



City of Downey

# Community Development Department 2013 General Plan Annual Report



City of Downey - 11111 Brookshire Avenue, Downey, CA



## **CITY OF DOWNEY**

11111 Brookshire Avenue  
Downey, CA 90241

### **CITY COUNCIL**

(at the time of adoption)

Fernando Vasquez, Mayor  
District 4

Luis H. Marquez, Mayor Pro-Tem  
District 1

Dn. Mario A. Guerra  
District 2

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District 5

### **PLANNING COMMISSION**

(at the time of adoption)

Robert Kiefer, Chairman  
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Hector Lujan, Vice-Chairman  
District 1

Louis Morales  
District 3

Matias Flores  
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Jim Rodriguez  
District 5

# **CITY STAFF**

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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, 2013, through December 31, 2013.

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 premier city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population over 112,873 residents (source: quickfacts.census.gov). 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 values 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 2013 General Plan Annual Progress Report was reviewed by the Planning Commission on June 18, 2014, and accepted by the City Council on July 8, 2014.

**Community Development**  
*Department Updates*

**2013**

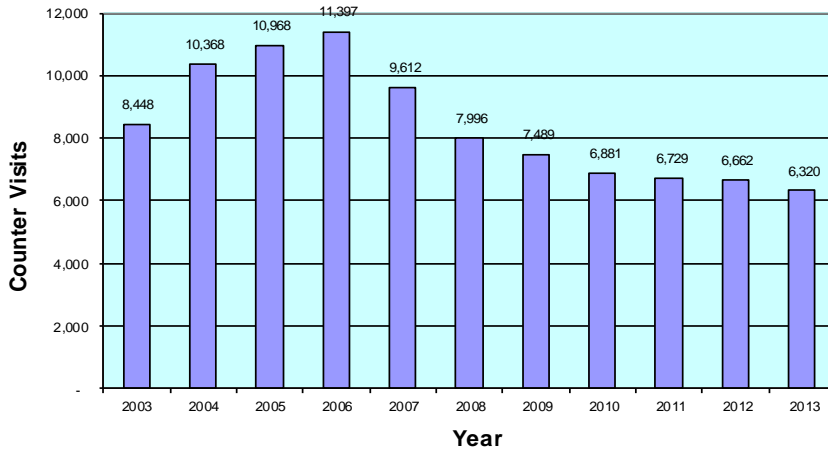
## Community Development Department

### Planning Division

This section outlines the activities of the Planning Division from January 2013, through December 2013. 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.
- ◆ Reviewing and approving business license applications for zoning compliance.
- ◆ Preparing reports for the City Council.
- ◆ Reviewing development plans for compliance with City standards (Plan Checks).

**Yearly Counter Activity (2003-2013)**

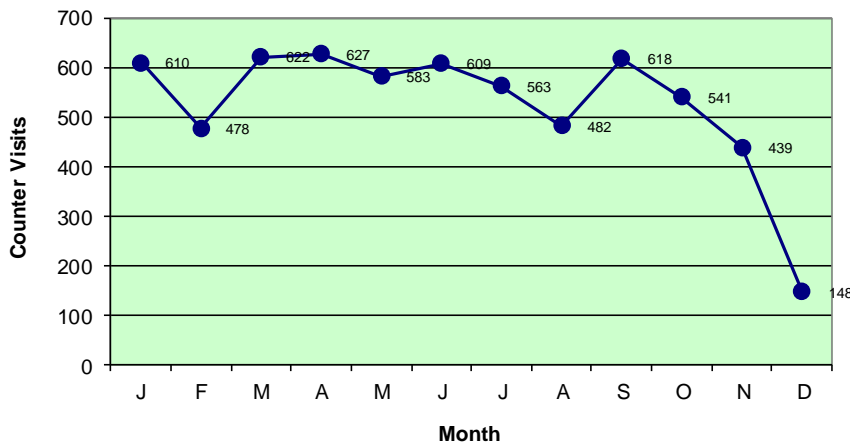


### Counter Activity

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.

- ◆ In 2013, the total counter visits were 6,320.
- ◆ There was a slight decrease in counter activity in 2013 because there were 6,662 visits in 2012.

**Monthly Counter Activity 2013**



Historically, counter activity has been greater during the spring and summer, while lower in the winter. However, in 2013, April was the busiest month in counter activity with 627 visits.

In 2013, December had the highest decrease in counter activity from the previous year with only 148 visits. This represents the lowest total since December 2006.

### Planning Applications

Planning applications in 2013, including Administrative, Planning Commission, and legislative items to the City Council, totaled 266. Records indicates Planning applications in 2013 decreased slightly from the previous years with only 25 conditional use permits, 2 variances, and 53 parking lot sale and fireworks permits. The number of Temporary Sign and Banner applications have also decreased from 2012.

- ◆ Temporary Sign and Banner:  
86 in 2012 vs. 62 in 2013

In addition to the above applications, Planning staff reviewed business licenses and conducted plan check review to ensure the proposed business, improvement and new construction are in compliance to the Zoning Code.

### Accela (Permit Tracking System)

Planning staff members continue to attend Accela training/conferences. The Accela system allows staff to track construction permits and property information efficiently. This instruction has provided staff with additional tools and training to allow for expansion and better utilization of the system.

### 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 2013, the Planning Commission conducted 22 meetings, during which they considered 59 items.

### Street Faire

Community Development staff participated in the annual Street Faire on Saturday, May 4, 2013. Planning, Building and Safety, Housing, and Economic Development staff members were on hand to provide information on City programs and answer general questions in regards to development in the City.

