

cudahy 2040



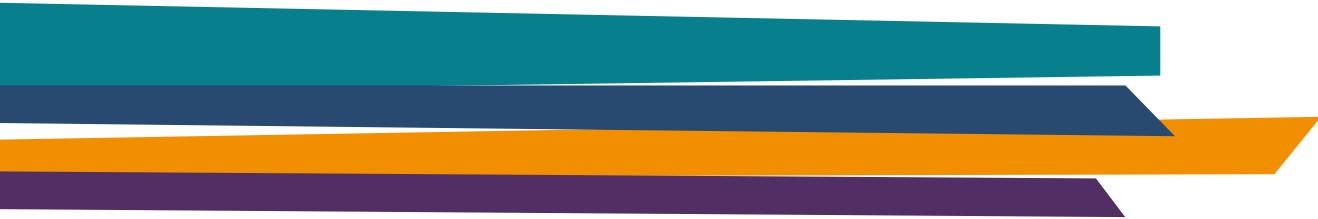
GENERAL PLAN

Adopted March 2018



cudahy 2040

GENERAL PLAN



Adopted March 2018

ACKNOWLEDGEMENTS

City of Cudahy

City Council

Chris Garcia; Mayor
Christian Hernandez; Vice Mayor
Jack Guerrero
Christian Markovich
Baru Sanchez

Planning Commission

Martin Fuentes; Chair
Elizabeth Alcantara; Chair Pro Tem
Richard Corvera-Hernandez
Leslie Mendoza
Kimberly Ortega

City Staff

Jose Pulido; City Manager
Salvador Lopez, Junior; Acting Community Development Director
Michael Allen; Former Community Development Director
Paul Deibel, AICP; Planning Consultant
Didier Murillo; Former Planning Intern

Consultants

MIG, Inc.

Laura Stetson, AICP; Principal
Lisa Brownfield, AICP; Director/Project Manager
Paige Colton; Editing Project Associate
Paola Bassignana; Former Project Associate

Fehr & Peers, Inc.

Jeremy Klop; Principle-in-Charge
Miguel Núñez, AICP; Project Manager
Steven Keith; Project Planner

Fuscoe Engineering, Inc.

Patrick R. Fuscoe, PE; Chief Executive Officer
Ian Adam; Principal

Kelly Associates Management Group

William Kelly; President/CEO



TABLE OF CONTENTS

INTRODUCTION

| | |
|---|-----|
| context..... | I-1 |
| statutory requirements..... | I-1 |
| using the general plan | I-3 |
| health and sustainability focus..... | I-3 |
| environmental justice focus..... | I-3 |
| organization | I-4 |
| administering the general plan..... | I-4 |
| key terminology | I-5 |
| a community effort | I-5 |
| stakeholder interviews | I-5 |
| telephone survey | I-5 |
| general plan advisory committee (GPAC)..... | I-6 |
| intercept workshops..... | I-6 |
| joint city council and planning commission sessions | I-6 |
| realizing the vision..... | I-7 |
| vision | I-7 |
| guiding principles..... | I-7 |

LAND USE ELEMENT

| | |
|---------------------------|-------|
| introduction..... | LUE-1 |
| land use terminology..... | LUE-1 |
| baseline issues | LUE-2 |

TABLE OF CONTENTS

| | |
|--|--------|
| socioeconomic challenges | LUE-2 |
| health and access to recreation resources..... | LUE-2 |
| land use and demographic trends..... | LUE-3 |
| regional long-range planning efforts..... | LUE-4 |
| land use conflicts..... | LUE-4 |
| implications..... | LUE-4 |
| land use concepts..... | LUE-5 |
| land use districts..... | LUE-5 |
| open space | LUE-11 |
| multimodal mobility | LUE-12 |
| flexibility for land use trends – overlays..... | LUE-13 |
| areas subject to flooding | LUE-14 |
| land use plan..... | LUE-15 |
| land use classifications | LUE-17 |
| residential land uses..... | LUE-17 |
| nonresidential and mixed land uses | LUE-21 |
| implications of urban form and land use policy | LUE-29 |
| goals and policies..... | LUE-31 |

CIRCULATION ELEMENT

| | |
|--------------------------------------|------|
| introduction..... | CE-1 |
| roadway performance terminology..... | CE-1 |
| baseline issues | CE-3 |
| roadway system | CE-3 |

TABLE OF CONTENTS

| | |
|--|-------|
| parking | CE-3 |
| bicycle and pedestrian facilities | CE-3 |
| public transportation system..... | CE-5 |
| freight..... | CE-6 |
| implications..... | CE-6 |
| key circulation concepts..... | CE-7 |
| transportation demand management (TDM) | CE-7 |
| streetscape improvements | CE-8 |
| complete street treatments..... | CE-9 |
| river road repurposing | CE-11 |
| new bicycle facilities..... | CE-11 |
| parking districts | CE-14 |
| intersection improvements | CE-14 |
| salt lake avenue cul-de-sacs | CE-15 |
| otis avenue pocket park..... | CE-16 |
| sb 743 compliance..... | CE-17 |
| goals and policies..... | CE-18 |

OPEN SPACE AND CONSERVATION ELEMENT

| | |
|---|--------|
| introduction..... | OSCE-1 |
| open space and conservation terminology | OSCE-1 |
| baseline issues | OSCE-1 |
| parks and open space..... | OSCE-1 |
| conservation | OSCE-2 |

TABLE OF CONTENTS

| | |
|---|---------|
| infrastructure..... | OSCE-2 |
| implications..... | OSCE-3 |
| key conservation and open space concepts | OSCE-4 |
| recreational facilities and urban greening..... | OSCE-5 |
| conservation | OSCE-9 |
| goals and policies..... | OSCE-11 |

ECONOMIC DEVELOPMENT ELEMENT

| | |
|---|------|
| introduction..... | ED-1 |
| economic development terminology | ED-1 |
| baseline issues | ED-2 |
| socioeconomic challenges | ED-2 |
| workforce and sectors of the economy | ED-2 |
| real estate | ED-3 |
| implications..... | ED-3 |
| key economic development concepts..... | ED-4 |
| chamber of commerce and business improvement districts (BIDs) | ED-4 |
| flexible land use designations and overlays..... | ED-5 |
| childcare service expansion..... | ED-5 |
| education and training opportunities through partnerships | ED-6 |
| public/private partnerships (P3s)..... | ED-6 |
| goals and policies..... | ED-9 |

TABLE OF CONTENTS

SAFETY ELEMENT

| | |
|--|-------|
| introduction..... | SE-1 |
| safety terminology..... | SE-1 |
| baseline issues | SE-2 |
| public safety and health services | SE-2 |
| geologic and seismic hazards | SE-3 |
| flood hazards | SE-5 |
| hazardous materials and waste | SE-5 |
| implications..... | SE-10 |
| key safety concepts | SE-10 |
| increase community familiarity and participation in law enforcement programs and services..... | SE-11 |
| influence community safety through urban design | SE-11 |
| promote disaster preparedness education..... | SE-12 |
| continued monitoring of public safety services and hazardous materials cleanup programs | SE-12 |
| goals and policies..... | SE-13 |

AIR QUALITY ELEMENT

| | |
|-------------------------------|-------|
| introduction..... | AQE-1 |
| air quality terminology | AQE-1 |
| baseline issues | AQE-2 |
| implications..... | AQE-3 |
| key air quality concepts..... | AQE-5 |
| land use strategies | AQE-5 |

TABLE OF CONTENTS

| | |
|--------------------------|-------|
| mobility strategies..... | AQE-7 |
| goals and policies..... | AQE-8 |

NOISE ELEMENT

| | |
|---|-------|
| introduction..... | NE-1 |
| noise evaluation terminology | NE-1 |
| baseline issues | NE-3 |
| implications..... | NE-4 |
| key noise concepts | NE-6 |
| understanding baseline noise and predicting future noise production | |
| | NE-6 |
| noise and land use compatibility | NE-8 |
| noise prevention and buffering..... | NE-10 |
| goals and policies..... | NE-11 |

IMPLEMENTATION

| | |
|---|---------|
| procedures, permits, agreements, and ordinances | IMPL-1 |
| plans and studies..... | IMPL-5 |
| physical improvements | IMPL-6 |
| interagency and other organization consultation | IMPL-8 |
| special programs and projects | IMPL-10 |
| education and outreach..... | IMPL-11 |

