

2010 General Plan



Annual Report



CITY OF DOWNEY

11111 Brookshire Avenue
Downey CA 90241

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(at the time of adoption)

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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 towards implementing the goals, policies and programs of Vision 2025, the City's General Plan. It covers the period from January 1, 2010 through December 31, 2010.

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 113,715 residents. 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 2010 General Plan Annual Progress Report was reviewed by the Planning Commission on May 18, 2011 and accepted by the City Council on June 14, 2011.

Community Development
Department Updates

2010

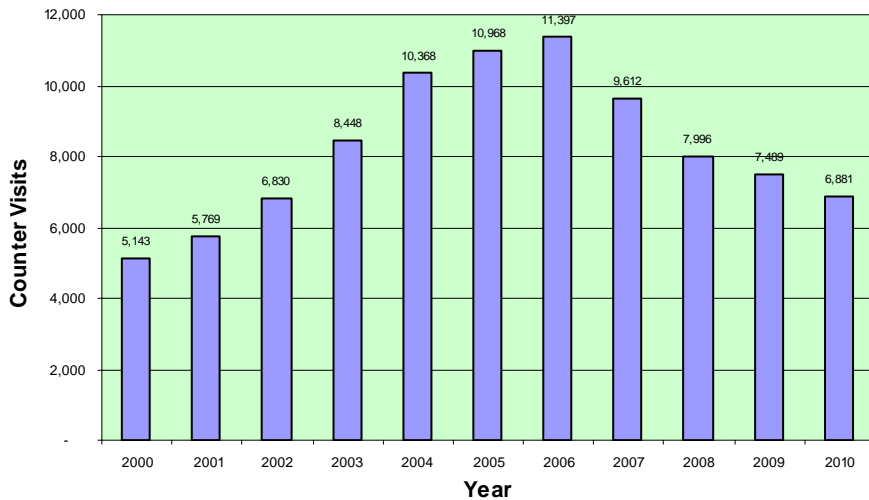
Community Development Department

Planning Division

This section outlines the activities of the Planning Division from January 2010 through December 2010. The day-to-day planning activities include:

- ◆ Administrating the City's Zoning Ordinance (Development Code)
- ◆ Answering public inquiries on the telephone and over the public counter
- ◆ 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)

Yearly Counter Activity (2000-2010)



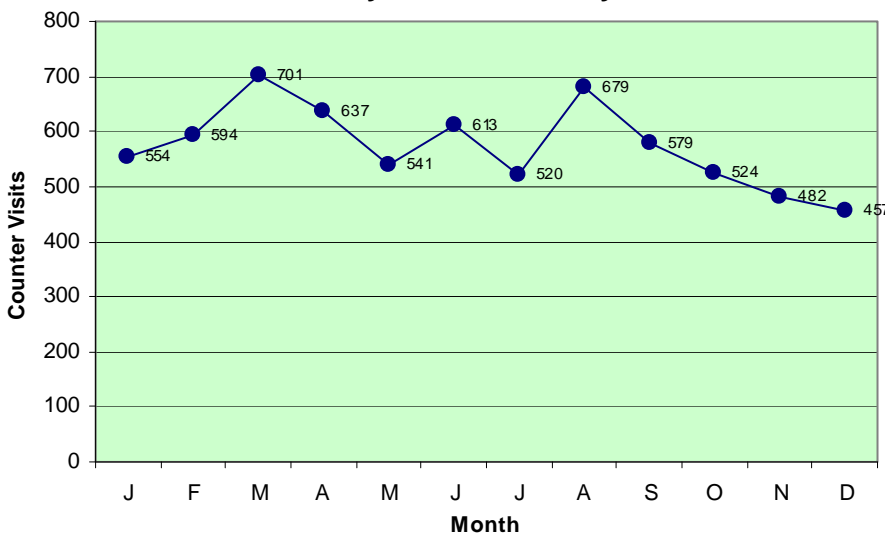
Counter Activity

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 2010 were:

- ◆ Total counter visits in 2010 were 6,881
- ◆ Counter visits in 2010 were down 8.12% from 2009
- ◆ Counter visits have decreased by 39.60% since 2006.
- ◆ Monthly counter activity in 2010 demonstrated a gradual decrease in the latter months of the year, with the busiest month of the year being March.

