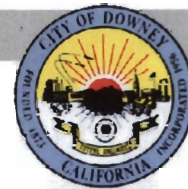


CITY OF DOWNEY



2007
ANNUAL REPORT





The 2007 Annual Report summarizes the City of Downey's continued progress with regards to implementation of the goals, policies and programs of Vision 2025, the City's General Plan. This report summarizes the activities of the Planning Commission and Planning Division from January 1, 2007 through December 31, 2007.

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 2007.

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, expansion of the "Downey Landing", and new design guidelines for single-family residential development.

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.

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CITY OF DOWNEY

1111 Brookshire Ave.
Downey, CA 90241

CITY COUNCIL

David R. Gafin, Mayor
District 1

Mario A. Guerra, Mayor Pro-Tem
District 2

Kirk Cartozian
District 5

Anne M. Bayer
District 4

Rick Trejo
District 3

PLANNING COMMISSION

Michael Murray, Chairman
District 1

Steve Allen, Vice-Chairman
District 2

Jeff McCaughan
District 3

Roger Brossmer
District 5

Terry Lambros, Chairman
District 4



CITY STAFF

(At the time of Adoption)

CITY ADMINISTRATION

Gerald M. Caton

City Manager

Gilbert Livas

Deputy City Manager/Community Development Director

PLANNING DIVISION

William Davis

Business Development Manager

Shion Hori

Assistant Planner

Mark Sellheim, AICP

Principal Planner

Rebecca Guerrero

Executive Secretary

David Blumenthal

Senior Planner

Theresa Still

Secretary

Christine Hernandez

Associate Planner

Luz Erendira Reyes

Planning Intern

Jessica Flores

Assistant Planner II

Ricardo Rodriguez

Planning Intern

Kevin Nguyen

Assistant Planner



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. Floor Area Ratio's continue to be implemented for all 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. There were 5 Second Unit Developments approved in 2007. (*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

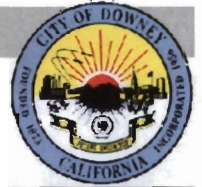
Program 1.3.2.2. Adjust the codes, policies, and regulations in response to changes in land use designations

- 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. In 2007 a Draft Zoning Code was given to the Planning staff for review; comments concerning the new Code updates have been compiled and a new Zoning Code will be adopted Summer of 2008. (*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 2007, one Zone Change request was filed with the department. However, as inconsistency are found city staff has initiative Zone Changes to bring 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.

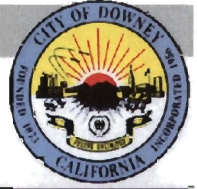
Issue 2.1 Traffic Congestions Impacts the community

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

- 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. **(Public Works)**
- The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. **(Public Works)**
- 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. **(Public Works)**



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

- 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. **(Public Works)**
- This can be achieved through the use of on-site collection and infiltration (cultec) systems. **(Public Works)**

Policy 4.3.1.Reduce the contaminant level of stormwater and urban runoff generated within Downey.

Program 4.3.1.1. Provide treatment of runoff generated by properties on-site before release into the storm drain system.

- In 2007, over 500 infiltration units have been installed in areas of new development and redevelopment to capture and retain on site, for infiltration purposes, the first $\frac{3}{4}$ " of rainfall. **(Public Works)**
- The City has installed an eight acre-foot underground detention/retention basin in the new Downey Park that collects runoff from Congressman Steve Horn Way. Three acre-feet of this is kept in the structure and percolates into the ground through openings in the base of the structure. Prior to entering this structure, the storm water passes through the landscaped center median for filtration of larger floating and wind blown materials. Immediately prior to entering the structure the storm water is further filtered through a CDS unit that utilizes a large stainless steel screen to reduce the smaller particles that could clog the gravel in the bases of the detention/ infiltration structure. **(Public Works)**

Program 4.3.1.3. Promote effective street cleaning

- The City's street cleaning program is constantly monitored to ensure that all areas/ routes are properly cleaned and that the speed of the street sweepers are such that the majority of items in the path of the sweeper are collected. **(Public Works)**

Program 4.3.1.4. Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction.

- All on site development construction projects and Public Works projects are required to comply with the best management practices required on the "Minimum Water Quality Protection Requirements for All Development Construction Projects – Certification Statement". The Certification Statement is an attachment for construction and grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. **(Public Works)**



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 4.4.1.1. 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. **(Public Works)**
- The City also conducts a public outreach effort to educate its citizens about the benefits of planting and preserving trees. Each year the City conducts a formal Arbor Day observance and tree planting ceremony. Also, 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. **(Public Works)**

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. **(Public Works)**

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. **(Public Works)**

Program 4.4.1.4. Maintain an inventory of significant trees on private property

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



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 ridership) 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 2007, the City of Downey once again received approval for its program and was found to be in full compliance with the Rule 2202. **(Finance Department)**

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 2007, the City of Downey paid out over \$51,000 and 566 hours of vacation time to its employees for their efforts in ridesharing. **(Finance Department)**





