



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **ROLL CALL:** Commissioners Dominguez, Owens, Spathopoulos, Vice Chair Frometa, and Chair Duarte
- III. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- IV. **PRESENTATIONS:**
- V. **REPORT ON CITY COUNCIL ACTION:**
- VI. **PUBLIC HEARINGS:**

**RECOMMENDED
ACTION**
Approval

1. (PLN-20-00104) Planned Sign Program

Location: 8900 Imperial Highway and 12623 Lakewood Boulevard

Request: A request for a Planned Sign Program to approve the size, amount, location, and appearance of signs for a multi-tenant building and drive-thru restaurant, on property zoned C-2, General Commercial.

CEQA: Categorical Exemption – Section 15301 (Class 11, Accessory Structures)

Staff: Alfonso Hernandez, Senior Planner

Contact: ashernandez@downeyca.org

(562) 904-7154

VII. **NON-AGENDA PUBLIC COMMENTS:** This portion of the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Planning Commission and not listed on the agenda. It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than three (3) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth under this section.

VIII. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner or citizen requests separate actions. Anyone wishing to discuss a Consent Calendar item should be recognized by the chairman, state name, address and agenda item number. Further, any Consent Calendar items removed from the agenda will be considered by the commission following the public hearing items.

2. Approval of the Minutes from August 19, 2020

IX. **OTHER BUSINESS:**

X. **STAFF MEMBER COMMENTS:**

XI. **ADJOURNMENT:** To Wednesday, November 4, 2020 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241.



NOTICE: SECTION 9806 – APPEALS

Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions. no later than ten (10) calendar days) after the date of the decision or of the Commission's failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission's findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified

Supporting documents are available at: www.downeyca.org; City Hall-Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. Video streaming of the meeting is available on the City's website. In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, complete the City's Title II ADA Reasonable Accommodation Form located on the City's website and at City Hall - Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the Planning Division or contact the Planning Division office at (562) 904-7154 or the California Relay Service at 7-1-1. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City's ADA/Section 504 Coordinator at ADACoordinator@downeyca.org; Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, 48 business hours prior to the meeting.

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunion de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, 48 horas hábiles antes de la reunión.

Supporting data for items included in this agenda is available for public review and inspection in the office of the Planning Division during regular workday hours between 8:00 a.m. and 5:00 p.m., and in the City Library during regular hours and on the City's website at <http://www.downeyca.org>.

I Mary Cavanagh, Secretary to the Planning Commission, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.

Dated this 15th day of October, 2020

Mary Cavanagh

Mary Cavanagh
Secretary, Planning Commission



SPECIAL NOTICE

Public Participation and Accessibility for October 21, 2020 Downey Planning Commission Meeting

Pursuant to Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020, and County of Los Angeles Department of Public Health Order of the Health Officer Revised Order Issued June 11, 2020 as a response to mitigating the spread of Coronavirus known as COVID-19 and providing direction for moving the County through Stage 3 of California's pandemic resilience roadmap, the regular meeting of the Planning Commission scheduled for Wednesday, October 21, 2020 at 6:30 p.m. will allow members of the public to participate and address the Planning Commission during the open session of the meeting via live stream and/or teleconference as well as a limited number of in person attendees within the City Hall Council Chambers .

Below are the ways to participate in the Regular Meeting at 6:30 p.m.

1. View the Planning Commission meeting live stream at:

YouTube Channel: <https://www.youtube.com/channel/UCHJOzNYcnaDRUSax0sC0L9Q/live>

2. Planning Commission meeting Conference phone (audio only):

Call Toll-Free: (888) 788-0099 or (877) 853-5247

Enter Meeting ID: **991 4124 5739**

Enter Password: **049154** and press the # (pound) key

Members of the public wishing to address the Planning Commission, during public comments or for a specific agenda item, or both, may do so by the following methods:

3. E-mail: pcpubliccomment@downeyca.org

In order to effectively accommodate public participation, participants are asked to provide their public comments via e-mail by 4:00 p.m. on the day of the meeting.

Participants addressing the Planning Commission by email are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Subject;
- e) Written Comments.

4. Teleconference phone number: (562) 299-6622

Calls will be placed on hold in queue and participants will provide their public comments via speaker phone. Persons speaking are limited to a maximum of three (3) minutes. Please be mindful that the teleconference call will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

Participants addressing the Planning Commission by teleconference are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Comments.



5. In-Person Attendance in City Hall Council Chambers

The public will now be able to attend public meetings in person, but will be required to comply with safety standards to help prevent the spread of COVID-19, as described below:

- a) Wear a cloth face covering
- b) Maintain physical distancing while inside the building and the Council Chambers
- c) Complete a wellness check before entering the building:
 - 1) Temperature Check
 - 2) Screening Questions

Although public meetings will re-open for in-person attendance, residents are encouraged to continue accessing the public meeting and utilizing participation methods 1 – 4, listed above, as there will be a limited number of attendees permitted, approximately 15, in the building due to reduced seating capacity to maintain social distancing standards.

For any questions contact the Planning Division's Office at (562) 904-7154.



DATE: OCTOBER 21, 2020

TO: PLANNING COMMISSION

SUBMITTED BY: ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: CRYSTAL LANDVAZO, CITY PLANNER

PREPARED BY: ALFONSO HERNANDEZ, SENIOR PLANNER

SUBJECT: **PLN-20-00104 (PLANNED SIGN PROGRAM) – A REQUEST FOR A PLANNED SIGN PROGRAM TO APPROVE THE SIZE, LOCATION, AND APPEARANCE OF SIGNS FOR A MULTI-TENANT COMMERCIAL BUILDING AND DRIVE-THRU RESTAURANT**

LOCATION: 8900 IMPERIAL HIGHWAY & 12623 LAKEWOOD BOULEVARD

ZONING: C-2 (GENERAL COMMERCIAL)

REPORT SUMMARY

The proposed Planned Sign Program (PLN-20-00104) is a request to establish uniform signage for a multi-tenant commercial building and drive-thru restaurant regarding the quantity, location, and appearance of future signs. This request proposes installation of a maximum of eleven (11) wall signs, a monument sign, and a freestanding sign. The total combined sign area is 571.25 square feet. Based on the analysis contained within this report, staff is recommending the Planning Commission adopt the following titled resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLANNED SIGN PROGRAM (PLN-20-00104), REGULATING THE QUANTITY, SIZE, LOCATION, AND APPEARANCE OF SIGNS FOR A MULTI-TENANT COMMERCIAL BUILDING AND DRIVE-THRU RESTAURANT, LOCATED AT 8900 IMPERIAL HIGHWAY & 12623 LAKEWOOD BOULEVARD, AND ZONED C-2 (GENERAL COMMERCIAL)

BACKGROUND

The application for a planned sign program is proposed as part of the larger redevelopment at 8900 Imperial Hwy & 12623 Lakewood Boulevard. On May 15, 2019, the Planning Commission approved a Site Plan Review, Conditional Use Permit, Variance and Tentative Parcel Map for the construction of a new 4,000 square foot drive-thru restaurant and renovations to a 10,000 square foot retail building. Building permits have been issued, and the project is currently under construction. Project completion is anticipated for March of 2021.

The renovated commercial center is located at the Southwest corner of Imperial Highway and Lakewood Boulevard. The parcel is zoned C-2 (General Commercial) with a General Plan Designation of General Commercial. Directly to the rear, abutting the subject property, are six townhome properties zoned R-3-O. Adjacent to the north and east are C-2 zoned properties developed entirely with commercial uses. The parcel directly to the west are also zoned C-2, but is occupied by a commercial use and two dwelling units to the rear.

On October 2, 2020 the applicant filed a request for a Planned Sign Program. The application was deemed complete on October 5, 2020. On October 8, 2020, notice of the pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500 feet of the subject property.

DISCUSSION/ANALYSIS

Downey Municipal Code Section 9610.04 states that a Planned Sign Program shall be required for any site having three (3) or more nonresidential tenants and shall be approved by the Planning Commission before a sign permit can be issued. The purpose of the proposed new Planned Sign Program is to allow for a total of eleven (11) wall signs, a monument sign, and a freestanding sign for the newly developed seven-tenant building and new Chick-fil-A restaurant.