<b>Cases by Type (2013)</b>	
Conditional Use Permits (CUP)	25
Minor Conditional Use Permits	2
Special Events (SE)	25
Site Plan Reviews (SPR)	6
Zone Variances (VAR)	2
Lot Line Adjustments (LLA)	2
Planned Sign Programs (SIGN)	2
Certificate of Compliance	2
Tentative Maps	6
Code Amendments (CA)	5
Minor Site Plan Reviews	2
General Plan Amendments	1
Minor Modifications	3
Permanent Sign Permits	48
Temporary Signs/Banners	62
Pumpkin Patch & Christmas Tree Lots	9
Parking Lot/Sidewalk Sales & Fireworks	53
Temporary Use of Land	1
Miscellaneous Action	10
<b>TOTAL</b>	<b>266</b>



### Housing Law Updated

In June 2013, the City Council adopted an update to the Housing Element to the City's General Plan (Vision 2025) for the 2014-2021 planning period. In August 2013, the California Department of Housing and Community Development (HCD) adopted the Housing Element for compliance with State housing element regulations. Among the various programs contained in the Housing Element, HCD found that the City is eligible to meet one of the requirements of the Housing Related Parks (HRP) Program that provides incentive to local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides funding to eligible local governments for every qualifying lower-income unit since 2010. Also, according to HCD, grant awards can be used to fund park-related projects.

### Taste of Downey 2013

The 4th Annual Taste of Downey Arts & Wine Festival was held for the first time on Third Street in Downtown, between Second Street and Third Street. On September 19, 2013, estimates suggest that of more than 2,500 people were in attendance. Twenty-two restaurants provided tastes of all types of cuisines and Coca-Cola very graciously provided beverages. Entertainment was provided by the Moonsville Collective band, and for the third time Stay Gallery Art Exhibit participated in the event by featuring work from local Downey artists. Also, for the third time, a beer and wine garden was offered as part of the event.

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## Economic Development Division

2013 marked the beginning and continuation of major Economic Development projects. The City of Downey continues initiatives to facilitate several key economic development projects in Downey.

### The Promenade at Downey (known as Tierra Luna Marketplace)

The project consists of 1.1 million square feet of retail commercial area, 300,000 square feet of office space and 116,000 square feet of hotel space (150 rooms). The 77-acre site is bounded by both Lakewood Boulevard and Columbia Way on the west, Congressman Steve Horn Way on the south, and Bellflower Blvd and Downey Landing Retail Center on the east and north, respectively. The entire site, including existing buildings, was demolished recently and construction of the new development is expected to begin in the summer of 2014.



### The View Housing Development

The View project is on target for completion by December of 2014. The six story 50-unit affordable housing complex will feature a 1,500 square foot community room for residents, a second level courtyard, and roof-top garden. The size of the units range from two bedrooms at 795 square feet to three bedroom at 1,002 square feet.

### Chick-fill-A Restaurant

Approved by the Planning Commission in August 2013, the new 4,711 square foot restaurant will feature an outdoor dining area and a drive-thru lane. The project is located at 8613 Firestone Boulevard. The project is under construction and is expected to complete in the fall of 2014.



### McDonald's Restaurant

The project site is located at 9250 Lakewood Boulevard. The new 3,796 square foot restaurant will replace the existing McDonald's building. The project includes two new drive-thru lanes. Construction for the project is expected to begin in the fall of 2014.



### The Downey Collection

Downey's newest housing development is located behind the northwest corner of Lakewood Boulevard and Gallatin Road. The project site includes a three story, 46 unit townhome complex. It offers three floor plans with sizes ranging from 1,400 square feet to 2,200square feet. In all three plans, the units consist of garage on the first floor, the general living area on the second floor, and sleeping area on the third floor. The project is under construction and is expected to be completed in the fall of 2014.



### In-N-Out Restaurant Parking Lot Expansion

In December 2013, the Planning Commission approved lot merger to facilitate a proposal to expand the parking lot and the drive-thru lane of the In & Out Burger Restaurant at 8767 Firestone Boulevard, onto the adjacent property to the north of the site. Construction plans have been accepted by the Building and Safety Division for plan check review. In-N-Out also plans to demolish the existing building on the northerly site to provide more parking spaces for its patrons. Construction of the project is expected to begin in the fall of 2014.

### Florence Condominiums

Construction is underway for the 17-unit condominium project at 9100-9126 Florence Avenue. The proposed plans show eleven of the units run in a continuous U-shape structure around the driveway. The remaining six units are clustered together in the center of the U-shaped driveway. The project consists of units ranging in size from 1,783 square feet to 1,950 square feet. Each unit consists of a 2-car garage, 3 bedrooms, 2 bathrooms, living room, dining room and a laundry closet. The project also offers a 100 square feet of private open space for each unit. Construction of the project is expected to complete in the fall of 2014.



### La Barca Restaurant

In August 2013, the Planning Commission approved Conditional Use Permit and Site Plan Review applications to convert the 10,774 square foot former Sambi's restaurant into a La Barca Restaurant. The project proposes to add a new outdoor dining area and provide a new façade for the building. The project is under construction and is expected to complete in the fall of 2014.

### PIH Health (former Downey Regional Medical Center)

In September 2013, the City Council approved the acquisition of the Downey Regional Medical Center (DRMC) site at 11500 Brookshire Avenue. It is important to note that the 199-bed DRMC hospital filed for Chapter 11 bankruptcy protection in September 2009, citing a breakdown in its financial systems and bad medical contracts.

In October 2013, the state Attorney General approved a transaction to allow PIH Health Hospital (Partners In Health) to take over DRMC. PIH's mission is to provide preferential option for the poor in health care. The acquisition of the Downey site brings an estimated of additional 15 to 20 employees to PIH.

### Stewart and Gray Townhomes



Construction plans have been submitted to the Building and Safety Division for plan check review of the nine (9) townhome project at 7634 Stewart & Gray Road. The 13,281 square foot buildings will be constructed over attached garages. The units are approximately 1,500 square feet each. Construction of the project is expected to begin in the fall of 2014.