Chapter 4: Conservation

Issue 4.7. The cost for solid waste disposal is expected to rise significantly

Goal 4.7. Provide efficient and low-cost solid waste disposal

Policy 4.7.1. Reduce the amount of solid waste generated within the City

Program 4.7.1.1. Promote educational programs to explain the benefits of recycling and source reduction

- The City's After School Education Program (ASPIRE) for elementary school age children includes presentations regarding the benefits of recycling of household materials. **(Public Works)**
- The City also sponsors an annual used oil recycling calendar art-work contest for all fifth grade students throughout the City. The top thirteen drawings are included in the City's "Used Oil Recycling and Pollution Prevention" calendar. **(Public Works)**

Program 4.7.1.2. Encourage recycling and source reduction to divert recyclable and reusable materials from the solid waste sent to landfills

- At the City's annual Street Fair and the annual Kids Day Celebration, City staff provides recycling and waste reduction brochures and giveaways to the public. **(Public Works)**

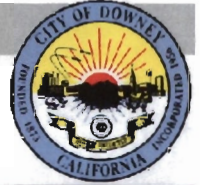
Program 4.7.1.3. Encourage the establishment of buy-back recycling centers and material recovery facilities (MRF)

- Under the City's current waste hauler agreement, the contractor is required to provide a buy-back recycling center which is currently in operation. **(Public Works)**

Program 4.7.1.4. Promote recycling procedures that are easy for residents and business to understand and follow to improve compliance.

- Articles addressing recycling opportunities and procedures are included in the City's quarterly "One Person's Trash" environmental newsletter. **(Public Works)**





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 5.1.2. Provide resources to respond to disasters

- Inspectors are trained to respond to disasters and they are credentialed. **(Public Works)**

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

- Police Department maintains a Special Response Team to handle unusual incidents. This unit participates in regular training including some regional training with other area law enforcement agencies. **(Police Department)**
- Over 300 city employees received training on the National Incident Management System (NIMS) **(Fire Department)**

Program 5.1.2.2. Continually review the readiness of the Emergency Operating Center

- Fire Department personnel trained 50+ citizens in Community Emergency Response Teams (CERT). This is approximately 20 hours of training covering disaster preparedness, fire suppression, search and rescue techniques and emergency first aid for disaster situations. **(Fire Department)**
- The Fire Department has trained and equipped personnel in Urban Search and Rescue (USAR) disciplines for disaster operations. **(Fire Department)**

Program 5.1.2.3. Coordinate emergency preparedness with the federal, state, school districts and other local agencies

- Our agency meets regularly with school district officials and exchanges information regularly regarding potential hazards situations. We also participate in both local and regional emergency drills. **(Police 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 5.2.1 Monitor the generation, storage, and disposal of hazardous materials. *(Fire Department)*

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

- In 2007, 228 Hazardous Materials occupancies were inspected. *(Fire Department)*

Policy 5.2.2 Prevent contamination from hazardous materials

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

- In addition, the Fire Department continually reviews the flow of hazardous materials throughout our city *(Fire Department)*

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

- In 2007, new pre-alerting equipment was installed in all four fire stations, improving overall response times by 20 to 40 seconds per call. *(Fire Department)*





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 5.4.1.1. Keep crime rates and property loss rates at the lowest levels feasible

- Police officers patrol citywide identifying criminal activity and responding to calls of suspicious or criminal activity. Investigators review crime trends and establish department task forces to focus on particular crimes in specific geographical areas. **(Police Department)**

Program 5.4.1.2 Maintain an acceptable response time for police emergency service calls

- All calls are prioritized with the most serious calls for service (i.e., life threatening calls) receiving top priority. **(Police Department)**

Program 5.4.1.4. Promote the use of non-sworn personnel for police service tasks wherever possible to maximize the efficiency of sworn personnel

- Non-sworn personnel are used by the department to handle crime reports, enforcement of city code violations and for parking complaints. **(Police Department)**

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

- Computers have been installed in all patrol vehicles as well as a digital camera system with audio recording capability. This helps capture information to prosecute offenders and reduce court time. **(Police Department)**

Program 5.4.1.7. Coordinate with Federal, State, and County agencies to address illegal activities

- We participate with regional and federal task forces for investigating narcotics and major crimes. We also work in conjunction with the ABC on liquor law compliance operations. **(Police Department)**



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 5.4.2. Promote crime prevention programs

Program 5.4.2.1. Promote the increased visibility of police in neighborhoods

- Officers patrol in clearly marked police vehicles. **(Police Department)**

Program 5.4.2.2. Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity

- Police department works closely with the Gangs Out Of Downey program for at-risk youth. Department also has police officers assigned to local high schools. Officers regularly attend neighborhood preservation meetings and informally address neighborhood concerns at informal community meetings. **(Police Department)**

Program 5.4.2.3. Maintain effective communication, including by addressing the need for bilingual staff, between the community and the City towards achieving long-term problem solving