Renderings of proposed development

The Chick-fil-A restaurant will have three (3) wall signs allowed for a potential total of 220.25 square feet. One sign will face Imperial Highway, another will face Lakewood Boulevard, and the third will face into the parking area on the west side elevation of the building.

The retail building is allowed one wall sign per tenant space, and a secondary sign for the corner tenant space fronting both Imperial Highway and Lakewood Boulevard, for a potential total of eight (8) signs. The combined maximum allowed sign area for the wall signs is 256 square feet. All wall signs, including signs for the Chick-fil-A restaurant, must be channel letter, may include logos in combination with channel letters, and must be internally illuminated. Signs will be centered above each tenant space's entrance and shall have a maximum height of 36". The length of each sign will vary dependent upon each tenant space's lineal frontage. The allowed wall sign area is calculated, per the Downey Municipal Code, as 1.5 square feet per lineal foot of tenant space frontage.

This Planned Sign Program will also allow for a monument sign and freestanding sign. The monument sign is located near the Imperial Highway driveway entrance and is setback seven (7) feet from the north property line, as indicated on the approved site plan. The monument sign is proposed to be eight (8) feet tall, seven (7) feet eight (8) inches wide, and the sign area is 35 square feet. Five (5) tenant spaces are allowed to be displayed on each side of the monument sign.

The freestanding sign will be located along the east property line closest to the Lakewood Boulevard driveway entrance, and will be setback eight (8) feet six (6) inches from the street side property line. The proposed dimensions are a height of 14 feet, width of seven (7) feet, and sign area of 60 square feet. Seven (7) tenant spaces are allowed to be displayed on each side. Both the monument sign and free standing sign will be internally illuminated with LED. The exterior color scheme of both structures is designed with browns, beiges, and brick to compliment the architecture throughout the rest of the center. The brick material will match the materials used on the Chick-fil-A building while the remaining colors, materials, and features are also complimentary to the multi-tenant building.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee (DRC) discussed and evaluated the project as it pertains to Planning, Police, Fire, Public Works, and Building and Safety matters. No departments expressed concerns or opposition over the project and no conditions were issued. Recommended conditions of approval from the Planning Division have been included in the attached Resolution.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed Conditional Use Permit for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15311 (Class 11, Accessory Structures). Categorical Exemptions are projects that have been determined not to have a significant effect on the environment. Class 11 exemptions consist of projects that involve the placement of minor accessory structures to existing commercial developments, including on-premises signs.

FINDINGS

Pursuant to the requirements of Municipal Code Section 9610.06 (Planned Sign Program), the Planning Commission must make the following findings to approve the request:

1. The proposed sign is permitted within the zone and it complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards.

The Downey Municipal Code (DMC) states that particular developments are subject to and must use a Planned Sign Program via Planning Commission approval in accordance with DMC Section 9610. The proposed wall, freestanding, and monument signs are all common among multi-tenant commercial developments including the placement, size, and style of the proposed signs. Furthermore, the project directly complies, or has been conditioned to comply, with all relevant provisions within Article XI of the Downey Municipal Code. These provisions include, but are not limited to, review process, setbacks, type of signs allowed, amount of signs, lighting, and maintenance.

The Planned Sign Program is consistent with the General Plan in that the following policy is promoted by the proposed Planned Sign Program:

Policy 8.3.1 – Enhance the views of the property from the public streets to exhibit a positive image.

The Planned Sign Program promotes the above policy by producing adequate advertisement for the businesses on site that is complimentary to the architecture of the recently approved development and compatible with other signs in the nearby vicinity. These features also contribute to the attractiveness of the site from the public right-of-way.

2. The sign is in proper proportion to the structure or site on which it is located.

The proposed illuminated channel letter wall signs will be well spaced and in proper proportion to the building façades of the tenant space. The size of the wall signs will vary based on the lineal foot frontage for each tenant space, and only those tenant spaces with multiple frontages are allowed a secondary sign. The letter height of all wall signs shall be a maximum of 36 inches.

The monument and freestanding signs are setback seven (7) feet and eight (8) feet six (6) inches, respectively. The square footages and dimensions have been found to be in proper proportion to the single story commercial buildings and include enough space to have each tenant's name reflected. The allowed size, dimension, and quantity of signs established in the proposed planned sign program will ensure proportionality with the overall center.

3. The sign materials, color, texture, size, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which it is a part.

The proposed wall signs include illuminated channel letter signs that will be mounted onto the building. The size and height have been found to be compatible with the existing building and architecturally enhance the center. The planned sign program will

allow flexibility in regards to the color of each sign as long as they are compatible with the establishment. The allowable colors for the channel letters and logos are subject to landlord and city approval. The lettering and advertising should be relative to the nature of the business or service. The neighborhood is commercially developed and similar signs are found on each corner of the intersection of Imperial Highway and Lakewood Boulevard, therefore the combination of wall, freestanding, or monument signs are found to be compatible with the surrounding businesses.

4. The sign's illumination is at the lowest reasonable level as determined by the City Planner, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it.

All new wall signs shall include LED internal illumination in order to reduce the brightness of the signs. The project has been conditioned to ensure that the LEDs and power supplies will be enclosed behind the channel letters attached to the wall and that the lighting shall be seventy (70) feet away from any residentially zoned property. The conditions also include adjustments to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

5. The sign is not detrimental to the public interest, health, safety, or welfare.

The proposed illuminated wall signs will be mounted at a sufficient height and location and will not affect pedestrian/vehicle access. The individual letters will affix safely to the existing stucco façade. The monument sign and freestanding sign will be setback a minimum of seven (7) feet from the property line and do not conflict with ingress and egress to/from the site. All signs shall be designed, permitted, installed, and inspected in conformance with local and state building and electrical standards. Thus, it is found that the proposed sign program will not create a detrimental impact to any public interest, health, safety, and/or welfare.

6. The sign complies with Section 9624, Lighting and Design Standards.

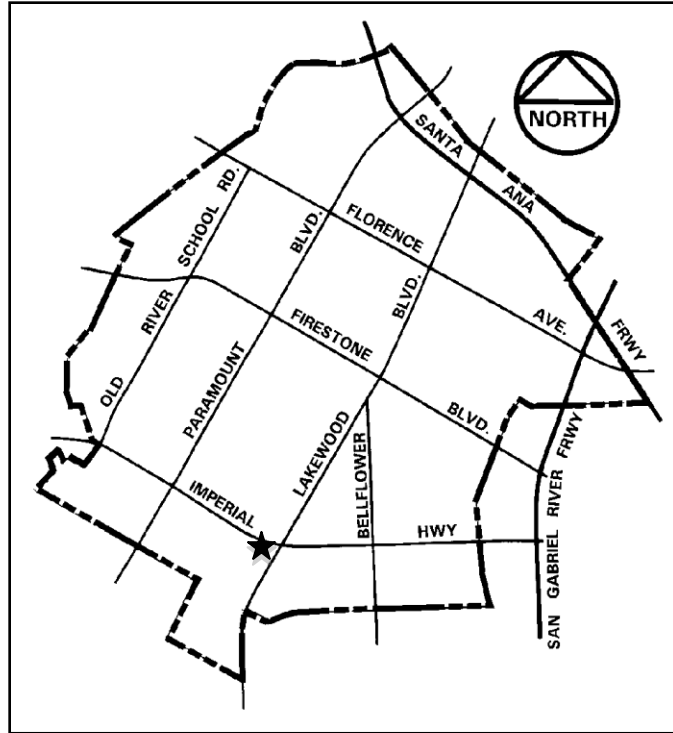
All proposed signs on the building will be internally illuminated using LED light units. The signs will not conflict with Downey Municipal Code Section 9624. The conditions include adjustments to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