### Outpatient Surgical and Medical Office Building

Located at 8530 Florence Avenue, the project involves converting a 9,500 square foot office building into a new outpatient surgical and medical office building. The existing building will be completely refaced to give it a new, contemporary look. Walls and entrances on Florence Avenue and the rear of the building, facing the



proposed parking lot, will incorporate anodized aluminum panels, wood panels, and glass to update the look of the building, while painted, galvanized metal louvers will assist in the screening of any roof-mounted equipment that currently exist. Construction of the project will begin in the summer of 2014.



## **Housing Division**

In the prior reporting period, the City replaced the Home Improvement Loan and the Senior Paint and Fix-Up Programs with a Rebate and a Grant Program. The new home improvement program offers rebate and grant incentives, which encourage higher leveraging of public funds with private investment. The Rebate Program is offered to households who fall within the eighty (80) percent Annual Median Income (AMI) as defined by the federal Department of Housing and Urban Development (HUD). The Grant Program is offered to households who fall within the fifty (50) percent AMI as defined by HUD. Both incentive programs are available to owner occupied residential properties with a goal of processing 20 – 30 projects.

The Housing Division will complete twenty (20) home improvement projects and a working case load of another 20 projects underway or in process.

Assembly Bill ABx1 26 resulted in the dissolution of the City of Downey's Redevelopment Agency (RDA) and established the Successor Agency to wind down its operations. The Successor Agency is tasked with administering the dissolution of the former Redevelopment Agency projects. As of June 30, 2014, the State of California's Department of Finance (DOF) has recognized all enforceable obligations approved by the Downey Oversight Board. Approximately \$2.3 million shall be made available towards affordable housing activities.

During the reporting period, the Housing Division co-hosted a Certificate Management training session with the Fair Housing Foundation. The training was available to landlords, managers, property owners, attorneys, realtors, and management companies at Downey's City Library in the Cormack room. The training was a certificate program that covered general guidelines, lead disclosure, rental process guidelines, people with disabilities, modifications and accommodations, rules for tenants with minor children, occupancy standards, advertising guidelines, prohibited practices, and sexual harassment and hate crimes. The workshop will end with a Fair Housing Training Exam. In addition, on March 27, 2014, the Housing Division co-hosted a Tenant Rights Workshop with the Fair Housing Foundation to anyone interested in learning basic fair housing rights and responsibilities, specific concerns, and obligations and guidelines.

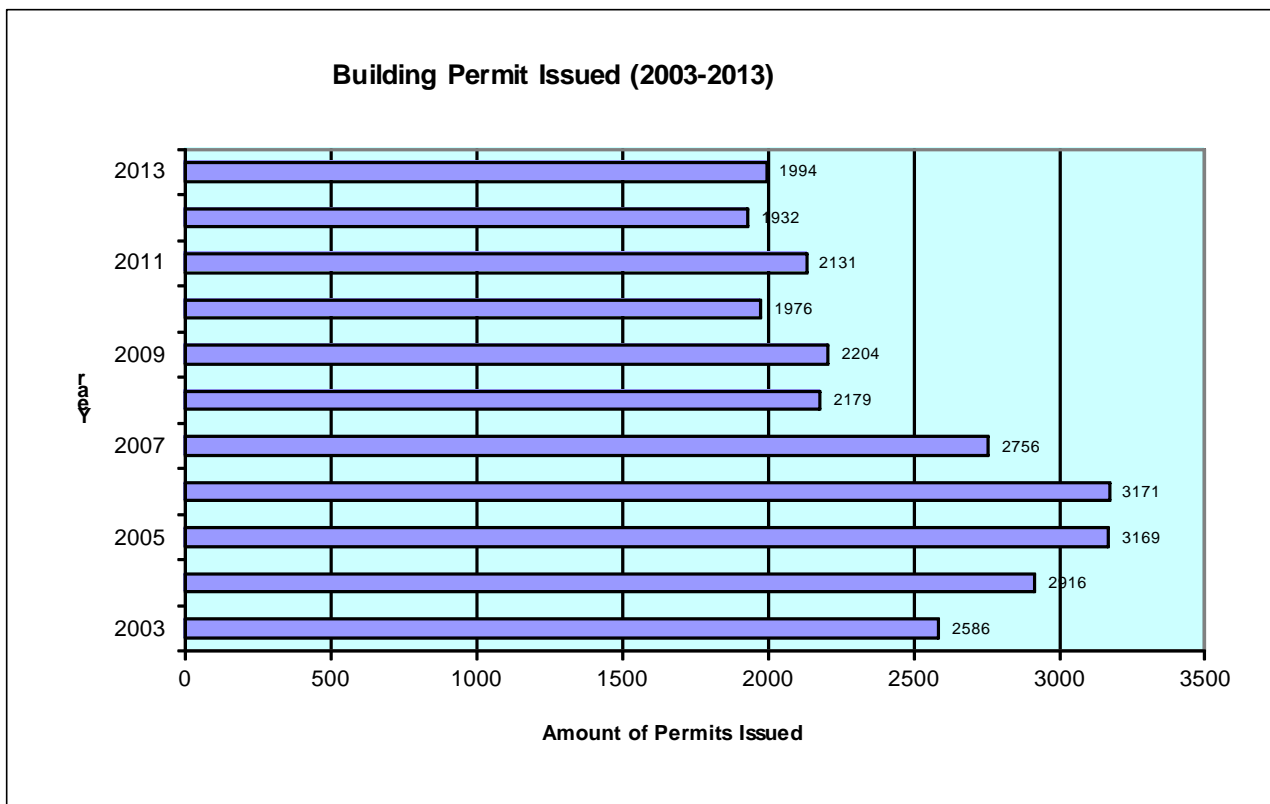
## **Code Enforcement Unit**

Code Enforcement activity for the year of 2013 involved approximately 1,358 cases for various property violations (i.e. commercial, residential, public street, park and recreational). July had the highest number of code violation activities with 145 cases. In addition to conduct property violation inspections, Code Enforcement staff conducted inspections on yard sale permits and were proactive in issuing administrative and parking citations.

