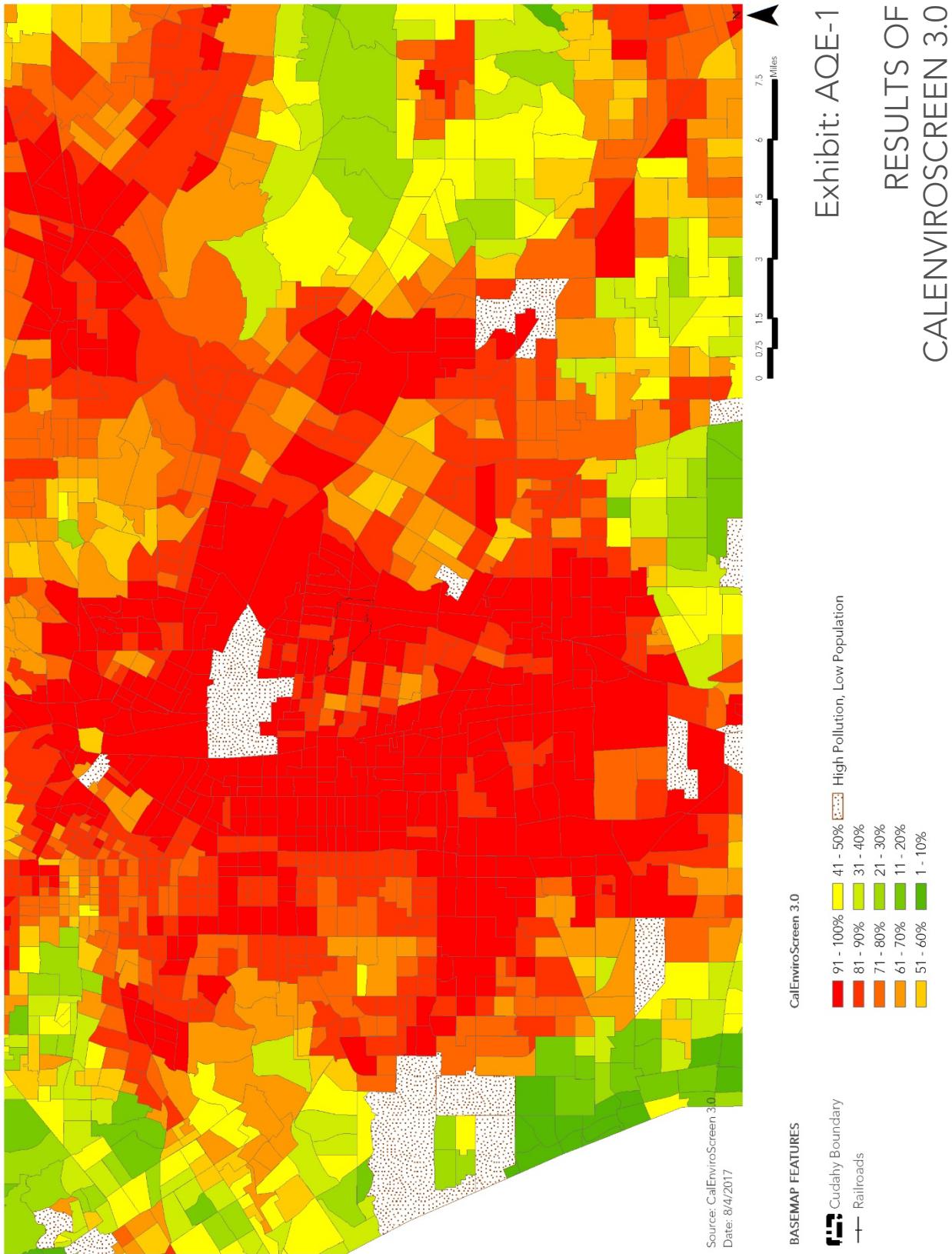


## AIR QUALITY ELEMENT



# key air quality concepts

Air quality is influenced by local and regional land use and transportation policy efforts. As a result, the Air Quality Element's goals and policies cross over into topic areas discussed in other *Cudahy 2040* elements. The following concepts focus on land use, mobility, conservation, and regulatory compliance measures to achieve air quality improvement.

## land use strategies

### infill development

Infill development is critical to accommodating desired growth and improving environmental and social sustainability. Cudahy's Zoning Code allows higher density/intensity development, which is in line with both modern market demand and the community vision. These regulations allow for greater land use efficiency and a tighter building pattern, thereby increasing walkability. Promoting infill development supports a "park once" cityscape where visitors and residents can walk or bike between other local destinations. By reducing vehicular traffic, this more compact pattern of development can contribute to air quality improvements.

### mixed-use designations

Mixed-use development brings together complementary uses, thus creating a convenient clustering of people, goods, and services. Mixed-use developments increase residents' proximity to uses that meet their everyday needs—markets, restaurants, offices—in turn reducing the need to drive for those goods and services. *Cudahy 2040*'s Land Use Plan proposes mixed-use districts along Cudahy's busy and lively Atlantic Avenue corridor. Bringing compatible uses together within easy walking distance to residential neighborhoods can contribute to air quality improvements.

## requiring, and incentivizing sustainable design

The City of Cudahy Zoning Code incentivizes a sustainable building design through development standards and a community benefits program. This General Plan implementation programs outline a broad range of community benefits that encourage the provision of sustainable practices through additional height/density. Benefits tied to improving air quality include:

- efficient and innovative use of infrastructure and renewable resources
- community gardens and rooftop greening
- enhanced landscaping and providing recreational spaces and stations
- LEED (Leadership in Energy and Environmental Design rating system) certification

General Plan policies and/or programs requiring and/or recommending sustainable building design include:

- vehicle parking requirement reductions in areas located within 200 feet of public transit stops
- small block patterns and circulation interconnectedness
- infill development
- bicycle parking
- sustainable landscaping
- architectural design and building placement optimizing natural light and shadow

Additionally, the City of Cudahy's Zoning Code regulations will continue to ensure that sensitive receptors—schools, residences, churches, institutions—are protected from land uses that produce pollution.

## mobility strategies

### improved active transportation network

The Circulation Element sets the path for a better-connected circulation system. Ensuring that bike facilities link neighborhoods, points of interest, and public transit while increasing bicyclists' safety, makes bicycling a practical transportation choice. Special attention will be placed on creating multimodal connections to the future Eco Rapid Transit stations. Enabling "active transportation" (walking and biking) improves air quality outcomes.

Transportation demand management (TDM) strategies aim to reduce individual vehicle trips, particularly single-occupancy vehicles. The Circulation Element encourages TDM practices such as car sharing, transit use incentives, working from home, and improved conditions for biking. Reducing the number of vehicles on Cudahy's streets improves roadway safety while improving local air quality.

Additionally, the City supports the use of alternative fuel and electric vehicles by increasing the number, and convenient placing, of alternative fueling stations and electric charging stations.

### citywide greening

The Open Space and Conservation Element outlines strategies to increase landscaping and provides new recreation spaces. The Circulation Element identifies streetscape improvements, including tree planting and sustainable landscaping treatments. Combined, these efforts will improve air quality through two means: oxygen production from newly planted trees; and water and energy savings from the use of native plants.

# goals and policies

## GOAL AQE-1: Protection of sensitive receptors



**Policy AQE 1.1:** Create buffer zones between facilities known to emit harmful contaminants, such as industrial uses, and sensitive receptors such as schools, childcare facilities, and senior centers.



**Policy AQE 1.2:** Avoid siting new housing or sensitive receptor uses near existing land uses known to emit harmful contaminants.



**Policy AQE 1.3:** Encourage the development and/or implementation of new technologies addressing or mitigating pollutant emissions at transportation facilities and industrial use locations.



**Policy AQE 1.4:** Require the development of any sensitive receptor project includes design features and equipment, as necessary, to mitigate any significant negative air quality impact on project occupants from the existing environment.



