

DOWNEY PLANNING DIVISION



50
FIFTY YEARS OF
PROGRESS



2006 ANNUAL REPORT

This year's Annual Report summarizes the City of Downey's progress with regards to implementation of the goals, policies and programs of Vision 2025, the City's General Plan. The report also summarizes the activities of the Planning Commission and Planning Division from January 1, 2006 through December 31, 2006.

This year the Annual Report will be concentrating on the City progress towards meeting the goals set forth by the General Plan. Therefore, each department has contributed information concerning programs and policies which were newly implemented, or programs which continue to work towards the goals of the General Plan in 2006.

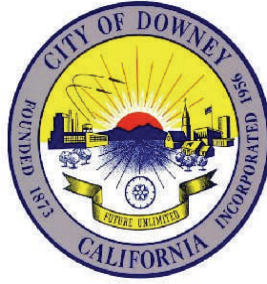
In, addition the Annual Report reviews the activities of the Downey Planning Division including daily planning activities such as counter activity, plan checks and planning cases and long term planning projects such as downtown revitalization, and the "Downey Landing".

The report also lists several major Downey developments started or completed throughout the year. The Annual Report is also in compliance with California Government Code Section 65400(b) which mandates that all cities and counties submit to the State Office of Planning and Research an Annual Report on the status of the general plan and progress in its implementation.



Table Of Contents

- | | |
|--|--------------------|
| • Staff Information | Pages 3-4 |
| • Implementation of General
Plan Goals, Policies & Programs | Pages 5-36 |
| • Planning Activity | Pages 37-42 |



CITY OF DOWNEY

11111 Brookshire Ave.

Downey, CA 90241

CITY COUNCIL

Rick Trejo, Mayor
District 3

David R. Gafin, Mayor Pro-Tem
District 1

Kirk Cartozian
District 5

Anne M. Bayer
District 4

Mario A. Guerra
District 2

PLANNING COMMISSION

Terry Lambros, Chairman
District 4

Michael Murray, Vice-Chairman

District 1

Steve Allen
District 2

Jeff McCaughan
District 3

Roger Brossmer
District 5

CITY STAFF

(At the time of Adoption)

CITY ADMINISTRATION

Gerald M. Caton

City Manager

Gilbert Livas

Deputy City Manager/Community Development Director

Linda Haines

Director of Building & Housing

PLANNING DIVISION

Mark Sellheim, AICP

Principal Planner

William Davis

Business Development Manager

David Blumenthal

Senior Planner

Christine Hernandez

Associate Planner

Jessica Flores

Assistant Planner II

Kevin Nguyen

Assistant Planner

Shion Hori

Assistant Planner

Rebecca Guerrero

Executive Secretary

Theresa Still

Secretary

Ricardo Rodriguez

Planning Intern

Luz Erendira Reyes

Planning Intern



Chapter 1: Land Use

The land use chapter established the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The land use chapter defines the physical areas in the city serving the needs of residents, businesses, and visitors.

Issue 1.1. Persons who live, work, and visit Downey need areas for living, working, shopping, and playing.

Goal 1.1. Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses

Policy 1.1.1. Maintain a balance of uses.

Program 1.1.1.3. Adopt floor-area ratio (FAR) or comparable method to address building intensity for each zoning classification.

- Through the implementation of Ordinance 06-1187 adopted on March 26, 2006, the R-1 zone (Single Family) has adopted a floor area ratio (F.A.R) to address the building intensity in terms of bulk and mass in the single family neighborhoods. (*Planning Dept.*)

Program 1.1.2.2. Designate parts of the city as second unit development areas to absorb the need for additional housing.

- The Planning Department continues to support the development of the 21 Second Unit Development Areas (SUD) within the city. These areas are developed with a set of standards established in 2003 through Ordinance 1147. Under this ordinance, an SUD application is reviewed Administratively; once approved the development goes before the Design Review Board to ensure architectural compatibility with the existing unit and the surrounding neighborhood. (*Planning Dept.*)



Chapter 1: Land Use

Issue 1.3. Downey is a mature community experiencing significant change.

Goal 1.3 Address changes in land use and zoning trends.

Policy 1.3.1. Minimize or eliminate conflicts where incompatible land uses are in proximity to each other.

Program 1.3.1.1. Discourage the establishment of incompatible land uses in proximity

Program 1.3.1.2. Promote certain land use designations or land use as buffers between incompatible land uses.

Program 1.3.1.3. Promote setback, wall, landscape, and other buffers to reduce conflicts where incompatible land uses are in proximity.

Program 1.3.1.4. Consider the placement of buildings to serve as buffers between incompatible land uses.

- The above mentioned Programs continue to be implemented through current planning practices. Using the City's zoning code, Planning Staff continues to ensure the proper setback, landscaping and use designations within each zone. Also, staff continues to be aware of new development (building and parking placement) with regards to the surrounding properties. A conscious effort is made to work with developers to maintain proper buffers to surrounding properties. (*Planning Dept.*)

Program 1.3.1.5. Encourage land uses consistent with the area's designation as properties recycle

Program 1.3.1.6. Remove land uses at locations inconsistent with the area's designation as properties recycle.

- As properties recycle, developers must construct according to what the zone allows. An excellent example is a major corridor within the City, Florence Avenue. When the City incorporated in 1956, Florence Avenue was lined with single family dwellings and zoned for residential uses; over time the corridor has been rezoned to either a commercial or professional office designation. As, the housing stock has begun to deteriorate, newly constructed office buildings and commercial centers have been constructed. (*Planning Dept.*)



Chapter 1: Land Use

Issue 1.3. Downey is a mature community experiencing significant change.

Goal 1.3 Address changes in land use and zoning trends.

Policy 1.3.2. Monitor and address changes in land use trends.

Program 1.3.2.1. Adopt a comprehensive update of the zoning chapter or the municipal use trends

Program 1.3.2.2. Adjust the codes, policies, and regulations in response to changes in land use designations

- On October 6, 2006 the City of Downey Planning Department sent out Request For Proposals (RFP's) to began the process of a Comprehensive Zoning Code update. Over the months planning staff has met to discuss concerns relayed by the public on current development standards. **(Planning Dept.)**

Program 1.3.2.3. Change the zoning properties where inconsistent with general plan land use designations

- The Planning Department continues to try and bring land use designations and zoning into compliance with each other. In 2006, one Zone Change request was filed with the department. However, as inconsistency are found city staff has initiative Zone Changes to bring a group of 59 parcels into consistency with regards to land use designation and zoning. **(Planning Dept.)**



Chapter 1: Land Use

Issue 1.4. Downey has stable residential neighborhoods with high-quality character

Goal 1.4 Protect and enhance the residential neighborhoods

Policy 1.4.1. Promote neighborhood identity

Program 1.4.1.5. Provide public information on ways residents and property owners can improve their neighborhoods.

- Along with information given at all public counters, the City holds an Annual Street faire, for residences, businesses, consumers and visitors. Information booths are set up and all departments take part in handing out informational pamphlets. Staff members are also present at each booth to answer any questions, or listen to any concerns, the general public may have. **(Planning Dept.)**

Policy 1.4.2. Promote residential construction that complements existing neighborhoods.

Program 1.4.2.1. Discourage residential construction not in harmony with the surrounding neighborhood.

Program 1.4.2.2. Adopt standards to address the appropriate relationship between building size and lot size, such as maximum floor area ratio

Program 1.4.2.3. Promote building designs with second story additions to address scale, bulk, and massing.

Program 1.4.2.4. Encourage developments to consider impacts to privacy, views, and sunlight on adjacent properties.

