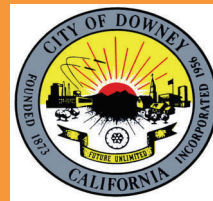
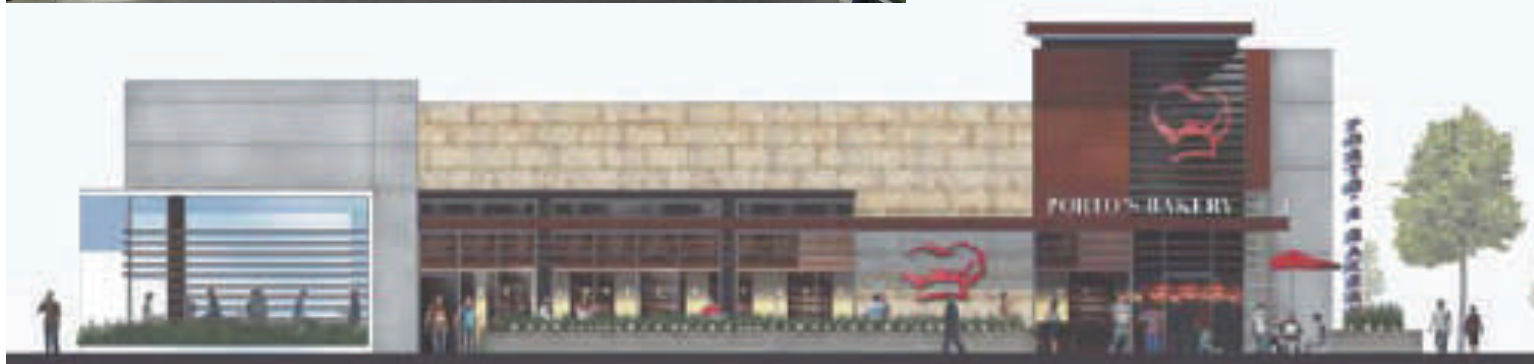


City of Downey



**General Plan
Annual Progress
Report
2009**



1111 Brookshire Avenue, Downey CA 90241



CITY OF DOWNEY

11111 Brookshire Avenue
Downey CA 90241

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(at the time of adoption)

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District 4

Luis H. Marquez, Mayor Pro-Tem
District 5

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(at the time of adoption)

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Introduction

The General Plan Annual Progress Report summarizes the City of Downey's progress with implementing the goals, policies and programs of Vision 2025, the City's General Plan. It covers the period from January 1, 2009 through December 31, 2009.

The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, Economic Development, and Housing Divisions.

This report is prepared 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 and implementation of the general plan.

Downey Background

Downey is 12.8 square miles in area and its topography is relatively level. The City is located in the southeastern part of Los Angeles County, about 12 miles southeast of downtown Los Angeles. It is bounded by: the Rio Hondo River channel to the west; Telegraph Road to the north; the San Gabriel River channel to the east; and Gardendale Street and Foster Road to the south. Cities bordering Downey include Pico Rivera, Santa Fe Springs, Norwalk, Bellflower, Paramount, South Gate, and Commerce. The City of Downey is provided regional access by four interstate highways: the I-605 Freeway, the I-5 Freeway, the I-105 Freeway, and the I-710 Freeway. These freeways provide access to major employment centers including Downtown Los Angeles and employment centers in Orange County.

The City of Downey has matured from its farming roots and its founding in 1873 to become the premiere city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population over 113,000 residents and an employment base of over 55,000 jobs in January 2009. In spite of these larger numbers, the City has retained its small town character.

The issues addressed by Downey Vision 2025 will work towards achieving this vision by adhering to the value of providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community to those that live, work, or visit Downey.

Acceptance Date

The 2009 General Plan Annual Progress Report was reviewed by the Planning Commission on April 21, 2010 and accepted by the City Council on May 11, 2010.

Community Development
Department Updates

2009

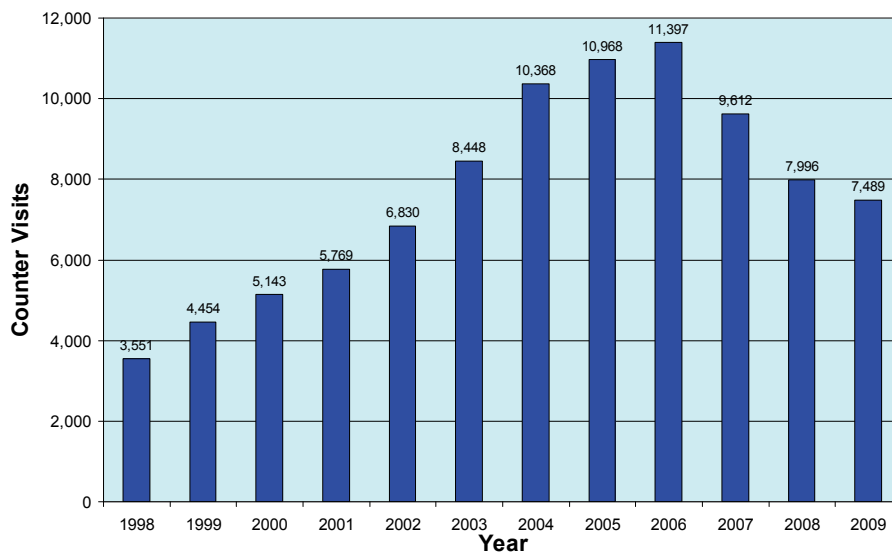
Community Development Department

Planning Division

This section outlines the activities of the division from January 2009 through December 2009. The day-to-day planning activities include:

- ◆ Administrating the City's Zoning Ordinance (Development Code)
- ◆ Processing planning applications for the Planning Commission.
- ◆ 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 (1998-2009)



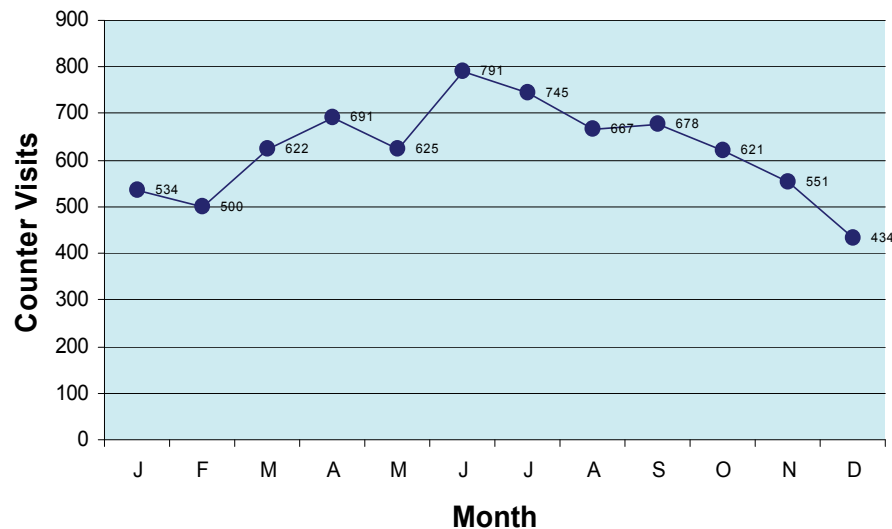
Counter Activity

Counter activity represents the number of counter visits recorded in the Planning Division. Records of counter visits are kept and tracked on a monthly basis.

Some of the highlights related to counter visits in 2009 were:

- ◆ Total counter visits in 2009 were 7,489
- ◆ Counter visits in 2009 were down 6.30% from 2008
- ◆ Counter visits have decreased by 34.30% since 2006.
- ◆ Monthly counter activity in 2009 demonstrated a gradual decrease in the latter months of the year, with the busiest month of the year being June.

Monthly Counter Activity 2009



Planning Cases

Planning cases in 2009 totaled 106, which was a 24.13% decrease from 2008. The sharpest increase from 2008 being Site Plan Review (SPR) Applications.

