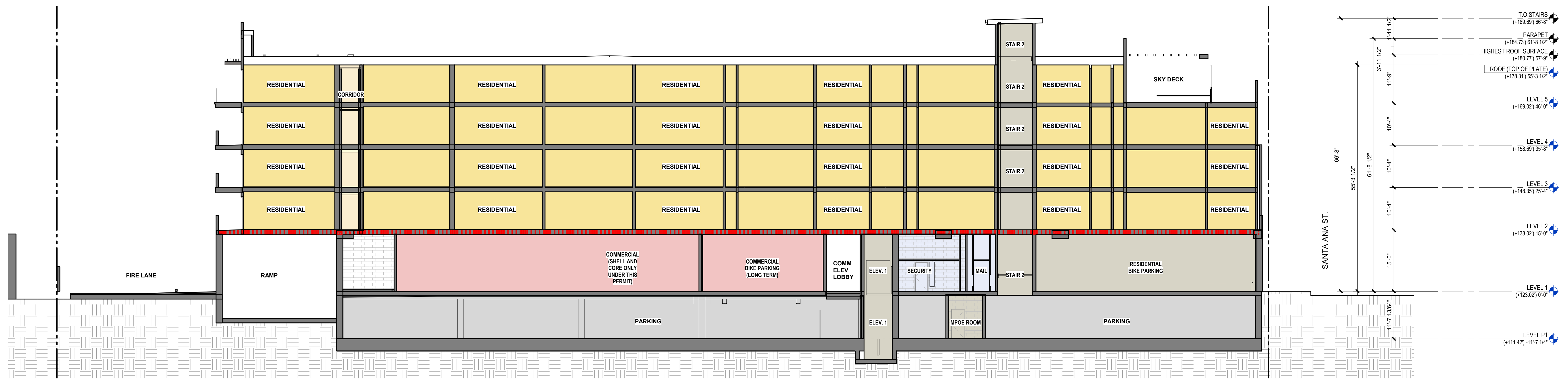
project no | 1904432.00

issue date | 07/30/21



SECTIONS

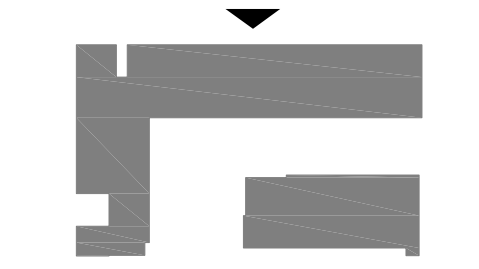
**A200**



SECTION 3



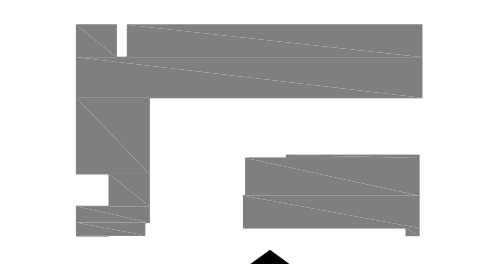
WEST ELEVATION



SANTA ANA ST.



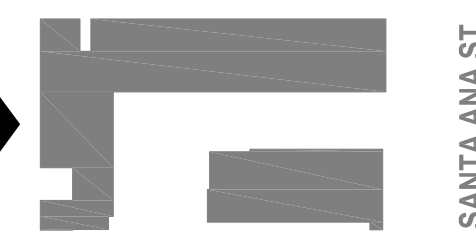
EAST ELEVATION



SANTA ANA ST.



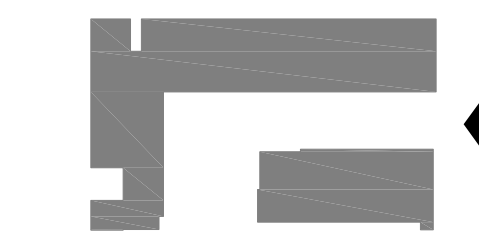
SOUTH ELEVATION



SANTA ANA ST.



NORTH ELEVATION (SANTA ANA ST.)



SANTA ANA ST.