- Through the implementation of Ordinance 06-1187 adopted on March 26, 2006, the R-1 zone (Single Family) has adopted a new set of development standards to address : architectural style, bulk and mass, on-site parking, floor area ratio, and various other concerns in the zone. The ordinance also requires all 2-story additions and 1-story additions over .55 F.A.R. go before the Design Review Board for architectural style, materials and colors for the new development. **(Planning Dept.)**



Chapter 2: Circulation

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continues, cities have the challenge of improving the circulation system to deal with increased demands.

Issue 2.1 Traffic Congestions Impacts the community

- The intersection at Lakewood and Firestone needs a turn lane so that the #3 lane can run through the intersection without having to wait for the lane turning right toward Downey Landing.
(Building & Safety)

Goal 2.1 Increase the capacity of the existing street system

Policy 2.1.1. Maintain a street system that provides safe and efficient movement of people and goods

Program 2.1.1.1. Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels

- Yes, Public Works monitors on an ongoing basis *(Public Works)*

Program 2.1.1.2. Establish a street improvement master plan prioritizing areas to be included in annual updates of the capital improvement program

- Public Works maintains a Pavement Management System *(Public Works)*

Program 2.1.1.3. Develop a signal system master plan to promote state-of-the art intelligent transportation system (ITS) improvements to better service ongoing traffic conditions.

- This has been completed *(Public Works)*

Program 2.1.1.4. Prohibit on-street parking on major, primary and secondary streets to increase roadway capacity and improve safety

- Parking is prohibited on classified streets on an as-needed basis *(Engineering)*



Chapter 2: Circulation

Issue 2.1 Traffic Congestions Impacts the community

Goal 2.1 Increase the capacity of the existing street system

Policy 2.1.1. Maintain a street system that provides safe and efficient movement of people and goods

Program 2.1.1.5 Widen street rights-of-ways as necessary and consistent with providing an adequate level of service

- Yes, right-of-way is acquired for street widening purposes on an as-needed basis, as resources allow (**Engineering**)

Program 2.1.1.6 Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested

- Yes, Public Works monitors congestion at the City's intersections and installs additional turn lanes as necessary (**Engineering**)

Policy 2.1.2 Promote improvements in the street system through the development process

Program 2.1.2.2 ensure the mitigation of off-site traffic impacts by development projects to the maximum extent feasible, including the installation or upgrade of traffic signals at intersections and/or contributing of its fair-share towards mitigating impacts.

- Public Works continues to require developers to mitigate their off-site impacts through the imposition of conditions of approval based on required mitigation measures through the traffic impact study and development plan review process. Recent developments which have construction off-site mitigation measures to alleviate traffic impacts include the following: (**Public Works**)
 - Downey Landing (Eclipse)
 - Starbucks (SW corner of Lakewood and Telegraph)
 - McDonalds (SW corner of Firestone and Rives)



Issue 2.1 Traffic Congestions Impacts the community

Goal 2.1 Increase the capacity of the existing street system

Policy 2.1.2 Promote improvements in the street system through the development process

Program 2.1.2.4 Promote site designs, street patterns, and street signalization that discourage the sue of local streets as through routes.

- Yes, this is ongoing, through the review of private development plans (*Engineering*)

Program 2.1.2.5 Discourage projects that generate high amounts of traffic onto local and collector streets

- Yes, this is ongoing, through the review of private development plans (*Engineering*)

Issue 2.2 There are a variety of methods to relieve traffic congestion

Goal 2.2 Promote the use of alternative modes of travel, other than single-occupant vehicles, to relieve traffic congestion

Policy 2.2.1. Promote walking as an attractive alternative to vehicular transportation

Program 2.2.1.1 Promote site development design that is safe and convenient to pedestrians

- Yes, this is done through the site plan review process (*Engineering*)

Program 2.2.1.2 Provide sidewalks in new development and major remodeling consistent with the sidewalk Master Plan

- Yes, this is ongoing (*Engineering*)

Program 2.2.1.3 Promote street intersection design and signalization that are safe and convenient to pedestrians

- Yes (*Engineering*)



Chapter 2: Circulation

Issue 2.2 There are a variety of methods to relieve traffic congestion

Goal 2.2 Promote the use of alternative modes of travel, other than single-occupant vehicles, to relieve traffic congestion

Policy 2.2.4 Promote public transit as an attractive to vehicular transportation

Program 2.2.4.6 Promote and maintain the appearance, cleanliness, and maintenance of transit stops

- This is done under Calmet contract with City and pressure washing by City Maintenance crews (**Engineering**)
- Downey Depot maintenance work coordinated through Public Works Maintenance Division (**Engineering**)

Issue 2.3 Truck Traffic has a negative impact on parts of the City

Goal 2.3 Reduce adverse impacts from truck traffic

Policy 2.3.1. Promote the safe and efficient movement of truck traffic through the City

Program 2.3.1.3 Widen street right-of-way to accommodate truck turning movements

- As a standard of practice, Public Works regularly constructs curb returns with radii large enough to accommodate trucks (**Public Works**)

Policy 2.3.2 Minimize negative impacts associated with truck traffic

Program 2.3.2.1. Discourage truck parking on public streets

- DMC prohibits (**Engineering**)



Chapter 2: Circulation

Issue 2.4 Much of Downey's traffic originates from outside the City.

Goal 2.4 Reduce adverse impacts onto city streets from traffic traveling through the region

Policy 2.4.1 discourage the use of city streets as through routes for traffic traveling through the region

- Yes, by maximizing mobility on the arterial-collector's system through traffic congestion relief projects (*Engineering*)

Program 2.4.1.2 Coordinate with I-5 Joint Power Authority regarding increasing capacity of the I-5 Freeway in a method that minimizes impacts on private properties

- Public Works is kept up-to-date of the I-5 widening project through the attendance of I-5 JPA TAC meetings (*Public Works*)

Program 2.4.1.3 Support efforts to upgrade the I-710 freeway to address and restrict container truck traffic

- City has contributed funds to I-710 MIS (*Engineering*)

Program 2.4.1.4 Comply with provisions of the Congestion Management Plan, adopted by the Los Angeles County

- Yes (*Engineering*)

Issue 2.6 Traffic Congestion is worsened by delays caused when trains cross at street crossings

Goal 2.6 Eliminate traffic delays caused by railroad crossings

Policy 2.6.1. Provide for the grade separation or abandonment of the Union Pacific Railroad Line, parallel to Firestone Boulevard

- Public Works is in the process of circulating RFP for railroad grade separation feasibility study at the Firestone Blvd. at Old River School Road intersection. Feasibility of railroad grade separations at other street crossings are evaluated on a prioritized case-by-case basis and are contingent on funding availability (*Public Works*)



Chapter 2: Circulation

Issue 2.7 The city's infrastructure is aging and is in need of upgrading

Goal 2.7 Maintain the city's infrastructure

Policy 2.7.1 Provide adequate utility and communications infrastructure

Program 2.7.1.1. Promote upgrades and maintenance of utility and communication

- Public Works has been upgrading the City's communications infrastructure through the implementation of the signal system Master Plan and recently extended the existing fiber-optic line on Stewart & Gray Road easterly to the Water Yard. **(Public Works)**

Policy 2.7.2 Obtain funding for necessary maintenance and upgrades to infrastructure

Program 2.7.2.1. Promote alternative funding sources for infrastructure maintenance and upgrades

- Submitted grant applications for Proposition 50 funds **(Engineering)**

Program 2.7.2.2. Develop master plans to identify needs, priorities, and cost for infrastructure maintenance and upgrades

- Sewer System Master Plan consultant contract approved by City Council in Nov. 2006 **(Engineering)**

Program 2.7.2.3. Continue to use the multiple-year Capital Improvements Program to address funding of infrastructure maintenance and upgrades

- Ongoing **(Engineering)**

Program 2.7.2.5 Ensure that future development contributes its fair share on mitigating its impact on public infrastructure

- Done through the DRC project review process and general plan review activities **(Engineering)**

Program 2.7.2.6 Establish an impact recovery fee program so that new developments and expansions of existing developments share the cost of providing infrastructure maintenance and upgrades necessary for the development.