Monthly Counter Activity 2010



Planning Cases

Planning cases, including Administrative and Planning Commission permits, in 2010 totaled 193, which was a 45% decrease from 2009. The sharpest increase from 2009 being Conditional Use Permit (CUP) applications. Conversely, the number of Site Plan Review (SPR) applications have declined from 2009.

- ◆ CUP: 28 in 2009 vs. 39 in 2010
- ◆ SPR: 12 in 2009 vs. 7 in 2010

Accela (Permit Tracking System)

During the first week of June 2010, Accela Automation went live within the various City Departments. The city is now using Accela as the primary system of record for all new permits, cases, and projects. This system allows the digital tracking of projects from application submittal through the final project. Other completed projects included the 2010 Census and the Downtown Specific Plan.

Cases by Type (2010)	
Conditional Use Permit (CUP)	39
Special Events (SE)	17
Site Plan Review (SPR)	7
Zone Variances (VAR)	2
Lot Line Adjustments (LLA)	2
Planned Sign Program (SIGN)	2
General Plan Amendment (GPA)	1
Tentative Parcel Map (TPM)	3
Zone Change (ZC)	1
Code Amendment (CA)	3
Downtown Parking Credit	1
Minor Conditional Use Permit (day care)	1
Minor Modification	4
Sign Permit	33
Temporary Signs/Banners	47
Temporary Use Permit	1
Pumpkin Patch & Christmas Tree Lot	6
Parking Lot/Sidewalk Sales & Fireworks	22
Secondary Driveway for Rec. Vehicles	1
TOTAL	193

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 2010, the Planning Commission conducted 22 meetings, during which they considered 75 items. The Commissioners also participated in a joint meeting conducted with the City Council related to the Downtown Downey Specific Plan.

Housing Element

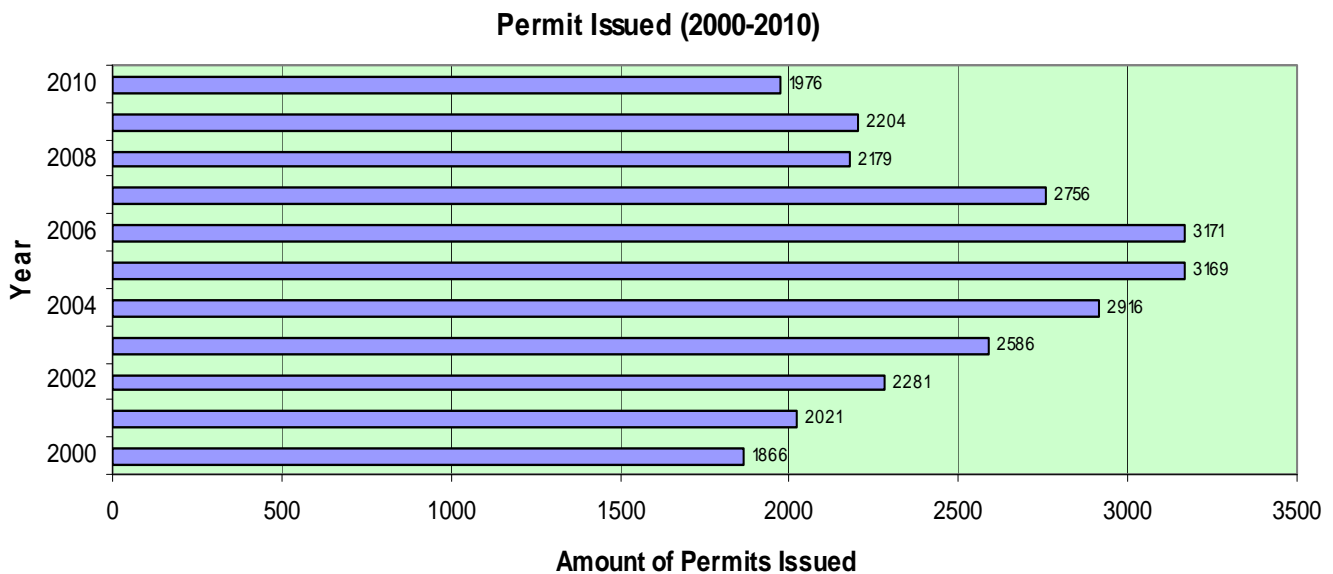
Pursuant to State law, the City is required to update the General Plan Housing Element for the planning period of 2006-2014 and submit a draft of the element to the California State Department of Housing and Community Development (HCD) for their comments.