MATERIAL SCHEDULE

◇ MARK	BUILDING COMPONENT	COLOR
A1	CEMENT PLASTER	WHITE
A1a	CEMENT PLASTER - SMOOTH	FEATURED ART WALL
A2	CEMENT PLASTER	TAUPE
A3	CEMENT PLASTER	GRAY
A4	CEMENT PLASTER	RED
A5	CEMENT PLASTER	PINK
A6	CEMENT PLASTER	YELLOW
B	METAL SIDING	
C	VINYL WINDOW	BRONZE
D	ALUMINUM STOREFRONT	BRONZE
E	AWNING	
F	METAL TRELLIS	
G		
H	DECORATIVE TILE	
RFT1	VINYL COMPOSITION TILE, SIZE: 12" X 12", COLOR: TBD	



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Proposed Senior Mixed Use Center

Prima Development / National Community Renaissance

4610 Santa Ana, Cudahy, CA

project no | 1904432.00

issue date | 07/30/21

0 16' 32' 64' Scale: 1/16" = 1'-0"

ELEVATIONS

**A300**



COURTYARD ELEVATION



COURTYARD ELEVATION

MATERIAL SCHEDULE

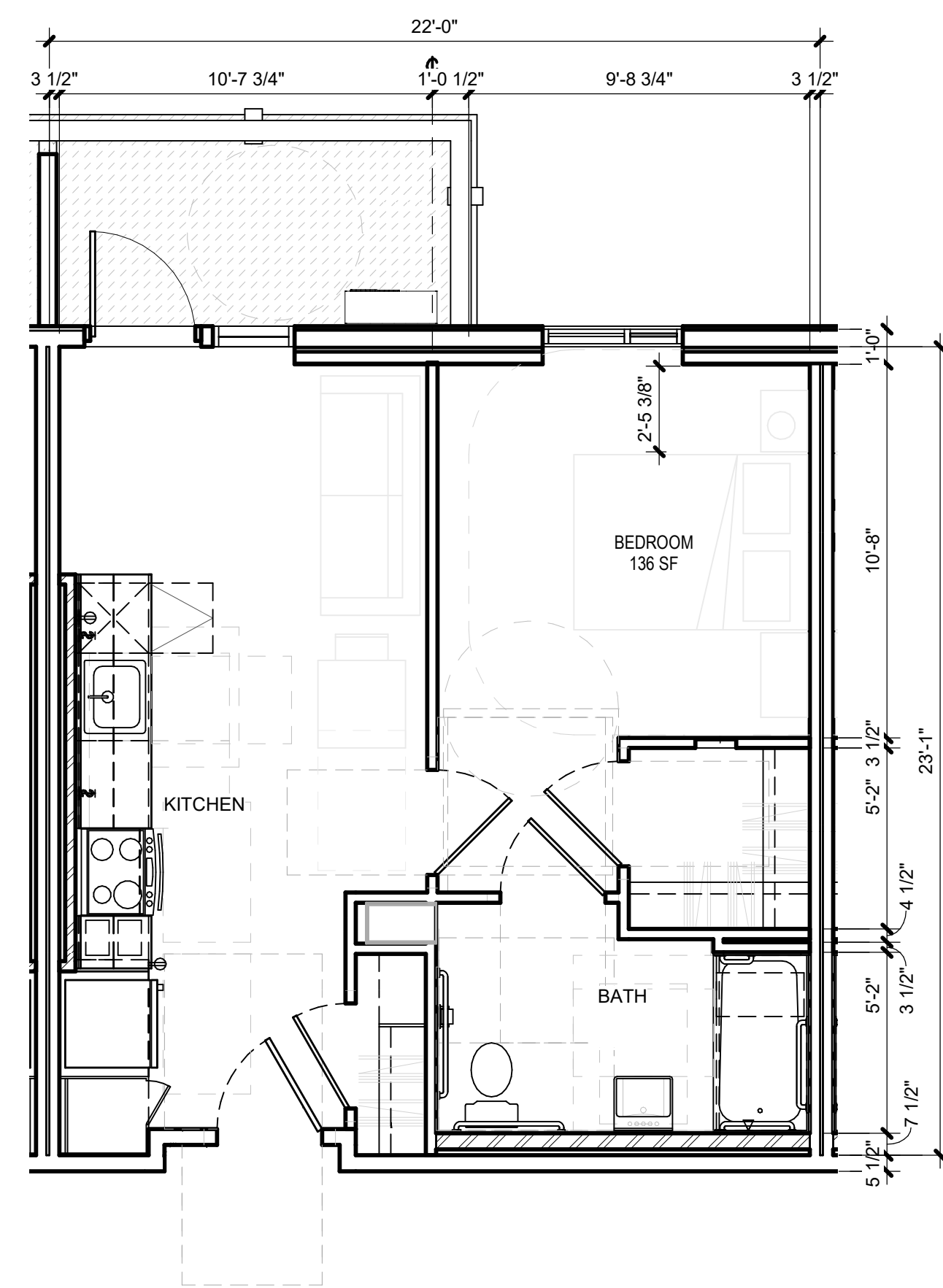
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A1a	CEMENT PLASTER - SMOOTH	FEATURED ART WALL
A2	CEMENT PLASTER	TAUPE
A3	CEMENT PLASTER	GRAY
A4	CEMENT PLASTER	RED
A5	CEMENT PLASTER	PINK
A6	CEMENT PLASTER	YELLOW
B	METAL SIDING	
C	VINYL WINDOW	BRONZE
D	ALUMINUM STOREFRONT	BRONZE
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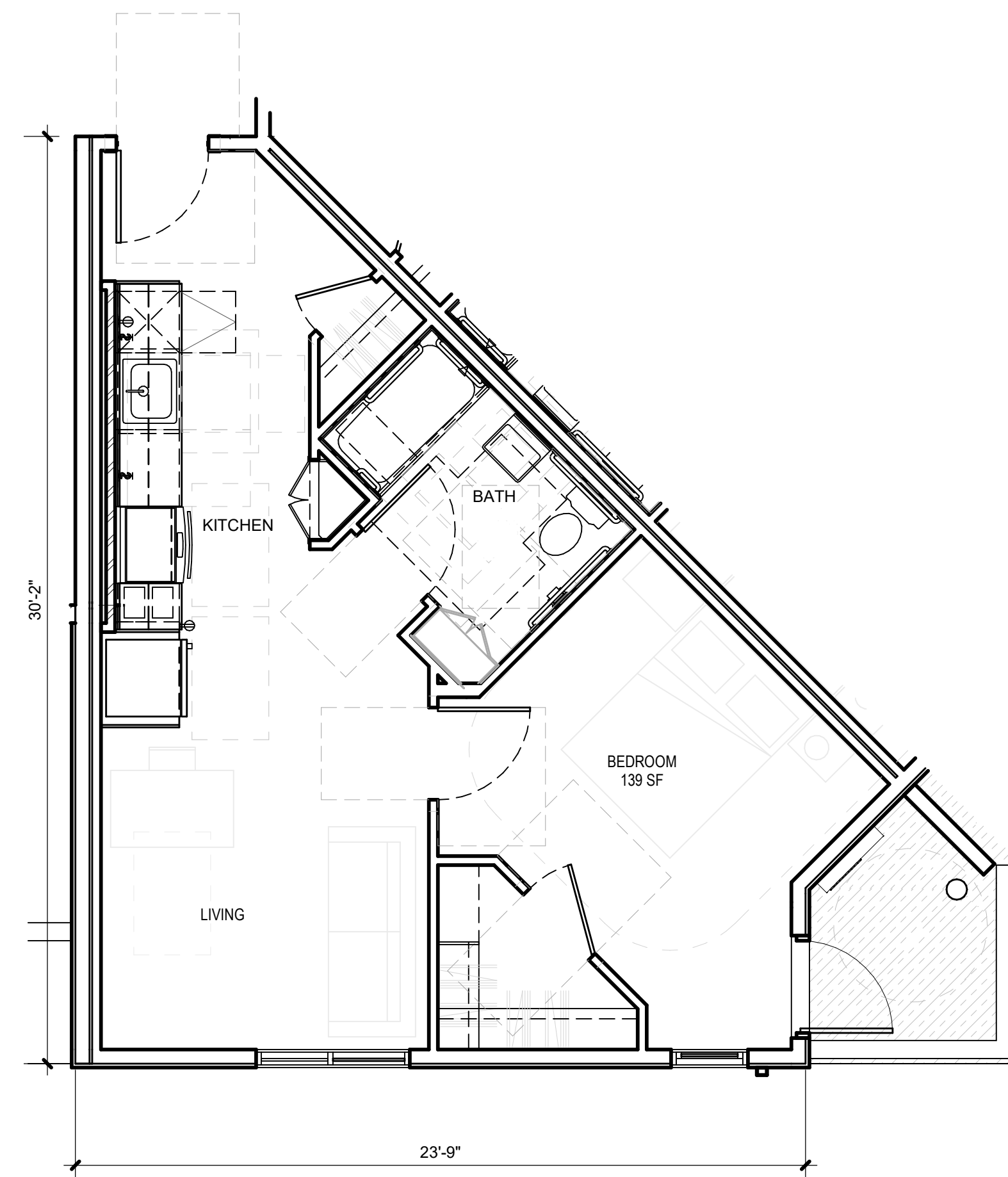
COURTYARD ELEVATION