- Create a residential inspection for homes that exchange ownership to undergo an inspection to identify "as-builts", code violations, etc. **(Building & Safety)**

City of Downey

Chapter 4: Conservation



The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers.

The natural resources of the region, as well as other limited resources, need to be preserved for continual use by existing residents and by future generations.

Issue 4.1 There is a limited supply of water available to Southern California

Goal 4.1 Provide an adequate water supply for the needs of residents, workers, and visitors to the City.

Policy 4.1.1. Promote conservation of water resources

Program 4.1.1.1. Continue providing information to the public promoting the benefits of water conservation

- Water conservation information is available to the public at the Public Works and Utility Yard counters *(Engineering)*

Program 4.1.1.3. Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses

- Where possible, City medians and parkway irrigation is being changed to recycled water *(Engineering)*

Program 4.1.1.4 Encourage the use of reclaimed water, or re-use of water on-site, for new and redevelopment projects.

- Done through the DRC project review process and general plan review activities *(Engineering)*

Program 4.1.1.5 Expand the availability of reclaimed water by extending the dual-pipe water system.

- 2,000 feet of 8" recycled water main was installed in 2006 *(Engineering)*

Program 4.1.1.7. Promote water conserving appliances, equipment, and plumbing fixtures for new developments and remodels.

- This is required by Code. Toilets must use 1.5 gallons per flush. Low consumption shower heads and limited flow faucets must be provided. *(Building & Safety)*





Chapter 4: Conservation

Issue 4.1. There is a limited supply of water available to Southern California

Goal 4.1 Provide an adequate water supply for the needs of residents, workers, and visitors to the City

Policy 4.1.2 Maintain the water supply system to meet water demands

Program 4.1.2.1 coordinate with the Water Replenishment District to anticipate water demand and supply

- Rehabilitated three water wells to ensure supply reliability **(Engineering)**

Program 4.1.2.2. Develop a Water System Master Plan that describes what will be needed for maintenance of the system

- Request for proposal for the development of a Water Supply Master Plan distributed to consultants in late 2006 **(Engineering)**

Issue 4.2 Water supply is impacted by the contamination of groundwater

Goal 4.2 Prevent the contamination of groundwater

Policy 4.2.1 Monitor and improve groundwater quality

Program 4.2.1.1. Monitor production well water quality

- Ongoing well water quality testing performed for various constituents performed monthly, quarterly and yearly in accordance with all appropriate regulations. **(Engineering)**

Program 4.2.1.2 Provide annual water quality reports

- Consumer Confidence Report (Water Quality Report) produces and mailed to residents and businesses every June. Report also poster on the City's web site. **(Engineering)**

Program 4.2.1.3 Coordinate with local, regional, state and federal efforts to protect the groundwater supply and enhance groundwater quality

- Ongoing activities with various agencies. **(Engineering)**





Chapter 4: Conservation

Issue 4.3 the contamination of beaches and oceans is impacted by storm water generated in Downey

Goal 4.3 Reduce the contaminant level at beaches and oceans

- This can be achieved through the use of cultec systems. **(Engineering)**

Issue 4.4 The removal of trees may have a negative impact on the quality of life in the City.

Goal 4.4 Preserve trees wherever possible

Policy 4.4.1. Preserve trees on private and public property

Program 4.4.1.1. discourage the removal of trees on private and public property

- In reference to private and public trees, Downey vision 2025 states that...”the removal of trees may have a detrimental effect on the community and should be discouraged wherever possible.” The City of Downey strives to preserve significant trees on private property subject to redevelopment to the fullest extent reasonably possible. Section 7607 of the Downey Municipal Code outlines specific criteria for removal of street trees within the public right-of-way, but does not apply to private trees. **(Engineering)**
- The City also conducts a passive public outreach effort to educate its citizens about the benefits of planting and preserving trees. Informative pamphlets that include tips on purchasing, planting and caring for trees are disbursed at all City facilities, including City Hall, Library and Community Center. **(Engineering)**

Program 4.4.1.2. Adopt a tree preservation ordinance requiring a permit to remove mature trees

- In 1998, the City Council adopted Ordinance No. 1059 adding Sections 7600-7611 to the Downey Municipal Code, pertaining to the management of parkway trees. Section 7605 of the Downey Municipal Code specifies... “No public street tree will be removed/planted without having obtained a permit from the Public Works Department.” This ordinance does not apply to private trees outside the public right-of-way. **(Engineering)**





Chapter 4: Conservation

Issue 4.4 The removal of trees may have a negative impact on the quality of life in the City.

Goal 4.4 Preserve trees wherever possible

Policy 4.4.1. Preserve trees on private and public property

Program 4.4.1.4 Maintain an inventory of significant trees on private property

- Downey vision 2025 states that... “the City does not have any inventory of trees on private property to assist in the preservation of trees.” To date, no progress has been made on this program goal. **(Engineering)**

Program 4.4.1.3. Promote the installation of new trees when damaged or dying trees are removed

- The City’s development standards encourage planting increased tree canopy to offset the loss of significant trees on private property and to reap the maximum benefits that trees provide. Section 7605 of the Downey Municipal Code specifies that... “Any street tree removed shall be replaced if a replacement is deemed appropriate and if it is mutually agreed to by both the City and the Property owner.” Again, this ordinance does not apply to private trees outside the public right-of-way. **(Engineering)**



City of Downey

Chapter 4: Conservation



Issue 4.5 Downey is located in a region with unhealthy air.

Goal 4.5 Encourage activities that improve air quality

Policy 4.5.1 Pursue every available means and opportunities to reduce air particulate and pollutants within the city and region.

Program 4.5.1.1. Coordinate with other agencies, including schools districts, transit agencies, and regional agencies, including South Coast Air Quality Management District and the Southern California Association of governments, in their efforts to implement the regional Air Quality Management Plan and otherwise improve air quality

- Annually, the City submits its emissions reduction program for approval by the AQMD. Along with this program, the City is expected to survey its employees and achieve an AVR (average vehicle rider ship) of 1.5 that has been pre set by the AQMD for our area. If this number is not reached then the City has to at least show that it is making a “good faith effort” to achieve its goal. We do so by having the employee transportation coordinator (ETC) attend marketing seminars and or classes held by the AQMD to try new and creative ways to promote ridesharing and using alternate modes of transportation to get to work. In April of 2006, the City of Downey once again received approval for its program and was found to be in full compliance with the Rule 2202. ***(Transportation)***

Program 4.5.1.4 Encourage alternative modes of travel, such as walking and cycling, to vehicle use and alternative modes of employment, such as telecommuting and home-based businesses, to reduce emissions associated with vehicle use

- Through the City’s Thumbs Up Commuting Program, incentives are given to those who use alternate modes of travel to get to work. This includes carpools, rapid transit, bicycling and walking. The employee transportation coordinator is available to match up any employees that may be in need of a carpool or are looking for a route to get to work utilizing the rapid transit system in our area. Maps and schedules are made available for those who are interested. The City of Downey offers \$5 a day or 15 minutes of vacation for each day for those that carpool or arrive to work using an alternate mode of transportation. For 2006, the City of Downey paid out over \$52,000 and 670 hours of vacation time to its employees for their efforts in ridesharing. ***(Transportation)***



Chapter 4: Conservation

Issue 4.6 There is a limited supply of energy resources

Goal 4.6 Conserve energy resources

Policy 4.6.1 Promote the conservation of energy by residents and businesses to conserve energy.