- Officers are provided incentive pay for speaking Spanish. Spanish speaking officers are assigned to special events and community meetings to provide translation services and provide information to Spanish speaking residents. **(Police Department)**

Program 5.4.2.5. Promote coordination between schools and the City to address juvenile crime in a proactive and preventive manner

- Police officers are assigned as school resource officers at each of the local high schools. Detective personnel meet regularly with school officials to discuss issues and trends affecting local schools. **(Police Department)**

Program 5.4.2.6. Promote building and site design during the development review process that does not create nuisance and crime attraction

- Police staff participate on the City's Development Review Committee. **(Police Department)**



Chapter 5: Safety

Issue 5.5 Downey is located in a seismically-active region

Goal 5.5 Address the potential hazards associated with seismic activity

Policy 5.5.1. Minimize the potential hazards associated with seismic activity

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

- Require soil reports with submittal of plans. **(Building & Safety)**

Program 5.5.1.6. Ensure the placement of utilities underground

- Required on plans for all new houses and excessive remodels **(Building & Safety)**
- 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. **(Public Works)**
- Public Works works closely with SCE to identify areas where existing overhead utility lines can be undergrounded utilizing Rule 20 funds (SCE) and Rule 40 funds (telecommunications). **(Public Works)**

Issue 5.6. Downey is susceptible to flooding

Goal 5.6. Minimize potential adverse impacts from flooding

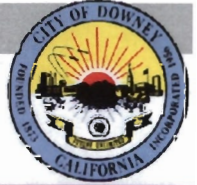
Policy 5.6.2 Minimize the potential for flooding due to stormwater generation

Program 5.6.2.1. Minimize increases in the amount of stormwater generated by existing and proposed land uses

- For development and redevelopment projects that exceed certain thresholds, a volume equivalent to the first 3/4" of rainfall over the area of the site must be collected in an underground cultec-style device. **(Public Works)**

Program 5.6.2.2. Maximize the amount of pervious surfaces on properties to absorb stormwater and decrease runoff volumes

- Developers are encouraged to maximize the amount of landscaping whenever possible. **(Public Works)**



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 6.1. Persons who live, work, or visit Downey may be exposed to excessive noise

Goal 6.1. Protect persons from exposure to excessive noise

Policy 6.1.1. Minimize noise impacts onto noise-sensitive uses. (*Building and Safety*)

Program 6.1.1.2. Ensure that new developments within areas with exterior noise at unacceptable levels are designed to maintain interior noise levels at acceptable levels

- Title 24 Energy Requirements (*Building and Safety*)

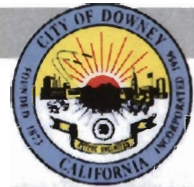
Program 6.1.1.3. Continue to enforce provisions prohibiting construction activities during noise-sensitive hours

- We only allow construction from 7 am to 9 pm daily (*Building and Safety*)

Program 6.1.1.4. Encourage the use of different construction methods, including insulation, for new developments to reduce noise impacts generated by other land uses and traffic

- This occurs during the Plan Check Process (*Building and Safety*)





Chapter 6: Noise

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

- Patrol and traffic officers routinely issue citations for truck drivers not on designated truck routes. **(Police Department)**

Program 6.2.1.4. Enforce the State motor vehicle noise standards for cars, trucks and motorcycles through coordination with the Downey Police Department and the California Highway Patrol

- Officers issue citations for both local ordinances related to noise emanating from motor vehicles as well as California Vehicle Code statutes. **(Police Department)**

Program 6.2.1.6 Enforce speed limits on local residential streets to discourage the use of local residential streets by business and commuter through traffic

- Police officers and motorcycle officers routinely work radar / laser speed enforcement on residential streets, routinely as a result of complaints and information about speeding vehicles. **(Police Department)**



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 7.3 Downey needs more park areas

Goal 7.3 Increase the amount of park acreage

Policy 7.3.1 Promote the expansion of the existing park system

Program 7.3.1.2 Develop a public park at the Downey Landing development site

- The Discovery Sports Complex is expected to be completed in May 2008

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)**



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 8.2. Lack of property maintenance may exhibit a negative image of the City

Goal 8.2. Maintain and enhance the appearance of properties

Policy 8.2.1. Promote compliance with code regulations

Program 8.2.1.1. Promote public information explaining activities that are potential code violations

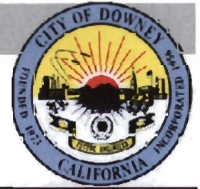
- Code Enforcement speaking appearances before local service clubs and community organizations, and press and broadcast media liaison to promote public relations and educational efforts (*Code Enforcement*)

Program 8.2.1.2. Promote proactive measures to ensure maintenance of properties

- Officers are trained to recognize and initiate proactive enforcements geared toward nuisance abatement and neighborhood preservation. (*Code Enforcement*)

Program 8.2.1.3. Identify specific areas as neighborhood preservation areas so that resources may be focused on areas that specifically need code enforcement