- ◆ SPR: 2 in 2008 vs.12 in 2009

The “Other” category includes Design Review Revisions, Certificates of Compliance, Code Amendment, Code Amendment Initiation, Development Agreement, Minor Modification, Miscellaneous, and Minor Site Plan Reviews.

Additionally, in 2009, the Planning Division has been working on implementing Accela (a new permit tracking system) which is estimated to launch in Spring 2010. Other projects included the preparation of the 2010 Census and the Downtown Specific Plan.

Cases by Type (2009)	
Conditional Use Permit (CUP)	28
Special Events (SE)	19
Site Plan Review (SPR)	12
Zone Variances (VAR)	11
Lot Line Adjustments (LLA)	8
Planned Sign Program (SIGN)	4
General Plan Amendment (GPA)	3
Tentative Tract Map (TTM)	3
Zone Change (ZC)	3
Second Unit Development (SUD)	2
Lot Merger (LM)	2
Others	11
TOTAL	106

Planning Commission

The Planning Commission conducts public hearings on most entitlements, including new buildings, conditionally permitted uses, variances, etc. On legislative items such as General Plan Amendments (GPA), amendments to the zoning ordinance, and zone changes, the Planning Commission acts as an advisory body to the City Council.

In 2009, the Planning Commission conducted 21 meetings, during which they considered 70 items. The Planning Commission also participated in a joint meeting conducted with the City Council.

Housing Element

Pursuant to State law, the City is required to update the General Plan Housing Element for the planning period of 2006-2014 and submit a draft of the element to the California State Department of Housing and Community Development (HCD) by June 30, 2008. The City met this deadline after the Planning Commission conducted a public hearing on the draft Housing Element on June 18, 2008, and forwarded it to HCD for their comments. The Planning Department selected consultant firm, Willdan and Associates to prepare the Draft Housing Element for the City.

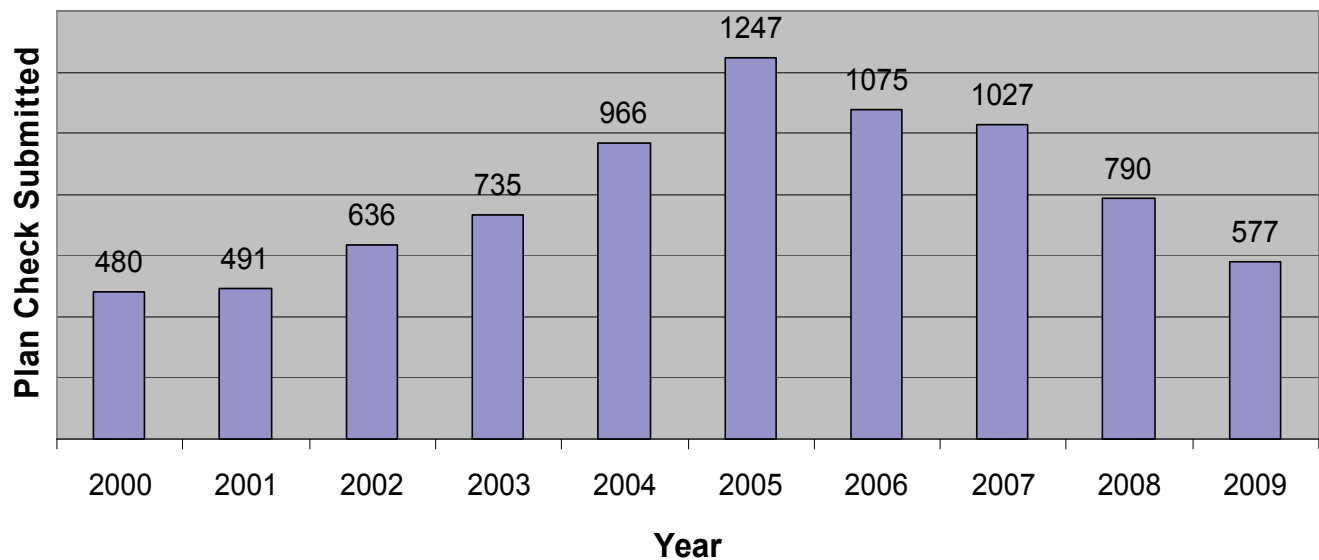
On November 2, 2009, the State of California Department of Housing and Community Development (HCD) issued a letter notifying the City that the update to the Housing Element to the General Plan will comply with State law.

The Planning Commission conducted a public hearing on the update to the Housing Element on December 2, 2009. Afterwards, at the conclusion of which the Planning Commission recommended approval of the Housing Element to the City Council. In January 2010, the Housing Element was adopted by City Council. Staff forwarded the Element to the HCD for a 90-day certification process.

Building and Safety Division

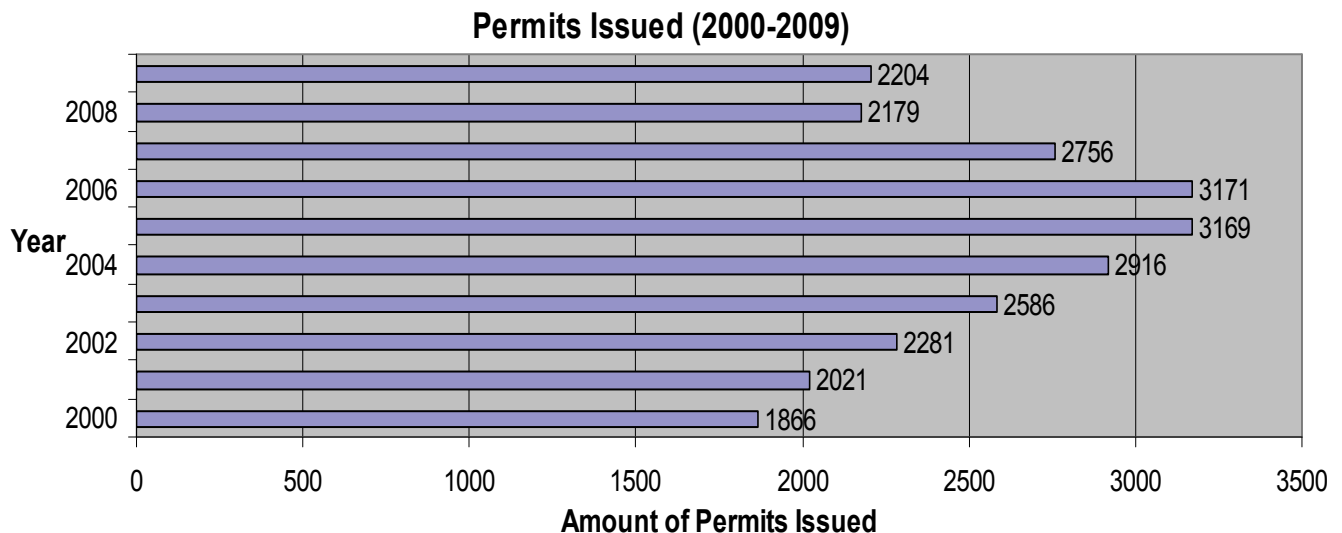
The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The division reviews all plans and permits for compliance with the 2007 California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, Planning Division, Fire Department, and the Engineering Division.

Plan Check Submitted (2000-2009)



The submittal of plan checks has steadily decreased since 2006, with only 577 in 2009. This represents a 26.96% decrease in plan checks submitted from the 2008 amount. Furthermore, since 2005, there has been a 53.73% decrease in plan checks submitted to the Building and Safety Division. The decrease in plan checks and permits issued can be attributed primarily to the recent downturn in the national economy and the slump in the housing market.

In addition to reviewing plan checks, the Building and Safety Division also issues permits. These types of permits include all construction related projects, patio additions, roofing, installation of condenser units, construction of walls and fences, and repaving of driveways. The number of permits issued in 2009 was 2,204. This is a 1.15% increase in permits issued from 2008. Since 2005, there has been a 30.45% decrease in permits issued. There was a decrease in plan checks and an increase in permits because property owners are pulling maintenance permits, which majority of the time, do not require plan check process.