## 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 2013 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 accepted by the Building and Safety Division in 2013 was 2,100 and the City issued 1,994 permits. These applications include all construction related projects and installation of mechanical and utility equipment.



In addition to reviewing plans, the Building and Safety Division also issues permits for small projects. These types of permits include all construction related projects, patio additions, roofing, installation of mechanical and utility equipments, construction of walls and fences, and re-paving of driveways. Also, the Building Inspectors conducted 399 business license inspections for commercial and industrial businesses.

**General Plan**  
*Implementation Status*

**2013**

## 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:

- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** With the addition of the Chick-fill-A (under construction) and La Barca restaurants, Firestone Boulevard between Brookshire Avenue and Marbel Avenue will signify new retail activity in the Firestone commercial corridor. In addition, the Promenade at Downey commercial project will be a major addition that revitalizes the area north of Steve Horn Way, between Lakewood Boulevard and Bellflower Boulevard.
- ◆ **Promote Downtown Downey as a destination draw for entertainment and dining uses (Program 1.1.5.2.).** Construction of the View Housing project and the recently completed Joseph's Bar & Grill and Lock & Key Social Drinkery projects will promote Downtown Downey as a destination. Additionally, Mambo Grill Restaurant and Mosaik Hookah Lounge added live entertainment to their establishments.
- ◆ **Establish a permit tracking system (Program 9.4.2.3.)** Since the adoption of Accela Automation in 2010, City staff members continue to utilize the Accela system to track business licenses, construction permits and property information efficiently. Staff attends Accela training which provides them with additional tools and training to allow for expansion and better utilization of the system.
- ◆ **Convert paper-based information to digital-based formats to facilitate integration into interdepartmental information networks (Program 9.4.2.4.)** Staff continues to scan all permits and approved entitlements into Laserfiche digital system formats. The technology allows various City Departments (City Clerk, Finance, Engineering, Fire and Community Development) easy access to archived City documents.
- ◆ **Expand the use of the city internet web site for public information (Program 9.4.2.5.)** Staff continues to monitor and update the Community Development Department's webpage to provide new and important documents to the public. In addition, staff provides PDF versions of Planning Commission minutes, agendas, and staff reports on the City webpage ([www.downeyca.org](http://www.downeyca.org)). This allows public access to information on various projects in the City. A link to the Department's documents can be found on the Community Department's webpage.



## 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 continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit Downey.

### 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.).** The Bellflower Boulevard at Imperial Highway Intersection improvement Project will involve widening of each of the four approaches of the intersection to construct additional left-turn lanes in the southbound and northbound directions and exclusive right-turn lanes in the eastbound, southbound and northbound directions. These improvements will maintain an acceptable level-of-service at this intersection during peak hours into the future. Currently, this project is in the right-of-way acquisition and utility relocation phases. Project completion is anticipated by December 2014.

The Paramount Boulevard at Firestone Boulevard Intersection Improvement Project will involve the widening of each of the four approaches of the intersection to facilitate construction of additional left-turn lanes in each of the four directions and an exclusive right-turn lane and additional through lane in the eastbound direction in order to maintain an acceptable level-of-service at this intersection into the future. The project is currently in the right-of-way acquisition phase. Project completion is anticipated by December 2014.

The Lakewood Boulevard Improvements Project - Phases 3B and 3C will extend previously-completed phases of the Lakewood Boulevard Improvements Project northerly from Florence Avenue to Gallatin Road (Phase 3B) and from Gallatin Road to Telegraph Road (Phase 3C). This project will involve the widening of Lakewood Boulevard to provide three lanes in each direction. The project is currently in the design phase and right-of-way acquisition phases. Project completion of Phase 3B is anticipated by December 2014 and the completion of Phase 3C is anticipated by December 2015.

The Lakewood Boulevard/ Rosemead Boulevard at Telegraph Road Intersection Improvement Project will involve the widening of the east, west, and south approaches of the intersection, to construct additional left-turn lanes in the eastbound, westbound, and northbound directions and an exclusive right-turn lane in the eastbound direction. Currently, this project is in the environmental design phase.

- ◆ **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.).** Over the past several years, the City of Downey has been expanding the traffic signal control system incrementally. Initially, the Traffic Management Center (TMC) was implemented at City Hall and the first fiber-optic traffic signal communications systems were installed along the Lakewood Boulevard and Firestone Boulevard corridors. Additional systems have since been implemented in the field and the City is currently in the process of upgrading the system software and other elements of the TMC to maintain pace with technologies and replace obsolete hardware and software.

The Paramount Boulevard Traffic Signal Communication System Project—Phase 2 will involve the expansion of the City’s traffic signal communication system on Paramount Boulevard between Lubec Street and Gardendale Street. This project will commence construction by spring 2014 and is scheduled for completion by summer 2014.

The Imperial Highway Traffic Signal Communication System will involve the expansion of the City’s traffic signal communication system along Imperial Highway between Woodruff Avenue and Old River School Road. This project is currently in the environmental/ preliminary design phases and is expected to complete in December 2015.

Los Angeles County is proceeding with the Countywide Video Distribution System (VDS) Project, which involves the integration of video detection and Closed-Circuit Television (CCTV) cameras owned and operated by various agencies in Los Angeles County such that video images can be shared by all agencies via internet for information sharing and coordination purposes. The project is currently in the final design phase and implementation of the project is scheduled for summer 2014.