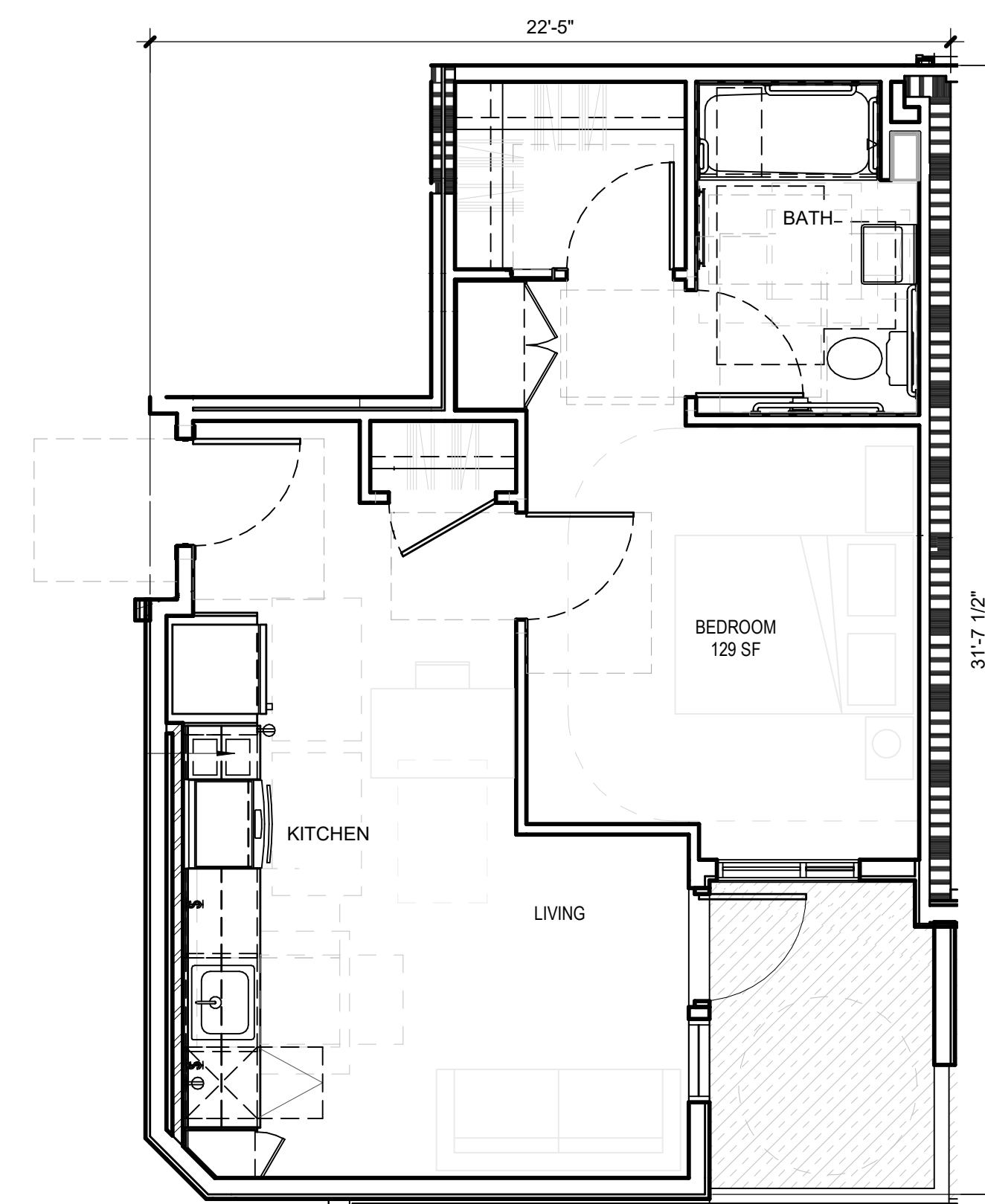
COURTYARD ELEVATION



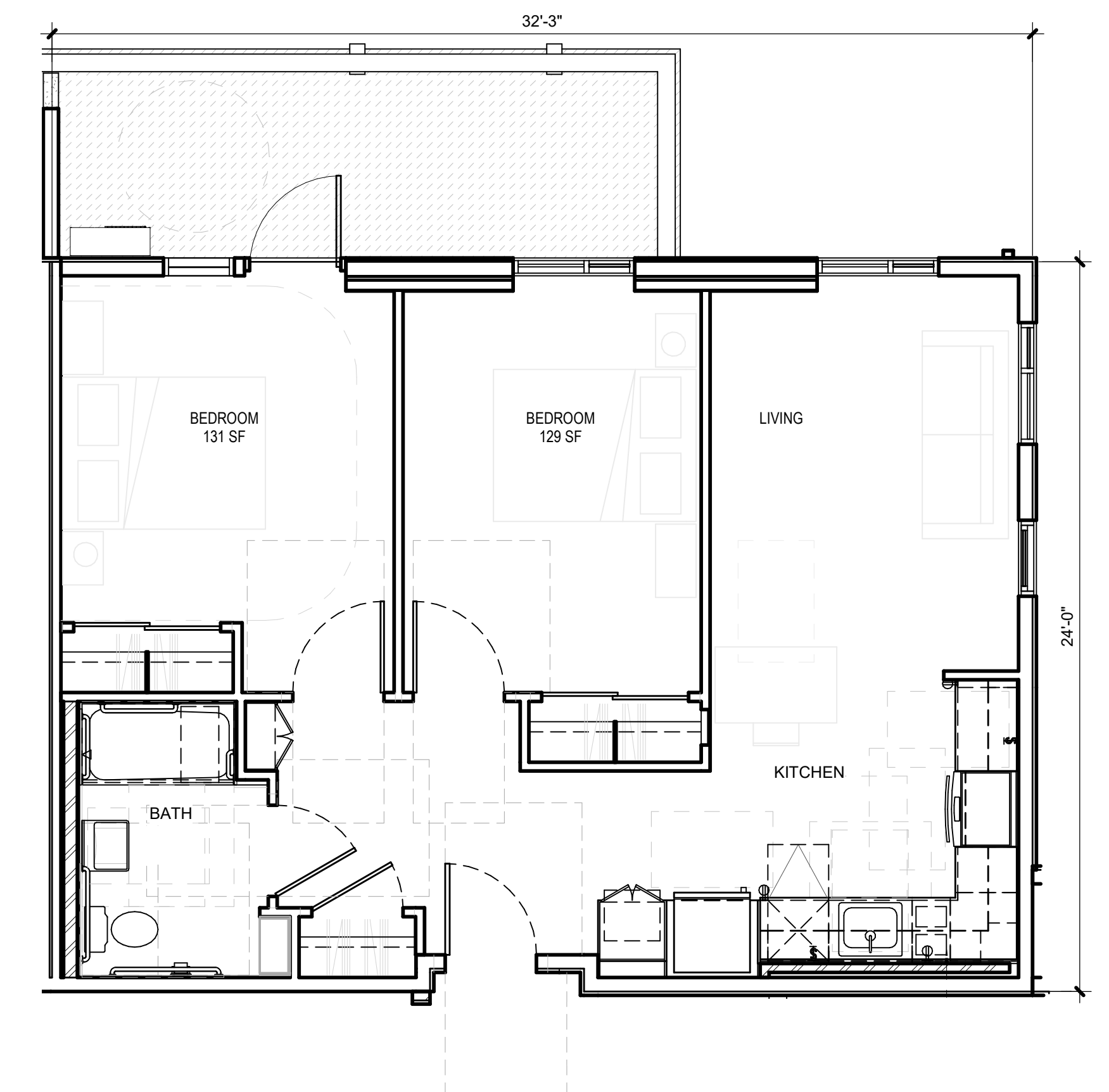
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SCALE: 1/4" = 1'-0"