Economic Development Division

2009 marked the beginning and continuation of major Economic Development projects.

Tierra Luna

The Tierra Luna Specific Plan is a bold plan to facilitate redevelopment of the approximately 80-acre portion of the former NASA Industrial Plant site. Currently, Downey Studios operates at this location. Tierra Luna would facilitate new mixed use development at the site. In 2009, a draft Environmental Impact Report (EIR) was circulated for the Tierra Luna Specific Plan. The Tierra Luna Specific Plan will be completed upon resolution of the ongoing negotiations to locate a manufacturing and assembly plant for Tesla Motors at the site (discussed below).

Tesla Motors, Inc.

In 2009, the City of Downey approved an incentive package for Tesla Motors to locate its manufacturing and assembly operations in Downey. Tesla Motors will occupy 56.85 of the 77 acres at the Downey Studios and former NASA site. The new production plant will produce Tesla's all-electric Model S sedan vehicles and will create up to 1,000 jobs for the region.

The following year, on March 17, 2010, Tesla Motors and Industrial Realty Group received City approval of all necessary entitlements to operate at the former NASA site. The final certification of the National Environmental Protection Act (“NEPA”) documents necessary for the project are expected to be complete in early summer of 2010.

Avenue Theater and Verizon Building Redevelopment

The City of Downey continues to move forward with a strategy to redevelop the Downtown area. The City seeks to implement several catalytic projects in the Downtown area that can help to reshape it and stimulate redevelopment. Staff identified the Verizon Building and Avenue Theater in Downtown Downey as properties to target for potential acquisition using redevelopment housing set-aside funds.

The Verizon Building and the Avenue Theater were acquired in 2008 with the intent to redeveloping both properties with residential units. Both properties are located in the central area of Downtown.

In 2009, the City selected National Community Renaissance (“National Core”) to be the developer for the Verizon and Avenue Theater properties. During negotiations in 2009, City staff decided to separate the Verizon and Avenue Theater projects. During 2010, staff will continue to prepare the environmental analyses necessary for the Avenue Theater Project, but redevelopment is not expected until 2011 due to funding constraints. However, the Verizon Project will move forward in 2010. It will be seeking its Planning approvals in spring of 2010 and final approval of the development-related agreements for the project are expected in early summer of 2010. During both 2009 and 2010, staff and National Core will continue to apply for funding for the project.

Bob’s Big Boy (formerly Johnie’s Broiler site)

The restaurant formerly known as Johnie’s Broiler Coffee Shop/Drive-in, located at 7447 Firestone Boulevard, was illegally demolished in 2007. After this demolition, the City worked actively to facilitate redevelopment of this site and to save any remaining historical elements of the building. The Planning and the Economic Development Divisions jointly worked on locating a new user and obtaining both environmental clearance and entitlement for the project. To move the redevelopment forward, the City invested, via an owner participation agreement, approximately \$900,000 in federal funds that went toward the historic preservation and reconstruction of the building.

With City assistance, the Bob’s Big Boy/Johnies Broiler building was reconstructed according to its original plans and many of the character-defining features of the original Googie Style building were either recreated or reused in the new building. Bob’s Big Boy opened for business on October 19, 2009.

Porto's Bakery

In late 2009, the City entered into an owner participation agreement with Porto's Bakery to be located in Downtown Downey. Porto's is a very successful Cuban-style bakery, but more importantly, it is a regional destination that attracts huge numbers of customers. The addition of Porto's to Downtown Downey is a huge step toward remaking Downtown Downey into a more active and interesting place for both Downey residents and customers from neighboring communities. The Porto's Bakery project was approved by the Planning Commission on October 7, 2009. The project is located at 8233-8255 Firestone Blvd (northwest corner of Firestone Blvd & Downey Ave). It includes a 17,715 square foot Porto's Bakery & Café and a two-level parking structure on the two-acre site. Porto's Bakery has two other very successful locations in Burbank and Glendale. The project is currently under construction and is expected to be completed, and open for business in the summer of 2010.

Fresh & Easy Grocery Store

During 2009, City staff entered into a parking agreement with Fresh and Easy to facilitate a new Fresh and Easy store at the former (and vacant) Albertson's store building, 8320 Firestone Boulevard. It is located on a key commercial corridor in central Downey and has been a blighting influence on the area for many years. The new 15,000 square foot, Fresh & Easy store, combined with a new Dollar Tree store adjacent to it, will significantly improve the area. Fresh & Easy completed its final stage of construction and opened for business in April 2010.

BJ's Restaurant

In 2008, BJ's restaurant approached City staff with a request to locate a new restaurant at the existing Stonewood Mall. BJ's proposed to locate its store at the southwest corner of the mall and replace two contiguous tenant spaces, formerly occupied by Citibank and Warehouse Records.

Working with City staff, BJ's received approval for both a change of use and a conditional use permit and implemented both façade and tenant improvement projects. The Downey BJ's contains about 9,168 square feet of floor area; of which, 5,596 square feet is indoor dining area, 876 square feet is outdoor seating/patio area, and the remaining 2,696 square feet encompasses restrooms, a cooler, take-out, and a service area. BJ's opened for business on August 3, 2009 and its opening night was the busiest ever in company history.

Kohl's Department Store

In late 2008, the City of Downey learned that a major sales-tax-producing retailer, Mervyn's, would be closing its location at Downey's regional mall (Stonewood Center). City staff had worked previously with Kohl's clothing store to locate a new store at two other locations in Downey. However, when the vacancy occurred at Stonewood, staff began working with Kohl's to locate a new store at the Mervyn's site. The result of these efforts is the new Kohl's at Stonewood Center, which opened for business in September 27, 2009.

Kaiser Permanente

City staff continues to work actively with Kaiser Permanente on the development of Kaiser's medical complex located at the former NASA site. After nearly five years of construction, Kaiser opened its newest hospital, the Kaiser Downey Medical Center in October 2009. This facility is a 352-bed, 657,000 square foot, state-of-the art hospital that includes facilities and equipment for several specialty procedures that will bring patients from throughout California. The new hospital, combined with the approximately 100,000 square-foot Kaiser Medical Office Building, is a very important economic development engine for Downey.

Housing Division

The City of Downey Housing Division administers both redevelopment housing funds and funds from the United States Department of Housing and Urban Development. Using these resources, the Housing Division implements a variety of programs including housing rehab, handicap and senior accessibility-related improvements, and other housing-related upgrades. Additionally, the Housing Division administers the Community Development Block Grant Program that funds several public service organizations, City code enforcement, and provides funding for city parks.

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General Plan
Implementation Status

2009

Chapter 1: Land Use Element

The land use chapter establishes 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.

Updates:

- ◆ **Adopt a comprehensive update of the Zoning chapter of the municipal code (Program 1.3.2.1.).** The Planning Division underwent a comprehensive update to the Zoning Code that became effective in November of 2008. In 2009, the Planning Department prepared a Zoning Code clean-up to correct typographical, grammatical errors, and minor inconsistencies.
- ◆ **Promote housing, mixed use housing, and other land uses that will generate nighttime pedestrian traffic in the Downtown (Program 1.2.2.3.).** The Community Development Department finalized a contract with Hogle-Ireland, Inc. (consultant company) to draft a new Specific Plan for the downtown. The downtown plan hopes to expand the downtown area, as well as insert mixed uses into the downtown area. The City intends to adopt a Specific Plan for the downtown by Summer 2010.
- ◆ **Change the zoning properties where inconsistent with general plan land use designations (Program 1.3.2.3.).** The Planning Division continues to bring land use designations and zoning into compliance with each other. In 2009, one (1) Zone Change request (9920 Lakewood Boulevard) was filed with the department that brought it into compliance with the General Plan.
- ◆ **Promote livable communities concepts that allow added flexibility in addressing land use needs (Policy 1.2.1.).** The Downtown Specific Plan and development will promote livable community concepts.
- ◆ **Adopt a specific plan for the areas surrounding the Downey Landing site with uses complimentary to the primary uses on the Downey Landing site (Program 1.2.2.5.)** A specific plan and EIR process for the Tierra Luna development has begun that will include uses that are complimentary to the primary uses on the Downey Landing site.
- ◆ **Promote Downtown Downey as a destination draw for entertainment and dining uses (Program 1.1.5.2.).** The Request for Proposals issued for the Avenue Theater/ Verizon Building redevelopment project and the Downtown Specific Plan hopes to promote Downtown Downey as a destination draw. Additionally, in 2009 two new restaurants were added to the downtown: Icons Café (8239 2nd Street), a restaurant/ nightclub and Downtown BBQ Company (11045 Downey Avenue), a barbeque restaurant.