CORRESPONDENCE

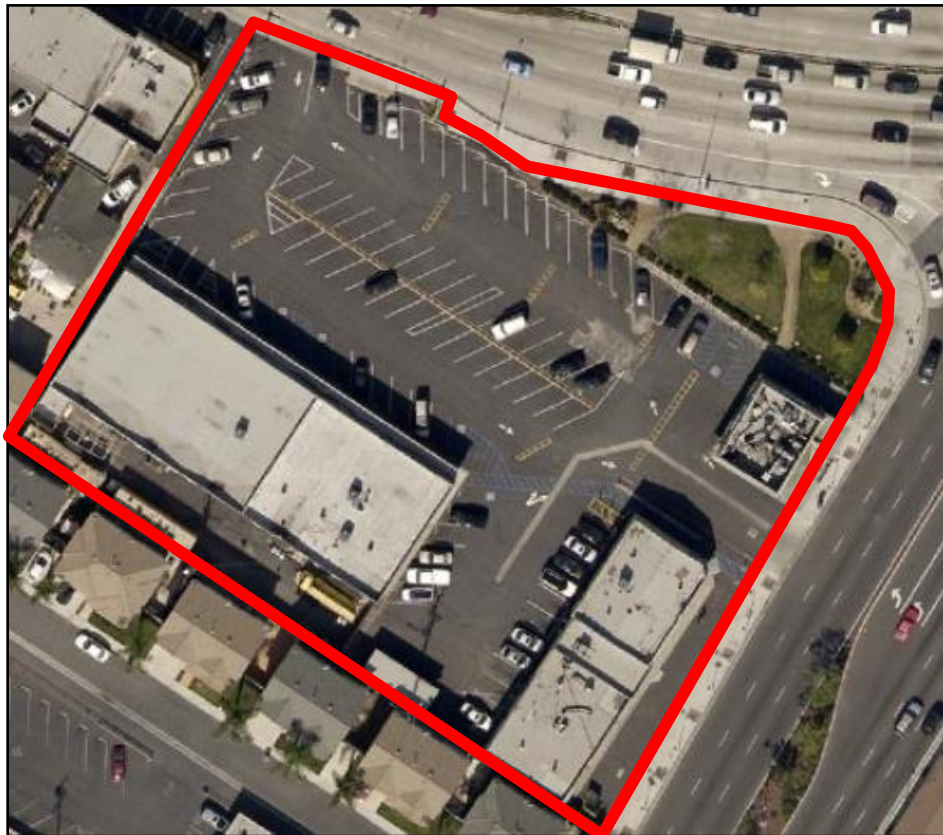
Staff had not received any correspondence as of the date this report was prepared.

EXHIBITS

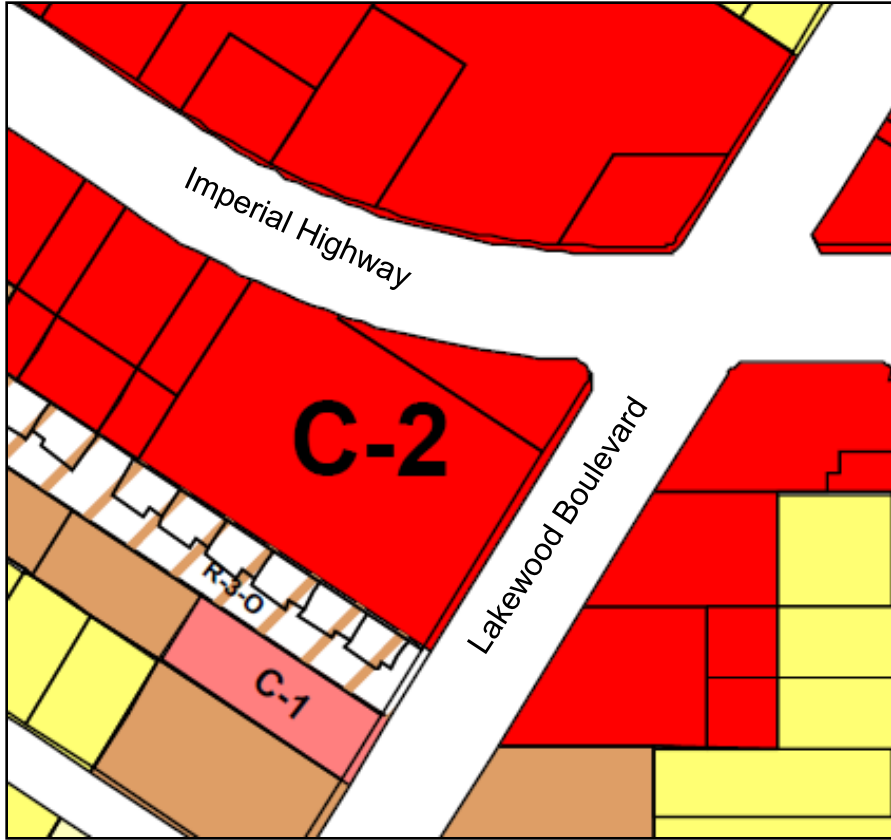
- A. Maps
- B. Draft Resolution
- C. Planned Sign Program



Location



Aerial Photograph



Zoning

RESOLUTION NO. 20-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLANNED SIGN PROGRAM (PLN-20-00104), REGULATING THE QUANTITY, SIZE, LOCATION, AND APPEARANCE OF SIGNS FOR A MULTI-TENANT COMMERCIAL BUILDING AND DRIVE-THRU RESTAURANT, LOCATED AT 8900 IMPERIAL HIGHWAY & 12623 LAKEWOOD BOULEVARD, AND ZONED C-2 (GENERAL COMMERCIAL)

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On May 15, 2019, the Planning Commission approved PLN-18-00172 for a Site Plan Review, Conditional Use Permit, Variance, and Tentative Parcel Map to renovate a 10,000 square foot commercial building, construct a new restaurant building with drive-thru, request a parking reduction, and subdivide a lot; and,
- B. On October 2, 2020, Scott Silberberg (hereinafter “applicant”), submitted a request for Planned Sign Program establishing the size, location, and appearance of all signs at the newly approved commercial development; and,
- C. On October 5, 2020, the application was deemed complete.
- D. On October 8, 2020, a notice of the public hearing was sent to all property owners within 500’ of the subject site and the notice was published in *Downey Patriot*; and,
- E. The Planning Commission held a duly noticed public hearing on October 21, 2020, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

SECTION 2. The Planning Commission further finds, determines and declares the environmental impact of the proposed development has been reviewed and has been found to comply with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA, pursuant to Guideline Section No. 15311 (Class 11, Accessory Structures).

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearings, the Planning Commission further finds, determines and declares that:

- A. The proposed signs are permitted within the zone and it complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards. The Downey Municipal Code (DMC) states that particular developments are subject to and must use a Planned Sign Program via Planning Commission approval in accordance with DMC Section 9610. The proposed wall, freestanding, and monument signs are all common among multi-tenant commercial developments including the placement, size, and style of the proposed signs. Furthermore, the project directly complies, or has been conditioned to comply, with all relevant provisions within Article XI of the Downey Municipal Code. These provisions include, but are not limited to, review process, setbacks, type of signs allowed, amount of signs, lighting, and maintenance.

The Planned Sign Program is consistent with the General Plan in that the following policy is promoted by the proposed Planned Sign Program:

Policy 8.3.1 – Enhance the views of the property from the public streets to exhibit a positive image.

The Planned Sign Program promotes the above policy by producing adequate advertisement for the businesses on site that is complimentary to the architecture of the recently approved development and compatible with other signs in the nearby vicinity. These features also contribute to the attractiveness of the site from the public right-of-way.