**Policy AQE 1.5:** Pursue more active/effective enforcement of existing air quality regulations applicable to air polluters in Cudahy.

## GOAL AQE -2: Reduced volume of pollutants generated by motorized vehicles



**Policy AQE 2.1:** Increase the number of housing units located near jobs and transit stations/stops through mixed-use and transit-oriented development to reduce vehicle trips.



**Policy AQE 2.2:** Enhance walkability in Cudahy's neighborhoods.



**Policy AQE 2.3:** Cluster non-polluting employment centers, public facilities, and services near housing nodes to reduce vehicle miles traveled.



**Policy AQE 2.4:** Create incentives supporting alternative workstyles and modes of transit, such as telecommuting, employee rideshare, and transit vouchers.



**Policy AQE 2.5:** Support programs that increase ridesharing, reduce pollutants generated by vehicle use, and meet the transportation control measures recommended by SCAQMD.



**Policy AQE 2.6:** Work with local schools and the Los Angeles Unified School District to encourage children to walk or bike to school.



**Policy AQE 2.7:** Encourage home occupations with minimal vehicular traffic, parking, or other impacts.

### GOAL AQE-3: Energy efficiency and conservation practices reducing air pollution and greenhouse gas emissions



**Policy AQE 3.1:** Support, expand, and incentivize the use of renewable energy resources such as geothermal, wind, solar, and others.



**Policy AQE 3.2:** Update the building and zoning codes to facilitate infrastructure installation supporting electric vehicle technology and alternative fuels, such as electric vehicle charging stations and alternative fuel filling stations.



**Policy AQE 3.3:** Encourage participation in and expansion of the Cudahy Hero program, which offers financing for energy efficient products and renewable energy systems.

**Policy AQE 3.4:** Encourage and promote the establishment of local green energy generation projects.



**Policy AQE 3.5:** Consider strategies to encourage property owners to pursue energy and water conservation/efficiency retrofits in existing buildings.

**Policy AQE 3.6:** Develop energy consumption regulations for public and private development that meet or exceed California Energy Efficiency Standards and California Green Building Standards Codes (Cal Green).



**Policy AQE 3.7:** Expand native and drought-resistant trees and plantings palettes (urban forest) to support natural air filtering and

## AIR QUALITY ELEMENT

cooling capabilities and in accordance with the California Air Resources Board's urban forest protocol.

**Policy AQE 3.8:** Increase public awareness about climate change; encourage Cudahy residents and businesses to become involved in activities and lifestyle changes that help reduce greenhouse gas emissions.

### GOAL AQE-4: Reduce volume of waste entering regional landfills



**Policy AQE 4.1:** Adopt a citywide benchmark goal to divert 75% of annual waste away from landfills by 2025; track annual progress.



**Policy AQE 4.2:** Develop a minimum 50% diversion rate requirement for construction and demolition projects.



**Policy AQE 4.3:** Increase composting, recycling, and efforts to reduce waste generation, focusing especially on large commercial and industrial waste producers, but also accommodating the needs of residents in multi-unit housing.

### GOAL AQE-5: Support efforts to reduce the negative impacts of pollution on air quality and public health



**Policy AQE 5.1:** Require projects generating potentially significant levels of air pollutants to incorporate the most effective air quality mitigation into project design as necessary to fully mitigate any negative impacts.



**Policy AQE 5.2:** Educate the community about the symptoms of respiratory illnesses, treatment options, and how to access local care.



**Policy AQE 5.3:** Pursue "green" projects that improve public health and leverage funding available to disadvantaged and social justice communities.



**Policy AQE 5.4:** Actively participate in local projects that have a regional impact to air quality, such as the I-710 Corridor Project, *The Lower Los Angeles River Revitalization Plan*, and other efforts, to ensure Cudahy's priorities are part of the planning process.







noise element

# in this section:

introduction

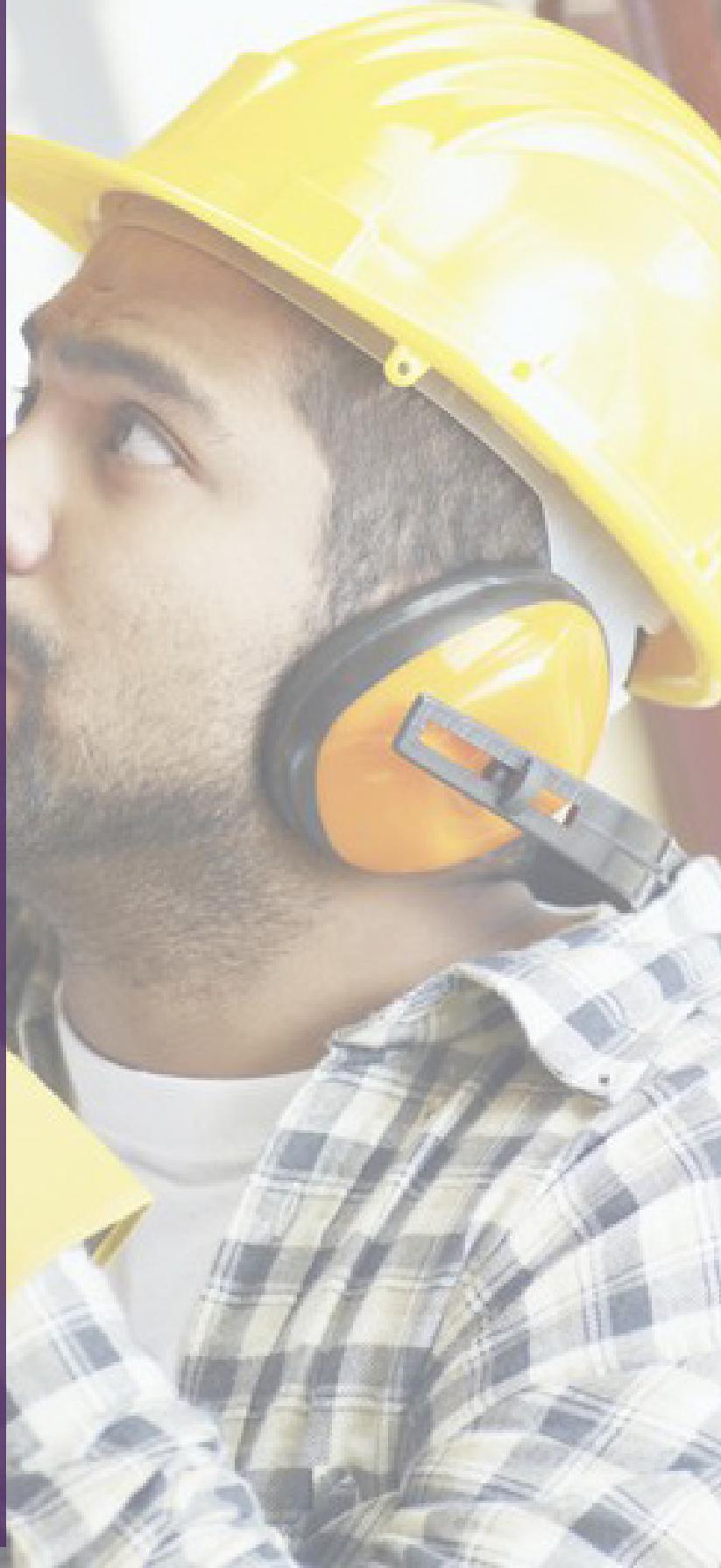
noise evaluation  
terminology

baseline issues

implications

key noise concepts

goals and policies



# introduction

Excessive noise levels disturb and disrupt human activities and can affect the physical and psychological health of individuals. Noise conditions can depreciate the quality of the environment by affecting work, sleep, and recreation.