Chapter 2: Circulation Element

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. The growth also impacts the infrastructure needed to provide utilities and other services needed for those who live, work, and visit the City.

Updates:

Traffic Congestion

- ◆ **Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels. (Program 2.1.1.1.).** Capacity improvements were completed at the intersections of Lakewood Blvd. at Firestone Blvd., Imperial Hwy., and on Lakewood Blvd. between Imperial Hwy. and the I-105 Freeway during 2009. These improvements were made to provide acceptable levels of service at these intersections and arterial segment. The design for the widening of Lakewood Blvd. between Florence Ave. and 5th Street is also substantially complete.
- ◆ **Establish a street improvement master plan prioritizing areas to be included in annual updates of the capital improvement program (Program 2.1.1.2.).** The General Plan Circulation Element serves as the Street Improvement Master Plan. This plan is used as the basis annually to prioritize areas to be included in annual updates to the CIP.
- ◆ **Develop a signal system master plan to promote state-of-the-art intelligent transportation system (ITS) improvements to better service on-going traffic conditions. (Program 2.1.1.3.).** The City of Downey has developed a Traffic Signal System Master Plan. The City of Downey has previously installed and is operating fiber optic communication systems along Firestone Blvd. and Lakewood Blvd. and has completed a design for Paramount Blvd. A Fiber Optic (FO) Traffic Signal System will be constructed in late 2010. In addition, the City is completing the design for the Florence Avenue FO system. LA County is also completing construction of a FO Traffic Signal Communication System with CCTV surveillance cameras on Imperial Highway, between Bellflower Boulevard and Old River School Road. A similar system will be completed on Telegraph Road between Paramount Boulevard and the east City limits.
- ◆ **Prohibit on-street parking on major, primary, and secondary streets to increase roadway capacity and improve safety. (Program 2.1.1.4.).** The Department of Public Works has previously implemented programs to prohibit on-street parking in order to increase peak period capacity. They will continue to seek similar opportunities in 2010.

- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to pay the cost of circulation improvements. (Program 2.1.2.1.).** Developer fees are collected on a case-by-case basis by the Public Works Department through the development plan review process. Over the last six years (2003-2009) a total of approximately \$242,540 has been collected.
- ◆ **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 contribution of its fair-share towards mitigating impacts (Program 2.1.2.2.).** In 2009, the Public Works Department continued to monitor the potential traffic generation impacts of land development projects on a case-by-case basis. If the trip generation threshold exceeds the requirements of the Los Angeles County Congestion Management Program, a traffic impact analysis study is required. The study will determine mitigation measures necessary to offset the impacts created by the development or the amount of development fee to be collected.
- ◆ **Reduce the number of driveway access points on streets (Program 2.1.2.3.).** Reductions in the number of driveways were continuously reviewed on a case-by-case basis through the development plan review process. For instance, commercial uses are frequently required to close unused driveways (specifically, properties that are located adjacent to major intersections) because of traffic safety concerns.
- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** In 2009, the implementation of the Imperial Highway Phase II was determined to be completed in 2010 and will establish a new median on Paramount Boulevard to the west city limit, and on Bellflower Boulevard to the east city limit.

Truck Traffic

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region. (Program 2.3.1.2.).** Coordination is maintained with Los Angeles County on a regular basis regarding the issuance of overload permits to ensure that the correct haul routes through the City of Downey are utilized and that proper arrangements have been made in advance. Four (4) overload permits were issued in 2009.
- ◆ **Widen street right-of-way to accommodate truck turning movements. (Program 2.3.1.3.).** The Public Works Department has already modified several intersections throughout the City by reconstructing the curb returns with larger radii (50') to accommodate truck turns. Several intersections along Lakewood Blvd. have been modified. In 2009, two additional intersections (Paramount Blvd. at Firestone Blvd. and Bellflower Blvd. at Imperial Hwy.) have been under design to relocate the utilities and to acquire right-of-way.

- ◆ **Promote efforts to encourage the use and extension of the railroad transportation corridors (including the Alameda Corridor) to relieve traffic on city streets (Program 2.3.1.4.).** The Ports of LA and Long Beach initiated the PierPass Program in 2005 and continues to be employed. PierPass encourages the use of the Alameda Corridor to transport containers to the rail yards in Los Angeles versus the freeways and City's streets by charging freight companies, which transport containers via the freeways and local streets during daytime hours, \$40.00 per 20' container and \$80.00 per 40' container at the gates of the ports.
- ◆ **Support truck mobility efforts to keep container truck traffic traveling through the region on freeways (Program 2.3.1.5.).** The Public Works Department and City Manager's office continue to be involved with the planning and design process to widen the I-710, I-5 and I-605 Freeways at various locations through the Gateway Cities COG. These efforts will to provide additional capacity on the freeways to accommodate truck traffic growth.
- ◆ **Discourage truck parking on public streets (Program 2.3.2.1.).** Municipal Code Section 3185 (b) prohibits parking of commercial vehicles exceeding 6,000 lbs. manufacturer's unladen weight or 84 inches in height or width, on all public streets with the exception of those streets located within areas zoned industrial, the vehicle is involved with the servicing of the adjacent property or for a period not to exceed eight hours if the vehicle has been involved in an accident or is disabled. This ordinance is actively enforced.
- ◆ **Maintain landscape islands on and/or adjacent to truck routes with mature specimen fully grown landscape screens to minimize noise, dust, and visual impacts (Program 2.3.2.2.).** The Public Works Department has constructed raised landscaped median islands on Lakewood Blvd. between the north and south City limits, Imperial Hwy. between Paramount Blvd. and Bellflower Blvd. and Bellflower Blvd. between Lakewood Blvd. and Foster Rd. All of these streets are truck routes. Raised landscaped median islands are also proposed for Imperial Hwy. between Paramount Blvd. and the west city limit and between Bellflower Blvd. and the east city limit, Paramount Blvd. between Imperial Hwy. and Florence Ave. and on Telegraph Rd. between the west city limit and east city limit.
- ◆ **Promote property development designs along truck routes that minimize noise, dust, and visual impacts through the use of berms, landscape screening, walls, and other design features. (Program 2.3.2.3.).** Physical barriers separating truck routes from adjacent uses are constructed as necessary in conjunction with capital improvement projects. In 2009, it was required for a masonry block wall to be constructed along the south side of Imperial Hwy. adjacent to residential neighborhoods between Coldbrook Ave. and Woodruff Ave. in conjunction with the Imperial Hwy. Traffic Throughput & Safety Enhancements Project - Phase 2 .