- Neighborhood preservation and targeted enforcement areas receive concentrated attention at the direction of managers, or as self-initiated efforts by code officers recognizing problem areas. (*Code Enforcement*)



Chapter 8: Design

Program 8.2.1.4. Eliminate code violations as these are identified during the development review process

- Code enforcement requested that property maintenance statutes be removed from the planning codes. This provides better enforcement options and greatly strengthens the nuisance abatement powers of the City. This process resulted in a rewrite of the Property Maintenance code. **(Code Enforcement)**

Program 8.2.1.5. Eliminate outdated code requirements

- The rewritten Property Maintenance code, as proposed, helps to ensure more uniform interpretation of statutes, eliminates archaic language, and broadens the enforcement tools available to the City. **(Code Enforcement)**

Program 8.2.1.6. Facilitate code enforcement through adoption of a property maintenance ordinance

- The rewritten Property Maintenance ordinance is being submitted to City Council for consideration in June of 2008. **(Code Enforcement)**



Chapter 8: Design

Issue 8.3. The appearance of the City as viewed from streets has an impact on the identity and image of the City

Goal 8.3. Promote the enhancement of the streetscape

Policy 8.3.2. Promote city-initiated streetscape enhancement projects

Program 8.3.2.2. Landscape, maintain and expand the City's street medians and islands along major arterials

- The Lakewood Blvd. Improvement Projects Phase 1A and 1B, and the Imperial Highway Improvement Project Phase 1 have included landscaped medians and parkways. **(Public Works)**

Program 8.3.2.3. Establish landscaped and lighting maintenance districts along major arterials to fund median and entry cost

- The Lakewood Blvd. and Imperial Highway Project landscaping has been included in Landscape Maintenance District L. **(Public Works)**

Program 8.3.2.4. Promote attractive street furniture and fixtures

- The Lakewood Blvd. Projects have included attractive ornamental street lighting and pedestrian safety lighting. **(Public Works)**

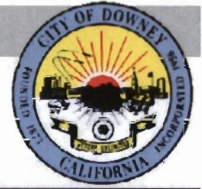
Policy 8.3.3. Promote the installation of new trees

Program 8.3.3.1. Promote the installation of new trees throughout the City, but especially where visible from the street

- Whenever possible, Public Works projects include the installation of trees in the medians and parkways. **(Public Works)**



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

Program 9.1.1.2. Provide incentives for business retention and expansion

- Target specific retailers and restaurants and provide specific incentives to bring them to Downey, particularly the downtown area of Downey (*Economic Development*)

Program 9.1.1.3. Monitor real estate market trends and adjust economic strategies accordingly

- Create a new specific plan for Downey Studios that will enable new, upgraded, and complementary commercial retail to be developed in Downey (*Economic Development*)

Program 9.1.1.4. Promote sites available for development

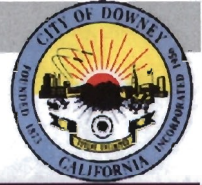
- Create a specific plan to create a more active and vibrant downtown Downey with more residential land uses which create demand for specialty shop retail and neighborhood restaurants (*Economic Development*)

Program 9.1.1.5. Continue the revitalization of commercial and industrial corridors

- Develop a specific program to support top tax producers in Downey (*Economic Development*)



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

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

- Create a specific plan for Downey Studios to facilitate 500,000 square feet of new commercial office development to create new and good-paying jobs. (*Economic Development*)

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

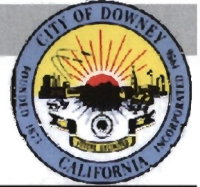
- Support the opening and expansion of the Kaiser Hospital complex, opening in 2009 to ensure maximum job generation at this site (*Economic Development*)

Program 9.2.1.3. Promote employment that increases the daytime population of the city creating customer demand for other businesses

- Work with Los Angeles County to facilitate the development of new commercial office at the Rancho Los Amigos site to create a new employment center and locate more good jobs in Downey (*Economic Development*)
- Create a specific program to support the top employers in Downey (*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

Program 9.3.1.1. Encourage land uses that generate property tax and sales tax revenue

- Calculate the net fiscal impacts for the specific plan and redevelopment of Downey Studios; adjust land uses and negotiations accordingly (*Economic Development*)

Program 9.3.1.2. Promote a diversified sales tax base by discouraging the over-concentration of a particular land use that will preclude the establishment of other uses

- Calculate the net fiscal impacts for the specific plan and redevelopment of Rancho Los Amigos; adjust land uses and negotiations accordingly (*Economic Development*)

Program 9.3.1.3. Encourage the growth and establishment of industries that generate local point-of-sale tax advantages

Calculate the fiscal impacts for the specific plan in Downtown Downey; adjust land uses accordingly (*Economic Development*)

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

Encourage and implement alternative forms of financing services and infrastructure at Downey Studios, Rancho Los Amigos, and in Downtown Downey (*Economic Development*)

Program 9.3.1.5. Monitor the quantity of tax-exempt land uses, including other government agencies and utilities