**UNIT A2** 515SF ②  
SCALE: 1/4" = 1'-0"



**UNIT A3** 513SF ③  
SCALE: 1/4" = 1'-0"



**UNIT B1** 717 SF ④  
SCALE: 1/4" = 1'-0"



**RESOLUTION NO. 22-04**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY (I) APPROVING A MODIFICATION TO DEVELOPMENT REVIEW PERMIT NO. 41-539; (II) RECOMMENDING CITY COUNCIL APPROVAL OF FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. DA 20-01; AND (III) FINDING THAT THE FOREGOING ACTIONS DO NOT REQUIRE FURTHER CEQA REVIEW (PRIMA GROUP, INC. MIXED-USE AFFORDABLE SENIOR HOUSING PROJECT)**

WHEREAS, in 2018, the City Council certified the Program Environmental Impact Report for the General Plan Update (SCH 2017071071) (“GP Update PEIR”) and adopted the General Plan 2040; and

WHEREAS, on September 28, 2020, the Planning Commission approved, among other entitlements, Development Review Permit No. 41-539 (the “DRP”) and recommended for City Council approval Development Agreement No. DA 20-01 (the “DA”) to allow the design, site layout, and construction of a 174-unit mixed-use senior housing development (“Project”); and

WHEREAS, on October 13, 2020, the City Council adopted Resolution No. 20-31, approving, among other Project entitlements, the DRP, and Resolution No. 20-32 and Ordinance No. 711, approving the DA, and also approved an Addendum to the previously adopted and certified GP Update PEIR for the Project (the “EIR Addendum”); and

WHEREAS, on October 5, 2021, the City Council adopted Ordinance 715 approving modifications to the DRP and Ordinance No. 715, approving the Amended and Restated Development Agreement (as amended and restate, the “DA”); and

WHEREAS, Prima Group, Inc., the developer of the Project (“Developer” or “Applicant”) has proposed to modify the DRP and the DA based on changed circumstances;

WHEREAS, the proposed changes to the DRP, as reflected in the comparison document attached hereto as **Exhibit A** and incorporated herein by reference (the “DRP Comparison”), do not materially change the status quo of the Project or adversely affect any of the findings made by the Planning Commission when it initially approved the DRP in September 2020;

WHEREAS, the City has determined that – pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162 – no further environmental review is required for the proposed changes to the DRP and the DA because the changes fall within the scope of the Project evaluated in the EIR Addendum; and

WHEREAS, the proposed changes to the DA, as reflected in the First Amendment to DA, attached hereto as **Exhibit B** and incorporated herein by reference (the “First Amendment”), are acceptable to the City; and

WHEREAS, the Planning Commission believes it is appropriate to initiate the actions described in this Resolution.

**NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF CUDAHY DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:**

SECTION 1. The information set forth in the Recital paragraphs of this Resolution is true and correct.

SECTION 2. The Planning Commission hereby approves the modifications to the DRP, as reflected in the DRP Comparison.

SECTION 3. The Planning Commission hereby recommends that the City Council approve the First Amendment to the DA, as reflected in the First Amendment.

SECTION 4. The foregoing actions are not subject to further review under the California Environmental Quality Act (“CEQA”), because the proposed modifications are covered by the previously approved EIR Addendum for the Project. The proposed modifications would not:

(1) constitute a substantial change to the Project that will require major revisions of the certified GP Update PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) constitute a substantial change with respect to the circumstances under which the Project is administered that will require major revisions of the certified GP Update PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) involve new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the GP Update PEIR was certified that shows any of the following: (a) the Project will have one or more significant effects not discussed in the certified GP Update PEIR; (b) significant effects previously examined will be substantially more severe than shown in the certified GP Update PEIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (d) mitigation measures or alternatives which are considerably different from those analyzed in the certified GP Update PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, the proposed modifications to the Project would not require preparation of subsequent environmental documentation.

SECTION 5. This Resolution shall take effect upon adoption. The City Clerk on behalf of the Planning Commission shall certify to the adoption of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Cudahy at its special meeting on this 31<sup>st</sup> day of January 2022, by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

APPROVE AS TO FORM:  
OLIVAREZ MADRUGA  
ASSISTANT CITY ATTORNEY

\_\_\_\_\_  
Salvador Lopez Jr., Deputy Secretary

By: \_\_\_\_\_  
Marc Tran  
Assistant City Attorney