Regional Traffic

- ◆ **Coordinate with CalTrans, MTA, SCAG, Gateway Cities COG and other agencies to promote multi-modal improvement strategies to improve the regional transportation network (Program 2.4.1.1).** The Public Works Dept. coordinates with Caltrans, Metro, SCAG and Gateway Cities COG through discretionary funding processes and other programs such as the Congestion Management Program, Highway Performance Monitoring Survey (HPMS) on an on-going basis to promote multi-modal improvement strategies to improve the regional transportation network.
- ◆ **Coordinate with I-5 Joint Power Authority regarding increasing capacity of the I-5 Freeway in a method that minimizes impacts on private properties (Program 2.4.1.2).** The Public Works Dept. and City Manager's office participates on the I-5 JPA regularly and coordinates with Caltrans on the I-5 widening project, which ultimately will provide additional capacity on the facility while minimizing the impact on property owners to the extent feasible.
- ◆ **Support efforts to upgrade the I-710 freeway to address and restrict container truck traffic (Program 2.4.1.3).** The Public Works Dept. and City Manager's office participate in the I-710 planning and environmental review process through the Gateway Cities COG.
- ◆ **Comply with provisions of the Congestion Management Plan, adopted by Los Angeles County (Program 2.4.1.4).** The City complies with the LA County Congestion Management Plan annually through the preparation of the Local Implementation Report (Planning Dept.) and Biennial Highway Monitoring (Public Works Dept.), as required by statute. In addition, the City holds land developers accountable for their impacts by requiring traffic impact analyses (TIA) to be completed in accordance with LA County CMP TIA guidelines.
- ◆ **Support regional efforts to develop high-speed trains and other modes of regional travel other than single-occupant vehicles (Program 2.4.1.5).** The City facilitates the implementation of regional transit routes within the City through coordination with LA County Metro. In 2009, the Public Works and Community Services departments facilitated the deployment of the Metro Rapid service along the Firestone Boulevard/ Manchester Boulevard corridor with the eastern terminus at the Downey Depot.

Railroad Delays

- ◆ **Evaluate the cost and feasibility of a grade separation of the railroad line (Program 2.6.1.2).** The cost and feasibility of constructing a railroad grade separation at the Firestone Blvd. at Old River School Rd. intersection has been ascertained through a preliminary engineering/environmental study in 2009, which is estimated to be completed late 2010 – early 2011.
- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to contribute towards an eventual grade separation and other railroad-related improvements (Program 2.6.1.3).** For several year, the Public Works Department has collected fees from developers located along Firestone Blvd. through the land development review process, as a condition of approval imposed upon land development applicants. These funds will be directed toward the construction of a railroad grade separation on Firestone Blvd. at Old River School Rd.

Infrastructure and Maintenance

- ◆ **Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses (Program 2.7.1.2.) & Develop master plans to identify needs, priorities, and cost for infrastructure maintenance and upgrades (Program 2.7.2.2.).** The Public Works Department is continuously deploying fiber optic communications infrastructure along major arterials for traffic signal communications purposes and other purposes as well, including providing communication between the Water Yard and the City's well sites. Systems have already been deployed and are in operation on Firestone Blvd. and Lakewood Blvd. and will be deployed in the near future on Paramount Blvd. and Florence Ave. In addition, the County of Los Angeles has nearly completed with the construction of similar systems on Imperial Hwy. between Bellflower Blvd. and Old River School Rd. and Telegraph Rd. between Paramount Blvd. and the east city limit.
- ◆ **Promote alternative funding sources for infrastructure maintenance and upgrades (Program 2.7.2.1.).** The Public Works Department continuously seeks alternate means of funding infrastructure maintenance and upgrades. In addition to the revenue received for this purpose through state gas tax and local return subventions, fair share contributions toward Capital Improvement Projects involving the maintenance and upgrade of the City's infrastructure are collected from land development project applicants (through conditions of approval imposed on development on a case-by-case basis) as a means of offsetting the development's impacts on the City's infrastructure. Property owners are also assessed fees through their property tax toward the maintenance and operations of the City's street lighting, traffic signals and street landscaping as required by the Lighting and Landscaping District. This is an on-going process.

- ◆ **Develop master plans to identify needs, priorities, and cost for infrastructure maintenance and upgrades (Program 2.7.2.2).** Public Works developed a sewer master plan for sewer infrastructure, which identifies capacity and structural integrity needs, and costs for maintenance and upgrades in 2009. Public Works is also in the process of finalizing a water master plan for water infrastructure to identify capacity and structural integrity needs, as well as costs for maintenance and upgrades. The Public Works Department continuously maintains a Pavement Management System to determine the needs and prioritize the City streets by the order in which the streets will be rehabilitated and by the method of resurfacing them (i.e., reconstruction, grind and overlay, slurry seal, etc.). Cost estimates are prepared for each location identified in the system to determine a projected annual cost to rehabilitate the list of streets scheduled for resurfacing in any given year, which is compared to the projected revenue available for the given year to ensure adequate funding will be available.

Chapter 3: Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every citizen as the State's major housing goal. Accordingly, the State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element, including the City's share of the Regional Housing Needs Assessment (RHNA).

Housing Element Update. The Planning Commission recommended approval of the update to the Housing Element to the City Council on December 2, 2009. In January 2010, the Housing Element was adopted by City Council. Staff has forwarded the Element to the HCD for a 90-day certification process.

- ◆ **Regional Housing Needs Assessment.** Like with the rest of the SCAG region, the City of Downey is within the RHNA planning period for 2006-2014. For this planning period, the City of Downey was assigned 1,108 units for its share of the regional housing needs. A summary of the City's accomplishment to meet this requirement is noted in the following table:

Housing Production	2006-2014 Requirement	Constructed 2006-2008	Constructed 2009	Total Constructed
Extremely Low Income	138	0	0	0
Very Low Income	139	0	0	0
Low Income	174	0	1	1
Moderate Income	187	0	0	0
Above Moderate Income	470	53	26	79
Total Units	1,108	53	27	80

In addition to providing assistance and guidance for the City's Housing Element, the Housing Division administers a variety of programs. The following is in regards to Chapter 8 of The Housing Element programs administered under the Housing Division:

2. HOUSING IMPROVEMENTS

Objective: Fund 30 rehabilitation projects per year
Time Frame: Housing Element 2006-2014
Status: 34 rehabilitation projects were funded in 2009, with a total of \$1,132,792 in improvements to residential properties occupied by low income households. Another 14 housing units received modifications which improved accessible for disabled persons.

3. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 households annually.
Time Frame: Housing Element 2006-2014
Status: 28 housing units were improved under this Program in 2009.

8. TRANSITIONAL AND SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

Objective: Revise Zoning Code to permit land use
Time Frame: By June 2010
Status: There were no new requests for homeless transitional housing permits in 2009; The City continued its policy of providing funding for an existing transitional facility in 2009.

10. AFFORDABLE HOUSING PROGRAM

Objective: Reserve local funds for affordable housing units
Time Frame: Housing Element 2006-2014
Status: In 2009 the City budgeted over \$750,000 as seed funding for development of new affordable housing units. One (1) single family home with 3 bedrooms was constructed in 2009. Also, eight (8) affordable rental units was rehabilitated in 2009.

12. FIRST TIME HOMEBUYER

Objective: Assist 12 low income homebuyers per year
Time Frame: Housing Element 2006-2014
Status: No new loans were financed in 2009, because the program was inactive as it was being revised to be brought into compliance with new State regulations.

14. MORTGAGE CREDIT CERTIFICATE PROGRAM

- Objective: Provide ongoing promotional and marketing support of the County's Program
- Time Frame: Housing Element 2006-2014
- Status: There were no real estate transactions in Downey that utilized this Program in 2009. However, the City continues to participate and advertises its availability.

15. SECTION 8 RENTAL ASSISTANCE

- Objective: Continue support of the County's Program
- Time Frame: Housing Element 2006-2014
- Status: An average of 490 renter households per month received rent subsidies from the County of Los Angeles, enabling them to preserve affordable housing.

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Chapter 4: Conservation Element

The City of Downey and the rest of southern California enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations.

Water Supply

- ◆ **Continue providing information to the public promoting the benefits of water conservation. (Program 4.1.1.1.).** Public Works continues participation in LivingWise Educational Conservation Program which reaches out to school age children (and their families) through the Downey Unified School District.
- ◆ **Develop, through the municipal water company financial incentives for water users to conserve water, including individual meters and a tiered billing structure that charges excessive water use at a higher rate. (Program 4.1.1.2.).** Public Works required developers of multiple unit condominiums (residential/business) to install individual meters for each unit thereby promoting water conservation.
- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and re-development projects. (Program 4.1.1.4).** Public Works continues to require developers to install reclaimed water piping and meters where reclaimed water is available.
- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5.).** The City extended reclaimed water piping along Lakewood Boulevard between Dalen Street and Gardendale Boulevard, and along Firestone Boulevard from Lakewood Boulevard to Nash Avenue. In addition, the City has designed additional reclaimed water piping in Lakewood from 5th Street to Florence Avenue.
- ◆ **Promote drought-tolerant plants, rain sensors, moisture sensors and other water conservation methods for plant landscaping projects (Program 4.1.1.6.).** The revised landscape standards in the new Zoning Code require a minimum of 60% of non-turf material in the non-residential zones to be drought tolerant.
- ◆ **Develop a Water System Master Plan that describes what will be needed for maintenance of the system (Program 4.1.2.2.).** The City's Water Master Plan is under development and is slated to be complete in 2010.