- This is required by Code: Title 24 Energy Code, insulation requirements, Zone 8.
(Engineering)

Program 4.6.1.1 Provide incentives for people to use renewal energy sources such as solar energy.

- Provided by State—refunds given for solar installation. **(Engineering)**

Policy 4.6.2. Reduce energy consumption by City operations

Program 4.6.2.1. Ensure the installation of energy efficient street lights and traffic signals

- Yes, ongoing. **(Engineering)**

Program 4.6.2.2. Ensure the installation of energy efficient fixtures, computers and appliances at all public building.

- City's utilities Yard participates in SCE's Demand Bidding Program to help reduce energy consumption during peak electrical demand periods. **(Engineering)**



City of Downey

Chapter 5: Safety



Natural and non-natural hazards present a variety of risk to persons who live, work, and visit the city. The aim of the city is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

Issue 5.1 Disasters and emergencies have the potential of harming life and property

Goal 5.1 Protect life and property from disasters and emergencies

Policy 5.1.1 Minimize the level of risk and exposure to disasters

Program 5.1.1.1 Maintain a hazard mitigation plan with a focus on lowering the community's risk and exposure to disasters.

- Buildings: no CMU unreinforced in City. Structures must be built to Zone 4 Seismic Standards. **(Building & Safety)**

Policy 5.1.2. Provide resources to respond to disasters.

- Inspectors are trained to respond to disasters, and they are credentialed.

Program 5.1.2.1. Maintain an emergency operation plan to provide response to a variety of potential hazards.

- Train City employees how to respond to types of emergencies, including earthquakes. **(Building & Safety)**





Chapter 5: Safety

Issue 5.2. Residential, commercial, and industrial uses generate waste that is considered hazardous materials.

- An Asbestos Certification is required prior to issuance of the demolition permit (**Fire Department**)

Goal 5.2 Protect the health, safety, and welfare of residents, workers, and visitors from the improper use, storage, handling, and disposal of hazardous materials

Policy 5.2.1 Monitor the generation, storage, and disposal of hazardous materials

Program 5.2.1.2 Monitor the location, type of facility, and amount of hazardous materials kept at properties

- This is accomplished through the Hazardous Materials Disclosure Program. Businesses are required to submit a plan annually to the Fire Department which is reviewed by the fire department and inspections made to insure the disclosure plan matches what the business is actually doing. In 2006, 208 Hazardous Materials occupancies were inspected. (**Fire Department**)
- Building inspection required for storing hazardous material. Signs must be posted listing each chemical within the building. (**Fire Department**)

Program 5.2.1.3 Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal

- Public information is disseminated through public meetings, press releases and public service announcements. (**Fire Department**)

Program 5.2.1.4 Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process

- This is accomplished through the Hazardous Materials Disclosure Program. Businesses are required to submit a plan annually to the Fire Department which is reviewed by the fire department and inspections made to insure the disclosure plan matches what the business is actually doing. In 2006, 208 Hazardous Materials occupancies were inspected. (**Fire Department**)





Chapter 5: Safety

Issue 5.2. Residential, commercial, and industrial uses generate waste that is considered hazardous materials.

Goal 5.2 Protect the health, safety, and welfare of residents, workers, and visitors from the improper use, storage, handling, and disposal of hazardous materials

Policy 5.2.2 Prevent contamination from hazardous materials

Program 5.2.2.1 Ensure that properties involving hazardous materials dispose of waste properly

- This is accomplished by annual inspections in conjunction with the Hazardous Materials Disclosure Program. **(Fire Department)**

Program 5.2.2.2 Promote the convenient “drop-off” collection for the disposal of hazardous waste generated by residential households and other land uses.

- In 2006, CalSan submitted a proposal to provide for convenient hazardous materials collection for residential households in the City of Downey. **(Fire Department)**

Program 5.2.2.5 Ensure the safe transport of hazardous materials through City review of routing plans.

- This is accomplished in conjunction with Public Works and the Police Department. In addition, in 2006 the Fire Department received new software and training to continually review the flow of hazardous materials through our city. **(Fire Department)**

Program 5.2.2.6 Review continually that Hazardous Materials Emergency Response Plan has adequate resources

- This is accomplished through critiques submitted on each Hazardous Materials incident in our City. The critique may be heard by station, by shift, by department or area wide. In 2006, 23 critiques were held on Downey incidents **(Fire Department)**.



Chapter 5: Safety

Issue 5.3 Fire protection services need to be maintained and improved

Goal 5.3 Maintain and improve fire protection services

Policy 5.3.1 Provide adequate response to fire emergencies

Program 5.3.1.2 Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles

- Yes, through CIP projects (i.e., R/W acquired for all 12' lanes on Lakewood Blvd.)
(Engineering)

Program 5.3.1.3. Promote the design of private properties with fire lane width and turn-around capability appropriate for emergency vehicle access

- Yes, City Std. plan enforced through new development **(Engineering)**

Program 5.3.1.4 consider emergency response as a factor during the design or redesign of roadway medians and islands, including traffic calming designs.

- Yes **(Engineering)**

Program 5.3.1.5. Promote the design or redesign of roadway terminals (cul-de-sac) and elbows to accommodate emergency vehicle turn movements.

- Yes, through review of new development **(Engineering)**

Program 5.3.1.6. Control traffic lights by a city-approved emergency traffic preemption system

- Yes, City installs EVPE Systems at signalized intersections. **(Engineering)**

Policy 5.3.2 Promote fires prevention programs

Program 5.3.2.2. Adopt a master plan to prioritize and implement the upgrade of the fire flow system

- January 2007 adopted by Council. **(Engineering)**

Program 5.3.2.3. Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system

- Done through the DRC project review process and general plan review activities . **(Engineering)**

City of Downey

Chapter 5: Safety



Issue 5.4. Crime is a concern to residents and visitors of the City

Goal 5.4 Promote the protection of life and property from criminal activities

Policy 5.4.1. Prepare for adequate response to crime

Program 5.4.1.5. Promote the use technology as tools to improve staff productivity.

- Upgrade computer system and purchase computers for the tracking and documenting of daily progress of construction activities. **(Building & Safety)**

Issue 5.5 Downey is located in a seismically-active region

Goal 5.5 Address the potential hazards associated with seismic activity.

- No unreinforced CMU allowed in the City. Soil reports are required on new construction. Structures must be evaluated for Seismic Zone 4. Liquefaction studies are required. **(Building & Safety)**

Policy 5.5.1. Minimize the potential hazards associated with seismic activity

Program 5.5.1.1. Promote public information about earthquake safety.

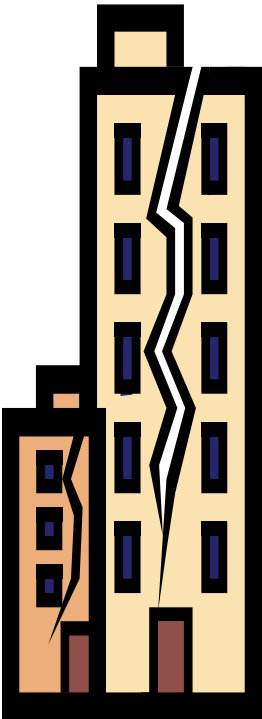
- This is done at the annual Street Fair and through Building counter hand-outs. **(Building & Safety)**

Program 5.5.1.4. Ensure the preparation of geotechnical reports for developments to address soil liquefaction.

- These reports are required for new construction. **(Building & Safety)**

Program 5.5.1.6. Ensure the placement of utilities underground.