TABLE OF CONTENTS

LIST OF EXHIBITS

| | |
|--|--------|
| Exhibit I-1: Regional Context..... | I-2 |
| Exhibit LU-1: Floor Area Ratios (FAR) Diagram | LUE-1 |
| Exhibit LU-2: Planning Districts..... | LUE-6 |
| Exhibit LU-3: Flood Hazards | LUE-15 |
| Exhibit LU-4: Land Use Plan..... | LUE-16 |
| Exhibit CE-1: Baseline Streets and Rail Circulation System | CE-4 |
| Exhibit CE-2: Streetscape and Intersection Improvements..... | CE-10 |
| Exhibit CE-3: Bicycle, Pedestrian, and Roadway Improvements..... | CE-13 |
| Exhibit OSCE-1: Improved Access to Parks (Walking Shed) | OSCE-6 |
| Exhibit ED-1: Public/Private Partnership (P3) Opportunity Sites..... | ED-8 |
| Exhibit SE-1: Regional Earthquake Fault Lines..... | SE-4 |
| Exhibit SE-2: Hazardous Facilities and Sites (2015)..... | SE-9 |
| Exhibit AQE-1: Results of CalEnviroScreen 3.0 | AQE-4 |
| Exhibit NE-1: Ambient Noises Measurement Sites | NE-5 |
| Exhibit NE-2: Future Noise Contours..... | NE-7 |

LIST OF TABLES

| | |
|---|-------|
| Table LU-1: Maximum Density and Building Heights, Residential Uses ... | LU-17 |
| Table LU-2: General Development Standards, Commercial and Industrial Land Uses | LU-22 |
| Table LU-3: General Development Standards, Mixed Use | LU-22 |
| Table LU 4: Capacity for Development..... | LU-29 |
| Table CE-1: Level of Service Descriptions | CE-2 |

TABLE OF CONTENTS

| | |
|---|---------|
| Table CE-2: Bus Transit Lines in the City of Cudahy (2017)..... | CE-5 |
| Table SE-1: Regional Earthquake Fault Zones | SE-3 |
| Table SE-2: Hazardous Facilities and Sites Summary | SE-6 |
| Table NE-1: Typical Noise Levels in the Environment..... | NE-2 |
| Table NE-2: Ambient Noise Measurements (2015)..... | NE-3 |
| Table NE-3: Land Use Compatibility Standards for Community Noise Environments | NE-9 |
| Table IMPL-1: IMPLEMENTATION PROGRAM MATRIX..... | IMPL-13 |

Welcome to
Cudahy



introduction

in this section:

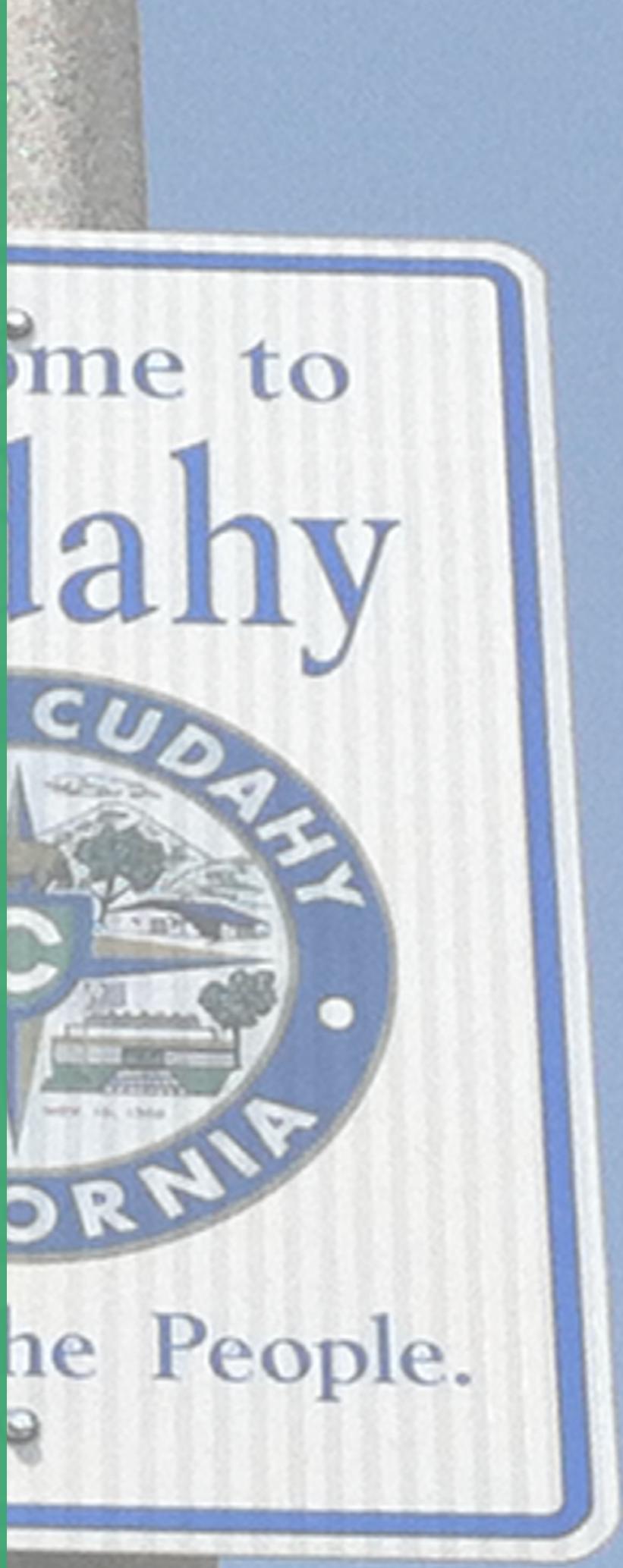
context

statutory requirements

using the general plan

a community effort

realizing the vision



context

Cudahy encompasses 1.2 square miles in southeastern Los Angeles County, bounded by the City of Maywood to the north, Bell Gardens to the east, South Gate to the south, and Huntington Park to the west (Exhibit I-1). The Los Angeles River and Interstate 710 (I-710) run in parallel along the eastern edge of the city. Cudahy consists predominantly of dense residential development, with retail, commercial, light industrial, and public uses found along main streets. I-710 provides regional access to Cudahy, while locally, Atlantic Boulevard serves as a popular access route. The Planning Area, as discussed in the General Plan, covers all parcels within the City of Cudahy's jurisdiction.

Cudahy's General Plan, also known as "*Cudahy 2040*", reflects the community's shared values of what Cudahy is today and plans to be in future years. Often referred to as the community's "blueprint", the general plan establishes the basis for zoning regulations and provides guidance in the evaluation of development proposals. Additionally, it creates the framework for economic development, mobility improvements, and balancing the community's desires regarding sustainability, City services, and parks. The Cudahy General Plan will lead the community toward a more healthy and sustainable future.

statutory requirements

Every California jurisdiction is required to adopt a general plan and update it at regular intervals. The purpose of the general plan is to anticipate and plan for "the physical development of the county or city, and any land outside its boundaries which bears relation to its planning" (California Government Code §65300). A general plan must address many issues that are related to and influence land use decisions. Specifically, California law requires the general plan to address land use, circulation, housing, conservation of natural resources, preservation of open space, noise environment, public safety, and environmental justice (Government Code §65302). Jurisdictions may prepare and adopt other general plan elements or address any other topics of relevance or interest to that community, with the understanding that these optional elements must be implemented with the same vigor – and are subject to the same legal scrutiny – as the mandatory elements or topics. *Cudahy 2040* has two optional elements; they are Economic Development and Air Quality.