- ◆ **Rehabilitate groundwater wells on a regular basis to maintain potable water production levels (Program 4.1.2.4).** During 2009, the Public Works Department rehabilitated Wells 4, 7, 9, and 24.

Water Quality

- ◆ **Coordinate with local, regional, state and federal efforts to protect the groundwater supply and enhance groundwater quality (Program 4.2.1.3).** The Public Works Department participated in Southern California Edison's groundwater pumps and wells Agricultural Energy Efficiency Program (AEEP) in 2009. Through this participation the City was awarded \$26,211 for upgrading groundwater wells to be energy efficient

Stormwater Quality

- ◆ **Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).** During 2009, at least 88 development and re-development projects were approved for construction with infiltration systems to reduce runoff and pollutant transport. Larger projects included the Bob's Big Boy at 7447 Firestone Blvd., Fresh and Easy at 8320 Firestone Blvd., Citibank at 8764 Firestone Blvd. and Walgreens' at 9020 Firestone Blvd. City Utilities staff conducted our first cleaning of large trash collecting "CDS" units under Ardis Ave. and adjacent to the Discovery Park Infiltration Basin. As public, commercial and residential projects are redeveloped, water quality control measures are implemented resulting in a steady improvement in water quality with the costs distributed in both time and among the various city stakeholder groups.
- ◆ **Discourage activities that generate pollutants on parking lots, and public streets (Program 4.3.1.2).** This is primarily a code and law enforcement function, while Public Works can contribute by requiring trash control and regular maintenance within the Standard Urban Stormwater Mitigation Plan development. Public Works has more aggressively enforced and implemented Publication Vending Machine Permit ordinances, resulting in the removal of dozens of free and coin operated machines, which results in less trash in our streets and parking lots. In late 2008, about 330 machines were located on public property in the City. This quantity was reduced to 255 in 2009, and 213 in early 2010. During 2010, the City of Downey, using a federal grant, will install screens in catch basins within the Los Angeles and Rio Hondo Watersheds (west half of Downey) in compliance with state regulations. Additional support will be required to maintain these screens and remove the trash and debris they collect.

- ◆ **Promote effective street cleaning (Program 4.3.1.3.).** Publically owned streets in the City of Downey are vacuum swept weekly by Nationwide Environmental Services. These streets are posted “No Parking” during the appointed period and Parking Enforcement Officers accompanies the sweeper vehicle. Residents obtaining a Street Sweeping Parking Permit are responsible for maintaining the street area that there vehicle blocks from being cleaned. The sweeper truck also cleans City parking lots weekly.
- ◆ **Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction (Program 4.3.1.4.).** Public Works, Code Enforcement, and Building and Safety staff share responsibility for implementing this program. Public Works focuses on construction projects in the public right of way, preparation and review of erosion control plans by developers, compliance by large state permitted construction sites and responding to complaints of materials in the municipal separate storm sewer system (MS4), which includes streets, alleys and drains. Building and Safety is primarily responsible for on-site or private property conditions, while Code Enforcement responds to resident complaints and provides more aggressive enforcement capabilities to supplement other staff efforts.
- ◆ **Preserve existing naturally vegetated areas and encourage re-vegetation and soil restoration where feasible (Program 4.3.1.5.).** For many years there has been no “existing naturally vegetated areas” within the City of Downey. There is a small area to the south of Wilderness Park planted with native vegetation, but resource limitations have limited maintenance at this site or further implementation of this program. Developers are encouraged to include landscaping during redevelopment for water quality improvement.

Tree Preservation

- ◆ **Discourage the removal of trees on private and public property (Program 4.4.1.1.).** The revised landscape standards in the new Zoning Code encourage the preservation of mature landscaping when a site is redeveloped. The Public Works Dept. discourages the removal of trees from public property in general and requires permits to be pulled when a tree is considered for removal, particularly mature trees. Additionally, 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. The City also conducts a public outreach effort to educate its citizens about the benefits of planting and preserving trees. Each year, the Public Works Department 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, Downey Library and the Community Center.

- ◆ **Adopt a tree preservation ordinance requiring a permit to remove mature trees (Program 4.4.1.2.).** 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, and it is continuously enforced. 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. Additionally, it is the policy of the Public Works Dept. that when a tree is removed from public property, a new tree from the list of approved species is planted in its place.
- ◆ **Promote the installation of new trees when damaged or dying trees are removed (Program 4.4.1.3.).** 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 public 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.” The Public Works Department continues to enforce this program.

Air Quality

- ◆ **Coordinate with other agencies, including school 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 (Program 4.5.1.1.).** In 2009, the City was awarded a grant from the South Coast Air Quality Management District for replacing diseased Oleander screen plantings on Florence Avenue frontage road islands near the east City limits. As a condition of the grant, replacement plantings will consist of low volatile organic compound (VOC) emitting California native plant trees and shrubs. Project implementation is anticipated during 2010.
- ◆ **Support regional and sub-regional efforts in strategically managing goods movements in order to reduce emissions from truck traffic (Program 4.5.1.2.) & Reduce air particulate and other pollutants created by, but not limited to the operation of diesel engine and increased truck traffic from marine and port operations in the Long Beach and Los Angeles ports and City operations, especially along the I-710 freeway corridor (Program 4.5.1.3.).** The Public Works Department and City Manager’s office coordinate with various regional agencies (i.e., Caltrans, Gateway Cities COG, I-5 JPA, etc.) in the planning and implementation process for the widening of the I-710 and I-5 Freeways. Both projects will provide improved mobility for trucks and a reduction in truck-related emissions.

- ◆ **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 (Program 4.5.1.4.).** The Public Works Department encourages walking as an alternate mode of travel through the implementation of various projects. Public Works has applied for grant opportunities through the Safe Routes to School and Highway Safety Improvement Programs to encourage walking and cycling to and from school. Grant funds were received for the upgrading of warning signage and pavement markings in the City's school zones. In addition, the installation of pedestrian countdown indicators at 20 signalized intersections; these funds are used for the installation of a pedestrian traffic signal adjacent to East Middle School at the intersection of Woodruff Avenue at Via Amorita and for the installation of vehicle speed feedback signs at 10 locations throughout the City in residential neighborhoods to enhance pedestrian safety by discourage speeding.
- ◆ **Promote the use of alternative fuel vehicles, including clean diesel, compressed natural gas, hydrogen, that result in reduced emissions, including in instances involving City operations (Program 4.5.1.5.).** Funded in part with a grant with the California Air Resources Board, the Public Works Department purchased a 2009 Case 570M XT Turbo Skip-loader featuring a clean-burning Tier 3 compliant diesel engine and an aftermarket HUSS exhaust system particulate filter trap. The new skip-loader was put into service in July 2009. This equipment replaced our heavy-polluting 1992 Massey-Ferguson diesel powered backhoe.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1.).** Public Works completed a citywide retrofit of traffic signal indications with light-emitting diodes (LEDs) and continues to require the installation of LEDs in all traffic signal installations and upgrades in conjunction with Capital Improvement Projects to minimize energy consumption and cost. In addition, Public Works has initiated plans to consider the installation of LED overhead safety lighting in Treasure Island Park.

Chapter 5: Safety Element

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.

Updates:

Disaster Response

- ◆ **Maintain an emergency operation plan to provide response to a variety of potential hazards (Program 5.1.2.1.).** An emergency operation plan for the for all City Departments is in development and is expected to be adopted by the City Council in 2010.