- ◆ **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 to the following intersections:

Construction of the Paramount Boulevard and Firestone Boulevard Intersection Improvement Project is underway to add additional left-turn lanes on each of the four (4) approaches at the intersection and will add an additional through-lane and an exclusive right-turn lane in the eastbound direction.

Construction of the Bellflower Boulevard at Imperial Highway Intersection Improvement Project is underway to add additional left-turn lanes in the northbound and southbound directions as well as exclusive right-turn lanes in the eastbound, southbound and northbound at the intersection.

The Lakewood Boulevard Improvements Project Phase 3B will add exclusive right-turn lane in the westbound direction at the Gallatin Road intersection. The Lakewood Boulevard Improvements Project Phase 3D will add exclusive right-turn lanes in the eastbound and northbound directions and additional left-turn lanes in the eastbound, westbound, and northbound directions at the Telegraph Road and Lakewood Boulevard intersections.

The City is also in the process of implementing operational improvements at several intersections involving traffic signal upgrades, including proposed upgrades at five (5) intersections along Paramount Boulevard between Lubec Street and Gardendale Street and upgrades recently completed at the intersections of Woodruff Avenue at Washburn Road, Woodruff Avenue at Via Amorita Street (involving a new installation) and Imperial Highway at Columbia Way.

Also in 2013, the City received funding through the Federal Highway Safety Improvement Program (HSIP) (Cycle 5) to upgrade and implement operational improvements to the existing traffic signals at six (6) additional intersections.

- ◆ **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).** The Public Works Department collects developer fees on a case-by-case basis by the Public Works Department through the development plan review process. Over the last seven years, approximately \$434,522 has been collected. In addition, the City recently participated in a pilot study sponsored by the Los Angeles County Metropolitan Transportation Authority (Metro) involving a proposed countywide developer fee which, if established, would provide the mechanism for collecting fees from developers in order to mitigate their traffic impacts on a countywide basis.
- ◆ **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).** The Public Works Department continued to monitor land development projects on a case-by-case basis for the potential traffic generation. If trip generation thresholds in accordance with the LA County Congestion Management Program of 50 vehicle trips during either AM or PM peak hour are exceeded, a traffic impact analysis study is required which will determine mitigation measures necessary to offset the impacts created by the development or the amount of development fee to be collected. For example, traffic studies were recently completed for a proposed retail development on the north side of Firestone Boulevard, just west of Old River School Road.
- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4).** The intersection improvement projects included under Programs 2.1.1.1 and 2.1.1.6 are intended to increase capacity at these intersections in order to encourage through traffic on arterial streets and minimize intrusion through residential neighborhoods. In addition, the Lakewood Boulevard Improvement Project Phases 3B and 3C will involve the widening of the facility to provide three through lanes in each direction between Florence Avenue and Telegraph Road in order to increase the capacity and mobility along this roadway to minimize intrusion through residential neighborhoods. Furthermore, the traffic signal communication system projects mentioned in Program 2.1.1.3 will improve mobility along Paramount Boulevard and Imperial Highway corridors which will minimize intrusion through residential neighborhoods. The City's traffic Calming Program provides a framework for discouraging through traffic on local streets through a series of traffic calming measures which are applied to local residential streets in response to requests submitted by residents.

## Truck Traffic

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region (Program 2.3.1.2.).** The Public Works Department issues overload permits to ensure that the correct haul routes are utilized through the City and that proper arrangements have been made in advance. In addition, the City is partnering with the City of Pico Rivera for the implementation of truck circulation improvements at the Lakewood Boulevard/ Rosemead Boulevard at Telegraph Road intersections. Truck circulation improvements will be made to major intersections, including the intersections of Lakewood Boulevard at Florence Avenue as well as the two intersections referenced in Programs 2.1.1.1 and 2.1.1.6.
- ◆ **Widen street right-of-way to accommodate truck turning movements (Program 2.3.1.3.).** The two intersection improvement projects referenced in Programs 2.1.1.1 and 2.1.1.6 will include the reconstruction of the curb returns at each of the four corners of the two intersections to provide larger turn radii (40'-50') in order to accommodate truck turning movements at the two intersections. Also, the Lakewood Boulevard Improvement Project Phases 3B and 3D will involve similar improvements at the Florence Avenue and Telegraph Road intersections along Lakewood Boulevard in order to facilitate truck turns at these intersections.
- ◆ **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 (8) hours if the vehicle has been involved in an accident or is disabled. The Public Works Department continues to implement parking prohibitions of large commercial vehicles on public streets where transient parking of these vehicles has been observed.
- ◆ **Maintain landscape islands on and/or adjacent to truck routes with mature specimens fully grown landscape screens to minimize noise, dust, and visual impacts (Program 2.3.2.2.).** The Firestone Boulevard (West) Improvement Project will include the construction of new landscaped median islands and irrigation between Old River School Road and Paramount Boulevard. The project is currently under construction and completion is scheduled in October 2014. In addition, the Lakewood Boulevard Improvement Project Phases 3B & 3C will involve the construction of masonry walls or shrubbery along the median islands adjacent to the frontage roads along this portion of Lakewood Boulevard in order to replace the large shrubbery, to be removed as part of the project, which currently screens the adjacent residential neighborhood from noise, dust and visual impacts created by the busy Lakewood Boulevard corridor.

- ◆ **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 on a case-by-case, pro rata share basis towards 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 continues to work 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.

In addition, staff coordinates with the I-5 Joint Powers Authority (JPA) on the I-5 Widening Project and with the Gateway Cities COG on the I-710 Freeway, I-605/I-405/SR91 Corridors and the I-605 Freeway Congestion Hot Spots Studies. The Gateway Cities COG has also initiated the preparation of a comprehensive transportation study of the Gateway Cities sub-region. This study will evaluate all modes of transportation throughout the sub-region, inclusive of transit and non-motorized transportation.