On December 2, 2009, the Planning Commission conducted a public hearing and recommended approval of the Housing Element to the City Council. In January 2010, the Housing Element was adopted by the City Council. Staff forwarded the Element to the HCD for a 90-day certification process and the State certified the Housing Element on April 14, 2010.

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 Building and Safety Division reviews all plans and permits for compliance with the 2010 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, the Planning Division, the Fire Department, and the Engineering Division.

The total number of building permit applications submitted in 2010 was 1,748. These applications include all construction related projects, re-roofing, and installation of mechanical and utility equipment. 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 mechanical and utility equipments, construction of walls and fences, and repaving of driveways. The number of permits issued in 2010 was 1,976. This is an 11% decrease in permits issued from 2009. Since 2005, there has been a 37.6% decrease in permits issued. There was a decrease in plan checks and an increase in permits issued because property owners are pulling maintenance permits, which for the majority of the time, do not require plan check process.

Economic Development Division

2010 marked the beginning and continuation of major Economic Development projects.

New Website

City staff has been working with Civica consultant to develop the City's new website. It went public on March 31, 2010. Various City Department heads received additional training and have been diligently formatting and updating content in their respective sections of the website.

Downtown Downey Specific Plan

On September 28, 2010 the City Council adopted the revised Downtown Downey 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.

Porto's Bakery

On November 9, 2010, the Porto's Bakery Grand Opening Ceremony was a grand success. Porto's opened their doors in the City of Downey with over 2,500 people in attendance.

Taste of Downey 2010

On November 18, 2010, local restaurants participated in this year's kickoff "Taste of Downey" event, in front of City Hall. Approximately 1,500 residents and visitors enjoyed the unlimited tastes and live entertainment throughout the event.

Tierra Luna Marketplace

City Staff is currently working with local developer Manarino Realty to amend the Downey Landing Specific Plan with the intent of redeveloping the 77-acre portion of Downey Landing that Downey Studios currently occupies. Manarino is proposing a commercial project for the studio site that is described as a 1.5-million square foot big box anchored retail center. It will consist of three big box stores ranging from 110,000 to 190,000 square feet, along with restaurants, a hotel, a multiplex theater, and office space. The Planning Commission and City Council are scheduled to consider the Specific Plan Amendment with its companion Environmental Impact Report in July 2011.

Verizon Building Redevelopment - The View

The City of Downey continues to move forward with a strategy to redevelop the Downtown area. In 2008, the Verizon Building was acquired with the intent of redeveloping the property with residential units. Referred to as "The View", the six story 50-unit affordable housing complex will replace the existing Verizon Building on Second Street. It will feature a 1,500 square feet community room for residents, a second level courtyard, and roof-top garden.



The \$20 million housing complex consists 35 two-bedroom units and 15 three-bedroom units. Demolition of the existing building is scheduled to begin in September 2011. Construction of the View will begin in January 2012 and is expected to be completed in the fall of 2012.

Fresh & Easy Grocery Store

Fresh & Easy completed its construction and opened for business in April 2010. It is located on a key commercial corridor in central Downey which has been a blighting influence on the area for many years. The 15,000 square foot Fresh & Easy store (formerly Albertson's supermarket) , combined with a new Dollar Tree store adjacent to it, have significantly improved the area.

Kaiser Permanente Downey Medical Center

City staff continues to work actively with Kaiser Permanente on the development of Kaiser's medical complex located at the former NASA site. The Kaiser Medical Center at 9333 Imperial Highway 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 117,000 square-foot Garden Medical Office, is a very important economic development engine for Downey.

Downey Gateway

City staff continues to work with the applicant/property owner, Westland Industries, to develop the 26,232 square foot, high-end food court and retail shopping center referred to as Downey Gateway.



FIRESTONE BLVD. STREET SCENE

The project is located at the southwest corner of Firestone Boulevard and Downey Avenue. Downey Gateway will replace the Gourmet Café building. The project also involves the reconstruction of a section of Nance Street, between La Reina and Downey Avenue. Parking spaces for the project will be provided along the north and south sides of Nance St. Construction of Downey Gateway will begin in the summer of 2011 and is expected to be completed in the summer of 2012.