INTRODUCTION

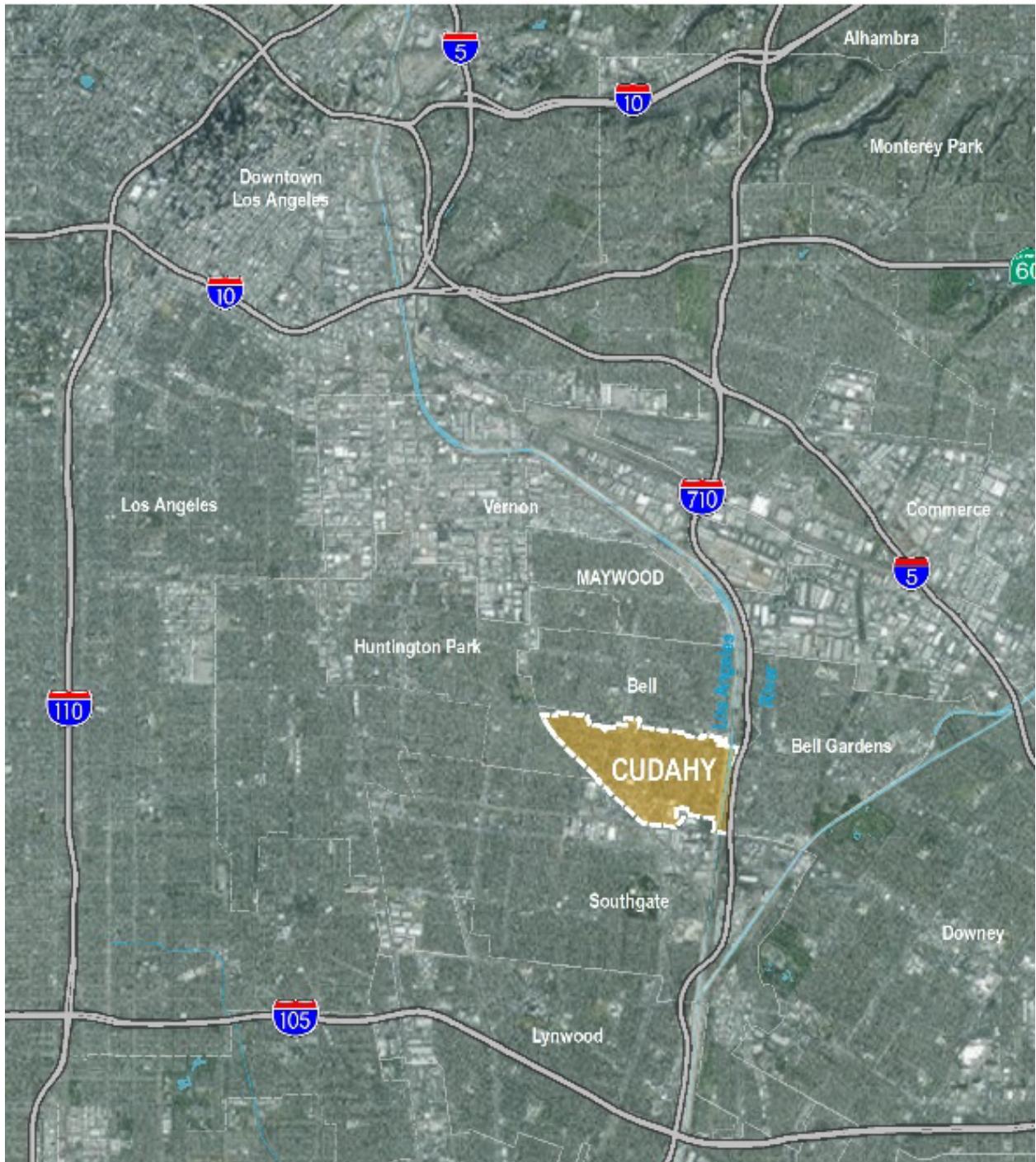


Exhibit I-1:

REGIONAL CONTEXT

using the general plan

health and sustainability focus

Cudahy 2040, also referred to hereafter as the General Plan or the Plan, takes a holistic approach to community health, weaving principles of sustainability into every element. Sustainability is achieved through careful planning to meet the needs of the present without compromising the ability of future generations to meet their own needs. American land use patterns and transportation systems have become unsustainable. They cannot be continued indefinitely without changes. Good urban planning that focuses on alternative transportation policies and land use strategies offers some of the most effective solutions available as we seek a more sustainable future.

Sustainability issues will be addressed throughout *Cudahy 2040*. The General Plan's sustainability symbol, a green circular leaf, indicates the goals, policies, and/or programs that includes specific attention to best practices from the perspective of reducing greenhouse gas emissions, conserving natural resources, or promoting a healthier lifestyle. Sustainability, through conservation and the development of innovative land use and transportation policies, is a cornerstone of the General Plan.

environmental justice focus

The General Plan takes a holistic approach to environmental justice. In California, the goal of environmental justice as part of a jurisdiction's general plan is to reduce the unique or compounded health risks in disadvantaged communities, promote community engagement in the public decision-making process, and prioritize improvements and programs to address the needs of disadvantaged communities (Government Code §65302). Disadvantaged communities are defined as communities that are disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution.¹

All of Cudahy is considered by the State of California to be a disadvantaged community.² As a result, it is critical that environmental justice be considered at every level of *Cudahy 2040*'s

¹ "Disadvantaged communities" are defined as areas identified by the California Environmental Protection Agency as those in the top 25 percent of highest scoring census tracts in CalEnviroScreen. CalEnviroScreen calculates a score for each census tract in California based on both pollution levels and socioeconomic factors.

² The western part of Cudahy is in the CalEnviroScreen 3.0 86-90 percentile range, while the eastern part is in the 96-100 percentile range, meaning that Cudahy, as a whole, is in the top 6% of most disadvantaged communities in California.

INTRODUCTION

implementation. Like sustainability, environmental justice is also integrated into every Element. Cudahy 2040 policies and programs supporting the environmental justice goal through reducing pollution exposure; promoting public facilities, food access, safe and sanitary homes, physical activity, and adaptation to climate change; and promoting civil engagement are marked with a blue clean air symbol.

organization

The General Plan is a community document intended for use by all residents, business owners and employees, and decision-makers in Cudahy. As such, Cudahy 2040 is written and organized for ease of use.

The organization of the General Plan allows users to turn to the element that interests them and quickly obtain a perspective of City policies on the subject. However, General Plan users should realize that the goals, policies, and programs throughout all elements are interrelated and should be examined comprehensively. These policy components must be considered together when making planning decisions.

administering the general plan

The Cudahy City Council will implement this General Plan by establishing annual planning and budgeting goals based on the Plan, and by adopting implementing ordinances, regulations, and programs. City departments will use General Plan policies to guide their programming and planning and, importantly, to review development applications for consistency with the community's vision.

Once adopted, the General Plan will not remain static, and the vision will continue to inform considerations to amend the Land Use Plan or any goals or policies. Over time, the City may determine that it is necessary to revise portions of the text or add policies or programs to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the general plan as a contemporary policy guide. California requires each planning department to report annually to its city council on "the status of the plan and progress in its implementation" (§65400[b]). Moreover, it is the policy of Cudahy's City Council to review the General Plan periodically to maintain the currency of its goals and policies, as well as its background and technical information. Cudahy 2040 has been adopted pursuant to this policy.

The City of Cudahy regulates the use of property within its jurisdiction through the General Plan in conjunction with the zoning, subdivision, building codes, municipal codes, and specific plans. Following the General Plan's adoption, any regulations in zoning, subdivision, building, and other ordinances that are not consistent with the General Plan will be amended to ensure consistency.

key terminology

Goals and policies represent the Plan's foundation. A **goal** is an overall statement of community desires and consists of a broad statement of purpose or direction. Each goal in the Plan is followed by more definitive policy statements. A **policy** provides guidance to the City Council, other City commissions and boards, and City staff in their review of development proposals and other actions taken. **Implementation programs** provide further articulation regarding how the City will achieve its goals and policies. Goals and policies are listed at the end of each topic discussion to keep these important components with the context backgrounds for better understanding of intent. The Implementation Plan and related matrices are included at the end of this document for ease in referencing the actions related to the Cudahy General Plan. Implementation programs are intended to be reviewed and updated periodically to allow decision-makers to adjust to current community priorities and funding resources. Updating an implementation program will not require a General Plan amendment.

a community effort

In Cudahy, we understand that community building and public participation is the cornerstone of a thriving city. The public participation effort arose from Cudahy's fundamental belief that an active citizenry must be integrally involved in important policy discussions. The General Plan's public participation program was multi-faceted and included the components described below.

stakeholder interview

Five stakeholder interview sessions with a total of 19 participants were convened at the start of the General Plan update. The stakeholders were a diverse set of community representatives, including residents, developers, business owners, law enforcement, school administrators, and various Cudahy based organizations. The interactive sessions encouraged participants to share a wide range of perspectives and opinions regarding Cudahy's assets, concerns, and opportunities.

telephone survey

Two hundred adult residents participated in a General Plan telephone survey conducted between February 4 and February 22, 2016. The survey used a combination of telephone calls and email invitations to recruit participation from a random sample of Cudahy households. The survey's purpose was to provide objective, statistically reliable measures of residents' opinions on a number of key issues to be addressed in the General Plan.