Encourage land uses that generate property tax and sales tax revenue (*Economic Development*)

Program 9.3.1.6. Promote developments that maintain a balance between the costs of providing municipal services and benefits of developing the land

Encourage a diversified tax base by seeking, supporting, and growing revenue sources other than sales taxes and property taxes (*Economic Development*)

Chapter 9: Economic Development



Issue 9.4 Quality customer service is needed to respond to economic development opportunities

Goal 9.4 Promote quality customer service

Policy 9.4.1 – Promote staff resources to better provide services

Program 9.4.1.1. Encourage professional development such as training and educational advancement

- Maintain appropriate staff levels to deliver good customer service (*Economic Development*)

Program 9.4.1.2. Maintain staff levels to sustain service quality

- Encourage further professional development such as training and educational advancement (*Economic Development*)

Program 9.4.1.3. Maintain the high level of standards for quality of staff and work produced

- Whenever possible, streamline development review processes (*Economic Development*)
- Maintain a strong and meaningful City presence with all business-related stakeholder groups (*Economic Development*)

Program 9.4.1.4. Encourage the integration across City divisions and departments to accomplish city objectives.

- Use information technology, e.g. GIS, wifi, and databases, etc. to improve information quality and delivery (*Economic Development*)
- Develop and maintain current and meaningful Downey-specific information and sub-market data (e.g. lease rates, vacancies, etc.) to provide to the public, investors, and for use with evaluating economic development opportunities (*Economic Development*)

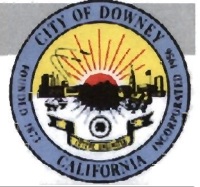
Policy 9.4.2. Streamline the development review process

Program 9.4.2.3. Establish a permit tracking system.

- Establish a multi-department, electronic, and integrated permit tracking system (*Economic Development*)

Program 9.4.2.5. Expand the use of the city Internet web site for public information

- Expand and improve the functionality of the City website to promote economic development and dissemination of information (*Economic Development*)



Housing Information

January to December 2007

Section (e) housing element programs administered under the Housing Division:

2. HOUSING REHABILITATION

Objective: Fund 20 rehabilitation projects per year
Time Frame: 2000 - 2005
Status: 33 rehabilitation projects were funded in 2007, with a total of \$1,149,477 in improvements to residential properties occupied by low income households. Another 19 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: See # 11.

4. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 projects in 2006
Time Frame: 2000 - 2005
Status: 30 housing units were improved under this Program in 2007.

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 2007.

12. NONPROFIT ASSISTANCE

Objective: Facilitate 10 new housing units for very low income households.

Time Frame: 2000 - 2005
Status: See program # 11





Housing Information

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 2007. The City continued its policy of providing funding for an existing transitional facility in 2007.

11. AFFORDABLE HOUSING PROGRAM

Objective: Reserve Local funds for affordable housing units
Time Frame: 2000 - 2005
Status: In 2007 the City allocated over \$1,050,000 to purchase 4 housing units for affordable rental housing. Of the four units, 2 were reserved for low income and 2 units for moderate income households.

13. FIRST TIME HOMEBUYER

Objective: Assist 12 low income homebuyers per year
Time Frame: 2000 - 2005
Status: No new loans were financed in 2007