Buffalo Wild Wings Restaurant

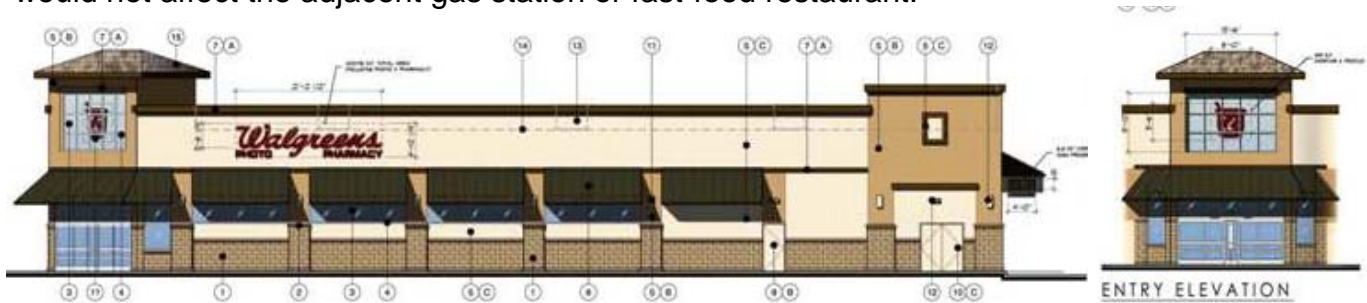
In October 2010, Buffalo Wild Wings representatives submitted their entitlements to the City of Downey with a request to locate their restaurant to the existing Stonewood Mall. Buffalo Wild Wings will be located on the south side of the mall, adjacent to Macy's Home Store and will encompass one tenant space, formerly occupied by "For Your Entertainment" music store.



On January 5, 2011, the Planning Commission approved the 7,386 square foot restaurant, which includes 6,055 of indoor dining area, 681 square feet of outdoor seating/patio area, and the remaining 650 square feet encompasses restrooms, cooler, take-out and a service area. Buffalo Wild Wings is expected to open for business in July 2011.

Walgreens Drug Store

In January 2010, Walgreens representative approached City staff with a request to locate their new drug store at the shuttered Midas automobile service. Walgreens proposed to locate its store at 8030 Imperial Highway and replace the existing commercial buildings on the site, but would not affect the adjacent gas station or fast-food restaurant.



Working with City staff, on May 5, 2010, Walgreens received approval for both a change of use and a conditional use permit for a drive-through pharmacy. The Walgreens store will contain 12,258 square feet of floor area. It will be permitted to operate 24-hours a day; however the drive-thru is only permitted to operate from 7:00 a.m. to 10:00 p.m. The Walgreens store is expected to open for business in the fall of 2011.

The Marketplace Grill & Café Restaurant

In November 2010, Building permits were issued for the conversion of the Payless Shoe store into the Marketplace Grill and Café restaurant. The project includes a drive-through lane and an outdoor seating area. Marketplace Grill is located at 7877 Florence Avenue. The Design Review Board approved the design, colors, and exterior building materials for the 4,278 square foot building on December 11, 2008. The applicant upgraded the site with new landscaping as well, which enhanced this corner of the Florence Avenue and Tweedy Lane intersection. The new restaurant is expected to open for business in the summer of 2011.



Davis Street Medical Office Building

On March 17, 2010, the Planning Commission approved a new medical office building at 8317-23 Davis Street, which is zoned H-M (Hospital Medical Arts). The 6,197 square foot two-story building will replace the existing nonconforming residences on the subject site. The building will have a contemporary style with smooth plaster finishes, colored glazing, silver metallic fascia, and mill aluminum finish window frames. In addition to the building, there are 31 parking spaces on the site and over 3,000 square feet of landscaping. Construction of the project will begin either by this summer or by the end of this year.

Census 2010

As part of the 2010 Census campaign, staff formed a Complete Count Committee to partner with the Census Bureau and maximize the City's response rate. The Complete Count Committee was comprised of the following City Departments: Community Development, City Clerk's office, City Manager's office, and Community Services.

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.

The Housing Division is glad to report on the recent completion of the renovation of an eight unit affordable housing rental complex. The non-profit property owner received federal HOME funds from the division for major building and property improvements. This property received extensive exterior upgrades including a new façade, electrical system, energy efficient windows, exterior doors, complete ceiling and wall insulations, new landscaping and hardscape improvements; as well as improvement to the interior of each rental unit.