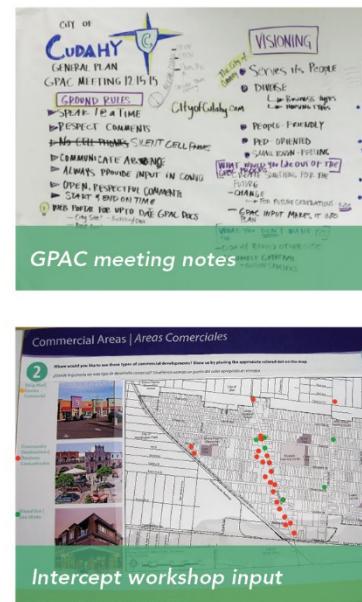
INTRODUCTION

general plan advisory committee (GPAC)

The GPAC consisted of 12 members, each appointed by a City Council member. They represented diverse view points and stakeholder groups, ranging from residents, to bicycle advocates, business owners, and more. The mission of the Cudahy GPAC was to provide ongoing, organized, and effective publicly-based input to the project team. The GPAC met regularly throughout the process to provide input and review work product the team completed.

intercept workshops

A series of mobile “intercept” workshops were conducted to assess the community’s view regarding three topic areas: residential density, commercial development types, and the future of Cudahy’s industrial areas. These workshops were designed to educate community members about the General Plan, inform the public about the update process, and gather feedback from a wide cross-section of Cudahy constituents. In total, more than 60 people provided input at the five intercept locations.



joint city council and planning commission sessions

Joint sessions with the Cudahy City Council and Planning Commission were scheduled at key junctures in the plan development process. Councilmembers and Planning Commissioners had the opportunity to direct the planning program and provide comment on the General Plan. These meetings were open to the public.

realizing the vision

The General Plan provides the policy guidance to create the future we believe in, to implement our vision. *Cudahy 2040* is intended to provide an enlightened strategy for the future development of our community – a strategy that values our history, unique character, and future potential. The Plan will enhance the quality of life for current and future generations; the Plan strives for sustainable use of resources now and in the future. *Cudahy 2040* relies upon implementation programs to provide the specific guidance that will lead to the goals' and policies' fulfillment. Through the General Plan's implementation and the continued involvement of an engaged community, we will create a reality out of the future we imagine, the future we believe in, for Cudahy.

The *Cudahy 2040* Vision and Guiding Principles encapsulate the community's -- residents, businesses, and stakeholders, collective ideas and concepts for the community's future.

vision

Cudahy is an engaged, passionate community that embraces its cultural diversity and strives for economic and environmental sustainability, while raising residents' standard of living. Cudahy intends to enhance its neighborhoods, and create community spaces to serve current and future residents.

guiding principles

preserve cudahy's small town feel

Despite its population density, Cudahy feels like a small town because of its tight-knit community where people know each other's names and share in each other's lives. Residents want to ensure and promote that intimate sense of community.



foster cudahy's family-oriented values and lifecycle

Many who live in Cudahy are long-time residents. Young people who leave seeking higher education or work, return to Cudahy to raise their own families. The City strives to provide social, recreational, and economic opportunities to support this lifecycle, and sustain the community's family-oriented values.



strengthen community collaboration

Community building and public participation are cornerstones of a thriving city. The City aims to foster relationships and empower local residents, neighborhood organizations, boards, and commissions to address local issues while promoting transparency.

recognize and celebrate cudahy's rich culture

Cudahy's cultural diversity is a point of pride and unity for its residents. The City celebrates this unique aspect by encouraging public art and education, attracting culturally relevant businesses, and supporting development that fits the community's highly valued social interaction and neighborly spirit.

develop a distinctive character for cudahy

A walkable, cohesive, and enduring built environment provides the foundation for Cudahy to flourish. Enhanced streetscapes, pedestrian-oriented building form, and community gathering spaces help create a sense of place and community for residents and visitors to enjoy. Establishing a distinctive architectural form, beautifying entryways into town, and sensitively connecting to the broader community will help augment the distinctive character of the community.



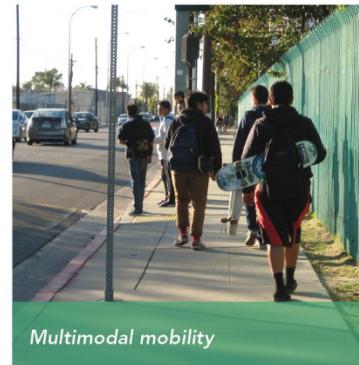
spark and strengthen economic prosperity

The City facilitates the creation of a sustainable and diverse economy by retaining and attracting industries and businesses both emerging and traditional, creating jobs, seizing business opportunities, supporting the local tax base, and expanding balanced, sensible housing opportunities.



improve multimodal mobility and safety

Cudahy will strive to improve the mobility of pedestrians, bicyclists, public transit riders, and vehicle passengers by: designing seamless connections to local destinations and nearby communities, connecting to future transit options, and ensuring existing facilities are safe and efficient. Cudahy will evolve as a multimodal city.



Multimodal mobility

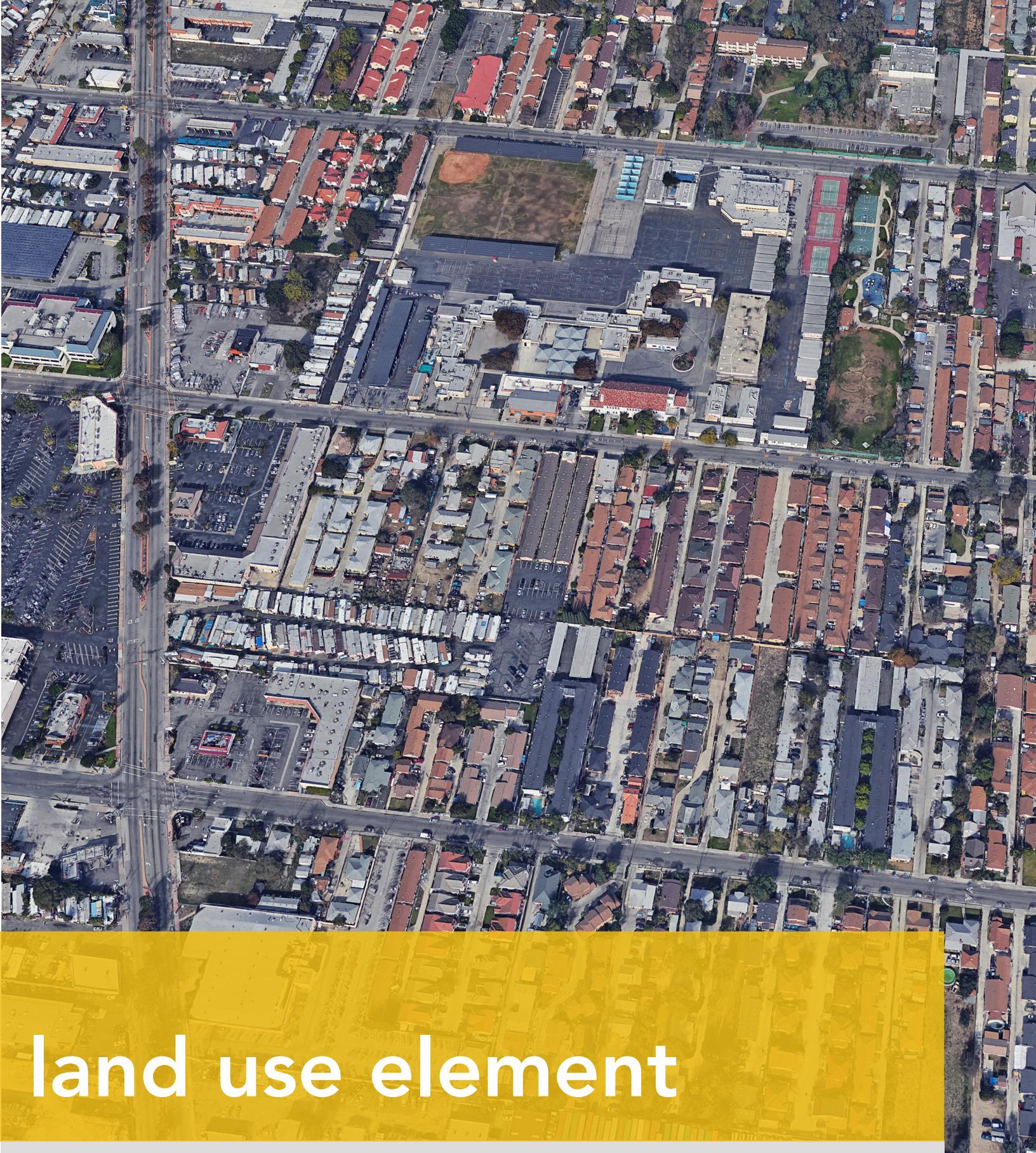
protect and enhance community health and the environment

The efficient use of natural resources is important to the sustainability and health of the community. Cudahy encourages development that prioritizes water efficiency, green infrastructure, technological innovation, and provides uses and spaces that facilitate healthy activities. The City plays an active role in regional environmental efforts aiming to reduce greenhouse gases and improve environmental sustainability.