- Electrical work on private property is required to be underground. Public Works is in the process of putting in underground electrical utility lines and Building and Safety requires all meter panels be capable of being fed underground. **(Building & Safety)**





Chapter 5: Safety

Issue 5.7 Traffic accidents are a major safety concern to residents and visitors of the city

Goal 5.7 Reduce the likelihood of traffic accidents

Policy 5.7.1. Promote traffic safety along streets. Yes, Public Works monitors the occurrence of accidents citywide

Program 5.7.1.1. Enforce speed limits throughout the city, but especially on streets in residential areas

- Yes, Police Department does so. (*Engineering*)

Program 5.7.1.2. Discourage objects that block visibility by drivers of vehicles entering onto streets.

- Yes, Through review of private development (*Engineering*)

Program 5.7.1.3. Promote street design that impedes the use of local residential streets as bypass and through routes.

- Yes, ongoing (monitored on a complaint basis) (*Engineering*)

Program 5.7.1.5. Promote effective signage visible to motorists

- Yes, ongoing (*Engineering*)

Program 5.7.1.7. Provide for vehicles to enter onto streets in a perpendicular manner

- Yes, through review of private development (*Engineering*)

Program 5.7.1.8. Promote designs to provide for vehicles to enter onto streets in a forward manner

- Yes, through review of private development (*Engineering*)





Chapter 5: Safety

Issue 5.7 Traffic accidents are a major safety concern to residents and visitors of the city

Goal 5.7 Reduce the likelihood of traffic accidents

Policy 5.7.1 Increase the visibility of pedestrians and vehicles by promoting the installation of lighting.

Program 5.7.1.2. Require street lights for new developments

- Yes, through review of private development (*Engineering*)

Program 5.7.1.3. Establish a development recovery fee program to require new developments and expansions of existing developments to fund the cost of streetlights

- Yes, Developers/property owners are levied a fee for the installation, order and maintenance of new streetlights (*Engineering*)

Policy 5.7.2. Promote the installation of sidewalks and walkways to improve traffic safety

- Yes, new sidewalk is constructed in conjunction with new development and City CIP Program. (*Engineering*)

Program 5.7.2.1. Adopt a Master Plan for installation of sidewalks for major arterials, secondary arterials, collector streets and school routes.

- No Master Plan exists. Sidewalk construction is prioritized (*Engineering*)

Program 5.7.2.2. Encourage the installation of sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan

- Sidewalk is constructed and is required by new development (*Engineering*)

Program 5.7.2.3. Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists

- Yes, ongoing. (*Engineering*)



Chapter 5: Safety

Issue 5.10 the Union Pacific Railroad Line, parallel to Firestone Boulevard, may impede access from the northern part of the city to hospitals during emergencies.

Goal 5.10 Provide access to hospitals from the northern part of the City during emergencies

Policy 5.10.1 Adopt a plan for a grade separation of the Union Pacific Railroad Line, parallel to Firestone Boulevard, at Brookshire Avenue to allow emergency vehicle access to hospitals from the north.

Program 5.10.1.1. Identify as a priority a railroad grade separation at Brookshire Avenue, either as part of or not a part of a larger grade separation project.

- Railroad Grade separations are constructed on a prioritized basis depending on recourse availability. (*Engineering*)





Chapter 6: Noise

Noise can be defined as unwanted sound and is known to have several adverse effects on people. The most critical impact of noise exposure is hearing loss. Other effects are speech interference, sleep interference and annoyance.

Issue 6.2 Noise is generated by various modes of transportation

Goal 6.2 Protect persons from exposure to excessive noise generated by various modes of transportation

Policy 6.2.1. Reduce noise generated by vehicular

Program 6.2.1.2. Enforce regulations to require truck traffic to use designated truck routes in the City.

- Yes, ongoing. *(Engineering)*

Program 6.2.1.3. Continue to work with the Metropolitan Transportation Authority and other transit agencies towards minimizing noise impacts by discouraging the use of local residential streets as transit routes.

- Yes, ongoing. *(Engineering)*

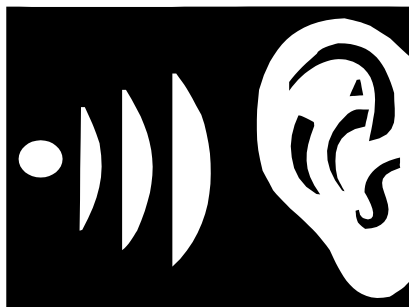
Policy 6.2.2. Support measures to reduce noise generated by railroad traffic

Program 6.2.2.3. Coordinate with the railroad companies to maintain rubberized railroad crossings at intersections

- Yes, ongoing *(Engineering)*

Program 6.2.2.4. Promote the eventual grade separation of the Union Pacific Railroad Line, parallel to Firestone Boulevard.

- Yes, funding has been procured for engineering study. *(Engineering)*



City of Downey



Chapter 7: Open Space

Typical of most communities located within mature urbanized settings. Downey has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment.

The City Council awarded a contract to build an 11 acre park on part of the former NASA site in addition to the Columbia Memorial Space Science Learning Center 18,000 square feet. The park will have two baseball fields and two soccer fields.



Issue 7.4 Downey's schools are an important asset to the community

Goal 7.4 Combine efforts by the local school districts and the city towards enhancing the community

Policy 7.4 1. Promote the use of recreational facilities and programs on school properties by residents.

Program 7.4.2.1 Support the development of recreational facilities and programs on school properties by residents.

- The sports leagues based in Downey utilize school recreational facilities and the availability of fields is discussed among youth sports leagues at the regularly held meetings to book the sports fields. **(Community Services)**
- In addition to sports the City operates before and after school child care programs at four schools and after school child care at 6 school sites. **(Community Services)**

City of Downey



Chapter 8: Design

Most residents, visitors, and businesses in Downey recognize the city as the premier quality city in the southeast area of Los Angeles County. However, others less familiar with the city's history may not share this perception and judge the city solely on the physical appearance of the area. For this reason, it is important that the visual appearance of the community portray a positive image and that the community image display the distinct and numerous resources it has to offer.

Issue 8.4 Cultural resources enhance Downey's image

Goal 8.4 Enhance Downey's cultural resources

Policy 8.4.3. Enhance the city's existing cultural resources

Program 8.4.3.1 List significant historic resources in a Downey Register of Historic Places

- The City Council created the Art in Public Places committee and established a 1% for the art program. Each council member appoints a committee member. The committee has established a resource list of artists and consultants. **(Community Services)**





Chapter 9: Economic Development

Community pride and civic-mindedness are not enough for a city to provide all necessary and desired services to maintain the local quality of life. A city needs a variety of employment and shopping opportunities to create balance, make it a desirable place to live, and enhance its image.

Issue 9.1 Business Attraction and Retention is important to the City

Goal 9.1 Attract and retain businesses

Policy 9.1.1 Develop programs to attract and retain businesses

- Downey Landing will bring in over \$750M in private investments
- Kaiser Hospital at \$620 million in private investment that establishes a much needed major state-of-the-art healthcare location.
- Retail Shopping Center invested \$70 million with national retailers to under-served urban area
- Downey Film Studio invested \$60 million investment that reuses existing buildings for film uses that will help curb the trend of “runaway production”.
- Learning Center/Public Park to invest \$7 million towards improvements.
(Economic Development)

Program 9.1.1.1 Develop economic strategies for business attraction and retention

- Continue meetings with council subcommittee regarding downtown Downey strategy ***(Economic Development)***
- Continue meetings with council regarding Downey Studio strategy ***(Economic Development)***

Program 9.1.1.4 Promote sites available for development

- Continue listing development opportunities on city website ***(Economic Development)***

Policy 9.1.2 Capitalize on the City’s location as an asset.