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General Plan
Implementation Status

2010

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 new Zoning Code was adopted by the City Council and became effective in November of 2008. Periodically, the Planning Department amended a “clean-up” to the Zoning Code 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.).** On September 28, 2010 the City Council adopted the revised Downtown Downey Specific Plan. 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
- ◆ **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 2010, one (1) Zone Change request (10441 Lakewood Blvd) 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 recently adopted Downtown Downey 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.)** The Tierra Luna project would facilitate new mixed use development at the site that will be called Tierra Luna Marketplace. It will include uses that are complementary to the primary uses on the Downey Landing site. The project will be amended to the existing Downey Landing Specific Plan for the reuse of the site.
- ◆ **Promote Downtown Downey as a destination draw for entertainment and dining uses (Program 1.1.5.2.).** The proposed Avenue Theater, The View redevelopment project, and the Downtown Specific Plan hope to promote Downtown Downey as a destination. Additionally, in 2010 two new restaurants were added to the downtown: Porto’s Bakery (8233-8255 Firestone Blvd), a Cuban-style bakery, and La Barca (11010 Paramount Blvd), a Mexican restaurant with outdoor seating area.

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 improvement was completed at the intersection of Lakewood Boulevard at Imperial Highway (Phase 1C). This project provides additional through and turn lanes at the intersection. Phase 3A Project on Lakewood between Fifth Street/Cecilia Street and Florence Avenue is under construction to increase additional travel lanes in each direction. Phase 3A Project is expected to be completed by July 2011. The design for the widening intersections of Paramount Boulevard at Firestone Boulevard and Bellflower Boulevard at Imperial Highway is also substantially complete. These projects are currently in the right-of-way acquisition and utility relocation phases. The two projects are expected to complete in 2012.
- ◆ **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 previously installed a Traffic Signal Communication System throughout the City major arterials. Currently, the City is in the process of expanding its traffic signal communication system for Florence Avenue and is expected to be completed by September 2011. In addition, a similar system will be completed on Paramount Boulevard (Phase 1), Bellflower Boulevard, and Stewart & Gray Road. It is expected to complete in June 2011.
- ◆ **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 2011.
- ◆ **Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested. (Program 2.1.1.6).** Major capacity improvements were added on Lakewood Boulevard to provide additional through lanes, left turn lanes in both northbound and southbound directions, and exclusive right-turn lanes on both directions of Imperial Highway. Similar improvements were added to both northbound and southbound directions on Bellflower Boulevard at Imperial Highway intersection. In addition, an exclusive right-turn lane will be added in the eastbound direction on Imperial Highway at the intersection of Paramount Boulevard.

- ◆ **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 (2004-2010) a total of approximately \$32,540 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 2010, 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 thresholds in accordance with the Los Angeles County Congestion Management Program of 50 vehicle trips during either A.M. or P.M. peak hour are exceeded, 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.).** The Imperial Highway Traffic Throughput and Safety Enhancements Project—Phase II was completed in 2010 and included the construction of new raised medians on Imperial Highway between Paramount Boulevard and the west city limit, and between Bellflower Boulevard. In addition, the intersection improvement projects indicated in Program 2.1.1.6 are intended to increase capacity at these intersections in order to encourage through traffic on arterial streets as opposed to local residential streets.

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. Improvements will also be made to major intersections, including those along Lakewood Boulevard. In addition, two intersections indicated under Program 2.1.1.6 helps facilitate truck movements at these intersections.

- ◆ **Widen street right-of-way to accommodate truck turning movements. (Program 2.3.1.3.).** The Public Works Department has worked on several intersections throughout the City by reconstructing the curb returns with larger radii (50') to accommodate truck turns. Also, two additional intersections (Paramount Boulevard at Firestone Boulevard and Bellflower Boulevard at Imperial Highway) are currently under design for the right-of-way and utility relocation phases.
- ◆ **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 Los Angeles 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.
- ◆ **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 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. 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.).** Throughout the Imperial Highway Traffic Throughput and Safety Enhancements Project, the Public Works Department has completed Phase 2 to construct raised landscaped median islands on Imperial Highway between Paramount Boulevard and the west City limit and between Bellflower Boulevard. In addition, Lakewood Boulevard Phase 3 Project between Fifth Street/Cecilia Street and Florence Avenue, will include the reconstruction of existing median islands along this portion of Lakewood Boulevard. Both projects include the installation of new landscaping within the newly-constructed median islands.
- ◆ **Ensure that land uses generating high amounts of truck traffic provide compensation to the City for projected pavement wear of public streets (Program 2.3.2.4.).** The City receives up to \$5 million annually from the Capital Improvement Program for the rehabilitation and reconstruction of the City's arterial, collector, and local streets. In addition, developers are assessed fees toward pavement rehabilitation of arterial streets designated as truck routes.