Cudahy is a predominantly residential community. As the City grows and expands its economic base through new and modernized land uses, keeping noise levels controlled, located away from neighborhoods, or buffered will continue to be important in ensuring a positive quality of life for Cudahy's residents.

This element addresses noise that affects the community at large, rather than noise associated with site-specific conditions. The goals and policies in this element guide decisions concerning land use and the location of land uses, new roads, and transit facilities since these are common sources of increased noise levels. This element explores various noise reduction options and land use compatibility standards.

## noise evaluation terminology

Most California cities and counties adopt noise/land use compatibility criteria based on the assumption that lower noise levels should be achieved in residential areas, while higher noise levels are appropriate in business districts and industrial areas. The following terms are used to describe noise metrics.

**decibel** (dB) is a unit used to measure the intensity of a sound by comparing it with a given level on a logarithmic scale. A logarithmic scale is based on orders of magnitude, rather than a standard linear scale, so the value represented by each equidistant mark on the scale is the value at the previous mark multiplied by a constant. The amplitude of a sound is a measure of the pressure or force that a sound can exert. Subjectively, we say one sound is louder than another sound if it has a greater amplitude than another sound. Thus, the amplitude of sounds can be described either as a measurable magnitude (in dB units) or in relative terms of loudness.

**a-weighted decibels** (dBA) are an expression of the relative loudness of sounds in the air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced.

**equivalent sound level** (Leq) is the sound level containing the same total energy as a time varying signal over a given time period. The Leq is the value that expresses the time averaged total energy of a fluctuating sound level.

**community noise equivalent level** (CNEL) is the weighted average dBA noise level measured at a location during a 24-hour day. To allow for the increased sensitivity occurring at

## NOISE ELEMENT

night, the noise levels obtained between 7:00 pm to 10:00 pm have an additional five dB added to them, and noise levels obtained between 10:00 pm to 7:00 am have an additional 10 dB added to them. The weighted CNELs take into account that individuals are more sensitive to noise in the late-night hours than in daytime hours.

Table NE-1 shows representative outdoor and indoor sound levels in units of dBA.

**Table NE-1: Typical Noise Levels in the Environment**

Common Outdoor Noise Source	Noise Level (dBA) (logarithmic scale)	Common Indoor Activity
Jet fly-over at 300 meters	Uncomfortably Loud 120 dBA 110 dBA	Rock concert
Pile driver at 20 meters	Very Loud 100 dBA 90 dBA	Night club with live music
Large truck pass by at 15 meters	Moderately Loud 80 dBA 70 dBA	Noisy restaurant
Gas lawn mower at 30 meters	60 dBA	Garbage disposal at 1 meter
Commercial/Urban area daytime		Vacuum cleaner at 3 meters
Suburban expressway at 90 meters		Active office environment
Suburban daytime	50 dBA	
Urban area nighttime	40 dBA	Quiet office environment
Quiet rural areas	30 dBA	Library
Wilderness area	Very Quiet 20 dBA 10 dBA 0 dBA	Quiet bedroom at night Quiet recording studio Threshold of human hearing

# baseline issues

- Traffic noise from automobiles, trucks, and other motor vehicles traveling along the local roadway network, is Cudahy's most pervasive source of noise, as determined by a community noise survey conducted on November 24, 2015. Table NE-2 lists the short-term noise measurement locations, while Exhibit NE-1 maps the measurement sites.
- Cudahy's roadway network consists of the I-710 Freeway, arterial streets, and local public roads.
- Two freight railways operate along Cudahy's boundaries: west of Salt Lake Avenue, and south of Patata Street, with freight stations at the Patata Street/Salt Lake Avenue intersection. These rail lines are a significant source of noise along Cudahy's western edge.

Table NE-2: Ambient Noise Measurements (2015)

Site	Associated Land Use	Description	Existing Ambient Noise Levels (dBA L <sub>eq</sub> )
1	Industrial, Community Center	Northwest corner of Otis Street and Elizabeth Street	65.8
2	Commercial	Northeast corner of Atlantic Avenue and Live Oak Street	80.2
3	Commercial, Medical Clinic	Southwest corner of Atlantic Avenue and Elizabeth Street	70.6
4	Commercial, Industrial, Residential	Northwest corner of Atlantic Avenue and Cecilia Street	71.6
5	Residential	Southwest corner of River Road and Cecilia Street	62.1
6	Commercial, Residential	Southeast corner of Wilcox Avenue and Santa Ana Street	69.2
7	Commercial	Southeast corner of Wilcox Avenue and Clara Street	70.1

*Source:* Community Noise Survey (November 24, 2015).

# implications

- Freeway, roadway, and rail noise remain considerations for locating sensitive land uses.
- Opportunities to reduce future noise impacts for new development along roadways exists through the establishment of site and building design standards.
- Cudahy's baseline zoning does not include mixed-use designations. As such, community noise standards will require updating to accommodate for new land uses.
- *Cudahy 2040* promotes traditional and modernized light industrial uses. Location and buffering of these uses will be important in maintaining adequate noise levels for the surrounding areas.

## NOISE ELEMENT

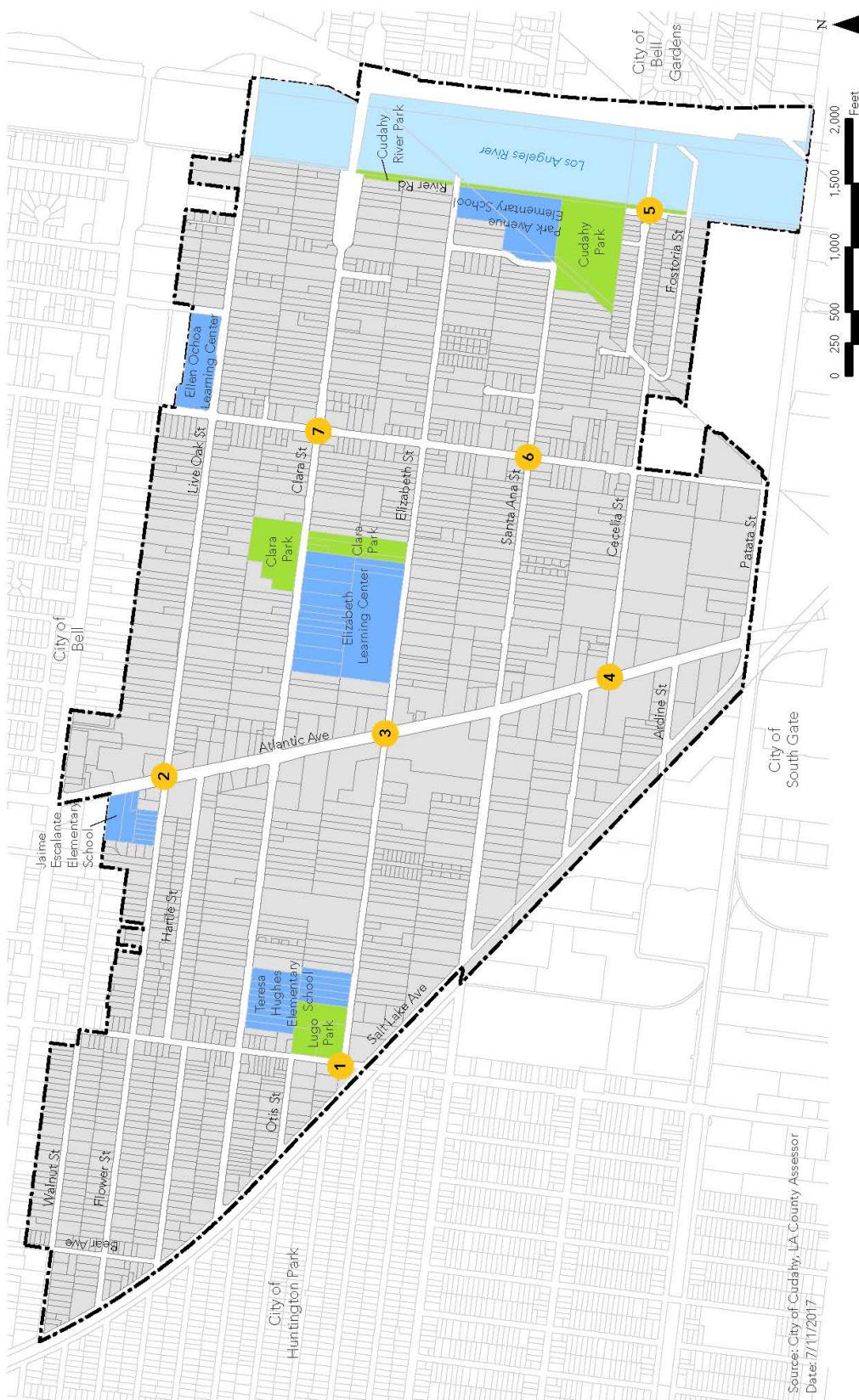


Exhibit NE-1:

## AMBIENT NOISE MEASUREMENT

## key noise concepts

The concepts listed below aim to mitigate noise impacts by reducing noise at source sites, spacing noise sources farther away from sensitive noise receptors, and/or including buffers between noise sources and receivers.

### understanding baseline noise and predicting future noise production

Noise levels associated with the Land Use Plan have been projected using 2040 projected traffic volumes. The Federal Highway Administration Noise Prediction Model estimates roadway noise levels along Cudahy's streets.

Exhibit NE-2 shows the projected noise contours for the year 2040.

The noise contours in Exhibit NE-2 represent the average measurements of noise exposures and provide a general visualization of sound levels. The noise contours do not reflect possible noise attenuation that could occur from structural or geographical barriers; acoustical analysis should be conducted for each unique and individual site in the case of a specific project.

## NOISE ELEMENT



## noise and land use compatibility

### accommodating mixed-use development in noise regulations

The Land Use Plan includes mixed-use designations, each allowing for a different mix of uses with differing levels of noise sensitivity. For example, the Commercial Mixed-Use designation allows both commercial and residential development on the same site. Of the two, residential uses are more sensitive to noise, while commercial uses are more likely to be noise producers.

The introduction of mixed-use development principles has adjusted professional thinking and best practice recommendations regarding acceptable noise levels. People who choose to live in vibrant mixed-use districts know that the excitement and activity levels bring with them a noise environment distinctly different from the traditional residential-only neighborhood. For example, music played at outdoor dining areas or bars can extend into evening hours.

The “Maximum Exterior Noise Levels” standards in the City of Cudahy’s Municipal Code will include a “Mixed Use” category to accommodate the various permissible uses within the mixed-use land use designations in a harmonious manner.

### compatibility standards

Table NE-3: Land Use Compatibility Standards for Community Noise Environments provides a framework for assessing the noise environment that the community deems acceptable. Establishing these standards can minimize resident-generated noise complaints. If proposed project area ambient noise levels exceed the “normally acceptable” thresholds for the proposed land use category, as outlined in Table NE-3, the City may require acoustical analysis and/or noise prevention and mitigation strategy implementation.

Table NE-3: Land Use Compatibility Standards for Community Noise Environments

Land Use Category	Community Noise Equivalent (CNEL), dB							
	55	60	65	70	75	80	85	
Low-Density Residential								
Medium-Density Residential								
High-Density Residential								
Mixed Use Districts (civic, commercial)								
Neighborhood Commercial								
Entertainment								
Innovation Industrial								
Light Industrial								
Schools and Public Facilities (outside of Mixed-Use Civic)								
Open Space/Parks/ Recreation								
Key	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	CLEARLY UNACCEPTABLE				
	Specified land use is satisfactory, assuming buildings are of conventional construction	New development should be undertaken only after detailed analysis of noise reduction requirements are made.	New development should be generally discouraged; if not, a detailed analysis of noise reduction requirements must be made.	New development should generally not be undertaken				

## noise prevention and buffering

The City will require acoustical analysis for projects that may potentially generate excessive noise levels and adversely impact neighboring uses. The noise analysis will account for existing ambient noise levels from mobile and stationary sources and estimated cumulative noise levels at implementation of the project. The analysis will specify measures to reduce projected noise levels to an acceptable standard.

Cudahy's design standards separate noise-producing uses from the noise sensitive uses through buffering techniques including setback requirements, wall placement, landscaping, and use of soundproofing materials. These design elements can eliminate or mitigate noise impacts.

Maximum interior noise limits are enforced around noise sensitive uses, such as single-family residential, schools, religious institutions, and hospitals, to avoid or mitigate noise impacts. Requiring new construction to incorporate additional insulation, double pane windows, and sealants, as appropriate, is intended to ensure that interior noise levels meet the standards outlined in the Cudahy Municipal Code.

# goals and policies

## GOAL NE-1: Protect noise-sensitive uses



### Policy NE 1.1:

Limit the hours of operation at all noise generation sources adjacent to noise sensitive areas or uses.



### Policy NE 1.2:

Require all exterior noise sources (construction operations, air compressors, pumps, fans, and leaf blowers) to use available noise suppression techniques and devices to lower exterior noise to acceptable levels which are compatible with adjacent land uses.



### Policy NE 1.3:

Encourage mixed-use structures to be designed so as to offset noise from adjacent uses within the structure and minimize the transfer of noise and vibration from any commercial/retail component to any residential component.



### Policy NE 1.4:

Consult with responsible federal and state agencies to minimize the impact of transportation-related noise, including noise associated with freeways, major arterials, rail, and public transportation.

## GOAL NE-2: Clear and enforced noise regulations

### Policy NE 2.1:

Review and modify noise level standards in the Cudahy Municipal Code, as appropriate, for all land uses.

### Policy NE 2.2:

Consider noise impacts as part of the development review process, particularly the location of parking, ingress/egress/loading, and refuse collection areas relative to surrounding residential development and other noise-sensitive land uses.

### Policy NE 2.3:

Provide, as appropriate, funding to monitor noise levels and investigate noise complaints.

### Policy NE 2.4:

Prohibit new residential or other noise-sensitive land use development in noise impacted areas unless effective mitigation measures are incorporated into the project

## NOISE ELEMENT

design to reduce outdoor activity area noise levels to a "normally acceptable" CNEL.

- Policy NE 2.5:** Require noise created by new non-transportation noise sources to be mitigated so as not to exceed acceptable interior and exterior noise level standards.
- Policy NE 2.6:** Implement appropriate standard construction noise controls for all construction projects.