14 MORTGAGE CREDIT CERTIFICATE PROGRAM

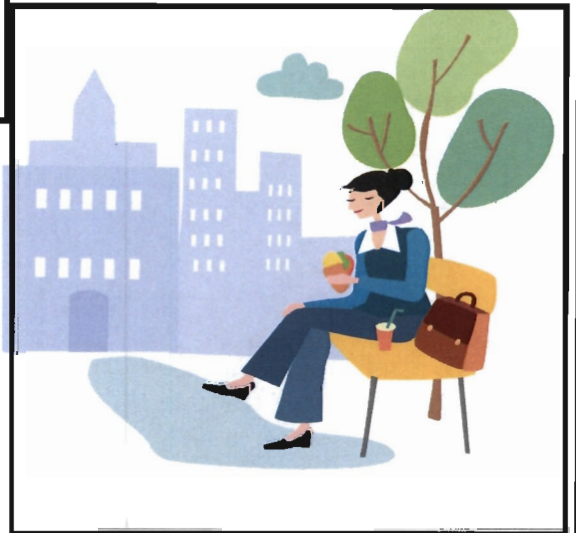
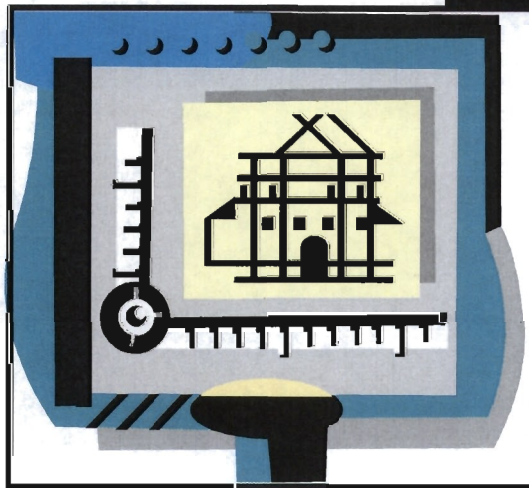
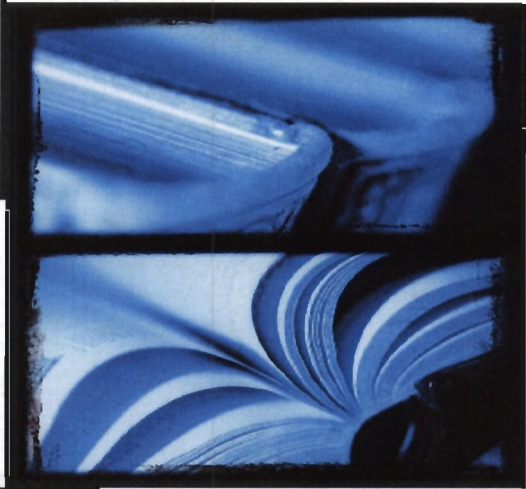
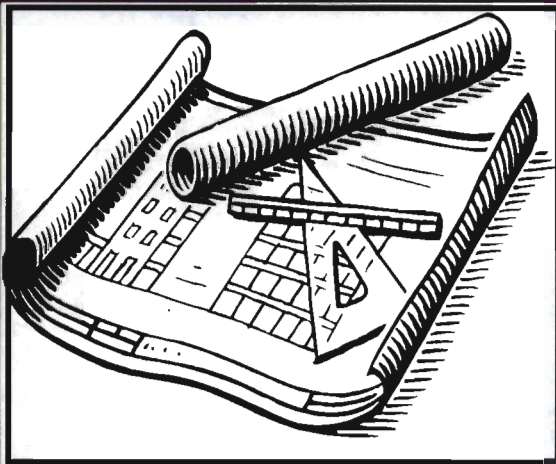
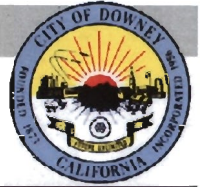
Objective: Provide ongoing promotional and marketing support of the County's Program
Time Frame: 2000-2005
Status: There were no real estate transactions in Downey which utilizes this Program in 2007

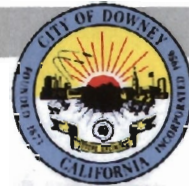
15. SECTION 8 RENTAL ASSISTANCE

Objective: Continue support of the County's Program
Time Frame: 2000-2005
Status: An average of 447 renter households per month received rent subsidies from the County, enabling them to preserve affordable rents.



Section 2: Planning Division Activity





Planning Division Activity

PLANNING DIVISION ACTIVITY

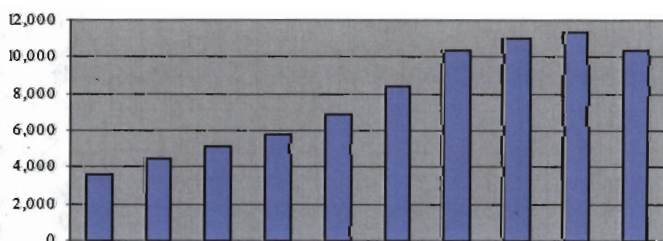
The City of Downey Planning Division's Annual Report (Section 2) outlines the activities of the division from January 2007 through December 2007. The division had a total of 11 staff persons including a City Planner, seven professional planners, and two secretaries. In addition, two interns have been 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

Yearly Counter Activity (1998-2007)

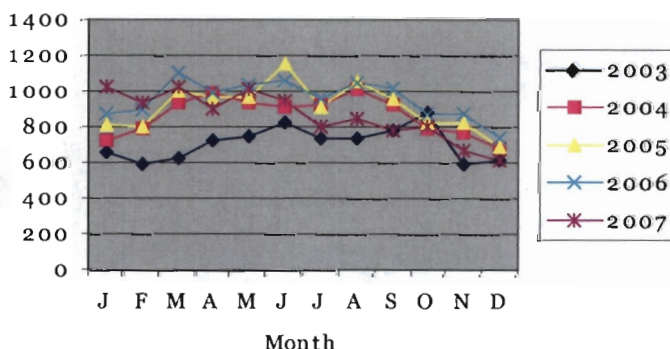


COUNTER ACTIVITY

Counter activity experienced a period of steady increase, with some tapering off beginning in 2005.

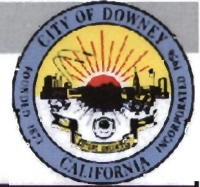
- In 2007, there was a slight decrease in counter activity, it was down to 1,062 visits from 2006.

Monthly Counter Activity (2003-2007)



Historically, counter activity has been greater during the spring and summer, while lower in the winter. However, in 2007, January and February were the only months that exceeded activity from 2006.

The summer months from July-September had the highest drops in counter activity from previous years. This might be attributed to the beginning of the Housing crunch in the Summer of 2007.