- Continue to promote the city location on city website



Chapter 9: Economic Development

Issue 9.2 Employment is an important factor for the city

Goal 9.2 Promote Downey as an employment center

Policy 9.2.1. Promote job-generating land uses

- Downey Landing benefits the region by providing 6,000 new permanent quality jobs
- The Kaiser Hospital complex will provide over 3,000 jobs
- Retail Shopping Center will provide over 2,000 jobs
- Downey Film Studio – 1,230 jobs

Program 9.2.1.1. Discourage nonresidential land uses that do not produce jobs

- Continue to encourage businesses or developers to consider developments that provide quality jobs
(Economic Development)

Program 9.2.1.2. Promote employment centers that have potential to serve as catalyst for the creation of additional jobs.

- Continue to encourage businesses or developers to consider developments that provide jobs spin-off
(Economic Development)
- Provided a link to Downey Studio film lease space *(Economic Development)*

Policy 9.2.3 Expand quality employment opportunities through education

- Continue working with Workforce Investment Board *(Economic Development)*





Chapter 9: Economic Development

Issue 9.3 Fiscal balance is necessary for an economically healthy community

Goal 9.3 Ensure the continued fiscal balance of the community

Policy 9.3.1 Balance the maximization of revenue generation with costs for providing services

- Downey Landing provides a significant property tax to the city.
- Downey Landing retail shopping center provides a significant new sales tax to the city.
- Continue to encourage high quality development on the Firestone corridor.
- Continue to encourage high quality development on the Woodruff corridor.

Program 9.3.1.4 Encourage a diversified tax base by encouraging revenue derived from sources other than sales taxes and property taxes

- Continue to encourage high quality development that produce business tax fee, development application fee, building permit fee. (*Economic Development*)





Housing Information

The following is in regards to Section (e) of The Housing Element programs administered under the Housing Division:

2. HOUSING REHABILITATION

- Objective: Fund 20 rehabilitation projects per year
- Time Frame: 2000 - 2005
- Status: 26 rehabilitation projects were funded in 2006; another 24 units received modifications which made these units accessible to disabled persons.

3. MULTI_FAMILY HOUSING REHABILITATION

- Objective: Financing for rehabilitation of 6 housing units
- Time Frame: 2000 - 2005
- Status: There were no projects which received rehabilitation funds in 2006.

4. SENIOR PAINT/FIX-UP PROGRAM

- Objective: Assist 30 projects in 2006
- Time Frame: 2000 - 2005
- Status: 28 housing units were improved under this program in 2006.

9. SENIOR HOUSING PROGRAM

- Objective: Provide unit density and other incentives for senior housing projects
- Time Frame: 2000 - 2005
- Status: No new projects were submitted or in process in 2006.

10. TRANSITIONAL AND EMERGENCY SHELTERS

- Objective: Revise zoning Code to permit land use
- Time Frame: By December 2002
- Status: There were no new requested for homeless transitional housing permits in 2006; The City continued its policy of providing funding for an existing transitional facility in 2006.



Housing Information

11. AFFORDABLE HOUSING PROGRAM

- Objective: Reserve Local funds for affordable housing units
- Time Frame: 2000 - 2005
- Status: In 2006 the City allocated over \$900,000 for new affordable housing developments; No new project proposals were received during the reporting period.

12. NONPROFIT ASSISTANCE

- Objective: Facilitate 10 new housing units for very low income households.
- Time Frame: 2000 - 2005
- Status: See program # 11

13. FIRST TIME HOMEBUYER

- Objective: Assist 12 low income homebuyers per year
- Time Frame: 2000 - 2005
- Status: No new loans were financed in 2006

14 MORTGAGE CREDIT CERTIFICAT PROGRAM

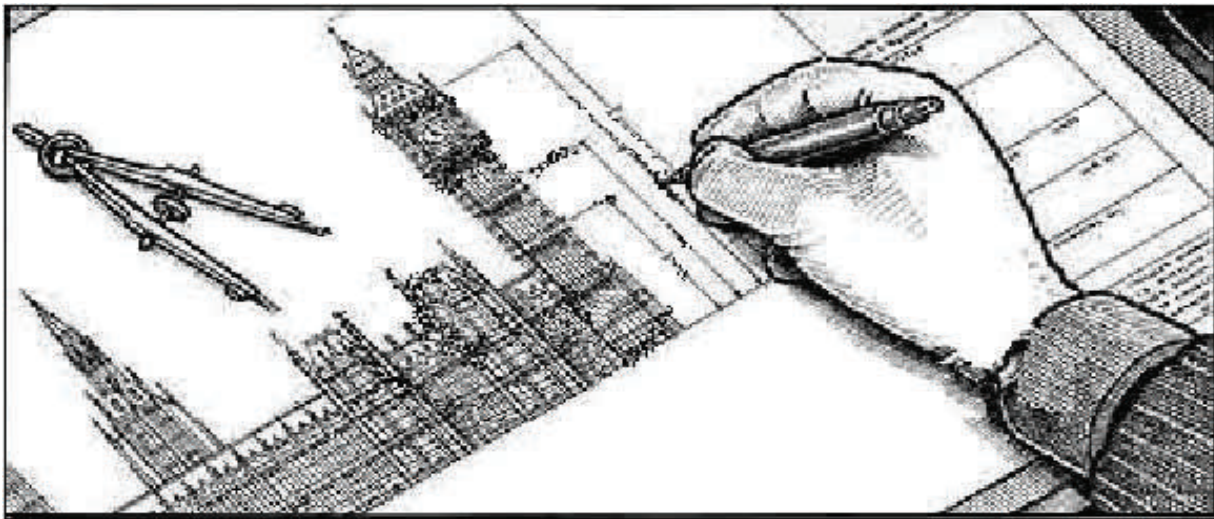
- Objective: Provide ongoing promotional and marketing support of the County's Program
- Time Frame: 2000-2005
- Status: There were no real estate transactions in Downey which utilities this Program in 2006

15. SECTION 8 RENTAL ASSISTANCE

- Objective: Continue support of the County's Program
- Time Frame: 2000-2005
- Status: Each year over 400 renters receive rent subsidies from the County, enabling them to preserve affordable rents.



Section 2: Planning Division Activity



PLANNING DIVISION ACTIVITY

The City of Downey Planning Division's Annual Report (Section 2) outlines the activities of the division from January 2006 through December 2006. The division had a total of 11 staff persons including a City Planner, seven professional planners, and two secretaries. In addition, two interns have been hired to work on various projects. The Planning Division has two programmed activities: Planning/Zoning (5110) and General Plan (5115). In an effort to streamline the division and improve efficiency and service to the public, all staff members are capable to perform both program activities.

Day to Day Planning Activities

The day-to-day planning activities include:

Administering the City's Zoning Ordinance (Development Code)
 Processing planning applications for the Planning Commission and/or Design Review Board
 Preparing reports for the City Council

Reviewing development plans for compliance with City standards (Plan Checks)

Signing individual developments for final occupancy (Field Inspections)

Reviewing business registration investigation reports for new businesses

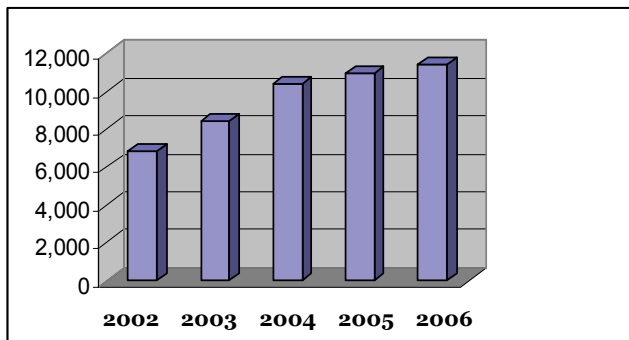


Figure 1. Counter Activity, 2002 - 2006

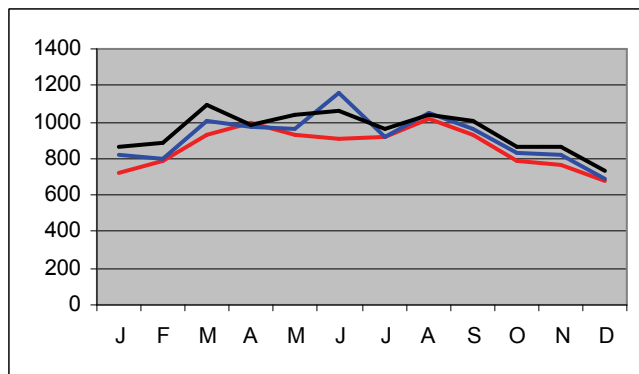


Figure 2. Counter Visits per Month, 2005 - 2006

COUNTER ACTIVITY

Counter activity has steadily increased over the years; the Planning Department has been tracking these counter visits since 1992.