- B. The sign is in proper proportion to the structure or site on which it is located. The proposed illuminated channel letter wall signs will be well spaced and in proper proportion to the building façades of the tenant space. The size of the wall signs will vary based on the lineal foot frontage for each tenant space, and only those tenant spaces with multiple frontages are allowed a secondary sign. The letter height of all wall signs shall be a maximum of 36 inches.
- The monument and freestanding signs are setback seven (7) feet and eight (8) feet six (6) inches, respectively. The square footages and dimensions have been found to be in proper proportion to the single story commercial buildings and include enough space to have each tenant's name reflected. The allowed size, dimension, and quantity of signs established in the proposed planned sign program will ensure proportionality with the overall center.
- C. The sign materials, color, texture, size, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which it is a part. The proposed wall signs include illuminated channel letter signs that will be mounted onto the building. The size and height have been found to be compatible with the existing building and architecturally enhance the center. The planned sign program will allow flexibility in regards to the color of each sign as long as they are compatible with the establishment. The allowable colors for the channel letters and logos are subject to landlord and city approval. The lettering and advertising should be relative to the nature of the business or service. The neighborhood is commercially developed and similar signs are found on each corner of the intersection of Imperial Highway and Lakewood Boulevard, therefore the combination of wall, freestanding, or monument signs are found to be compatible with the surrounding businesses.
- D. The sign's illumination is at the lowest reasonable level as determined by the City Planner, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it. All new wall signs shall include LED internal illumination in order to reduce the brightness of the signs. The project has been conditioned to ensure that the LEDs and power supplies will be enclosed behind the channel letters attached to the wall and that the lighting shall be seventy (70) feet away from any residentially zoned property. The conditions also include adjustments to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

- E. The signs are not detrimental to the public interest, health, safety, or welfare. The proposed illuminated wall signs will be mounted at a sufficient height and location and will not affect pedestrian/vehicle access. The individual letters will affix safely to the existing stucco façade. The monument sign and freestanding sign will be setback a minimum of seven (7) feet from the property line and do not conflict with ingress and egress to/from the site. All signs shall be designed, permitted, installed, and inspected in conformance with local and state building and electrical standards. Thus, it is found that the proposed sign program will not create a detrimental impact to any public interest, health, safety, and/or welfare.
- F. The signs comply with Section 9624, Lighting and Design Standards. All proposed signs on the building will be internally illuminated using LED light units. The signs will not conflict with Downey Municipal Code Section 9624. The conditions include adjustments to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby approves the Planned Sign Program (PLN-20-00104), subject to conditions of approval attached hereto, which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 21st day of October 2020

Miguel Duarte, Chairman
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof held on the 21st day of October 2020 by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Mary Cavanagh, Secretary
City Planning Commission

**PLANNED SIGN PROGRAM (PLN-20-00104)
CONDITIONS OF APPROVAL**

- 1) The approval of this Planned Sign Program approves the size, location, appearance, and number of the signs for a multi-tenant commercial building and drive-thru restaurant, located at 8900 Imperial Highway and 12623 Lakewood Boulevard.
- 2) Approval of this Planned Sign Program shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
- 3) The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
- 4) The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
- 5) An affidavit of Acceptance of Conditions, as provided by the City of Downey, shall be signed, notarized, and returned to the Planning Division within fifteen (15) days of approval. This approval will be considered invalid until this condition has been fulfilled.
- 6) Primary wall signs shall only be mounted on the store front façades (facing the parking lot) of the subject buildings. Secondary wall sign for the corner tenant space shall be mounted on the Lakewood Boulevard street facing façade as indicated in the Planned Sign Program.
- 7) The monument and freestanding sign shall be placed as shown on the approved on program site plan. Materials shall match those used on the buildings, including brick material approved in Planned Sign Program.
- 8) All wall signs shall be illuminated with LED light. Illuminated wall signs shall be a minimum of 70 feet from any adjacent residential zone.
- 9) Prior to the issuance of any building permit for a sign, said sign shall comply with this Planned Sign Program, with exception of window signs and exempt signs, which shall comply with the requirements of the Downey Municipal Code.
- 10) Prior to the installation of new wall signs, the applicant shall obtain all required Building permits. The applicant shall also obtain all required building inspection for all signs.

END OF CONDITIONS

MASTER SIGN PROGRAM
DOWNEY RETAIL CENTER
8812 - 8832 IMPERIAL HWY, DOWNEY, CA

DRAFT VERSION #9
DATE: 09-01-20

PACKAGE PROVIDED BY



ARCHITECTURAL DESIGN & SIGNS
1160 RAILROAD STREET, CORONA CA 92882
5470 WYNN ROAD #600, LAS VEGAS NV 89118
WWW.AD-S.COM





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PROPERTY OWNER

Waypoint Development Group
711 W. 17th St. Unit D3
Costa Mesa, CA 92627
T: 949.930.0076
Contact Name: Scott Silberberg
scott@waypointdg.com

SIGN DESIGNER

AD/S | Architectural Design & Signs
1160 Railroad St.
Corona, CA 92882
www.ad-s.com
T: 1.800.862.3202
Contact Name: Milton Solomon
msolomon@ad-s.com

ARCHITECT

Architects Orange, LLP
144 N. Orange St.
Orange, CA 92886
T: 714.639.9860

OBJECTIVE

The objective of the following sign criteria is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout this project. This criteria is also intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence is best achieved through open and frequent dialogue between Tenant, Landlord, and the project's graphic design consultant. Signage at Downey Retail is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual architectural facade on which they are placed. Care in the design and installation of store signs will enhance customer's appreciation.

OVERVIEW

The overview of this criteria is to assist the Landlord/Tenant and City relationship.

The Landlord will be responsible to:

- a. Provide base building design and construction information requested by Tenant's sign design consultant.
- b. Review, comment and approve Tenant sign submission.

In return, the Tenant will be responsible for:

Design, fabrication, permitting and installation of signs, including any structural support and electrical service and any special installation requiring addition or modification to the shell building approved by the Landlord.

PROPERTY IDENTIFICATION

PROPERTY ID SIGNS

Multi-Tenant Monument Sign

One (1) double-sided multi-tenant monument sign, internally illuminated, not to exceed eight feet (8'-0") in height and 35 square feet of sign area.

Multi-Tenant Pylon Sign

One (1) double-sided multi-tenant pylon sign, internally illuminated, not to exceed fourteen feet (14'-0") in height and 60 square feet of sign area.

TENANT SIGNAGE

WALL SIGNS

- Sign area allowed for each Tenant shall be calculated as follows: One and one-half (1.5) square feet of sign area per each linear foot of Tenant store frontage. Tenants whose stores have frontages facing a parking lot or street are allowed signage on each of those elevations.
- A secondary wall sign not exceeding one-half (1/2) of the allowable area of the primary wall sign may be established on a second frontage, provided that the frontage sides onto either a street, required off-street parking on the same lot, or a driveway with access to required off-street parking. The secondary wall sign shall not exceed the area of the primary wall sign.
- The maximum width of any Tenant's sign may not exceed seventy five (75%) percent of the Tenant's frontage.
- One (1) or two (2) lines of copy are permitted and may consist of upper and/or lower case letters.
- All signs shall be measured for area by drawing a shape (rectangular or other) around each element of the individual signs. For example, measure the area of letters and area of icon and/or logo separately. The sign height shall be the total height of all letter and graphics combined. Ascender and descenders will not be calculated in the overall sign area except capital letters.
- Maximum height shall be 36" (inches) and maximum projection shall 12" (inches).
- All exposed framing shall be painted black.

CALCULATING SQUARE FOOT:



WALL SIGN STYLES

Creative and imaginative signage is strongly encouraged and will be the standard for Landlord review/approval of all sign design submittals.

There are many acceptable sign treatments, however a Mixed Media * three-dimensional approach combining several different fabrication and lighting techniques is preferred. Tenants are strongly encouraged to consider the specific architectural style of their facade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing appropriate graphics and signs for the storefront. Note that specific locations and surrounding architectural treatments can limit the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of the size and placement.

* Mixed Media signs are signs employing two or more illumination and fabrication methods.

Also, although simple rectangular cabinet signs are not allowed, mixed media signs may be composed of elements, one of which may be a panel or cabinet. However, the panel / cabinet sign should not exceed 50% of the total sign area. With the Landlord approval, complex shaped (i.e Polyhedron) sign cabinets which is part of a national logo, may be used alone if they incorporate dimensional elements such as push-through letters.

Acceptable sign styles include:

1. Creative use of standard illuminated channel letters.
2. Front and halo-illuminated channel letters.
3. Mixed media / dimensional signs using images, icons, logos, etc.
4. Dimensional geometric shapes.



WALL SIGN: TYPE/FONT STYLES & LOGOS

The use of logos and distinctive type styles is encouraged for all Tenant signs. Sign lettering may be combined with other graphics and or dimensional elements denoting the type of business. The Tenant may adapt established styles, logos and/or images that are in use on similar buildings operated by the Tenant in California, provided that these images are architecturally compatible and approved by the Landlord and the City of Downey. The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters. The Tenant should identify trademark protected type and marks in their sign submission to assist the Landlord and the City of Downey in the review process.