- ◆ **Comply with provisions of the Congestion Management Plan, adopted by Los Angeles County (Program 2.4.1.4).** The City complies with the L.A. County Congestion Management Plan (CMP) annually through the preparation of the Local Implementation Report (Community Development Department) and Biennial Highway Monitoring (Public Works Department), as required by statute. In addition, the City holds land developers accountable for their traffic impacts by requiring traffic impact analyses (TIA) to be completed in accordance with L.A. County CMP TIA guidelines. Furthermore, as mentioned under Program 2.1.2.1, the City recently participated in a pilot study for a countywide developer fee program proposed by Metro.

## 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 continues to maintain and update the City's traffic signal communication system on all major and primary arterials (i.e., Lakewood Boulevard, Firestone Boulevard, Paramount Boulevard, and Florence Avenue). The projects will integrate with water well sites, as they recently have with the Public Works Maintenance and Utilities Yards, to enhance communications with City Hall in terms of speed, capacity, and reliability.

- ◆ **Develop master plans to identify needs, priorities, and cost for infrastructure maintenance and upgrades (Program 2.7.2.2).** The Public Works Department continues to update its Pavement Management Information System (PMIS), to reflect current pavement conditions on the City's arterial, collector and local streets to comply with funding requirements and to provide the latest information in terms of pavement maintenance and rehabilitation priorities.

In September 2013, the City received \$250,000 grant through Caltrans to fund the development of a Bicycle Master Plan (BMP). The plan could lead to bicycle lanes and other infrastructure improvements. City officials hope to make the City more bike friendly and to educate drivers and riders alike on the proper rules of the road. The City is also proposing a facilities master plan to assess the needs of improving the City's facilities to current standards.

- ◆ **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).** As mentioned under Program 2.1.2.1, the City recently participated in a pilot study for a county-wide developer fee program proposed by Los Angeles County Metropolitan Transportation Authority (Metro).

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## 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).

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 20-30 rehabilitation projects per year.  
Time Frame: Housing Element 2008-2014.  
Status: 20 rehabilitation projects were funded in 2013, with a total of approximately \$200,000 in improvements to residential properties occupied by low or moderate income households.

### 3. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 households annually.  
Time Frame: Housing Element 2008-2014.  
Status: This program was inactive in 2012 and replaced with Grant and Rebate Program.

### 8. TRANSITIONAL AND SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

Objective: Revise Zoning Code to permit land use.  
Time Frame: By June, 2014.  
Status: In May 2013, the City Council adopted a Negative Declaration and approved a code amendment to bring the City into compliance with SB 2. The approval of the Code Amendment will include provisions for emergency shelters, transitional housing, supportive housing, and single resident occupancies.

### 10. AFFORDABLE HOUSING PROGRAM

Objective: Provide rehabilitation grants for affordable housing units.  
Time Frame: Housing Element 2008-2014.  
Status: Due to the loss of funding, the City’s redevelopment agency has been eliminated. As a result, the program was replaced by Grant and Rebate Program. Twenty (20) affordable housing units were rehabilitated in 2013. In addition, “the View” a 50-unit housing project, was successful with their latest application for federal tax credits, which resulted in \$9.1 million in project financing. This is the largest source of funding, representing 47 percent of the View’s financing. Construction is expected to complete in the fall of 2014.

**12. FIRST TIME HOMEBUYER**

Objective: Assist low income homebuyers.  
Time Frame: Housing Element 2008-2014.  
Status: No new loans were financed in 2013, because the program was inactive as funding was unavailable.

**13. MORTGAGE CREDIT CERTIFICATE PROGRAM**

Objective: Provide ongoing promotional and marketing support of the County's Program.  
Time Frame: Housing Element 2008-2014.  
Status: A small number of real estate transactions in Downey utilized this Program in 2013. 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 2008-2014  
Status: An average of 550 households were assisted in the Section 8 Housing 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 to provide public education on water use habits and drought tolerant landscaping via the Environmental Fair, Street Fair, and landscaping workshops; the LivingWise school and household conservation education and coordination with CBWMD for the distribution of rebate incentives and plumbing retrofit hardware to the City's water customers. The Public Works Department has also developed a handout of key water conservation tips along with a more exhaustive list of conservation ideas which included on the City's website along with rebate opportunities.
- ◆ **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 City's water rate structure has both a fixed bi-monthly water meter charge based on the size of the meter and a variable bimonthly water usage component based on metered bi-monthly water use allowing for the establishment of tiers that more closely match usage patterns of the customers. Use of tiers and usage weighted rate structures have been adopted industry-wide and have proven equitable and effective in achieving conservation. The Public Works Department requires developers of multiple unit residential and business complexes to install separate meters for each unit thereby making the tenant of each unit responsible for their own water use. This method makes each tenant/owner responsible for their own water use has been proven 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 maintains 28 recycled water services/meters for use at City Park and golf course ponds, and for irrigation of landscaping at parks, golf course, and medians/parkways. The City continues to look for additional opportunities to expand its use of recycled water at City-owned and other sites as recycled water becomes available. Some of the larger City locations where recycled water is currently used include: Downey Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Rio Hondo Golf Course, Crawford Park, and Temple Park, as well as the new Columbia Memorial Space 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 recycled water services/piping and meters where recycled water is located in proximity to the development. Additionally, to help promote the use of recycled water, the City sells recycled water to its customers at 85 percent of the potable water rate.
- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5).** The City has taken the lead on the construction of recycled water facilities through several of its recent capital improvement projects and through development requirements allowing for extension of recycled water mains on several major streets over the past years including Lakewood Boulevard and Congressman Steve Horn Way. The most recent expansion was constructed in 2011, and included the extension of a 12-inch recycled water main on Lakewood Boulevard from 5th Street to Florence Avenue to allow for use of recycled water for landscape irrigation at City medians/parkways and future developments along this corridor. Additional expansions are currently planned in conjunction with future Lakewood Boulevard and Firestone Boulevard improvements as well as at the Downey Promenade development.
- ◆ **Develop a Water System Master Plan that describes what will be needed for maintenance of the system (Program 4.1.2.2).** To keep pace with the demands of new growth and to ensure an adequate supply of safe drinking water in the future, the City completed development of a Water System Master Plan (WSMP) in 2011. The WSMP is a comprehensive study that included recommendations for improvements to the operation and maintenance program and capital improvement program for the City's water system to be implemented over the next 15 years.
- ◆ **Review periodically water service rates and fees to ensure that adequate funds are available for maintenance of the system (Program 4.1.2.3).** The City adopted a tiered water rate structure beginning fiscal year 2011/ 2012. The new rate structure was designed to establish a self-supporting Water Fund to recover the annual operation and maintenance and capital improvement program costs of providing water service as the City's Water Fund had fallen into a deficit due to the lack of a water rate increase over the previous 16 years. To minimize impacts to customers, the recently adopted rate increase is being phased in over five years.