- Counter activity in 2005 was 10,968, a 5.7% increase over the 2004 amount of 10,368.
- In 2006 the numbers continued increasing to 11,397 visits during the calendar year, which

Historically, counter activity tended to be greater during the spring and summer, while lower in the winter. However, in 2006, March was the busiest month with 1,095 counter visits. In addition, the slowest month for calendar year continued to be December with 731 counter visits.

Most months exceed the monthly totals of the previous years, except for the month of June. Previous year numbers show that the 2005 summer months continue to have the highest number of visits ever seen at the Planning Counter.

BUSIEST MONTHS BY COUNTER ACTIVITY

1	Jun-05	1,159
2	Mar-06	1,095
3	Jun-06	1,057
4	Aug-05	1,054
5	Aug-06	1,043
6	Aug-04	1,015
7	Sep-06	1,007
8	Mar-05	1,004
9	Apr-04	991
10	Apr-06	986
11	Apr-05	971
12	May-05	962
13	Sep-05	960
14	Jul-06	959
15	Mar-04	931

The enormous increase in counter activity over the past several years can be attributed to the following factors:

- Pro-active code enforcement;
- Large population growth (17% increase from 1990 to 2000);
- Increase demand for housing (drop in median age increase in average family size);
- New technology related uses (i.e. cellular towers, computer access centers)
- Increase in City initiated projects (i.e. Downey Landing Project, downtown revitalization, general plan update); and

6 out of the 10 busiest months for counter visits were from the 2006 Calendar year.

PLAN CHECKS AND PERMITS ISSUED

Most new building construction or tenant improvements require plan check review for Zoning and Code compliance. Although numbers have grown in all area of planning, the Plan Check numbers decreased from the previous years due to the longer process applied to the R-1 developments. 2006 saw 1,075 Plan Checks submitted for review, which represents a decrease of 13.79% from 2005.

The number of Plan Checks for 2004 was 966, a 31.4% increase from 735 in 2003. In 2005, the number of Plan Checks was 1,247, a 29% increase from 966 in 2004. The 2005 figure is still the highest on record thus far (see Figure 4 at right).

In addition to plan checks, the City also issues many “over-the-counter” type permits. These applications can be obtained during a counter visit at City Hall such as patio additions, roofing, installation of condenser units, construction of walls and fences and repaving of driveways. The total number of permits (which includes plan checks and “over-the-counter” permits) issued for 2006 was 3171. (see Figure 5).

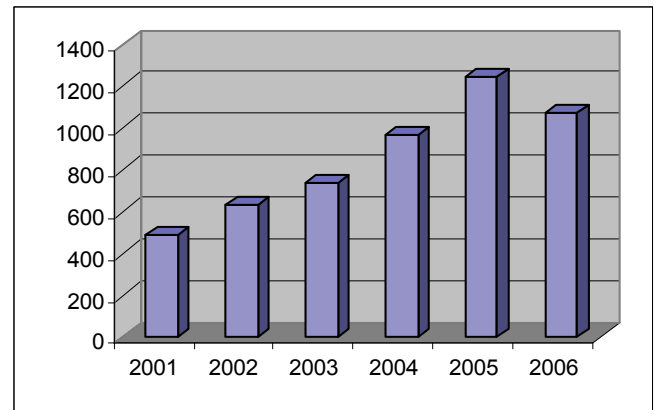


Figure 4. Plan Checks, 2000-2005

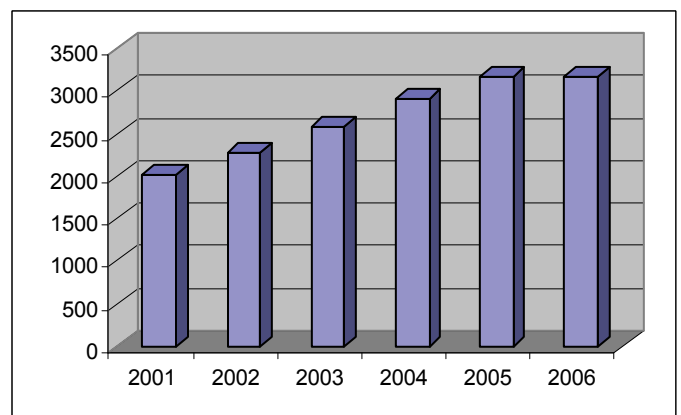


Figure 5. Permits Issued, 2006

BUSINESS REGISTRATIONS

All new and relocating businesses must register with the City of Downey. However, before a business can receive its certification, the Planning Division must review the application for zoning compliance. A total of 459 applications were reviewed in 2006. (see Figure 6 at right)

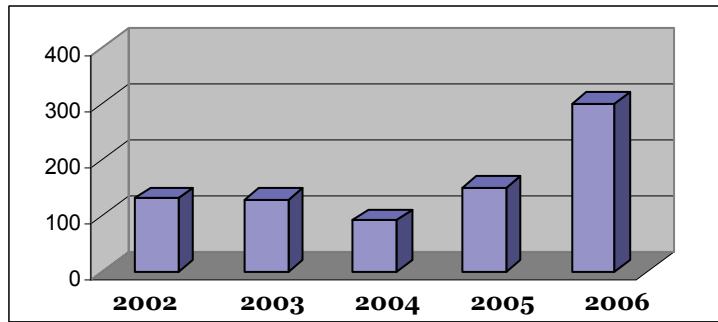


Figure 6. Business Registrations, 2002-2006

PLANNING CASES

Planning cases include public hearing and consent calendar items to the Planning Commission and/or City Council and reports to the Design Review Board. The overall number of applications for the 2006 calendar year is 301, a 102% increase over the number of cases in 2005 (see Figure 7 at left). In addition, the number of planning cases in 2005 was of 149, a 39% increase over the amount of planning cases in 2004.

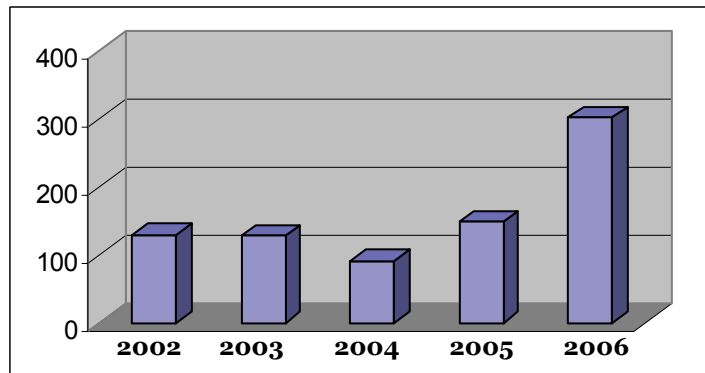


Figure 7. Planning Cases, 2002-2006

Non-legislative items going to Planning Commission include (see Figure 8 at bottom):

- Zone Variances (ZV/MZV): 25 in 2005 vs. 33 in 2006, a 32% increase
- Conditional Use Permits (CUP): 21 in 2005 vs. 22 in 2006, a 4.8% increase
- Parcel & Tract Maps (PM/TM): 22 in 2005 vs. 10 in 2006, a 54.5% decrease
- Second Unit Developments (SUD): 7 in 2005 vs. 10 in 2006, a 42.8% increase

On legislative items such as General Plan Amendments (GPA), Specific Plan Amendments (SPA), Zone Changes (ZC) and Code Amendments (CA), the Planning Commission serves as an advisory body to the City Council.