WALL SIGN: COLORS

The following guidelines are for selecting colors of Tenant's signage:

The project and the individual building facade will consist of a variety of colors and materials. Signs may incorporate regionally and nationally recognized logo colors. Sign colors should be selected to provide sufficient contrast against building background colors. Sign colors should be compatible with and complement building background colors. Sign colors should provide variety, sophistication and excitement.

WALL SIGN: LIGHTING

Tenant signs should be creatively illuminated using a variety of lighting techniques.

One or more of the following are allowed:

1. Light Emitting Diodes (LED's)
2. Cove Lighting (Indirect Illumination)

If it is determined by Landlord at any time that the primary lighting of Tenant's wall sign or blade sign is too intense, the Landlord may require at Tenant's expense to install a dimmer switch.



UNDER-CANOPY SIGNS

Each Tenant is permitted one (1) under canopy sign per customer entrance. The under-canopy sign program requires that each Tenant's graphic identity be transformed into a 3-dimensional double-faced sign. The Landlord encourages the Tenant to propose under-canopy sign design, which enrich the pedestrian environment with a creative use of color and material combined with a strong store name identification.

Under-canopy signs may be illuminated or non-illuminated.

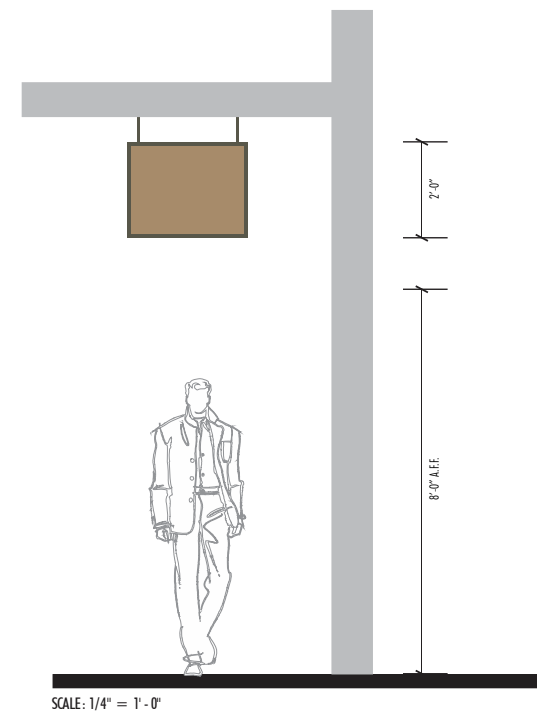
Under-canopy signs shall be no more than two feet (2'-0") in height, with a maximum of five (5) square feet of sign area. Clearance from the underside of the under-canopy sign to the finished common area paving shall be a minimum of eight (8'-0") feet.

Proposals for under-canopy sign designs will be reviewed at the time of the Tenant's overall sign design submission. It is the responsibility of the Tenant to ensure that his fabrication and installation contractor includes adequate support for the under-canopy sign and all required electrical services and connections.

The under-canopy sign may not be the Tenant's primary store identification sign and will not be included in the calculation for the overall wall sign area permitted.

The under-canopy sign may use creative shapes and be 3-dimensional.

Landlord is not responsible for structural backing or the dedicated primary electrical power that may be required to support the under-canopy sign. This must be coordinated with Tenant's Improvement Contractor prior to installation.



MENU BOARDS AND DRIVE THRU DIRECTIONALS

Tenants featuring a drive-thru service, as approved by the City and the Landlord, shall be allowed signs necessary for the safe use and operation of the drive-thru. These signs shall be designed to easily and safely identify, navigate, and use the drive-thru, while maintaining a clean design which is in keeping with the Tenant's brand.

Menu boards and preview boards are permitted, per City standards.
Signs shall not obstruct safe travel for vehicles.

One (1) digital order screen system is allowed, per City standards.

Overhead signs, such as bang bars denoting maximum vehicle heights shall be allowed, per the tenant's established standard dimensions.

Tenants with drive-thru service are permitted three (3) directional, wayfinding, or identifying signs for the drive-thru within the center. Signs shall be no larger than 6 square feet and shall be limited to a maximum of 4'-0" in height.

Audio for menu boards and interactive display boards shall be able to be remotely programmed and kept to reasonable volume as approved by the Landlord, and in compliance with the City's Noise Ordinance.

Drive-thru signs' square footage calculations shall not be counted towards the Tenant's allowable wall sign area.

WINDOW DISPLAY GRAPHICS

Window signage is allowed in compliance with the Downey Municipal Code and by approval of the City of Downey Planning Division.

REAR ENTRY SIGNS

- 4" tall vinyl address numbers
- 2" tall vinyl tenant name
- 2 square feet maximum sign area
- Vinyl to be applied to door and to be contrasting to door color.

BUILDING ADDRESS NUMBERS

- 10" tall (minimum) address numbers per building.
- Address numbers shall be fabricated out of 1/2" deep painted acrylic and pin mounted into fascia.
- Color to be contrasting to the fascia it is installed on.

(Note: stroke of number may not be less than 1/2" in accordance to CBC section 501.2)



THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED

1. A sign that consists of only an unadorned rectangular cabinet signs with translucent or opaque faces.
2. Temporary wall signs, Canvas signs, Pennants, Sale /Promotional Banners, Inflatable displays or Sandwich boards, unless with specific prior approval from Landlord, and must be in accordance with City of Downey, California, as applicable.
3. Window signs or signs blocking doors or fire escapes.
4. Gold leaf treatments on windows, box signs and exposed neon window displays without Landlord's written approval.
Note: Approval is at Landlord's discretion.
5. Off the shelf signs are discouraged.
6. Exposed junction boxes, wires, plug in wires on window signs, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type.
7. Signs using trim-cap retainers that do not match the color of the letter and logo returns (polished gold, silver or bronze trim caps are NOT permitted).
8. Pre-manufactured signs, such as franchise signs that have not been modified to meet these criteria.
9. Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
10. Exposed fasteners, unless decorative fasteners are essential to the sign design concept.
11. Simulated materials such as wood grained plastic laminates or wall coverings.
12. Flashing, oscillating, animated lights or other moving sign components.
13. Roof signs or signs projecting above roof lines or parapets.
14. Advertising or promotional signs on parked vehicles.
15. Sign company decals in full view (limit to one placement only).
16. Portable and A-frame signs.
17. Wind-activated and balloon signs.
18. Abandoned and/or dilapidated signs and sign structures.
19. Obscene or offensive signs.
20. Signs erected in a manner that a portion of its surface or supports will interfere in any way with the free use of a fire escape, exit, or standpipe or obstruct a required ventilator, door, stairway, or window above the first story.
21. Signs emitting audible sounds, odors, or visible matter.
22. Fence signs.
23. Billboard signs.
24. Signs on public property or projecting within the public right-of-way, except with an encroachment permit issued by the City of Downey.
25. Signs that constitute a hazard to the safe and free flow of traffic by obstructing or restricting the vision of drivers of motor vehicles, pedestrians, and equestrians.
26. Exposed neon.
27. Painted wall signs.
28. Noncompliant signs are to be removed immediately upon request.

APPROVAL PROCESS

At least thirty (30) days prior to the Landlord's scheduled delivery of the premises, Tenant shall provide the following information to the Landlord for review. Note: This information is separate from sign approval submission and store design and drawing submissions, and will be used to begin the sign design process.

- Store Name;
- Store Logo (in color with colors identified);
- Store interior materials, colors and finishes.

Allowing reasonable time for Landlord's review and Tenant's revision of submission in advance of sign fabrication, Tenant shall submit for Landlord's approval, three (3) sets of complete and fully dimensioned shop drawings of the Tenant's sign to the Landlord's designated representative.

Shop drawings shall include at least the following:

- Tenant's entire building facade elevation, showing the proposed sign, in color drawing to scale.
- A site plan with the marked locations of the proposed sign(s).
- Storefront (partial building) elevation showing the location, size, color, construction and installation details of the Tenant's proposed sign. Typical "section-through" letter and/or sign panel showing the dimensioned projection of the letter or panel face and the illumination method.
- Color and material samples together with a photograph (if possible) of a similar installation.