implementation

# **in this section:**

**procedures, permits,  
agreements, and  
ordinances**

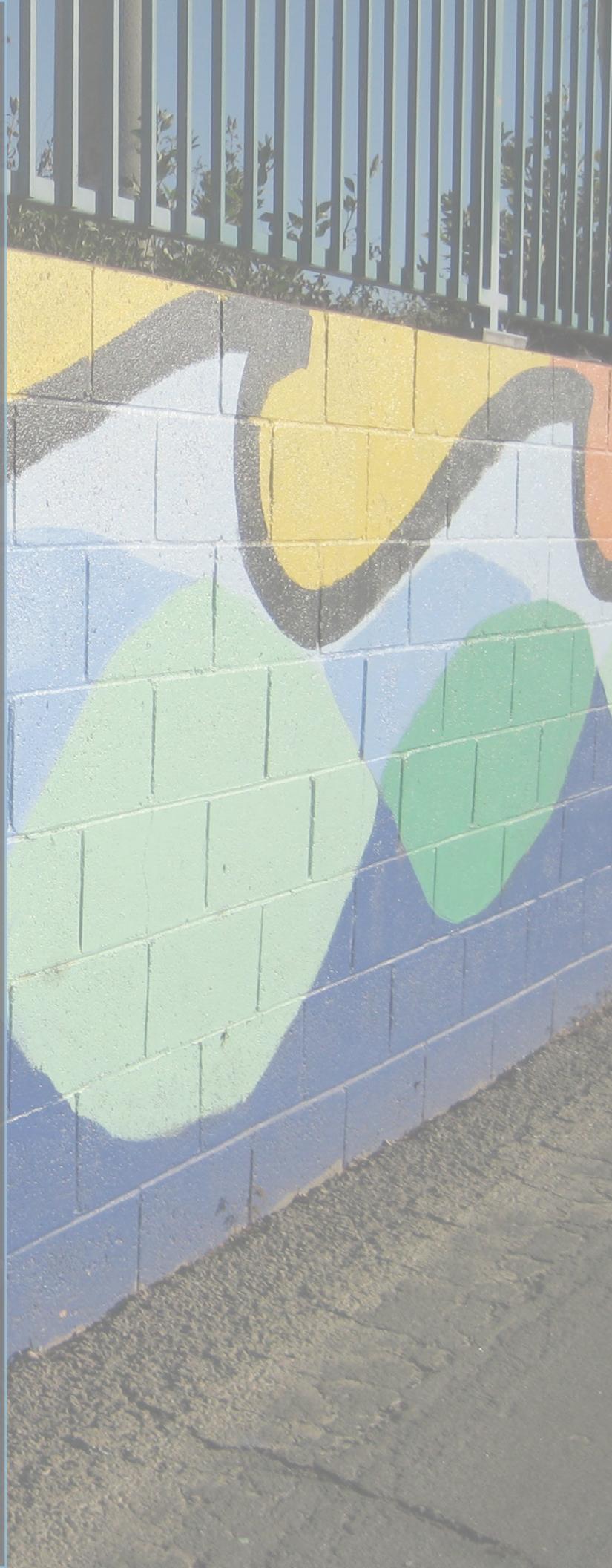
**plans and studies**

**physical improvements**

**interagency and other  
organization consultation**

**special programs and  
projects**

**education and outreach**



The Implementation section provides programs for the City of Cudahy to execute to achieve the Cudahy 2040's goals and policies. These programs are broken down into six categories and cross-referenced in an Implementation Matrix (Table IMPL-1) for easy reference. Each program description recommends whether a program should be implemented in the short-term (0-3 years), intermediate-term (3-8 years), or long-term (8+ years); who in the City is responsible for implementing the program; where funding for the program should come from; and a short description of the program. These implementation programs are intended to be reviewed and updated periodically to allow decision-makers to adjust to current community priorities and funding resources. Updating this section does not require a General Plan amendment.

## procedures, permits, agreements, and ordinances

### Program 1: Amended Development Code and Zoning Map



**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Update the Zoning/Development Code and Zoning Map to reflect the General Plan Land Use Map upon adoption of the General Plan, which includes:

- New zoning districts as needed to implement the goals and policies from the Land Use Chapter
- Addition of expanded Industrial, Neighborhood Commercial, Riverfront Overlay Districts
- Designating right-of-way areas identified for park space as outlined in Land Use Element policies (i.e. Salt Lake Avenue cul-de-sacs, Otis Avenue Pocket Park, and River Road Greenway)
- Addition of urban agriculture incentives and regulations
- Standardize permitting procedures for live/work development in the Innovative Industrial Subdistrict to accommodate appropriate road signage, parking, and other standards
- Expand the districts in which family daycare homes and daycare centers are allowed as a right, both large and small
- Elimination of barriers to minimizing impervious surfaces
- Streamlined permitting and review processes

### Program 2: Development Incentives and Community Benefits Program



**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Establish a development incentives and community benefits permitting procedure that incentivizes private developers to provide benefits and desired public amenities; which include, but are not limited to:

- Low Income and/or affordable housing
- Lot consolidation with shared parking
- Public parking structures
- Public plazas
- Land for community gardens
- Landscaping, greenspace, decorative hardscaping, rooftop greening and recreation
- LEED Certification
- Children's playgrounds and recreational spaces
- Public art
- Civic facilities (i.e. City Cudahy City Hall; County of Los Angeles Public Library, Cudahy Branch; post office, etc.)
- Community meeting rooms and facilities
- Outdoor exercise stations
- Walking paths marked as exercise tracks
- Comply with state density bonus laws with respect to incentivizing developers to include early childhood facilities into projects

## IMPLEMENTATION

### Program 3: Plan Review and Permitting Process

**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Examine the current planning permits and project review processes to ensure:

- Expeditious and efficient timing and processing of applications
- Level of review is commensurate with the project application type
- Continued review and revision of processes occurs as needed
- Public safety officials' perspective regarding site design is considered

### Program 4: Accessory Dwelling Unit (ADU) Law Compliance



**Timeframe:** Short

**Responsibility:** Planning, Building and Safety, Code Enforcement

**Funding Source:** General Fund

- Update accessory unit requirements and regulations within the zoning code to comply with California law—Assembly Bill 2299 and Senate Bill 1069. Work towards upgrading the safety of existing, formerly illegal, conversions.
- Establish a garage unit safety upgrade program that incentivizes renovations to already converted garage units to ensure residents' safety. Consider Los Angeles County Planning's garage conversion program as a model.

### Program 5: Development Standards and Guidelines



**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Create and codify development standards and guidelines for each newly created zoning district; the standards and guidelines shall direct site and building design in accordance to the community vision. Standards and guidelines should address:

- Private realm standards
- Public realm standards that reflect a distinctive community character
- Crime Prevention Through Environmental Design (CPTED) design techniques
- Reduced parking requirements in areas located in proximity (within 200 feet) of public transit stops, which provide regional service (Metro Local, Metro Rapid, and ECO Rapid Transit)
- Small block patterns and circulation interconnectedness for large scale developments
- Infill development to enhance the surrounding community aesthetic
- Urban recreation spaces in plazas and greenways
- Bicycle parking
- Expanded options for introducing outdoor seating and gathering spaces that invite outdoor activities
- Sustainable landscaping, including the installation of bioretention infrastructure in new planters
- Screening of parking, storage, and other unsightly facilities
- Compatibility between buildings and neighborhoods
- High quality architectural design and building placement for optimizing natural light and shadow
- Street orientation for nonresidential development projects
- Childcare

**Program 6: Public Art Ordinance****Timeframe:** Short, Ongoing**Responsibility:** Planning**Funding Source:** General Fund

Establish and adopt a regulatory framework for reviewing and approving public art for display in Cudahy. The regulations should outline appropriate art locations and materials. The ordinance should define “public art” to include a variety of art types, such as:

- Sculptures
- Paintings and murals
- Graphic and multimedia
- Mosaics
- Crafts, mixed media

**Program 7: Code Enforcement****Timeframe:** Ongoing**Responsibility:** Planning**Funding Source:** General Fund

Update Code Enforcement Division’s protocols and train staff to apply and enforce the land use and development regulations outlined in the City of Cudahy’s updated Zoning Code. The Code Enforcement Division should consider developing an education and outreach campaign to inform property owners of any major changes to the Code that could affect existing properties.

**Program 8: Development Tracking Program****Timeframe:** Short, Ongoing**Responsibility:** Planning**Funding Source:** General Fund

Establish a permit tracking program to monitor new development and the redevelopment of existing uses that increase the number of residential unit and/or nonresidential square footage. Annually, review the permit tracking data to determine levels of infrastructure needed to ensure appropriate levels of circulation, water, sewer, storm drainage, and other utilities’ availability and capacity.

Every five years, conduct a market demand study prepared by a reputable market professional or economist to determine if sufficient market demand is present for:

- all parcels within the Wilcox Commercial Overlay to be redesignated as Neighborhood Commercial; and
- all parcels within the Industrial Overlay to be redesignated as Light Industrial.

It is the General Plan’s intent for all parcels within each overlay district to be redesignated simultaneously rather than on a parcel by parcel basis. If either the Wilcox Commercial Overlay or the Industrial Overlay is enacted, rezone all parcels concurrent with the General Plan redesignation.