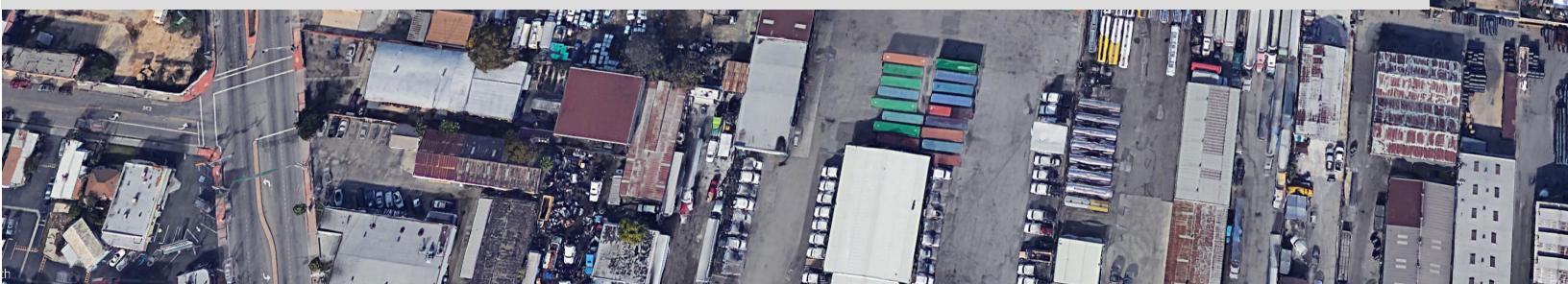


Health and environment





land use element



in this section:

introduction

land use terminology

baseline issues

implications

land use concepts

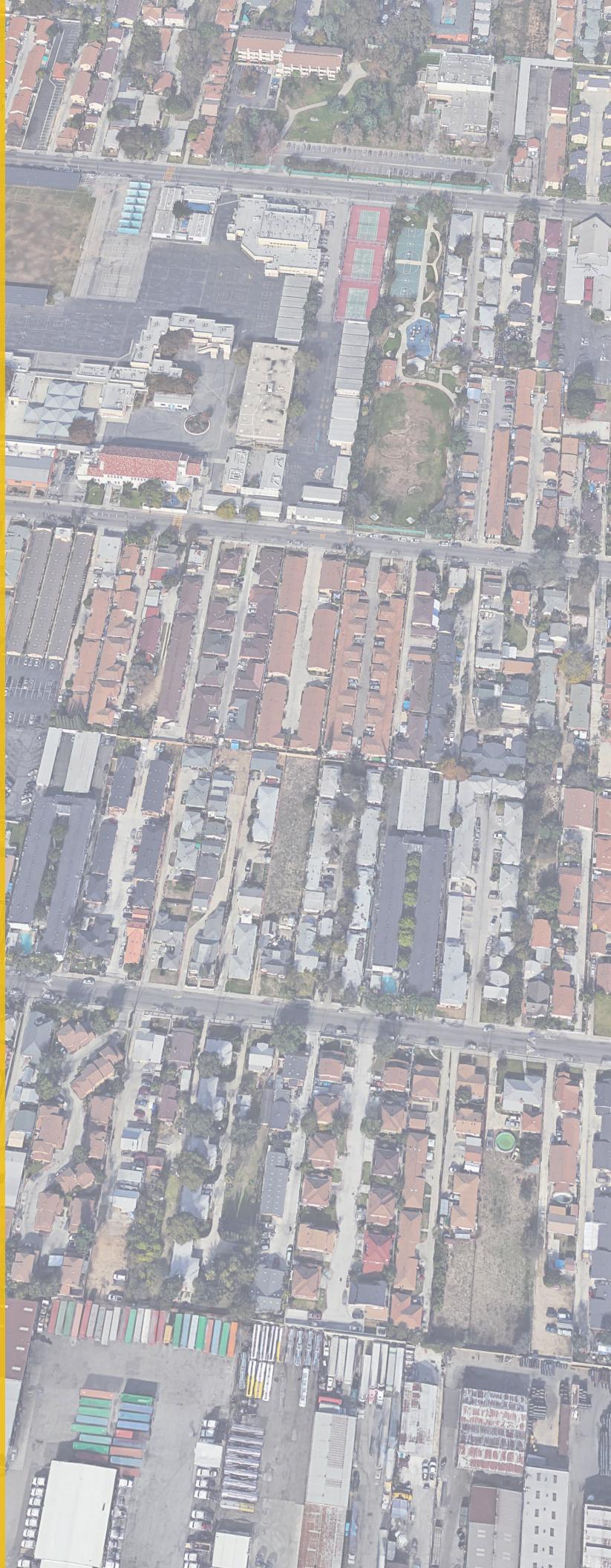
areas subject to flooding

land use plan

land use classifications

implications of urban
form and land use policy

goals and policies



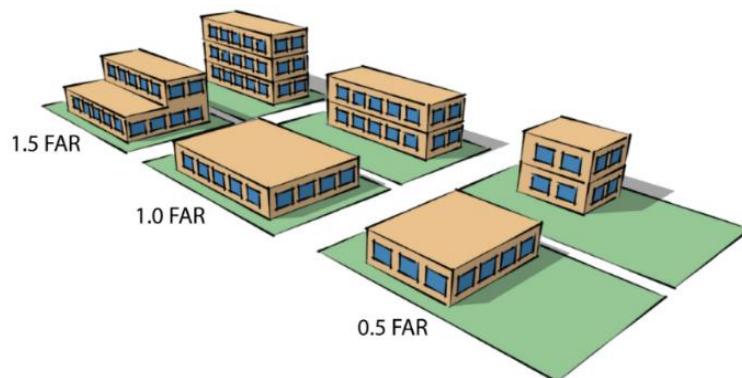
introduction

The Land Use Element establishes land use designations and defines the urban form for the various neighborhoods and districts in Cudahy. Throughout the *Cudahy 2040* outreach process, community members stressed the importance of developing a distinctive look and feel for Cudahy, with uses that support living a well-rounded life. The land use plan, goals, and policies in this Land Use Element provide the framework for shaping Cudahy's physical environment; they guide development decisions in a manner that will achieve high quality projects and a balanced mix of uses.

land use terminology

density and intensity are quantitative measures used to describe how much development may occur on a parcel of land or legal lot. For residential uses, the word "density" is used. The Cudahy General Plan describes density in terms of the number of dwelling units allowed per acre (du/acre), exclusive of streets and public rights-of-way. This is commonly known as net density. For nonresidential land uses, the word "intensity" is used. This General Plan uses floor/area ratio (FAR), which is a measurement of the ratio of the total gross floor area of all buildings on a lot to the total land area of the lot, as a measure of the intensity of development. A FAR of 1.0 may yield a one-story building that covers the entire lot, a two-story building that covers half the lot, or several other possible configurations, as illustrated in Exhibit LU-1.

Exhibit LU-1: Floor Area Ratios (FAR) Diagram



land use describes different types of activities that occur—homes, shops, industry, parks, or schools, for example.

urban form refers to the physical pattern, layouts, and physical structures that influence how we experience an area, including street design, a building's size and shape (or "massing"), a building's architecture, a building's placement on a lot, and the relationship of a building to the street.

baseline issues

socioeconomic challenges

- Compared with the Los Angeles County population, Cudahy's residents are younger and have lower educational attainment. Generally, this means that local residents may not have the same opportunity to obtain higher-paying jobs and invest in their community through either business or property ownership.
- Eighty-two percent of Cudahy households earn less than 80% of the area median income and are considered lower income in 2012¹. In 2014, one-third of Cudahy families live in poverty. This proportion is more than twice the regional proportion.
- Cudahy has 2.5 times more single-parent families than Los Angeles County as a whole. This condition can place greater pressures on families in terms of need for childcare, earning potential, and ability to engage in community activities.

health and access to recreation resources

- Convenient access to fresh and healthy foods is limited, which creates additional challenges for Cudahy's residents to maintain a healthy and balanced diet. Cudahy residents living in the eastern and westernmost edges are living in low income tracts where at least 33% of the population live more than one-half mile from the nearest supermarket, supercenter, or large grocery store.²
- Cudahy's population is dense, which exacerbates the need for open space and parks. Cudahy has 19,732 people per square mile, making it the sixteenth densest neighborhood of Los Angeles County's 272 neighborhoods.³
- Despite its below average park acres per person (0.8 park acres/1,000 residents versus 3.3 park acres/1,000 people countywide), 82% of Cudahy residents live within one-half mile walking distance to a park.⁴
- Infrastructure and facilities enabling active modes of transportation (walking, biking) and public transit are limited.
- Proximity to the Los Angeles River corridor presents an opportunity to more fully utilize the Los Angeles River resource as access to open space and active recreation.