Within thirty (30) days of receipt of the sign submission, the Landlord will approve, as noted, or disapprove with comments the Tenant's sign design. Tenant must respond to the Landlord's comments and re-submit within fourteen (14) calendar days, and repeat this process until all sign design, fabrication and installation issues are resolved to the Landlord's satisfaction.

Upon receipt of final sign approval, Tenant may submit the proposed sign to the governing agency for review for consistency with the Sign Program and the required fabrication and installation permits. Tenants are required to provide three (3) sets of the Landlord approved drawings to the City of Downey, California as applicable: when submitting for building and electrical permits.

FABRICATION

The Tenant must ensure that his sign fabricator and installer understand their responsibilities before they begin the sign fabrication. The Tenant's sign contractor is responsible for the following:

1. Signs must be fabricated of durable appropriate weather resistant materials complementary to the base building materials.
2. Dissimilar metals used in sign fabrication shall be separated with non-conductive gaskets to avoid electrolysis. Additionally stainless steel fasteners shall be used to attach dissimilar metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are held off the background panel. Angle clips attached to letter sides will NOT be permitted.
4. Colors, materials, finishes shall exactly match those submitted to and approved by the Landlord.
5. Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
6. No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point.
7. Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry standards.

INSTALLATION

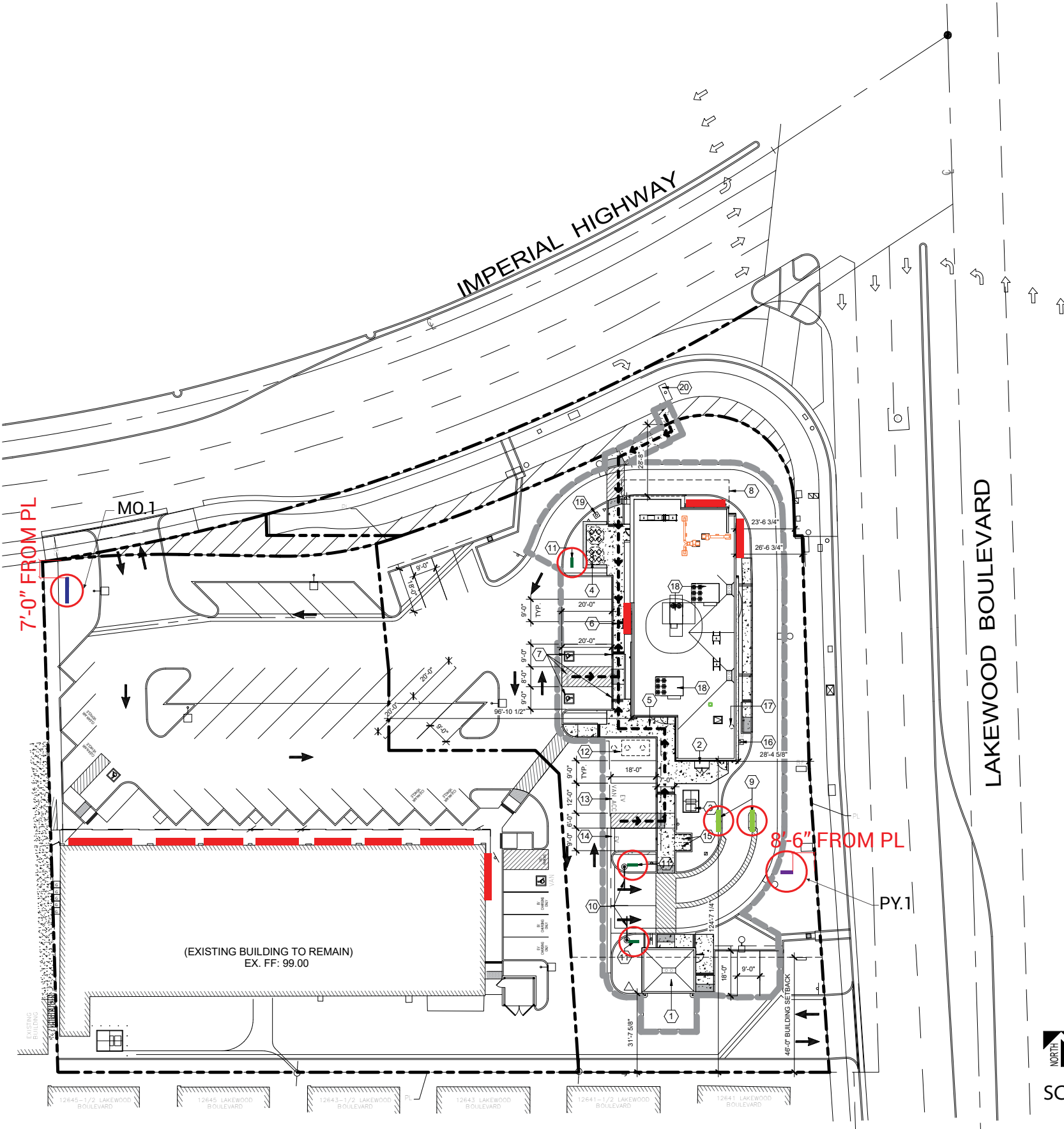
The Tenant's sign installer will provide the following:

1. Provide the Landlord with an original certificate of insurance naming the Landlord as an additional insured for liability coverage in an amount required by Landlord.
2. Obtain all required sign permits from the City of Downey, California as applicable and deliver copies to the Landlord before installing the sign(s).
3. Keep a Landlord approved set of sign drawings on site when installing the sign(s).
4. Warrant the sign(s) against latent defects in materials and workmanship for a minimum of one (1) year.

MAINTENANCE OF THE SIGN

The Tenant shall employ professional sign fabricators and installers approved by the Landlord who are well qualified in the techniques and procedures required to implement the sign design concept. The Tenant will abide by all provisions, guidelines and criteria contained within this "Downey Retail" Sign Program. Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission. Tenant shall furnish the Landlord with a copy of all sign fabrication and installation permits prior to installation. It will be the responsibility of the Tenant to remove its storefront sign and/or blade sign and to satisfactorily repair and patch holes of their storefront sign area should they vacate the premises.

PROPOSED SITE PLAN | SIGN LOCATION PLAN



SIGN TYPE LEGEND	
PY	Pylon Sign
MO	Monument Sign
TS	Tenant Sign
MB	Menu Board
DD	Directional & Wayfinding Sign



SCALE: 1" = 50'-0"