Planning Division Activity

BUSIEST MONTHS BY COUNTER ACTIVITY

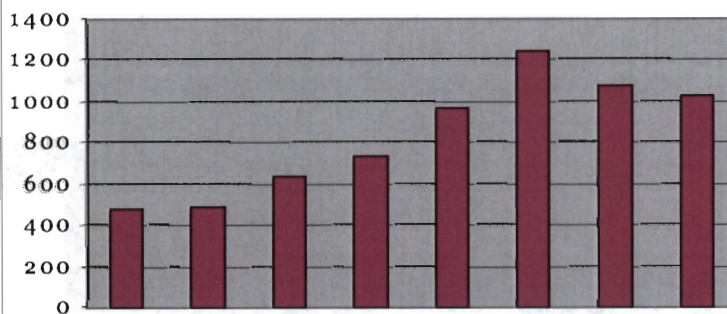
1	Jun-05	1,159
2	Mar-06	1,095
3	Jun-06	1,057
4	Aug-05	1,054
5	Aug-06	1,043
6	Mar-07	1,020
7	Jan-07	1,017
8	Aug-04	1,015
9	May-07	1,013
10	Sep-06	1,007
11	Mar-05	1,004
12	Apr-04	991
13	Apr-06	986
14	Apr-05	971
15	May-05	962

Although overall counter activity has diminished in 2007 compared to previous years, the level of activity is still high.

Three of the months in 2007 had sufficient counter activity levels to be ranked in the Top 15 busiest months for the Department.

PLAN CHECKS AND PERMITS ISSUED

Plan Checks (2000-2007)



Most new building construction or tenant improvements require plan check review for Zoning and Code compliance.

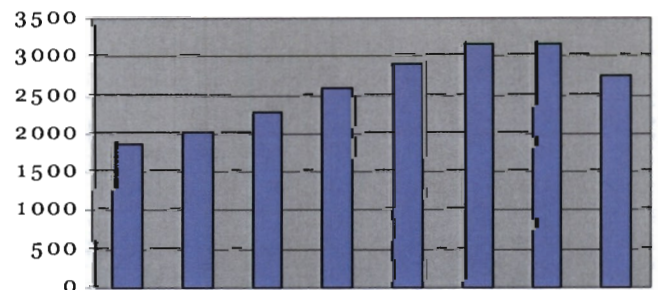
Plan Check numbers decreased from the previous years due to the longer process applied to the R-1 developments. 2007 saw 1,027 Plan Checks submitted for review, which represents a decrease of 4.49% from 2006.

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 2007 was 2756, which is a decrease of 13.08%

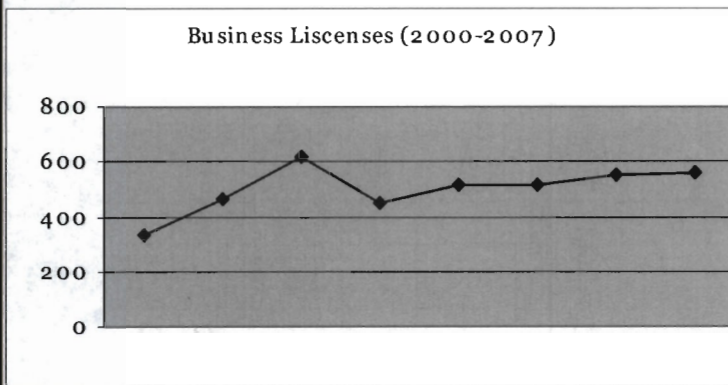
Permits Issued (2000-2007)





Planning Division Activity

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 555 applications were reviewed in 2007.

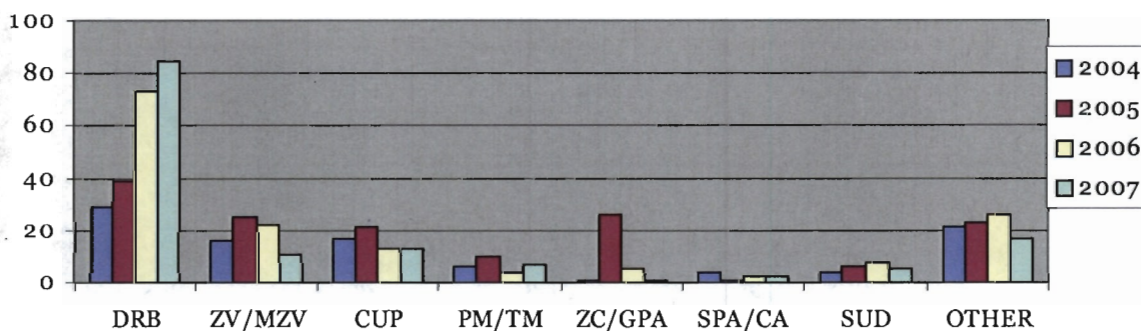
ENTITLEMENTS 2007 VS. 2006

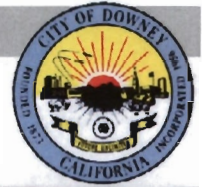
Non-legislative items going to Planning Commission include

- Zone Variances (ZV/MZV) : 22 in 2006 vs. 11 in 2007
- Conditional Use Permits (CUP): 13 in 2005 vs. 13 in 2007
- Parcel & Tract Maps (PM/TM): 4 in 2006 vs. 7 in 2007
- Second Unit Developments (SUD): 8 in 2006 vs. 5 in 2007

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.