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 Department 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 Department and the City Manager's office participate on the I-5 JPA regularly and coordinate 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 Department and the City Manager's office participate in the I-710 planning and environmental review process through the Gateway Cities COG. In addition, the City is contributing \$25,000 annually toward the I-710 Major Investment Study.
- ◆ **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 Department) and Biennial Highway Monitoring (Public Works Department), 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.

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Railroad Delays

- ◆ **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 years, the Public Works Department has collected fees from developers located along Firestone Boulevard 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 Boulevard at Old River School Road.

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.)** The Public Works Department is continuously expanding the City's traffic signal communication system on Paramount Boulevard, Florence Avenue, and Bellflower Boulevard/Stewart & Gray Road. The projects will integrate with water well sites as well as the Public Works Maintenance and Utilities Yards to enhance communications with the City Hall in terms of speed, capacity and reliability.
- ◆ **Promote alternative funding sources for infrastructure maintenance and upgrades (Program 2.7.2.1.).** The Public Works Department received over \$7 million annually in external funding sources from the City's Capital Improvement Program towards the maintenance and upgrades of the City's infrastructure. These external funding sources include grant funds, state gas tax subventions, local return funds from county sales tax, federal gas tax funds, and occasional funding opportunities such as the American Recovery and Reinvestment Act (ARRA), Proposition 1B infrastructure bond funds and State relinquishment funds.
- ◆ **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 addition, Public Works has also implemented its water master plan for water infrastructure to identify capacity and structural integrity needs, as well as costs for maintenance and upgrades.

During the year of 2010, The Public Works Department updated its Pavement Management Information System (PMIS) to reflect current pavement conditions on the City's arterial and collector streets to comply with funding requirements and provide the latest information in terms of pavement maintenance and rehabilitation priorities. The City will update its PMIS during the fiscal year 2011 to reflect last year pavement conditions on local residential streets.

- ◆ **Establish an impact recovery fee program so that new developments and expansions of existing developments share the cost of providing infrastructure maintenance and upgrades necessary for the development (Program 2.7.2.6).** The Public Works Department continues to be involved with the recommendation and design process of the nexus study for the purpose of establishing a traffic impact fee program.

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. In January 2010, the Housing Element was adopted by the City Council. Also, in April 14, 2010, the Housing Element was certified by the California Department of Housing and Community Development (HCD).

- ◆ **Regional Housing Needs Assessment.** Like with the rest of the Southern California Association of Governments (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 2006-2009	Constructed 2010	Total Constructed
Extremely Low Income	138	0	0	0
Very Low Income	139	0	16	16
Low Income	174	1	21	22
Moderate Income	187	0	29	29
Above Moderate Income	470	79	26	105
Total Units	1,108	80	92	172

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: 41 rehabilitation projects were funded in 2010, with a total of \$1,046,763 in improvements to residential properties occupied by low income households. Improvement programs will be provided up to 180 homeowners until December 2014.

3. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 households annually.
Time Frame: Housing Element 2006-2014
Status: 25 housing units were improved under this Program in 2010.

8. TRANSITIONAL AND SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

Objective: Revise Zoning Code to permit land use
Time Frame: By June 2010
Status: The new code allows transitional and supportive housing in all residential zones and emergency shelters in the Hospital-Medical (HM) zone by right. The City continued its policy of providing funding for an existing transitional facility in 2010.

10. AFFORDABLE HOUSING PROGRAM

Objective: Provide rehabilitation loans and grants for affordable housing units
Time Frame: Housing Element 2009-2014
Status: The City's redevelopment agency has committed \$1.5 million dollars in funding for development of new affordable housing units. Also, forty – one (41) affordable rental units were rehabilitated in 2010.

12. FIRST TIME HOMEBUYER

Objective: Assist 21 low income homebuyers per year
Time Frame: Housing Element 2006-2014
Status: No new loans were financed in 2010, because the program was inactive as it was being revised to be brought into compliance with new State regulations.

13. 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 2010. However, the City continues to participate and advertises its availability.