MASTER SIGN PROGRAM | DRAFT VERSION 9 | 09.01.20
DOWNEY RETAIL CENTER | DOWNEY, CA

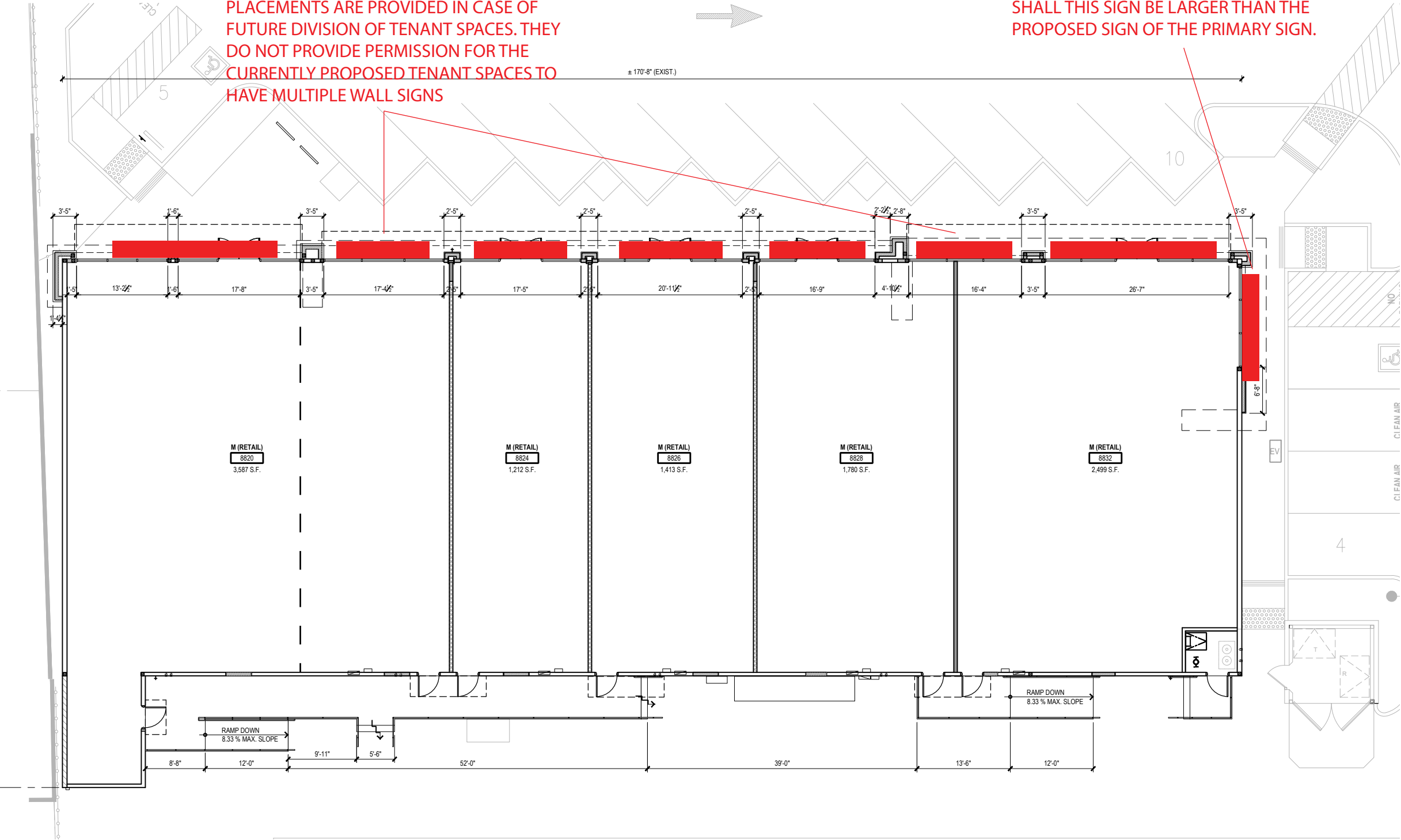


SHEET
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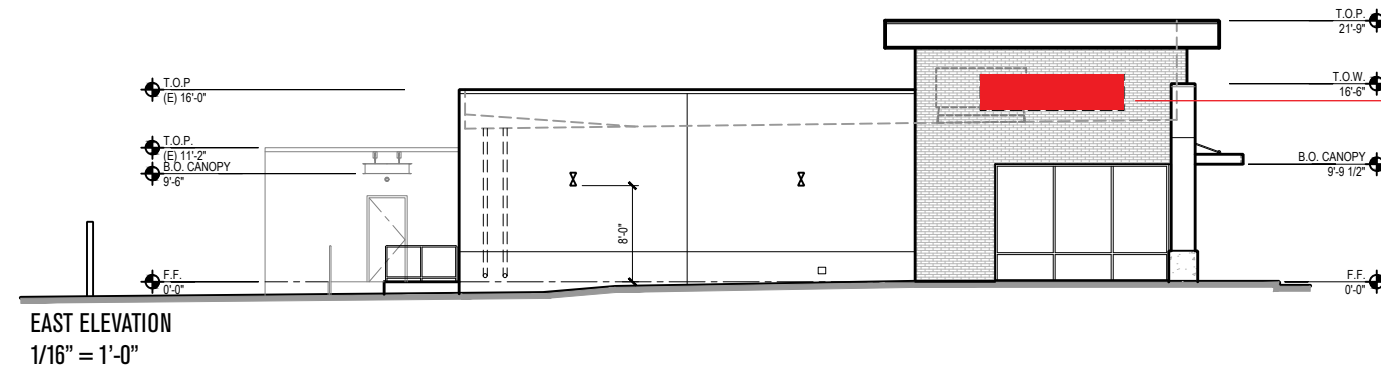
PROPOSED FLOOR PLAN | TENANT STOREFRONT FRONTAGE

EACH TENANT SPACE IS ALLOWED ONE WALL SIGN, UNLESS OTHERWISE SPECIFIED IN THIS PROGRAM. THESE PROPOSED SIGN PLACEMENTS ARE PROVIDED IN CASE OF FUTURE DIVISION OF TENANT SPACES. THEY DO NOT PROVIDE PERMISSION FOR THE CURRENTLY PROPOSED TENANT SPACES TO HAVE MULTIPLE WALL SIGNS

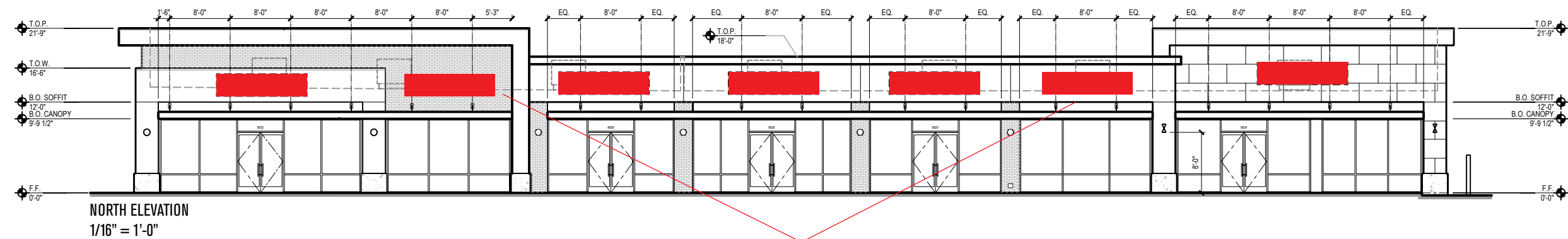
SECONDARY SIGN IS ALLOWED A MAXIMUM AREA EQUAL TO 50% OF THE ALLOWED SIGN AREA FOR THIS TENANT SPACE. IN NO EVENT SHALL THIS SIGN BE LARGER THAN THE PROPOSED SIGN OF THE PRIMARY SIGN.



RETAIL BUILDING ELEVATIONS



SECONDARY SIGN IS ALLOWED A MAXIMUM AREA EQUAL TO 50% OF THE ALLOWED SIGN AREA FOR THIS TENANT SPACE. IN NO EVENT SHALL THIS SIGN BE LARGER THAN THE PROPOSED SIGN OF THE PRIMARY SIGN.