¹ 2012 Comprehensive Housing Affordability Strategy (CHAS) data

² USFDA Food Access Research Atlas (2016)

³ The 272 "neighborhoods" include all major Los Angeles County cities, unincorporated areas, and neighborhoods comprising the City of Los Angeles per Mapping LA, a Los Angeles Times mapping project, 2009.

⁴ City of Cudahy Study Area Profile, Los Angeles County Parks Needs Assessment (2016)

- Due to the community's proximity to the I-710 freeway and the presence of several heavy industrial businesses, Cudahy residents can experience negative environmental impacts that affect community health, such as air pollution and soil contamination.

land use and demographic trends

residential trends

- Most Cudahy residents are renters; 83% rent their home. Many renters have rented their residences for an extended period.
- Cudahy has one of the largest average household sizes in the nation (4.29 persons per household).
- Given Cudahy's built-out character, residential development will most likely require the recycling of single-family homes on large lots to higher-density, multi-family structures.
- Although long-time policy encourages residential lot consolidation to achieve higher-quality development, lot consolidation rarely occurs.
- Perimeter fencing and property maintenance issues are prominent features in Cudahy's residential neighborhoods.

commercial trends

- The Atlantic Avenue commercial corridor has experienced a modest level of revitalization, with a few new centers constructed; however, many commercial centers have significant vacancy.
- Typically, the design of most commercial centers pushes the active commercial space to the rear of the property with expansive parking lots fronting the street. This development approach discourages direct pedestrian access and creates an uninviting street frontage.
- Restaurants and retail stores lack variety and visibility.
- Intensification opportunities exist throughout the commercial core on vacant/underutilized sites and on large underutilized parking lots.
- Large parcels owned by the Redevelopment Authority successor agency (City of Cudahy Economic Development Corporation) provide development opportunities in the built-out city.

industrial trends

- Many larger industrial properties are vacant or show signs of aging and deferred maintenance.
- Several industrial-zoned properties support low-intensity storage or trucking uses rather than job-generating industrial businesses.
- Cudahy offers relatively easy freeway access and proximity to downtown Los Angeles.
- Maintaining jobs-generating industrial land uses and activities is important to Cudahy residents and the local economy. Attracting cleaner and lighter industrial uses, such as high tech or business park uses, is needed to advance economic opportunities for local residents.

regional long-range planning efforts

- The Gateway Cities Council of Government Livability Initiative, and the *Gateway Cities and Rivers Urban Greening Master Plan*, the I-710 Corridor Project, and the *Lower LA River Revitalization Plan* explore opportunities to change the function and character of the river and multimodal transportation.

land use conflicts

- Land use conflicts can exist where residential neighborhoods abut commercial or industrial uses and insufficient buffering and/or building materials have not been established to provide proper buffering and noise attenuation.

implications

- Improving the socioeconomics of Cudahy's residents is a necessary component of implementing a land use strategy that successfully increases property ownership and development.
- There are opportunities to leverage the potential of City-owned parcels to ensure the land uses and amenities developed align with the community's housing needs and vision.
- Land use strategies should also support better community health outcomes by improving access to fresh and healthy foods, as well as promoting active living.
- Commercial and entertainment potential is strongest along the Atlantic Avenue core.
- More flexible land use regulations within Cudahy's industrial areas could attract more business and development potential by expanding the types of uses that can locate there.

land use concepts

This section establishes the “big picture” ideas for land use in Cudahy. The concepts take into consideration the community’s goals, as well as findings from technical studies developed for the General Plan process. The goals and policies included in this General Plan were developed with these land use concepts in mind, aiming to bring them to fruition over the lifetime of the plan.

To address the land use issues that may be keeping Cudahy from achieving its full potential, the City will pursue these land use initiatives.

- Maintain distinct land use districts that preserve single-family neighborhoods while allowing for additional residential development potential in other areas of the city.
- Increase the allowed density in the multi-family residential areas and intensity of nonresidential districts to encourage revitalization and lot consolidation.
- Create new open spaces—such as converting River Road to open space and developing cul-de-sac pocket parks—where residents can gather and enjoy the outdoors and recreation.
- Provide flexibility in land use policy to accommodate emerging land use trends.

land use districts

Cudahy’s urban form and land use strategies focus growth and development into three districts: Atlantic Avenue, Industrial, and Residential, as shown in Exhibit LU-2. This strategy will address long-standing concerns and conditions associated with the lack of community gathering places, poor interface between residential neighborhoods and industrial businesses, and limited opportunities for economic growth. The Land Use Plan, shown in Exhibit LU-4, represents an update and modification of the City of Cudahy 2010 General Plan Land Use Plan, reflecting the desired developmental changes expressed through the *Cudahy 2040 Plan*’s community engagement process. Specific measures for implementing the Cudahy 2040 Land Use Plan will occur through an update of the zoning code’s development standards.

LAND USE ELEMENT



atlantic avenue district

Along the Atlantic Avenue corridor, mixed-use activity centers will be pedestrian-friendly focal points for residents and businesses, linked by a bicycle and pedestrian pathway system. The character of each district/subdistrict is described below. The Land Use Plan section discusses the uses and development standards for each district/subdistrict.

Atlantic Avenue is the primary north/south roadway in Cudahy and the center of economic activity. The Atlantic Avenue corridor will evolve into a grand boulevard, with renewed importance and improved quality of development and businesses. The physical character of the streetscape will be transformed to create pleasant pedestrian linkages between the neighborhoods and Cudahy's business districts. New development will emphasize pedestrian orientation in both site and building design, with active street frontages, well-scaled and designed buildings, and engaging outdoor spaces. New street tree plantings, widened sidewalks, and pedestrian-scaled lighting will transform the public streetscape to create a "great street" experience that communicates the spirit of Cudahy.

To communicate Cudahy's distinct identity, Atlantic Avenue gateways will be created at the north and south ends of the street, as people enter from Huntington Park, Bell, and South Gate. Attractive entry monuments, landscape and streetscape enhancements, and clear directional signage will lead visitors to key Cudahy destinations including the Town Center and Entertainment Subdistricts.

Harnessing the corridor's economic potential by creating three distinct and connected subdistricts will allow for the creation of vibrant, pedestrian-friendly places. Each of the subdistricts will have inviting spaces that spur social interaction and encourage visitors to local businesses. While the subdistricts are distinct, complementary urban design themes and characteristics will tie them together as a uniquely identifiable central corridor.

LAND USE ELEMENT



The Atlantic Avenue Subdistricts are:

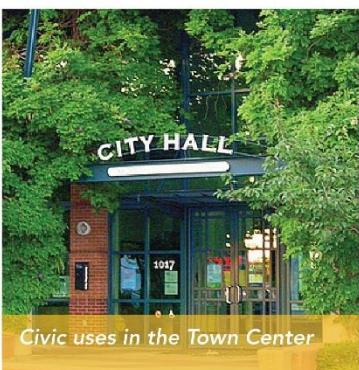
commercial core subdistrict

The Commercial Core Subdistrict begins just south of Florence Avenue and ends between Clara and Elizabeth Streets. The Commercial Core primarily provides local goods and services to residents in a more traditional commercial format, with pockets of lower-scaled mixed-use development. The mixed-use development helps transition the active Atlantic Avenue corridor to the residential neighborhoods to the east and west. While this Subdistrict will continue to be auto-oriented with readily available parking, pedestrian and biking activity will be encouraged through the reconfiguration of the built commercial centers.



town center subdistrict

The Town Center Subdistrict is Cudahy's "living room," serving as the governmental and cultural hub. It is located immediately south of the Commercial Core and continues south to Santa Ana Street. Residents and visitors will congregate in the Town Center for business and pleasure. On warm evenings, residents can gather in the public plazas, socialize with friends and neighbors, and listen to music playing on the community stage. During the day, the Town Center will be active with people conducting business or visiting the library or post office. The City Hall, Cudahy branch library, Los Angeles County's Sheriff substation, USPS post office, and other civic uses will all be located within the Town Center Subdistrict. The Town Center will feature community gathering places such as public plazas, an amphitheater, art venues, community gardens, and urban green space.



entertainment subdistrict

The Entertainment Subdistrict features local and subregional activities such as movie and live performance theaters, a bowling alley, a skating rink, and restaurants. The Entertainment Subdistrict's proximity to the planned South Gate Eco-Rapid transit station and the nearby freeway allows for the development of regional entertainment destinations, such as a casino and hotel. The entertainment uses will be reinforced by supportive uses, including shopping, restaurants, and commercial recreation. Residential uses on upper floors or in adjacent buildings will



contribute to the vibrancy and diversity of the area. Public open spaces will have urban design features compatible with this higher-intensity activity area.