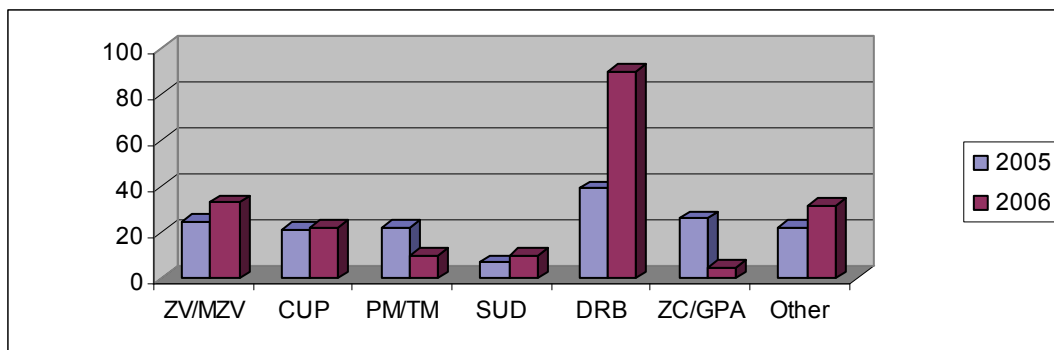


Figure 8. Planning Cases by Type, 2005-2006

Design Review Board

The Design Review Board (DRB) reviews the architecture, building materials, colors, signing, landscaping and irrigation for all new building construction and most exterior remodels in the Commercial, Industrial and Multiple Family zones. Additionally, because of the new ordinance addressing bulk and mass in the Single-Family Residential zone, the DRB is required to review all 2-story additions and single story additions which exceed .55 Floor Area Ratio (F.A.R.)

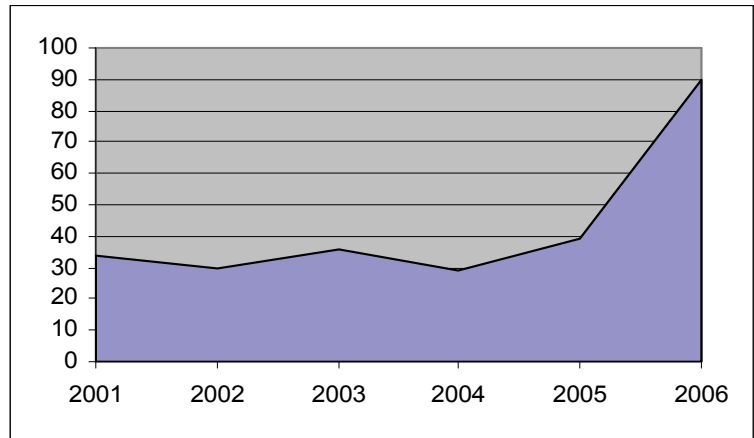


Figure 9. Design Review Board Cases, 2006

The Design Review Board reviewed 90 cases in 2006, which is a 130% increase from the 39 cases reviewed in 2005. This increase is due to the number of new and 2-story and residential additions which came before the Board. (see figure 9)

Number of Housing Developments

The City of Downey has seen a slowing in the amount of new housing construction compared to previous years. A total of 32 new units have been completed, or have had been significantly completed in 2006. The major residential project is located on Elm Vista, just east of the newly developed Downey Landing Project. This development added 16 new residential units to the property.

Additionally, there are two new residential developments which are in various stages in the planning process. One of those is a 20 unit detached residential Planned Unit Development and the other is a 17 unit condominium Planned Unit Development.

New Housing Developments

Type of Housing	Location	Year	Completed	Previously Existing Units	Currently Existing Units	Net New Units
Single-Family	8534 Cole	2006		1	1	1
Single-Family	7830 Third Street	2006		0	1	1
Single-Family	8217 Comolette	2006		0	1	1
Second Unit Development	7127 Pellet	2006		1	1	1
Condominiums	12002 Downey Ave	2006		1	4	3
Condominiums	12012 Downey Ave	2006		1	5	4
Condominiums	9751-9769 Imperial	2006		3	8	5
Condominiums	9252-9260 Elm Vista	2006		4	20	16
Total New Units			32			

SIGNIFICANT PROJECTS

In addition to the day-to-day planning activities, the Planning Division is also involved in several advanced planning projects. These projects tend to have higher profiles with extended processing times. Examples include the Downey Landing Development, the General Plan Update, the Housing Element and staff development.



The Downey Landing Development

The NASA Site remains the City's highest profile project since 2003. In October 1998, the first sixty-eight acres were conveyed, while the remainder was acquired by the City in November, 2003

In December 2000, the City contracted with EIP Associates of Los Angeles to complete a Specific Plan for the site, as well as an Environmental Impact Report. In March 2002 the "Downey Landing Specific Plan" was approved by the City Council (see Figure 10 at right).

The property includes the Downey Studios, a power retail center, Kaiser Downey Medical Center, the Columbia Memorial Space Science Learning Center and a park (see Figure 13 at upper right).

In 2006, talks began concerning the replacement of Downey Studios with a new mixed use project that includes homes, stores and offices to replace the 78 Acre Film Media Center located in the center of the Downey Landing Development.

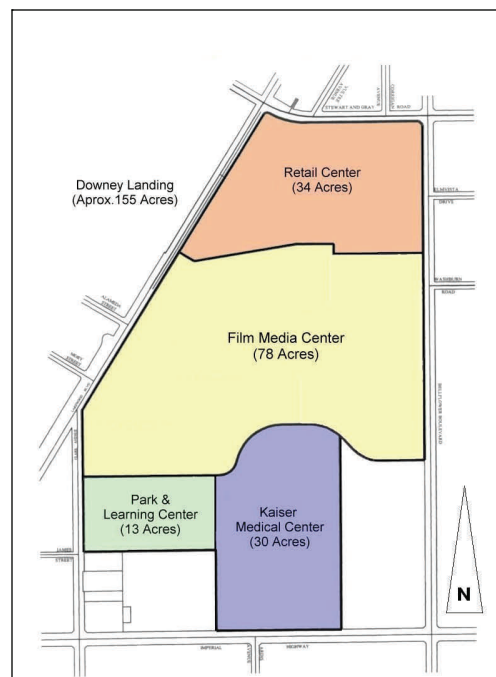


Figure 10. Downey Landing

Upcoming Major Projects

A few of the major projects which have gone through different stages of the planning process are listed below. Because they have been began construction they will be discussed in detail in upcoming Annual reports. (see map on following page)

- Citibank- 8764 Firestone Blvd. Demolish existing office building and construct new 6,038 square foot bank. Status—Approved By Design Review Board
- Retail/Office Building— 9637 Lakewood Blvd. New 9,320 square foot three-story center. Status— Plan check.
- Valero-10030 Lakewood Blvd. new mini-mart and carwash will be added to existing gas station. Status— Plan check
- Medical Office— 11003 Lakewood Blvd. New 5,934 square foot 2-story medical office building. Status— Construction completed 2007.
- Walgreens— 9020 Firestone Blvd. A new 1,200 square foot drug store with drive thru lane. Status— Plan Check
- Hall— Industrial Park—9236 Hall Rd. A new 192,000 square foot multi-tenant industrial building. Status-