## Stormwater Quality

- ◆ **Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).** During 2013, 18 development and redevelopment projects were approved for construction with infiltration systems to capture and store runoff to reduce pollutant transport and augment local water levels beneath the ground. As public, commercial and residential projects are redeveloped, runoff control measures are implemented in the form of infiltration resulting in a steady improvement in water quality and local water levels.

- ◆ **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 with “No Parking” signs during the appointed period and Parking Enforcement Officers accompany the sweeper vehicle. Residents utilizing a Street Sweeping Parking Permit are responsible for maintaining the street area that their vehicle prevents 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 continue to 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 have been no “existing naturally vegetated areas” within the City of Downey. Developers are required to include landscaping during redevelopment to encourage percolation of storm water runoff 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), encourages the preservation of mature landscaping when a site is redeveloped. The Public Works Department continues to discourage 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. Also, informative pamphlets that include tips on purchasing, planting and caring for trees are available 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).** The Public Works Department continues to regularly enforce and maintenance of parkway trees. Section 7605 of the Downey Municipal Code specifies... “No public street tree will be removed/planted without having obtained a permit from the Public Works Department. 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 Public Works Department continues to 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.”

## Air Quality

- ◆ **Support regional and sub-regional efforts in strategically managing goods movements in order to reduce emissions from truck traffic (Program 4.5.1.2.) and 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 City continues to offer “Thumbs Up Commuting Program”, which provides incentives for those who use alternate modes of travel to get to work. This includes car-pools, rapid transit, bicycling and walking. In addition, with the recent funding received from Caltrans, the City hopes to make Downey more bike friendly and to educate drivers and riders alike on the proper rules of the road.
- ◆ **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).** With the growing number of electric and hybrid vehicles, there have been several charging stations installed in public and private facilities to promote the use of natural gas hybrid and pure electric vehicles. The Civic Center, has offered a charging station free of charge to the public and city employees.

## Energy Resources

- ◆ **Provide incentives for people to use renewal energy sources such as solar energy (Program 4.6.1.1).** With the availability of State and Federal rebates and incentives programs, the City continues to encourage the use of solar panels on residential, commercial, industrial and public facilities. With the exception of residential properties, however, the installation of the solar systems may require the approval of a Site Plan Review application from the Planning Commission. This helps to ensure such solar panels and their equipment will not aesthetically impacts the surrounding properties.

## Chapter 5: Safety Element

Natural and non-natural hazards present a variety of risks 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 2013, the Downey Emergency Preparedness Committee (EPC) and the Community Emergency Response Team (CERT) distributed over 1,800 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.
- ◆ **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2.).** The Fire Department continues to monitor and inspect all facilities that handle hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5). Inspections are conducted every other year to ensure compliance with both the Fire and Health & Safety Codes. These inspections frequency exceed the State's requirement for hazardous materials inspection to occur once every three 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 Downey Fire Department continues to update its website to provide the up-to-date information on the safe handling and disposal of hazardous materials. The website's Emergency Preparedness section contains information on hazardous material awareness and safety, in addition to educational information on fire safety.

## Hazardous Materials

- ◆ **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 as a handler of hazardous materials, these businesses receive an inspection from Downey Fire Department's Hazardous Material Section to ensure accurate disclosure of the hazardous substances, and the safe handling and storage of the materials. The facilities are then entered into the Fire Department's database, issued an operational permit, and placed on a routine inspection frequency.
- ◆ **Ensure that properties involving hazardous materials dispose of waste properly (Program 5.2.2.1).** Residential hazardous waste disposal is managed by Downey Public Works Integrated Waste Coordinator. Businesses handling hazardous waste are permitted and inspected by the County of Los Angeles Fire Department Health-Hazardous Materials Division.
- ◆ **Promote the convenient "drop-off" collection for the disposal of hazardous waste generated by residential households and other land uses (Program 5.2.2.2).** Over the years, the City of Downey offered programs that encourages residents to dispose hazardous waste materials to either the Sanitation Districts of Los Angeles County Household Hazardous Waste Collection Program or the Los Angeles County Sheriff's Safe Drug Drop-off Program which accepts expired prescription medications and sharps (i.e., needles).
- ◆ **Adapt a code amendment to require a conditional use permit for existing and proposed facilities with hazardous materials (Program 5.2.2.3).** Downey Municipal Code continue to require an approval of a conditional use permit from the Planning Commission for all proposed facilities handling hazardous materials (i.e. service stations, automobile washing facilities, ambulance storage & repair facilities).
- ◆ **Monitor continually the natural gas pipelines for leaks (Program 5.2.2.4).** Natural gas pipelines are regulated by the California State Fire Marshall.