**Program 9: Parking Districts and Regulations****Timeframe:** Short, Ongoing**Responsibility:** Planning, Sheriff Department**Funding Source:** General Fund, Developer Funding

Create additional parking regulations accommodating new General Plan land uses and anticipated growth.

- Establish a “park once” or other parking districts near the Commercial Core, Town Center, and Entertainment subdistricts to reduce the need for on-street parking along Atlantic Avenue
- Establish nightly and monthly parking permit programs where the inventory is managed through pricing and/or parking permit supply to align with overnight on-street parking capacity
- Explore a shared parking approach for adjacent land use or businesses where the peak use periods do not overlap (such as an office and residential complex sharing a parking lot)

## IMPLEMENTATION

- Establish a parking district for Wilcox Avenue, if protected bicycle lanes are implemented

### Program 10: : Roadway Monitoring

**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Establish a roadway monitoring program that tracks vehicle traffic data including pedestrian, bicycle, and motor vehicle collision information. Annually, review the roadway monitoring data to determine the roadway system's levels of service, prioritize multi-modal infrastructure needs, balance vehicle traffic demand with land use, and determine infrastructure improvements to ensure the efficient and safe circulation of people, bicycles, motor vehicles, and public transit.

### Program 11: Scope of Services with Los Angeles County Public Safety

**Timing:** Ongoing

**Responsibility:** City Manager

**Funding Source:** General Fund

Provide the Los Angeles County Sheriff and Los Angeles County Fire Departments with direction and financial resources to ensure the contract scopes of services include:

- Community policing and public safety programs such as CERT Training, Volunteer Programs (Reserve Deputy, etc.) youth programs (Sheriff's Explorer, etc.), Neighborhood Watch, Business Watch, and Coffee with the Captain
- A Los Angeles County Sheriff substation within Cudahy
- A documented pledge not to engage with Cudahy residents for the sole purpose of determining immigration status, upholding the value of mutual respect for each other's lives
- Graffiti removal programs

### Program 12: Noise Ordinance

**Timeframe:** Short, Intermediate, Ongoing

**Responsibility:** Planning, LA County Sheriff

**Funding Source:** General Fund

Update the City of Cudahy Municipal Code's noise regulations to:

- Reflect new land use categories created through the General Plan, such as, but not limited to, mixed-use, live/work, and flex industrial spaces.
- Require periodical update for adequacy and revision to address community needs and changes in legislation and technology.
- Require increased acoustical design and higher level acoustical buffering materials in new construction and significant remodels when adjacent to known sources of noise.

### Program 13: Noise Complaint Monitoring System

**Timeframe:** Intermediate, Ongoing

**Responsibility:** Code Enforcement, LA County Sheriff

**Funding Source:** General Fund

Establish a system for monitoring noise complaints:

- Consult with Los Angeles County Sheriff to assess the prevalence of noise complaints within Cudahy
- Work with law enforcement to establish protocols for responding to noise complaints, documenting violations, and appropriate fines, community service, or other measures

# plans and studies

## Program 14: Green Building Program



**Timeframe:** Short

**Responsibility:** Planning

**Funding Source:** General Fund

Develop a green building program for residential, nonresidential, and civic uses that minimizes energy and water use and promotes sustainable site design, building and landscaping materials and construction methods. The program should meet or exceed California Energy Efficiency and California Green Building Standards. The program should require new technology to mitigate pollution emissions at industrial sites and transit facilities.

## Program 15: Multi-family Homeownership Opportunity



**Timeframe:** Short

**Responsibility:** Planning

**Funding Source:** General Fund

Develop a homeownership program that incentivizes the purchase of rental units by the current residents. Program should consider establishing homeowner cooperatives through streamlined processes to convert apartments to condominiums for purchase by tenants. Consider using grants and loans to facilitate the purchases.

## Program 16: Streetscape Plan



**Timeframe:** Intermediate to Long-Term

**Responsibility:** Planning, Engineering, Public Safety

**Funding Source:** General Fund, Community Benefits Funds, Grants

Create a design level streetscape plan that enhances the aesthetic of Cudahy's streets and increases comfort for cyclists and pedestrians by designating the appropriate type and location of the following enhancements:

- An urban tree program prioritizing native tree plantings along high pedestrian traffic corridors
- Street furniture such as creative benches, chairs and tables, shade structures
- Public art, especially types that also performs secondary functions, such as an art piece that serves as a shade structure
- Creative planters with drought tolerant species that can also serve as seating
- Landscaping designed to aid stormwater treatment

## Program 17: Bicycle and Pedestrian Master Plan



**Timeframe:** Short, Intermediate

**Responsibility:** Planning, Engineering, Public Safety

**Funding Source:** General Fund, Grants

Develop and adopt a citywide bicycle and pedestrian master plan. The plan should study and detail bicycle and pedestrian facility types and locations throughout Cudahy, identify phasing for implementation, and identify potential funding sources for implementation.

## Program 18: Transportation Demand Management



**Timeframe:** Short

**Responsibility:** Planning

**Funding Source:** General Fund

Develop and adopt a transportation demand management plan to reduce automobile vehicle use, particularly single-occupancy vehicle use. Management plan should include but not be limited to: carpools, car sharing, transit incentives, and parking fee systems.

## IMPLEMENTATION

### Program 19: Community Health Assessment



**Timeframe:** Short, Ongoing

**Responsibility:** City Manager, Community Health Manager

**Funding Source:** General Fund, Grants

Conduct a community health assessment to establish baseline community health. The results of such an assessment can be used as the basis for grant applications and future evaluations of health and sustainability program efficacy. Assessment should include elements of:

- Community statistical profile and market area definition
- Quantitative survey among community residents
- Qualitative research with the healthcare community
- Qualitative research with community leaders and stakeholders
- Develop plan to define and implement community health standards

### Program 20: Climate Action Plan



**Timeframe:** Short

**Responsibility:** City Manager, Community Health Manager

**Funding Source:** General Fund, Grants

Create a climate action plan; clarify how Cudahy will meet its emissions reduction targets. The climate action plan should include specific mitigations in addition to overall strategies; it should be completed within one year of the General Plan's adoption.

### Program 21: Water Conservation and Parks Long-Range Plan



**Timeframe:** Short

**Responsibility:** City Manager, Planning

**Funding Source:** Grants

Prepare and adopt a water conservation and parks long range plan that identifies short-term and long-term issues, opportunities, and needs and develops a facility plan to address the needs.

## physical improvements

### Program 22: Civic Center Relocation and Repurpose



**Timeframe:** Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Engage in dialoge with mixed-use developers and possible public/private partners to assess the feasibility of, and move forward with, the relocation of Cudahy City Hall and related civic uses to a new, mixed-use building along Atlantic Avenue within the Town Center Subdistrict. Consider the following features throughout the negotiation and development process:

- Leverage public/private development to help fund the project
- Accommodate additional civic uses in addition to the City of Cudahy City Hall, such as the County of Los Angeles Public Library, Cudahy Branch; a Los Angeles County Sheriff substation; post office
- Create meeting rooms or multipurpose rooms that can be available as rentals for private events, and free for community group activities
- Design the space to include attractive communal gathering areas such as plazas, outdoor seating, or amphitheater
- Include design elements such as public art, share structures, drought tolerant landscaping, etc.