Hazardous Materials

- ◆ **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2.).** All facilities handling hazardous materials at or above reportable quantities (as defined in California Health & Safety Code §25503.5) are inspected by the Fire Department every other year for compliance with both the California Health & Safety Code and California Fire Code. Currently, there are 293 facilities reporting the handling of hazardous materials. All new businesses handling hazardous materials are captured during the business license application process. The current inspection frequency exceeds the State's requirement for inspection to be conducted once every 3 years.
- ◆ **Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal (Program 5.2.1.3.).** The Fire Department has been working on upgrading the Fire Department's website, which will include an informational section concerning safe handling and disposal of household chemicals.
- ◆ **Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process (Program 5.2.1.4.).** All new businesses handling hazardous materials are captured during the business license application process. Once identified, these business receive a second inspection by the Fire Department's Hazardous Materials Section and are then placed in the Fire Department's database. These facilities are then placed into the every other year inspection cycle to ensure proper hazardous materials management, and are issued a Operational Permit to handle hazardous materials.
- ◆ **Ensure the safe transport of hazardous materials through City review of routing plans (Program 5.2.2.5.).** Traffic Engineering provides information on truck routes and scheduling, when advised that unusual volume, size, or type of transport is required. Engineering issues Transportation and Overload Permits, but enforcement is a function for other departments.
- ◆ **Review continually that Hazardous Materials Emergency Response Plan has adequate resources (Program 5.2.2.6.).** The City of Downey does not have a Hazardous Materials Area Plan currently. This is being corrected with the award of a \$17,500 grant from the US Department of Transportation (DOT) for the development of the plan. Currently, the plan is being developed with the assistance of Risk Management Professionals (RMP), Inc. The plan will be completed by September 2010.

Fire Protection

- ◆ **Identify and maintain an acceptable response time for fire emergency service calls (Program 5.3.1.1.).** The Fire Department has maintained a speedy response time for fire emergency calls over the last four years, and has continued training and updating of systems to ensure adequate response times. Dispatchers are continuously monitored for speed, accuracy and efficiency. Suppression personnel abide by a policy stating a one minute response from the alarm to exiting the station.

Year	2006	2007	2008	2009
Average Response Time	4:50 minutes	4:45 minutes	4:46 minutes	4:50 minutes

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2.).** Fire Department’s plan check personnel assigned to the fire prevention bureau, diligently review plans to ensure emergency vehicle access through streets and alleys will be accommodated.
- ◆ **Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system (Program 5.3.2.3.).** Requirements for additional fire hydrants are done through the plan check process. In 2009, fire hydrants were installed for the following projects: Porto’s Bakery (8233-8255 Firestone Blvd Firestone Boulevard), Bob’s Big Boy (7447 Firestone Boulevard), Walgreen’s Drugstore (9018 Firestone Boulevard), Tacos El Gavilan (7947 Florence).
- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4.).** The Downey Municipal Code requires sprinkler systems for new commercial development over 3,600 sq. ft. and tenant improvements of commercial properties, whose permit valuations exceed 25% of the value of the building.
- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6.).** Vehicle access through security gates is to be maintained at not less than 20 feet per the Downey Municipal Code.
- ◆ **Keep crime rates and property loss rates at the lowest levels feasible (Program 5.4.1.1.).** In an effort to keep crime and property loss rates low, the Police Department increased staffing by hiring 15 Police Officers and 9 support staff members. This increased the Department’s capacity to deploy additional officers on patrol.

Police Protection

- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2.).** The Police Department has maintained a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.

Year	2007	2008	2009
Average Response Time	4:33 minutes	5:02 minutes	4:07 minutes

- ◆ **Promote the use of non-sworn personnel for police service tasks wherever possible to maximize the efficiency of sworn personnel (Program 5.4.1.4.).** The Police Department deploys non-sworn personnel for various tasks, such as report writing, parking enforcement and report dictation services. This enables officers to increase targeted enforcement efforts in their assigned areas.
- ◆ **Promote the use technology as tools to improve staff productivity (Program 5.4.1.5.).** The Police Department upgraded its report writing software for officers. Having combined many different systems used by officers, officer productivity was enhanced by requiring them to do less work as one program now handles multiple activities. In addition, the Code Enforcement Division will be included in the City's new permit tracking system (Accela) which will eliminate the current manual tracking system.
- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7.).** The Police Department's Special Enforcement Team works in conjunction with the State's Alcohol Beverage Control to monitor and enforce applicable liquor laws at alcohol establishments throughout the City.
- ◆ **Promote the increased visibility of police in neighborhoods (Program 5.4.2.1.).** The Department deploys a Neighborhood Preservation Unit to proactively patrol areas in need of upkeep and maintenance.
- ◆ **Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity (Program 5.4.2.2.).** The Department participates in awareness programs, such as Gangs Out of Downey, and promotes crime prevention through its participation in Neighborhood Watch.

Earthquake Safety

- ◆ **Monitor groundwater table levels as they relate to liquefaction hazards (Program 5.5.1.3.).** Public Works regularly monitors ground water levels at well sites around the City of Downey. The ground water table is typically about 50' below the soil surface, which limits the risk of liquefaction to residential and typical commercial structures. Larger structures and those with significant subterranean components may be requested to provide additional seismic evaluations during the development process or as a condition of Site Plan Review (SPR) approval.
- ◆ **Ensure the placement of utility lines underground (Program 5.5.1.6.).** The Department of Public Works continues to implement Underground Utility Districts (currently construction in District 21 and designing District 22). Engineering plan checks call for the use of vaults and pull boxes when appropriate, but many utilities assert the need to use above ground structures to protect their lines from the intrusion of moisture.

Floods

- ◆ **Continue to participate in the Federal Emergency Management Agency flood program (Program 5.6.1.1.).** The City of Downey participates in the FEMA Flood Insurance Rate Map (FIRM) program; however, since 2002, all but a small portion of the City within the Rio Hondo Channel itself is in the X flood zone. All plan checks are required to note the flood map and flood zone for the parcel and proposed project.
- ◆ **Educate the public that the City is located in an "X" flood zone where flood insurance is no longer mandatory (Program 5.6.1.2.).** Handouts regarding the current FIRM and flood zoning are available from the Public Works Counter, or can be faxed, or emailed. While the public may be educated that flood insurance is not mandatory, they must also be cautioned that a flood risk remains, normally between 1% and 0.2% per year. FIRM information can be found at www.fema.gov and City of Downey information can be viewed on the website.
- ◆ **Mitigate hazards from possible dam or levee failure, including the raising of bridges and levees along rivers, including in areas outside the City (Program 5.6.1.3.).** The City of Downey supports efforts by the Army Corps of Engineers (ACOE), FEMA, Caltrans, and the County of Los Angeles, in reducing the flood risk from dam or levee failure; however, maintenance and replacement of bridges, levees, and dams is primarily under the control and undertaken with funds provided by these agencies.

- ◆ **Minimize increases in the amount of stormwater generated by existing and proposed land uses (Program 5.6.2.1.).** During Public Works plan checks, new and redevelopment projects with 400 square feet or more of new or replacement impervious surfaces are generally required to provide infiltration volume commensurate with an instantaneous 0.75" storm falling on the new or replacement impervious surface. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate that no increase in peak runoff rate will be observed as a result of the development and that at least the instantaneous first 0.75 inch of projected runoff can be infiltrated.
- ◆ **Maximize the amount of pervious surfaces on properties to absorb stormwater and decrease runoff volumes (Program 5.6.2.2.).** While Public Works emphasizes the benefits of pervious surfaces as a water quality protection measure. No mechanism exists to implement this program, except as it contributes to a project reducing the potential peak runoff from a site to comply with peak runoff generation and conveyance requirements.
- ◆ **Preserve existing naturally vegetated areas and encourage re-vegetation and soil restoration where feasible (Program 5.6.2.3.).** For many years there has been no "existing naturally vegetated areas" within the City of Downey. There is a small area to the south of Wilderness Park planted with native vegetation, but resource limitations have limited maintenance at this site or further implementation of this program. Developers are encouraged to include landscaping during redevelopment for water quality improvement.