Cases by Type 2004-2007



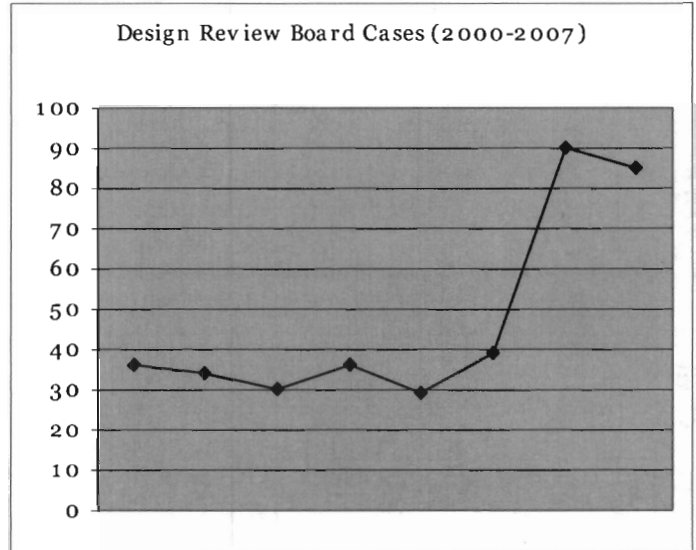


Planning Division Activity

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.)

The Design Review Board reviewed 85 cases in 2007, which is a slight decrease from the 90 cases reviewed



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 19 new units have been completed, or have had been significantly completed in 2007.

New Housing Developments

Type of Housing	Address	Existing units	New Units	Net New Units
Multi Family Residential	7714-7724 Stewart and Gray	3	12	9
Multi Family Residential	8325 Texas	1	2	2
Second Unit Development	12332 Orizaba	0	1	1
Single Family	9554 Gallatin	0	1	1
Single Family	8990 Kristin	0	1	1
Single Family	9008 Kristin	0	1	1
Single Family	9020 Kristin	0	1	1
Single Family	8984 Kristen	0	1	1
Second Unit Development	12330 Orizaba	1	1	1
Second Unit Development	7334 Nada	1	1	1

Planning Division Activity



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 various development throughout the City.

Major Projects—2007

	Address	Project Description
1	9040 Telegraph Rd	Install six (6) cellular antennas on the roof of an existing building.
2	9001 Paramount Blvd	Façade modifications of existing sanctuary for Cornerstone Church
3	9637 Lakewood Blvd	New 9,320 s.f. three (3) story retail/office building.
4	9844 Paramount Blvd	4,162 s.f. addition to existing 2,233 s.f. office building
5	8077-8111 Florence Ave	New 32,000 s.f. two (2) story office building with subterranean parking
6	8562 Florence Ave	New 5,000 s.f. one (1) story office building
7	10030 Lakewood Blvd	New Valero gas station with mini-mart and full serve car wash.
8	9110-9126 Florence Ave	Subdivide an existing lot into a seventeen (17) dwelling units. Developer has indicated that project will be LEED certified making this the first "green project" in the City.
9	7622-7624 Firestone Blvd	New full service car wash
10	8315 Firestone Blvd	Façade modifications to existing retail building.
11	7714 Stewart & Gray Rd	Subdivide an existing lot into twelve (12) dwelling units
12	8325 Texas St	Convert existing single-family residence into triplex.
13	8740 Firestone Blvd	Façade modification for existing Tacos Don Chente' restaurant.
14	8764 Firestone Blvd	New 6,000 s.f. one (1) story building for Citibank.
15	Hall/Margaret/Bellflower	Rezone 59 parcels from R-3 (Multi-Family Residential) to R-2 (Two-Family Residential) to bring area into consistency with General Plan.
16	11610 Lakewood Blvd	New 27,528 s.f. church with 570 seat sanctuary & New 9,000 s.f. dialysis center.
17	9236 Hall Rd	New 200,000 s.f. industrial building
18	12116 Downey Ave	Subdivide an existing lot into four (4) dwelling units
19	12030 Paramount Blvd	Install six (6) cellular antennas on the roof of an existing building.
20	8121-8133 Conrad St. 8118-8134 Orange St.	Subdivide four (4) existing lots into twenty (20) dwelling units
21	12942 Paramount Blvd	Install six (6) cellular antennas on the façade and roof of an existing building.
22	12106 Old River School Rd	Subdivide an existing lot into eight (8) dwelling units
23	9755-9759 Imperial Hwy	Subdivide an existing lot into eight (8) dwelling units

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