### Program 23: Gateway Signage and Wayfinding Program

**Timeframe:** Short, Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Develop a themed gateway signage and wayfinding plan that includes designs and phases the installation of permanent and interchangeable (light pole banners) signs. Considerations for signage design and types include:

- Align designs with the City's 2016 branding style guide
- Host a community design contest for light pole banner designs
- Consider distinctive signs appropriate for each land use district's character

### Program 24: Complete Streets



**Timeframe:** Short, Intermediate

**Responsibility:** Planning, Engineering

**Funding Source:** General Fund, Grants

Develop and implement a Complete Streets program with the design of all users in mind. Complete streets components include but are not limited to:

- Curb extensions
- Raised medians/crossing islands
- High visibility crosswalks
- Pedestrian "headstart" signals
- Protected left turn lanes
- Mid-block crossings

### Program 25: Pedestrian and Transit Facilities



**Timeframe:** Short, Intermediate

**Responsibility:** Planning, Engineering

**Funding Source:** General Fund, Grants

Develop and implement a sidewalk and transit facilities improvement plan that provides for:

- improved sidewalks (wide, even surfaces, ADA compliant, etc.)
- installation of ADA compliant sidewalks where none exist
- installation of bus stop facilities (including shade structures, benches, and trash receptacles)

Seek grant and other funding for the design, construction, and maintenance of pedestrian and transit facilities.

### Program 26: Infrastructure Best Practices



**Timeframe:** Short, Ongoing

**Responsibility:** Planning, Engineering

**Funding Source:** General Fund, Grants

Develop and implement infrastructure best practices regarding water use, stormwater retention, and green infrastructure including but not limited to:

- Bioretention infrastructure (such as bioswales) and other low impact development (LID) features
- Implementing the 2015 Hazardous Materials Plan
- Ensuring the underground utilities and pipelines are safely maintained
- Providing safe, reliable energy
- Developing a stormwater Best Management Practices (BMP) educational outreach program and creating volunteer stormwater BMP maintenance opportunities
- Creating a Rain Barrel Program offering residents access to affordable rain barrels and education about rainwater harvesting

## IMPLEMENTATION

### Program 27: Otis Street Pocket Park, Cul-De-Sac, and River Road Greenway Retrofits



Timeframe: Short, Intermediate

Responsibility: Planning, Engineering

Funding Source: General Fund, Grants

Develop and construct a retrofit program that:

- Creates cul-de-sacs at Walnut, Flower, Olive, and Elizabeth Streets at their intersections with Salt Lake Avenue
- Identifies and creates other cul-de-sacs in the City in order to create more recreation space and eliminate use of these streets as shortcuts to bypass arterials
- Provides an interim reconfiguration for the River Road Greenway that allows for and encourages new and unique uses of the right-of-way, such as gathering, games, and performance.

Newly created cul-de-sac pocket parks or parklets should contain recreational amenities, benches/tables/shade structures, and landscape materials.

## interagency and other organization consultation

### Program 28: Service Provider Coordination

Timeframe: Ongoing

Responsibility: Planning

Funding Source: General Fund

Consult and, coordinate as appropriate, with local service providers including, but not limited to:

- Cudahy's and other nearby religious institutions
- Kaiser Permanente and other medical service providers

### Program 29: Greenhouse Gas Emissions Reduction Targets



Timeframe: Short

Responsibility: City Manager

Funding Source: General Fund

Adopt greenhouse gas emissions reduction targets. Targets should support the State of California's efforts to achieve emissions reductions mandated under AB 32, the region's efforts to implement its *Sustainable Community Strategy* under SB 375, and targets suggested by Executive Order S-3-05. Adopted targets will guide the City's future climate action plan.

### Program 30: Community Health Manager



Timeframe: Short, Ongoing

Responsibility: City Manager, Planning, Parks and Recreation

Funding Source: General Fund, Grant Funding

Hire a dedicated City staff member to be responsible for implementation of City-led health and sustainability initiatives in the areas of physical health and wellness, financial health, and health of the built environment. Responsibilities should include:

- Establish an action plan prioritizing City "health related" projects. Considerations include urgency of project need, and "low hanging fruit"
- Apply for project implementation grant funding that can be in lieu of, or to supplement General Fund project contributions.
- Develop partnerships with nonprofit organizations who can work with the City to provide free or low cost educational programs or services in the areas of: parks and recreation, community health, corner store conversion programs, educational tutoring, peer mentoring, business development, and other relevant areas.
- Manage the community health assessment process
- Monitor the City's progress towards meeting sustainability goals and serve as sustainability consultant on City initiatives
- Create programs to attract and incentivize the private sector to build new retail sources of healthy foods in areas with a concentration liquor stores and fast food restaurants.

- Increase enrollment in SNAP programs such as WIC and CalFresh by educating residents about the application process and eligibility requirements.
- Create partnerships with local gardening/agricultural organizations and organizations that offer volunteer programs in parks and open space areas to provide educational opportunities to Cudahy residents and enhance the vitality of local community gardens and open space.
- Create a volunteer habitat and landscape improvement projects program in local parks.

### Program 31: Community Development Corporation

**Timeframe:** Long, Ongoing

**Responsibility:** Planning, City Manager, Parks and Recreation

**Funding Source:** General Fund

The City shall establish the Cudahy Community Development Corporation. The City shall review the list of City-owned parcels using the guidance of the Housing Element Sites Inventory and the General Plan Land Use Element to select sites to pursue public/private partnership (P3) development, particularly within the Atlantic District:

Commercial Core Subdistrict

- Atlantic Avenue and Clara Street-Mixed use residential/commercial development

Town Center Subdistrict

- Atlantic Avenue and Santa Ana Street-High density multifamily residential, or mixed use residential/commercial development
- Atlantic Avenue and Cecilia Street-Siting the envisioned City Hall in a mixed-use setting (retail or housing)

Entertainment Subdistrict

- Atlantic Avenue and Patata Street-Mixed use featuring entertainment, commercial, and office uses

The community development corporation will also be charged with leading various initiatives, which can include affordable housing, home ownership, economic development, sanitation, streetscaping, and neighborhood planning projects, education and social services to neighborhood residents.

### Program 32: Corner Store Conversion and Mobile Produce Market Program



**Timing:** Intermediate

**Responsibility:** Planning

**Funding Source:** General Fund

Collaborate with local convenience and/or liquor stores to sell fresh vegetables, fruits, and other healthy foods. Assist local businesses, organizations, and individuals to implement mobile produce markets. Investigate Healthy Eating Active Living Grants and Partnerships to develop specific strategies, programs, and funding for the renovation of local markets and the provision of healthy foods in Cudahy's neighborhoods.

### Program 33: Inter-Agency Consultation

**Timeframe:** Ongoing

**Responsibility:** Planning

**Funding Source:** General Fund

Continue to consult and, coordinate as appropriate, with the local and regional agencies, including but not limited to:

- Los Angeles Unified School District
- County of Los Angeles Public Library
- County of Los Angeles Flood Control District
- County of Los Angeles Sheriff Department
- County of Los Angeles Fire Department
- Southern California Air Quality Management District
- Local Utility Providers (water, gas, electricity, etc.)
- Southern California Association of Governments
- Cities of Huntington Park, Bell, Bell Gardens, South Gate, others

## IMPLEMENTATION

# special programs and projects

### Program 34: City New Technologies



Timeframe: Ongoing

Responsibility: City Manager

Funding Source General Fund

Support new technologies by replacing City fleet vehicles with vehicles that use technology such as hybrid, electric, biofuel, or other appropriate technology. Support new technologies that address or mitigate transportation and industrial use pollutant emissions.

### Program 35: Sensitive Receptor Siting Protection



Timeframe: Ongoing

Responsibility: City Manager, Planning

Funding Source General Fund

Increase protection of sensitive receptors (facilities where individuals are highly susceptible to the adverse effects of air pollutants, such as housing, child care centers, retirement homes, schools, and hospitals) near high-volume roadways, dry cleaners using perchloroethylene, large gas stations, railroads and rail yards.

- Amend the Cudahy Municipal Code and other regulations to require mitigation measures such as increased indoor air filtration to increase the protection of sensitive receptors near major emission sources.
- Require projects proposed within 500 feet of freeways or railroads and that house or accommodate sensitive receptors to include an analysis of the potential health risks. Mitigation measures that comply with adopted standards of the SCAQMD for control of odor/toxics for sensitive receptors shall be identified in order to reduce these risks to acceptable levels.