industrial district

The two subdistricts within the Industrial District will retain and reinvigorate Cudahy's industrial uses, while also providing flexibility for newer industries and diverse uses to locate in the district.



innovative industrial subdistrict

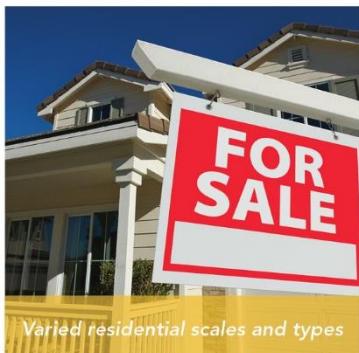
This area along Salt Lake Avenue between Ardine Street and one-half block north of Santa Ana Street will have a character highlighted by creative design spaces, "makers" industrial (small-scale traditional and digital manufacturing), and live/work residential space. This Subdistrict can provide incubator space for start-up companies within a research and development setting. Planned uses will primarily be creative industries and commerce.



light industrial subdistrict

The Light Industrial Subdistrict features revitalized, renovated, and expanded light industrial buildings that have a variety of light industrial businesses, with supportive office and small commercial uses. This Subdistrict encourages both new and traditional light industrial uses within a cohesive area.





residential districts

In Los Angeles County, the demand for housing, following the 2007-2009 recession, accelerated as businesses throughout the region began to recover and attract new workers. The cost of buying a home continued to remain beyond the reach of many.

The Residential District encourages development of a variety of housing types at scales that facilitate homeownership and high quality rental housing for people of all economic levels. Higher-density development is encouraged where the density can be supported by infrastructure to prevent negative impacts on surrounding properties. Long-established lower density environments will be preserved to respond to desires for this type of housing.



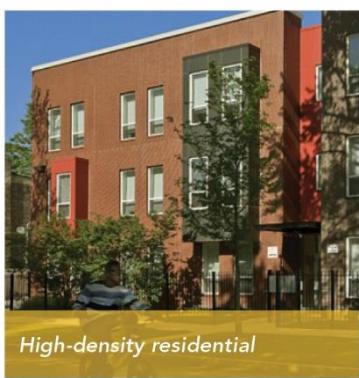
low-density subdistricts

The Low-Density Subdistricts, located in the northwest and southeast quadrants, accommodate single-family detached, single-family attached (two or three attached units), and very-low density multi-family housing types on a single legal parcel.



medium-density subdistricts

The Medium-Density Subdistricts are located north of Santa Ana Street between the Los Angeles River and Wilcox Avenue, and east of Otis Avenue between Hartle Avenue and just south of Elizabeth Street. The Medium-Density neighborhoods provide a transition between the Low-Density and High-Density neighborhoods. The Medium-Density neighborhoods feature single-family attached and multi-family attached housing types.



high-density subdistrict

The High-Density Subdistrict is adjacent to the Commercial Core and Town Center Subdistricts. High-Density neighborhoods feature multi-family attached housing. Residents will have ready access to Cudahy's commercial districts, encouraging significant pedestrian activity between the neighborhoods and the goods and services on Atlantic Avenue.

open space

Natural open spaces and urban recreation areas contribute to a healthy and environmentally sustainable community. While Cudahy has well-used parks, establishing new green space will be difficult given the community's built-out character. The General Plan features traditional concepts for open space, including new parks and parklets, as well as innovative and creative open space such as public right-of-way conversions and urban recreation/plazas/facilities. Focused land use-oriented interventions—described in detail in the Open Space Element—include:

- Creating pocket parks or parklets at Elizabeth Street/Otis Avenue/Salt Lake Avenue, Walnut Street/Salt Lake Avenue, Flower Street/Salt Lake Avenue, and Olive Street/Salt Lake Avenue
- Converting River Road to a linear park, open space, and/or community gardens
- Expanding Cudahy Park upon the relocation of the City of Cudahy City Hall and the County of Los Angeles Cudahy branch library
- Creating mini green spaces via infrastructure enhancements
- Creating urban recreation spaces through public plazas and linear greenways
- Supporting urban agriculture



multimodal mobility

Developing land use and urban design to facilitate active transportation (bicycles, walking) helps residents and employees of local businesses move around Cudahy more easily and helps reduce local contributions to greenhouse gases. The Mobility Element fully discusses multimodal transportation. However, land use and street modifications also apply to the Land Use Element:

- Creating cul-de-sacs to promote traffic calming and improve walkability at Salt Lake Avenue's intersections with Walnut, Flower, and Olive Streets
- Implementing a series of bicycle paths and lanes to improve bicyclist safety and connect neighborhoods to the Atlantic Avenue district
- Providing two Salt Lake Avenue bicycle options:
 - Short Term: Class III protected bikeway running north and south within the Salt Lake Avenue right-of-way
 - Long Term: Separated bike path within the Union Pacific right-of-way west of Salt Lake Avenue.



flexibility for land use trends – overlays

Cudahy 2040 provides four focused overlay zones that will provide longer-term flexibility to adjust to changes in market conditions and broader regional planning efforts along the Los Angeles River.

wilcox commercial overlay

A small group of parcels designated for neighborhood commercial use are located at Wilcox Avenue at the intersections of Clara Street and Santa Ana Street. The Wilcox Commercial Overlay allows for intensification and/or expansion of commercial use to accommodate small commercial business that can meet daily shopping and dining needs for local residents. Every five years, the City shall evaluate the need for redesignating and rezoning the Wilcox Commercial Overlay parcels, as a group, from their residential use to the neighborhood commercial use. It is not the Overlay's intent to allow a parcel by parcel transition from residential to commercial.



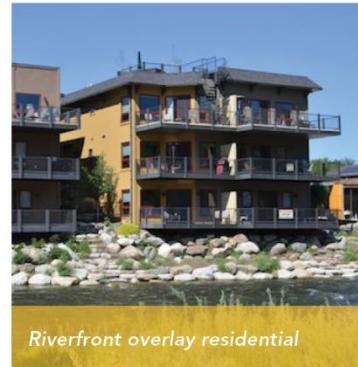
Wilcox neighborhood commercial



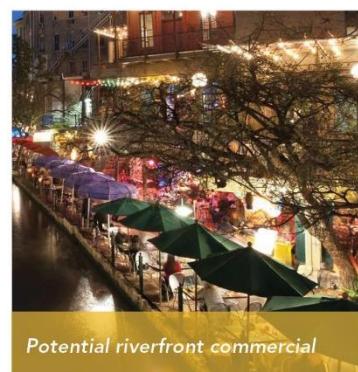
Local-serving business on Wilcox

riverfront overlay

Regional planning efforts look to transform the 51-mile stretch of the Los Angeles River by restoring some of its natural functions for groundwater recharge and habitat. The City wishes to capitalize on its adjacency to the Los Angeles River ("River") and opportunities for riverfront development. If regional or subregional plans lead to the envisioned river transformation, the Riverfront Overlay allows for high-density residential and introduction of mixed use-commercial development along the River's edge. Implementation of this overlay is contingent upon validation of a strong market need for those development types along the Los Angeles River. Prior to implementation of the Riverfront Overlay, the City will determine if increased development potential can be adequately served by the mobility system and supportive infrastructure.



Riverfront overlay residential



Potential riverfront commercial

industrial overlay

The Industrial Overlay expands the industrial designation north to Santa Ana Street, contingent upon strong market demand for expansion of industrial uses. Every five years, the City shall evaluate

LAND USE ELEMENT



Overlay expands industrial areas

the need for redesignating and rezoning the Industrial Overlay parcels, as a group, from their High-Density Residential use to the Light Industrial use. It is not the Overlay's intent to allow a parcel by parcel transition from residential to industrial. Careful consideration will be taken to protect the residential parcels adjacent to new industrial uses as properties turn, if/when this overlay is enacted. Strategies to protect residential properties can include, but are not limited to, buffers, noise barriers, and landscaped screening. The City should consider requiring lot consolidation before approving the expansion of industrial uses in this Overlay District.



Industrial park development options

agricultural opportunity overlay

Covering several blocks south of Santa Ana Street, the Agricultural Opportunity Overlay allows for both indoor and outdoor agricultural production. This includes the growth and cultivation of plants, fruits, and vegetables in community gardens or for commercial distribution and sale. This overlay also permits the planting and cultivation of cannabis, limited to indoor production and harvesting. Cannabis production is subject to specific local regulations.

Cannabis production is not allowed where the Agricultural Opportunity Overlay overlaps with the residential designation until the parcels are rezoned to industrial.

areas subject to flooding

State law requires that Land Use elements identify areas subject to flooding, as defined by Federal Emergency Management Agency (FEMA) or the California Department of Water Resources floodplain mapping system.