14. SECTION 8 RENTAL ASSISTANCE

- Objective: Continue support of the County's Program
- Time Frame: Housing Element 2006-2014
- Status: An average of 450 households participated in the Section 8 Program and received rent subsidies from the County of Los Angeles, Housing Authority, 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).** The Public Works Department continues its participation in LivingWise Educational Conservation Program which reaches out to school-age children (and their families) through the Downey Unified School District. The Public Works Department is also in the process of adding water conservation tips and information on the city's website.
- ◆ **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).** The Public Works Department required developers of multiple-unit condominiums (residential/business) to install individual meters for each unit thereby promoting water conservation. Public Works is currently in the process of adding an additional tier to the rate structure to promote water conservation.
- ◆ **Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses (Program 4.1.1.3).** The City currently uses recycled water at several of its locations and provides additional sites continuously as recycled water becomes available. Current "major" locations include: Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Crawford Park, and Temple Park, as well as, the new Space Learning Center and Sports Park.
- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and re-development projects (Program 4.1.1.4).** The Public Works Department 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 Blvd between Dalen Street and Gardendale Blvd, and along Firestone Blvd from Lakewood Blvd to Nash Ave. In addition, the City has designed additional reclaimed water piping on Lakewood Boulevard from Fifth 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 Water Master Plan was substantially completed this year. However, the rate study portion of the plan is still under development and will be completed in early to mid-2011.
- ◆ **Review periodically water service rates and fees to ensure that adequate funds are available for maintenance of the system (Program 4.1.2.3.).** Public Works continues to review water rates in conjunction with the Water Master Plan.

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 2010. 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 2010, 33 development and redevelopment projects were approved for construction with infiltration systems to reduce runoff and pollutant transport. 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 contributed by issuing seven (7) Notices of Violation for illegal discharges and providing four (4) Public Education opportunities for minor events. Los Angeles County Department of Hazardous Materials responded to two illegal discharges.

- ◆ **Promote effective street cleaning (Program 4.3.1.3.).** Publically owned streets in the City of Downey are vacuum swept at least 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 their 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 (adopted October 28, 2008) encourage the preservation of mature landscaping when a site is redeveloped. The Public Works Department 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, 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 Department 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.).** Annually, the City submits it’s emissions reduction program for approval by the Air Quality Management District (AQMD).
- ◆ **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 continue to 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. In addition, the City's "Thumbs Up Commuting Program" offers incentives for those who use alternate modes of travel to get to work. This include carpools, rapid transit, bicycling and walking. The recently revised Zoning Code allows Downey residents to conduct a "home occupation" in all residential zones. This allows business owners to work and communicate with business partners and customers without leaving their homes.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1.).** Los Angeles County has completed a citywide retrofit of traffic signal indications within the City and replaced all existing indications. Many of which were incandescent, energy-saving with Light-Emitting Diodes (LED) indications.

Solid Waste Disposal

- ◆ **Promote educational programs to explain the benefits of recycling and source reduction (Program 4.7.1.1).** The Public Works Department conducted several public educational and community outreach programs to promote recycling of beverage containers, construction, and hazardous and waste materials. Many of the events include: promote used oil recycling with school artwork contest, promote beverage container recycling with grant funds, construction and demolition waste recycling program, household hazardous waste education, and holiday tree collection program.

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.

Disaster Response

- ◆ **Maintain an emergency operation plan to provide response to a variety of potential hazards (Program 5.1.2.1.).** In 2010, the Downey Emergency Preparedness Committee (EPC) and the Community Emergency Response Team (CERT) distributed over one thousand emergency storage water barrels to community members. The program is aimed at the biggest emergency preparedness problem for most communities, a lack of potable water immediately after an emergency. In August 2010, the City adopted a new mass notification phone system that is currently in operation. The system has the capacity to contact community members and City employees rapidly, using traditional landline phones as well as cell phones, text messages and e-mail addresses.

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 295 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 three (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 completed its Department's informational section within the City's website, which includes an Emergency Preparedness Section with downloadable forms on fire safety, hazardous materials awareness & safety. Links to various educational/informational sites are available on the website to promote the community's awareness and understanding to Fire Safety.
- ◆ **Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process (Program 5.2.1.4.).** The Fire Department continues to monitor and capture all new businesses handling hazardous materials during the business license application process. Once identified, these businesses 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.).** Downey Fire Department was awarded a \$32,000 grant from the U.S. Department of Transportation (DOT) to identify and analyze hazardous materials usage and transportation within the City. The study will allow the Downey Fire Department to engage in effective emergency planning and response to transportation-related hazardous materials incidents.
- ◆ **Review continually that Hazardous Materials Emergency Response Plan has adequate resources (Program 5.2.2.6.).** The Fire Department has a regulatory compliant Hazardous Materials Area Plan. The completed plan has been reviewed by Downey Fire and a copy is on-file with California Emergency Management Agency (CalEMA).