### Program 36: Business Improvement Districts

Timeframe: Short, Ongoing

Responsibility: City Manager

Funding Source General Fund, Participating Businesses

Establish strategic business improvement districts (BIDs) to create opportunity for business owners, property owners, and City staff to work together to effectively market business opportunities and establish a cohesive character for their area. Businesses shall pay a fee for participation in the BID, which can be used to fund:

- Capital improvements
- Marketing campaigns
- Unique signage and wayfinding
- Public art
- Community events

### Program 37: Chamber of Commerce

Timeframe: Short, Ongoing

Responsibility: City Manager

Funding Source General Fund

Establish a Cudahy Chamber of Commerce in collaboration with existing formal and informal business organizations to focus on:

- marketing of business and cooperative opportunities
- forming a consensus-based organization around business community interests
- forming business improvement districts (BIDs)
- supporting emerging and existing local entrepreneurs

# education and outreach

## Program 38: Ongoing Community Education and Engagement

**Timeframe:** Ongoing

**Responsibility:** City Manager, Planning

**Funding Source:** General Fund, Grants

Facilitate and continue to communicate with Cudahy's residents and businesses through the City of Cudahy City Manager's periodic updates, quarterly newsletter/magazine, and online regarding but not limited to:

- Recycling programs
- Public safety including earthquake safety, hazards safety, and climate change
- Education and job training programs
- Childcare opportunities
- Housing opportunities
- Parking programs
- Community engagement events
- Community and recreational events
- Qualitative research with the healthcare community
- Qualitative research with community leaders and stakeholders
- Community sharing systems (e.g., tiny libraries and seed banks)
- Water use and water pollution educational opportunities, such as gardening and drought awareness classes

Encourage diverse participation in local planning and decision-making processes by:

- Publishing outreach, noticing, and meeting materials in English, Spanish, or other languages, as appropriate
- Providing Spanish or other language, as appropriate, translation at all outreach meetings
- Targeting outreach events and input gathering to populations that are typically underrepresented in Cudahy's public engagement and those who are most affected by an issue. Partner with community organizations representing these groups.
- Holding outreach events and meetings at times/locations convenient for most members of the public.
- Distributing workshop, hearing, and meeting materials in advance of event to allow sufficient time for public review.
- Sharing complex or technical information in an easy-to-understand manner
- Using a variety of both in-person and online outreach methods

## Program 39: Workforce Training and Educational Support



**Timeframe:** Intermediate

**Responsibility:** City Manager

**Funding Source:** General Fund, Participating Businesses

Partner with a local workforce training organization to bring workforce training, professional development, and entrepreneurship opportunities to Cudahy.

- Establish partnerships with agencies and nonprofit organizations, such as Women in Non-Traditional Employment Roles (WINTER) and Youth Build USA, to bring training programs in construction apprenticeships, green building and retrofitting, and other construction in-demand jobs
- Explore the potential of partnerships with bilingual, green construction pre-apprenticeship programs
- Partner with LAUSD to bring peer leadership programs to the local middle and high schools

Support the creation of a green jobs program that provides hands-on environmental work experience, career exploration, exposure to environmental issues, and mentoring. As a part of this program, train and educate City employees in the latest green building practices, including the State of California's Green Building Code, energy audits, and green building rating systems, so that City employees may act as green building ambassadors. Whenever possible, these staff will:

## IMPLEMENTATION

- Promote roofing design and surface treatment for new nonresidential structures, such as reflective roofing or light-colored pavement, to reduce the heat gain associated with traditional urban development
- Establish a green building information program to provide builders and homeowners with resources and information about green building techniques, energy efficiency and renewable energy technologies
- Require all new buildings and substantial rehabilitations to existing buildings adhere to the California Green Building Code

### Program 40: Small Business Development Support



**Timeframe:** Short, Ongoing

**Responsibility:** City Manager

**Funding Source:** General Fund, Grants

Partner with local and regional economic development organizations to gather current small business data, determine small business ongoing needs, and develop a support program to address the small businesses' needs. Data gathering may include:

- Community statistical profile and market area definition
- Quantitative survey among community residents as to the types of small businesses desired
- Employer's labor and technology needs
- Needs of small businesses for ongoing education, marketing, etc.

Table I: IMPLEMENTATION PROGRAM MATRIX

IMPLEMENTATION

## IMPLEMENTATION

Policies, Permits, Agreements, and Ordinances	Plans and Studies	Physical Improvements	Special Programs and Projects	Education and Outreach
CE 1.1, CE 1.2, CE 1.3, CE 1.4, CE 1.5, CE 1.6, CE 1.7, CE 1.8, CE 1.9, CE 2.1, CE 2.2, CE 2.3, CE 2.4, CE 2.5, CE 3.1, CE 3.2, CE 3.3, CE 3.4, CE 3.5, CE 3.6, CE 3.7, CE 4.1, CE 4.2, CE 4.3, CE 4.4, CE 4.5, CE 4.6, CE 4.7, CE 4.8, CE 4.9	Inter-Agency and Other Organization Consultation Plans and Studies Gateway Signage and Wayfinding Program Civic Center Relocation and Repurpose Water Conservation and Parks Long Range Plan Climate Action Plan Community Health Assessment Multi-family Homeownership Opportunity Streetcape Plan Bicycle and Pedestrian Master Plan Transportation Demand Management Complete Streets Pedestrian and Transit Facilities Infrastructure Best Practices Ots Street Pocket Park, Salt Lake Avenue Cul-de-Sac, and River Road Greenway Retofits Service Provider Consultation Community Health Manager Community Development Corporation Corner Store Conversion and Mobile Produce Market Program Inter-Agency Consultation City New Technologies Sensitive Receptor Siting Protection Business Improvement Districts Chamber of Commerce Ongoing Community Education and Engagement Workforce Training and Educational Support Small Business Development Support	Inter-Agency and Other Organization Consultation Plans and Studies Gateway Signage and Wayfinding Program Civic Center Relocation and Repurpose Water Conservation and Parks Long Range Plan Climate Action Plan Community Health Assessment Multi-family Homeownership Opportunity Streetcape Plan Bicycle and Pedestrian Master Plan Transportation Demand Management Complete Streets Pedestrian and Transit Facilities Infrastructure Best Practices Ots Street Pocket Park, Salt Lake Avenue Cul-de-Sac, and River Road Greenway Retofits Service Provider Consultation Community Health Manager Community Development Corporation Corner Store Conversion and Mobile Produce Market Program Inter-Agency Consultation City New Technologies Sensitive Receptor Siting Protection Business Improvement Districts Chamber of Commerce Ongoing Community Education and Engagement Workforce Training and Educational Support Small Business Development Support	Accessory Dwelling Unit (ADU) Law Compliance Development Incentives and Community Benefits Program Plan Review and Permitting Process Development Standards and Guidelines Public Art Ordinance Code Enforcement Parking Districts and Regulations Roadway Monitoring Scope of Services with LA County Public Safety Noise Ordinance Noise Complaint Monitoring System Green Building Program	Amend Development Code and Zoning Map Development Incentives and Community Benefits Program Accessory Dwelling Unit (ADU) Law Compliance Plan Review and Permitting Process Development Standards and Guidelines Public Art Ordinance Code Enforcement Parking Districts and Regulations Roadway Monitoring Scope of Services with LA County Public Safety Noise Ordinance Noise Complaint Monitoring System Green Building Program
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## IMPLEMENTATION

Policy	Procedures, Permits, Agreements, and Ordinances				Plans and Studies										Physical Improvements			Inter-Agency and Other Organization Consultation			Special Programs and Projects			Education and Outreach																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40						
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## IMPLEMENTATION



## IMPLEMENTATION