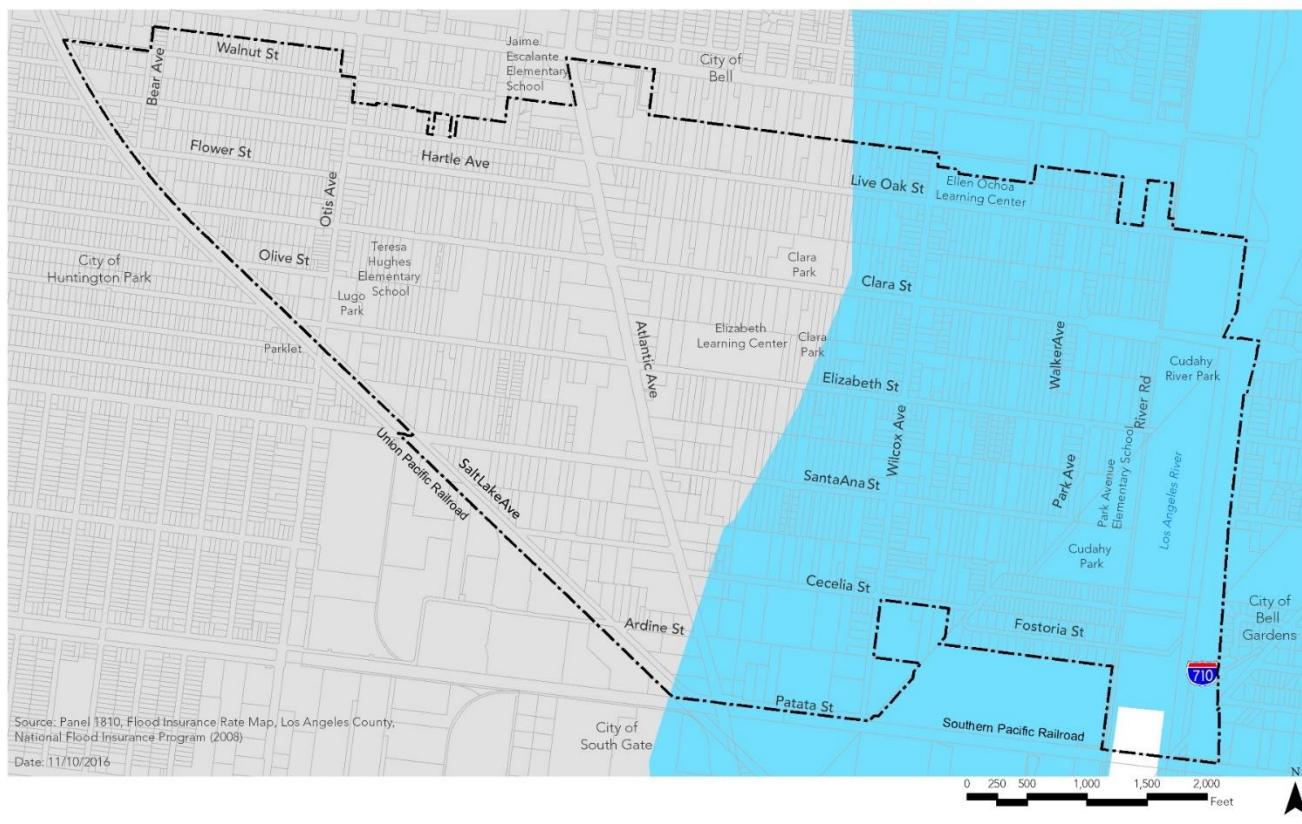
FEMA's Flood Insurance Rate Maps (FIRM) identify properties subject to 100-year and 500-year floods. Cudahy's easternmost parcels, located closest to the Los Angeles River, are within a 500-year flood hazard zone. No parcels in Cudahy are within the 100-year floodplain area. Exhibit LU-3 shows the 500-year floodplain area within Cudahy.



Large-scale indoor agriculture

LAND USE ELEMENT

FEMA considers the 500-year floodplain to have a low to moderate risk of flooding. Construction within any floodplain is subject to the regulations outlined in the California Building Standards Code. The Local Hazards Mitigation Plan for the City of Cudahy outlines measures for mitigating floods and other natural disasters.



LAND USE FEATURES

- 0.2% Annual Chance of Flood Hazard Zone
- Area Outside of the 0.2% Annual Chance Flood Hazard Zone

BASEMAP FEATURES

- Cudahy Boundary
- Railroads

Exhibit LU-3:

FLOOD HAZARDS

land use plan

The Land Use Plan (Exhibit LU-4) illustrates the planned distribution of land uses. The following land use categories describe how neighborhoods, corridors, and centers will develop or be maintained over time to achieve overall land use and urban form objectives. Cumulatively, these policies will shape the enhancement, development, and maintenance of all areas within the community.

LAND USE ELEMENT

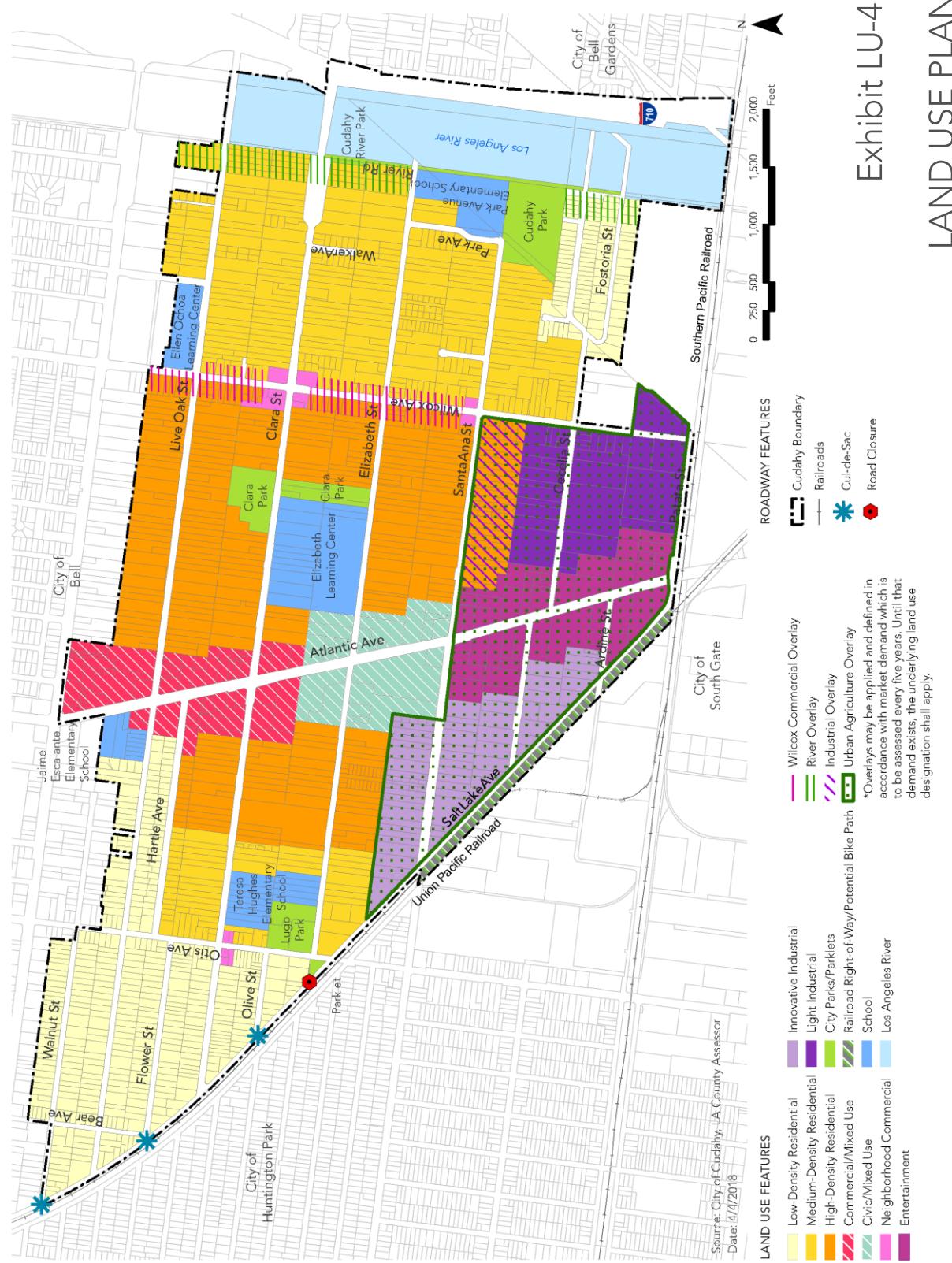


Exhibit LU-4:

LAND USE PLAN