Vehicular Traffic

- ◆ **Promote programs that encourage driver courtesy. (Program 5.7.1.4.).** The Public Works Department provides educational brochures on various driver safety topics, including "Choose Courtesy", "Road Rage" and "Defensive Driving," at the front counter on the 2nd floor of City Hall.
- ◆ **Promote the parking and access agreements and parking consolidation to reduce the number of driveway access points on streets (Program 5.7.1.6.).** The City encourages the consolidation of parking and imposes reciprocal access agreements upon adjacent developments through the plan review process, for purpose of minimizing driveway curb cuts. For instance, similar agreements were required for the Citibank and Gomez properties on the southwest corner of Lakewood Blvd. at Firestone Blvd.

- ◆ **Adopt a Master Plan for installation of streetlights (Program 5.7.1.1.).** The Public Works Department intend to complete a Streetlight Master Plan by 2011.
- ◆ **Require street lights for new developments (Program 5.7.1.2.).** The City requires developers to install new street lights adjacent to the development within the public-right-of-way as a condition of approval where streetlights currently do not exist. In addition, as a condition of approval through the development plan review process, applicants are required to give their consent to the annexation of their property into the City of Downey Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code, and to incorporate or annex into a new or existing Benefit Assessment or Municipal Improvement District, in accordance with Division 10 and Division 12 of the Streets and Highways Code and/or Division 2 of the Government Code of the State of California. In 2009 45-pedestrian/street lights were installed with street improvement projects.
- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to fund the cost of streetlights (Program 5.7.1.3.).** A development fee program covering the cost of the installation of new street lights will be considered as a component of the Street Light Master Plan.
- ◆ **Adopt a Master Plan for installation of sidewalks for major arterials, secondary arterials, collector streets and school routes (Program 5.7.2.1.).** Sidewalks are constructed along major arterials, secondary arterials, collector streets and school routes on a prioritized, as-needed basis as funding will allow. Priority is given to school routes. For instance, sidewalk was recently constructed along the south side of Florence Ave. between Newville Ave. and Lesterford Ave. and Rives Ave. between Pivot St. and Arnett St.
- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan (Program 5.7.2.2.).** The City imposes the construction of new and the repair of existing sidewalks and disabled ramps upon new developments as a condition of approval through the development plan review process.
- ◆ **Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists (Program 5.7.2.3.).** Signalized and un-signalized intersections are designed to function in a safe and convenient manner for pedestrians and bicyclists to the extent possible through the implementation of Capital Improvement Projects and through the Development Plan Review and plan checking process when such improvements are constructed by private development.

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.

- ◆ The City continues to enforce noise ordinances.

Chapter 7: Open Space Element

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.

Updates:

- ◆ **Maintain an adequate level of recreational staffing at park facilities (Program 7.2.2.1.).** The Community Services Department has added staff members for the new Discovery Sports Complex.
- ◆ **Develop a Park Maintenance Master Plan to identify needed upgrades to existing park facilities (Program 7.2.2.2.).** The Community Services department produces a Needs Assessment, which identifies needed upgrades to existing park facilities and other facilities operated by the Department.
- ◆ **Provide funding for park improvements in the upgrades to existing park facilities in the Capital Improvement Program (Program 7.2.2.3.).** The Community Services Department has been working on applying for the State's new competitive grant program, Proposition 84 (Statewide Park Development and Community Revitalization Program of 2008). There will be two rounds awarding \$368,000,000 to critically underserved communities throughout California. As of July 1, 2009, the State's 2009/10 Budget Act appropriated \$184,000,000 for the first competitive round. If awarded this grant, the Community Services Department will apply the funds towards Treasure Island Park, Apollo Park Project and Rio Hondo Park Project.
- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5.).** The Community Services Department applied state grants to fund the Discovery Sports Complex (State Parks 2002 Per Capita= \$307,258.00 and State Parks 2002 RZH = \$280,163.00). Additionally, the City continues to participate in partnerships with different sport league programs for park upgrades. The Community Service Department has partnered up with Northwestern Downey League, donating \$20,000 for a new snack shack at Furman Park.

- ◆ **Develop a public park at the Downey Landing development site (Program 7.3.1.2.).** The Community Services Department completed the 11-acre, Discovery Sports Complex in the summer of 2009, consisting of two (2) lighted soccer fields and two (2) lighted baseball/ softball fields.
- ◆ **Develop an open space area or plaza in the downtown area (Program 7.3.1.3.).** The Planning Division is proposing to incorporate open space areas in the new Downtown Specific Plan.

Chapter 8: Design Element

Most residents, visitors, and businesses in Downey recognize the city as the premiere 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.

- ◆ **Promote quality design for new, expanded, and remodeled construction (Goal 8.1).** The Planning Division has incorporated a Site Plan Review process that requires all new and additions to commercial properties to be reviewed for the design, materials, and colors, and to be approved by the Planning Commission.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division is currently monitoring over 200 properties and working with 28 banks and/ or real estate companies in an effort to keep these properties maintained.
- ◆ **Promote compliance with code regulations (Policy 8.2.1.).** The Code Enforcement Division has initiated a City wide temporary sign enforcement program and they have submitted letters to all businesses owners in the City and begun issuing notices of violations.
- ◆ **Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible (Program 8.4.2.5.).** The Economic Development Division negotiated the purchase of the Downey Avenue Theater and plans to preserve some of the architectural features that make the Theater a Downey cultural resource.
- ◆ **Encourage adaptive reuse of older structures (Program 8.4.2.4.).** As part of the redevelopment of the Downey Avenue Theater and Verizon Building, the Economic Development Division encouraged adaptive reuse as an option for prospective developers.

Chapter 9: Economic Development

A strong community owes much to the spirit and involvement of its residents. Community pride and civic-mindedness, however, 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.

- ◆ **Develop economic strategies for business attraction and retention (Program 9.1.1.1.).** Economic Development staff worked with the Downey Chamber of Commerce and approximately 40 local restaurants in the community to bring forth the “Dine in Downey” experience that was launched May 1st through May 17, 2009. Patrons with a promotional coupon visiting a participating restaurant during this period received a 10% discount. Staff members plan to build on the success of the Dine in Downey event and expand this program next year.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** The Community Development Department has been working on the Downtown Specific Plan. The Downtown Downey Specific Plan document will provide the standards, guidelines, and concepts the City will use to create a dynamic downtown area for the City and its residents. The Specific Plan will focus on creating a mixed-use environment with a variety of residential and commercial uses, creating a “livable community” that encourages residents and downtown visitors to walk to various destinations, and to “create a sense of place” within the downtown area. The City has selected Hogle-Ireland, a consulting firm, to prepare the Downtown Downey Specific Plan.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7.).** In 2009, the City created a “Welcome Packet” to enhance and streamline our business entitlement process. It contains materials for businesses coming to the City and includes a checklist to organize and simplify the required visits needed from various departments in order to obtain proper business entitlements in Downey. During the last year, Downey staff members have updated City marketing materials and will soon embark on a branding strategy for the City. Staff members are also engaged in entitlement assistance to attract key businesses to Downey and actively profile and market the many opportunity sites located in Downey.
- ◆ **Convert paper-based information to digital-based formats to facilitate integration into interdepartmental information networks (Program 9.4.2.4.).** The City has begun implementing Accela Land Management, a software product that will manage all land use and community development activities such as permits, inspections, reviews, zoning, project plans, and permits issued by fire administration, code enforcement, and public works. It is anticipated to be operational by Spring 2010.

- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5).** In 2009, various City Departments have worked towards improved customer service by developing handouts for the public that include information about City Services, the permitting process, business licensing, and Planning Development Standards. The City went through a website makeover in 2009. After interviewing the proposal with the Website Ad-Hoc Committee, the City entered a contract with Civica Content Management System to update the City's primary website. The City significantly updated its website in March 2010 and is providing more information to constituents via the Internet. The new website has been developed so that many current processes, many of them paper-based, can move online and capture the efficiencies that this provides to Downey residents and to the City.