## Fire Protection

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2).** The Fire Prevention Bureau personnel, under the direction of the Fire Department Chief, continues to 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 2013, twelve new fire hydrants were installed at various locations (private and public right-of-way) throughout the City.

- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4).** The Downey Fire Prevention Bureau continues to require sprinkler systems for new commercial development over 3,600 sq. ft. and tenant improvements of commercial properties, whose permit valuations exceed 50 percent of the value of the building.
- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6).** Many apartment complexes and multi-residential projects built prior to the adoption of the Zoning Code in 2008 did not meet this requirement. However, today's Code Section 9710.04 requires that all new multi-residential developments shall provide vehicle access through security gates at not less than 20 feet in width and 40 feet in depth (measures from the street property line).

### Police Protection

- ◆ **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.
- ◆ **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 nine (9) Police Officers. This increased the Department's capacity to deploy additional officers on patrol.
- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7).** The Police Department's Special Enforcement Team (SET) continues to work in conjunction with the State's Alcohol Beverage Control (ABC) 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 Neighborhood Preservation Unit continues to proactively patrol areas in need of upkeep and maintenance. The unit consists of 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 continues to participate in awareness programs, such as Gangs Out of Downey, and promotes crime prevention through its participation in Neighborhood Watch. In addition, the Department is involved in other programs such as School Resource Officers 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. 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. FIRM information can be found at [www.fema.gov](http://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.).** City of Downey continues to support 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.).** Downey Public Works Department continues to enforce National Pollutant Discharge Elimination System (NPDES) requirements, during plan checks for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which 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.



## Vehicular Traffic

- ◆ **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 continues to encourage the consolidation of parking and imposes reciprocal access agreements upon adjacent developments through the plan review process, for the purpose of minimizing driveway curb cuts.
- ◆ **Require street lights for new developments (Program 5.7.1.2.).** For certain developments, 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.).** Recently sidewalks have been constructed and/or reconstructed 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 continues to require the construction of new sidewalks and the repair of existing sidewalks and disabled ramps for new developments (i.e., The Promenade at Downey, the View Housing Development) 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 Review Committee 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 ordinance under Section 4600 of the Downey Municipal Code.

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## 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.).** Due to the downside of the economy and the loss of State and Federal funding, the City of Downey, in 2013, was unable to add new full-time staff member to the Parks & Recreation Department. However, several part-time positions were added to provide an adequate level of service to the Department.
- ◆ **Develop a Park Maintenance Master Plan to identify needed upgrades to existing park facilities (Program 7.2.2.2.).** The Parks & Recreation Department has worked with the Cal Poly Pomona Department of Urban and Regional Planning (DURP) to conduct a Needs Assessment program, which identifies needed upgrades to the existing park facilities and other facilities. As a result, Cal Poly Pomona DURP provided the City an initial draft document which includes extensive community input and recommendation. Currently, the Parks & Recreation Department is requesting funding from the City Council to complete a comprehensive parks and facilities Master Plan.
- ◆ **Provide funding for park improvements in the upgrades to existing park facilities in the Capital Improvement Program (Program 7.2.2.3.).** The Park & Recreation Department received \$300,000 for a Apollo Park trail and \$300,000 for Furman Park trail in December 2013, construction will begin in the summer of 2014.
- ◆ **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 received \$135,000 in funding from First 5 and LA Conservation Corp to replace the playground equipment at Brookshire Park and add a walking trail as part of the improvement.
- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1.).** On June 1, 2013, City officials hosted the Grand Re-Opening Celebration of Treasure Island Park. The newly improved park includes a new decomposed granite walking path; new trees, drought-tolerant turf and native landscaping. The City also installed a new irrigation system, new lighting, new benches, picnic tables and trash receptacles, and nature interpretive signs.
- ◆ **Develop an open space area or plaza in the downtown area (Program 7.3.1.3.).** The Department is currently applying for funding from the California State Parks, Land and Water Conservation Fund to assist with the development of a portion (.067 acres) of a Civic Center Park as defined by the Civic Center Master Plan. The Department has also requested non-competitive funding from the Housing Related Park Grant to fund a portion of the Civic Center Park.

## 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 City continues to implement the Site Plan Review process that requires Planning Commission review and approval of the exterior design, materials and colors for new construction and/or additions to commercial buildings in the City.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division continues monitoring and working with a significant number of property owners, 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 continues to enforce citywide temporary sign enforcement program and continues issuing notices of violations.

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## 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.).** City staff worked with 22 local restaurants in the community to bring forth the fourth annual “Annual Taste of Downey Arts & Wine Festival” experience that was launched on September 19, 2013, on Third Street in Downtown, between Second Street and Third Street. Approximately 2,500 residents and visitors of Downey enjoyed the tastes and live entertainment throughout the event.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** The City continues to promote façade modifications along Firestone Boulevard in Downtown lately....expansion of Club DB Lounge, Cross Fit fitness center, and the Downey Gateway project have been a catalyst to encourage other property owners to invest in their properties. Also, with the addition of the Chick-fill-A (under construction) and La Barca restaurants, Firestone Boulevard between Brookshire Avenue and Marbel Avenue will signify new retail activity in the Firestone commercial corridor.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7.).** Economic Development staff continues to update the “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 its Laserfiche system and Accela Land Management program, the software products that manage all land use and community development activities such as permits, inspections, reviews, zoning, project plans, and permits issued by Building Division, Fire Administration, Code Enforcement, Business License, and Public Works.
- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5.).** City Departments continue to work toward improved customer service by developing handouts for the public that include information about City services, the permitting process, and business licensing. The City continues to update it’s website and provide more information to constituents via the Internet.