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	2010
Average Response Time	4:50 minutes	4:45 minutes	4:46 minutes	4:50 minutes	4:45 minutes

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2.).** The 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 determined through the plan check process. In 2010, fire hydrants were installed for the following projects: Porto’s Bakery (8233-8255 Firestone Boulevard), and Tacos El Gavilan (7947 Florence Avenue).
- ◆ **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.).** Downey Municipal Code Section 9710.04 requires vehicle access through security gates is to be maintained at not less than 20 feet in width and 40 feet in depth (measures from the street property line).

Police Protection

- ◆ **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 three Police Officers. This increased the Department's capacity to deploy additional officers on patrol.
- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2.).** The Police Department continues to maintain a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.
- ◆ **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 is 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. The unit consists of eight officers and a Sergeant assigned to specific target areas of the city. The goal of the program is to assist the community with quality of life issues such as trash, graffiti, and abandoned vehicles.
- ◆ **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. In addition, the Department involves in other programs such as School Resource Officer and Robbery & Burglary Suppression. These programs allow officers to work closely with school administrators dealing with various issues on campuses and provide extra support for patrol personnel.

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). Office 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 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 5,000 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, there is no mechanism 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.

- ◆ **Adopt a Master Plan for installation of streetlights (Program 5.7.1.1.).** The Public Works Department intends 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.
- ◆ **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.
- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan (Program 5.7.2.2.).** The City requires the construction of new sidewalks and the repair of existing sidewalks and disabled ramps for 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 eleven new staff members for Apollo Park, Discovery Sports Complex, and Independence Park.
- ◆ **Develop a Park Maintenance Master Plan to identify needed upgrades to existing park facilities (Program 7.2.2.2.).** Once a month, the Community Services Department conducts a Needs Assessment program, which identifies needed upgrades to the 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 was awarded a \$400,000 grant from Proposition 84 (Statewide Park Development and Community Revitalization Program of 2008) for the long-planned improvements at Treasure Island Park, a four-acre site on Bluff Road, east of Suva Street. Improvements at the park include a 283-foot walking trail twisting through the park, watershed signs, and native plants. The project is expected to be completed by December 2011.
- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5.).** The City continues to participate in partnerships with different sport league programs for park upgrades. The Community Services Department has partnered up with Northwestern Downey League, donating \$20,000 for a new snack shack at Furman Park.

- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1.).** The new dog park was opened on November 5, 2010, at Rio San Gabriel Park. The dog park, which consists of two separate dog runs for small and large canines, is located in the southeast section of the park and along side the San Gabriel River.
- ◆ **Develop an open space area or plaza in the downtown area (Program 7.3.1.3.).** The recently adopted Downtown Specific Plan encourages several open space opportunity sites that include green areas, plazas, and courtyards within the community. Additionally, a large civic open space and small pocket parks are planned throughout Downtown Downey.

Chapter 8: Design Element

Most residents, visitors, and businesses in Downey recognize the City as the premiere 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 Downey 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 and working with over 287 properties, including residential properties, commercial and industrial businesses, in an effort to keep these properties maintained.
- ◆ **Promote compliance with code regulations (Policy 8.2.1.).** The Code Enforcement Division has initiated a citywide temporary sign enforcement program and started 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 purchased the Downey Avenue Theater property on May 30, 2008 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 re-development of the 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 approximately 27 local restaurants in the community to bring forth the kickoff event of “Taste of Downey” experience that was launched on November 18, 2010, in front of City Hall. Approximately 1,500 residents and visitors of Downey enjoyed the unlimited tastes and live entertainment throughout the event.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** In September 2010, the City Council adopted 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.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7.).** Economic Development staff created an “Opportunity Sites” and “Redevelopment Areas” web pages to facilitate development citywide at various locations. It’s a great tool to help attract and retain quality businesses in Downey. The pages contain information materials for businesses coming to the City and includes a guide to start up a business and links to view maps of different redevelopment project areas. Additionally, staff members are 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 continues to operate and maintain Accela Land Management program, a software product that manages 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.
- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5.).** 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 continues to update it’s website and to provide more information to constituents via the Internet.