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PAD BUILDING ELEVATIONS



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PAD BUILDING ELEVATIONS

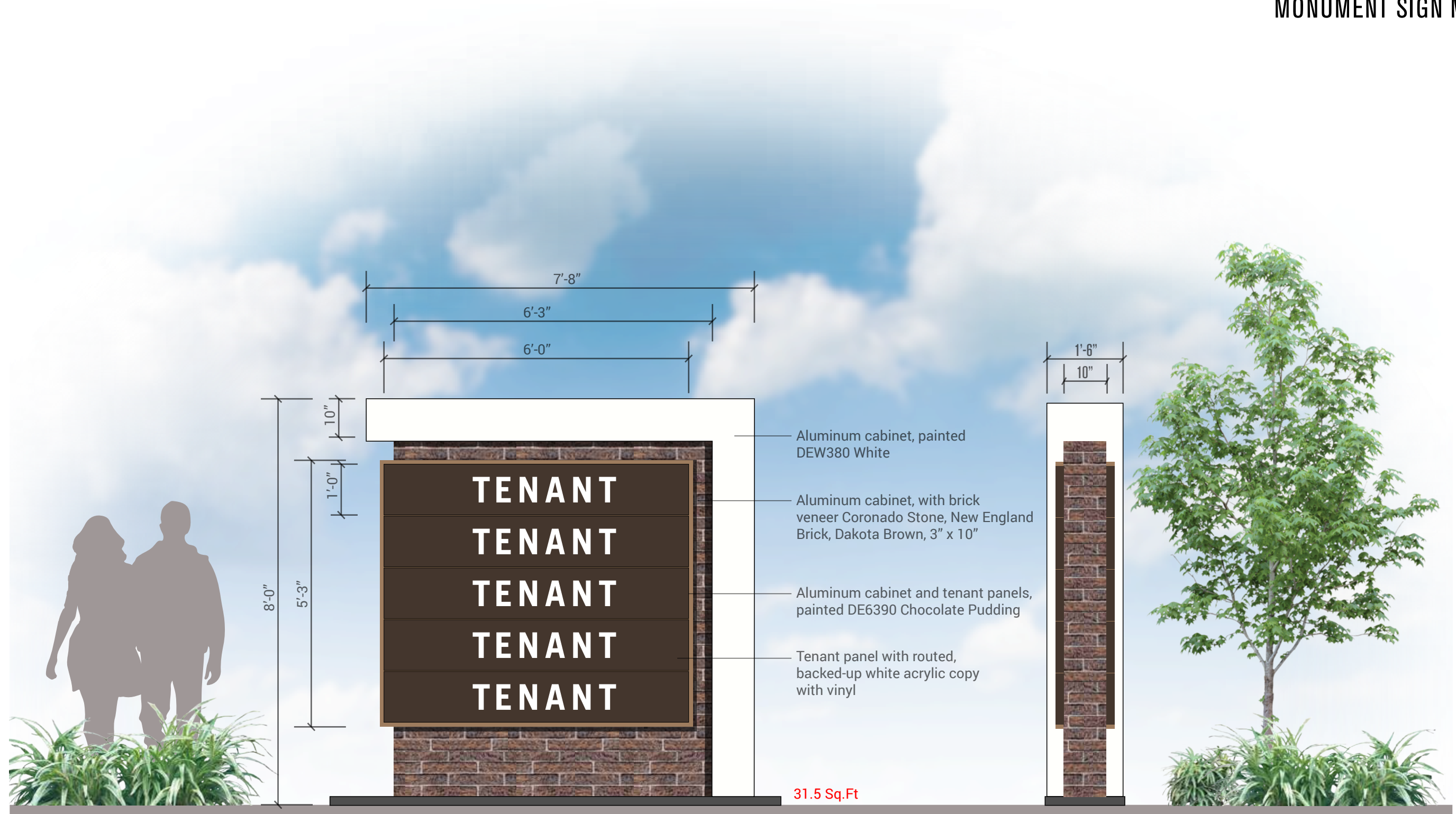


WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

MONUMENT SIGN M.1



FRONT VIEW | SCALE: 1/2"=1'-0"

Brick Material: Manufacturer ACME Brick - Color "Crimson"



FRONT VIEW | SCALE: 3/8"=1'-0"

Brick Material: Manufacturer ACME Brick - Color "Crimson"

PARKING CODE SIGNS



FRONT VIEW | SCALE: 1/2"=1'-0"

**DRAFT MINUTES
DOWNEY CITY PLANNING COMMISSION
WEDNESDAY, AUGUST 19, 2020
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE
DOWNEY, CALIFORNIA
6:30 P.M.**

Chair Duarte called the August 19, 2020, Regular Meeting of the Planning Commission to order at 6:33 p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

COMMISSIONERS PRESENT: Patrick Owens, District 2
Dimitrios Spathopoulos, District 4
Nolveris Frometa, District 5, Vice Chair
Miguel Duarte, District 1, Chair

COMMISSIONERS ABSENT: Steven Dominguez, District 3

OTHERS PRESENT: Aldo E. Schindler, Director of Community Development
Yvette Abich Garcia, City Attorney
Crystal Landavazo, City Planner
Guillermo Arreola, Principal Planner
Alfonso Hernandez, Senior Planner
Irving Anaya, Associate Planner
Mary Cavanagh, Secretary

PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS: None.

PRESENTATIONS: None.

REPORT ON CITY COUNCIL ACTION: None.

PUBLIC HEARINGS:

2. **PLN-20-00045 (Conditional Use Permit):** Chair Duarte opened the public hearing for PLN-20-00045 Ms. Cavanagh affirmed proof of publication.

Associate Planner Irving Anaya presented the request for a Conditional Use Permit (CUP) to allow an existing industrial building to be converted into an indoor shrimp food production facility with a retail component on property located at 12510 Columbia Way within the C-M (Commercial Manufacturing) Zone. The proposal is to construct a new 600 square foot retail space, with a 464 square foot storage/warehouse room. The bulk of the structure's interior will be utilized to produce/grow shrimp in several large pools/tanks and house the equipment. The proposed hours of operation are Monday through Sunday from 7:00 a.m. to 6:00 p.m. Minor site improvements will be made to the property, such as a new exterior paint scheme, new decorative wall lighting, landscape maintenance, resurfacing of the front parking area, removal of an existing chain link fence at the front of the property abutting the Columbia Memorial Space Center site and replacement of an existing gate. The uses surrounding the site include institutional/recreation to the north, residential to the west, and manufacturing to the east and south. This application was presented to the Development Review Committee (DRC) at which time the Public Works Department provided conditions requiring the existing driveway entrance to comply with the current City standards. Other departments expressed no concerns with the project and standard conditions of approval were applied.

The Commissioners discussed potential odors produced by manufacturing food and AQMD (Air Quality Management District) regulations.

Associate Planner Anaya informed the Commission that the applicant has explained the food manufacturing process does not create odors; however, as a precaution to safeguard surrounding uses, Staff included Condition of Approval No. 18 to address this concern:

“The applicant shall implement an environmental control system that is adequately compatible with any odor control prevention and ventilation systems at the site. For purposes of this condition, “adequately compatible” means that any environmental control systems and odor control systems operating at the site operate concurrently to prevent odors from being detected outside the site, while still allowing the applicant to successfully produce shrimp to the satisfaction of applicable construction codes and the City Planner.”

City Planner Landavazo directed the Commission to Condition of Approval No. 16 to show that consideration had also been given to prevent and/or minimize odors created by trash:

“Trash shall be collected as frequently as a daily basis to ensure that there are no odors or nuisance due to the nature of the use.”

Applicant Stephen Sutton advised the Commission that the food production does not create odors. He explained the process of growing/producing the shrimp, and the process of recycling 100% of the water through a natural process utilizing seaweed. Additional benefits are the education aspect and selling directly through the Farmers Market(s).

Public Comments: Secretary Cavanagh advised the Commission there were no public comments.

Chair Duarte called for written correspondence: Staff received one email correspondence. Secretary Cavanagh read the following email into record:

From: Jim Rodriguez
Sent: Tuesday, August 18, 2020 5:43 PM
To: PC Public Comment
Subject: 12510 Columbia Way TransparentSea

Dear Planning Commissioner's,
I would like to express support for this project.
After reading the CUP agenda package, it appears that this usage is well-suited for the neighborhood. The improvements Steve is willing to make, including the façade improvements, painting, landscaping, lighting, asphalt resurfacing as well as the new Iron-gate, should add to the property aesthetics and the area as a whole. The retail aspect doesn't appear to be any problem given the 43 parking spaces, and is really more suited to the changing landscape of the area. The overall concept seems like it would be a good improvement for the area as well as the city of Downey as a whole. As a property owner in the area I welcome and support this usage and this applicant.
Regards, Jim Rodriguez

The Commissioners spoke in favor of the project.

It was moved by Commissioner Owens, seconded by Commissioner Spathopoulos, and passed by a 4-0-1 vote, with Commissioner Dominguez absent, to adopt Resolution No. 20-3128, thereby approving the request for Conditional Use Permit (PLN-20-00045).

NON-AGENDA PUBLIC COMMENTS: None.

CONSENT CALENDAR ITEMS:

- 2. **Approval of the Minutes from September 4, 2019**
- 3. **Approval of the Minutes from June 17, 2020**

It was moved by Commissioner Owens, seconded by Vice Chair Frometa, and passed by a 4-0-1 vote, with Commissioner Dominguez absent, to approve the Consent Calendar.

OTHER BUSINESS: None.

STAFF MEMBER COMMENTS: None.

ADJOURNMENT: Chair Duarte adjourned the meeting at 7:03 p.m., to Wednesday, September 2, 2020, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 21st day of October, 2020.

Miguel Duarte, Chair
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 21st day of October, 2020, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Mary Cavanagh, Secretary
City Planning Commission