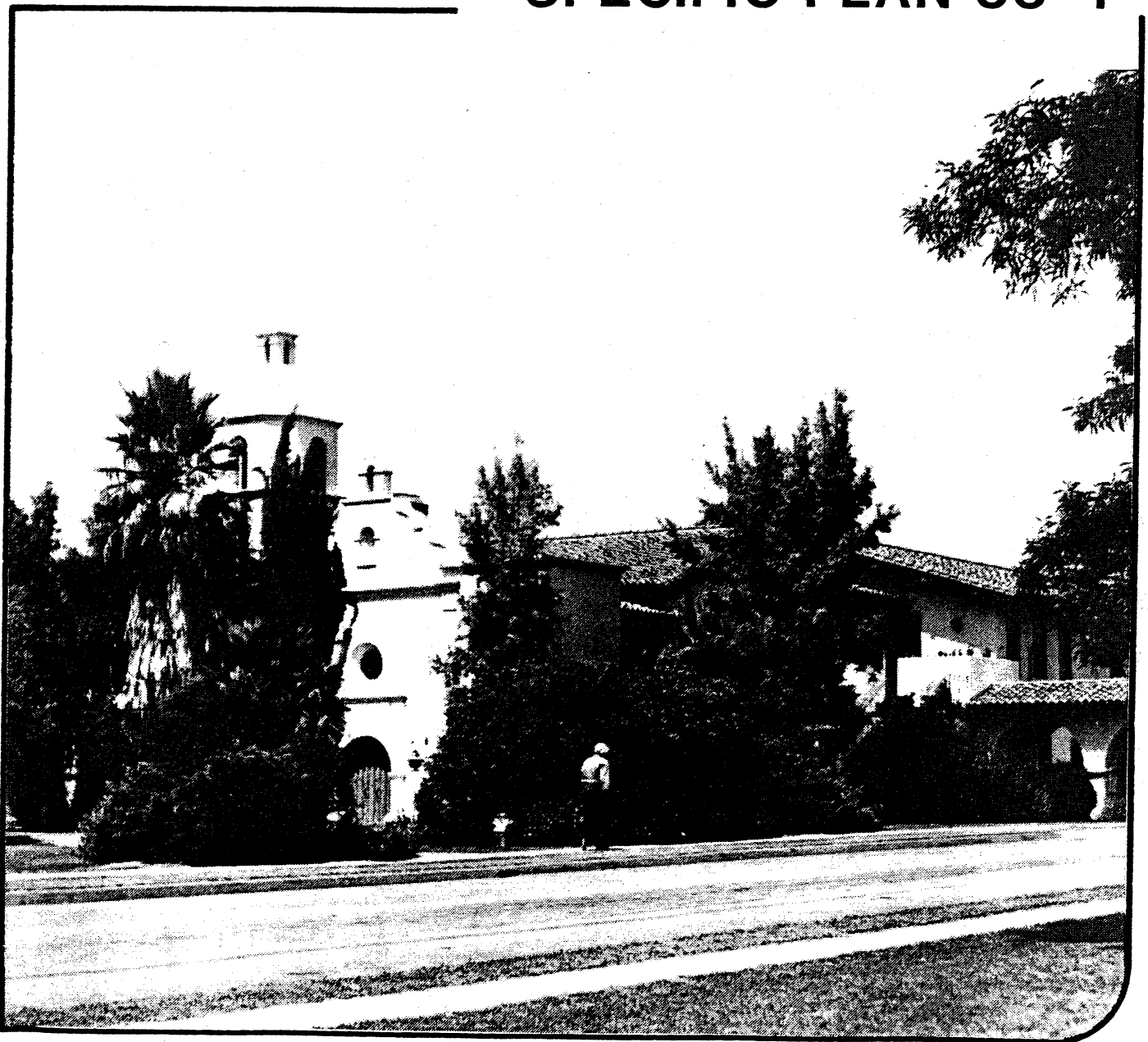


# RANCHO BUSINESS CENTER

SPECIFIC PLAN 88-1



## **ACKNOWLEDGEMENTS**

### **City Council**

Robert G. Cormack, Mayor  
Randall Barb, Mayor Pro Tem  
Diane Boggs  
Barbara Hayden  
Roy L. Paul

### **Planning Commission**

Robert Brazelton, Chairperson  
Dianne Lumsdaine  
Gary McCaughan  
Joyce Lawrence

### **City Manager**

Don Davis

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Raymond Hamada, Associate Planner  
Oliver Mujica, Assistant Planner  
Noel Ibalio, Planning Technician  
Tony Stewart, Planning Intern  
Theresa Sutton, Secretary  
Terri Johansen, Administrative Clerk

### **COVER:**

1931, Rancho Los Amigos Hospital,  
Southeast View of Harriman Building  
(photo courtesy of the  
Downey Historical Society)

### **BACK INSERT:**

1929, Rancho Los Amigos Hospital  
Infirmary Row (photo courtesy  
of the Downey Historical Society)

# Rancho Los Amigos Business Center

## Specific Plan 88-1

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Exhibit D	Concept Tract Map
Exhibit E	Circulation Concept Plan
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Exhibit G	Street Classification
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Exhibit K	Tree Survey
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Exhibit M	Adaptive Reuse Study

RESOLUTION NO. 5113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY  
CERTIFYING THAT AN ADDENDUM TO THE FINAL ENVIRONMENTAL  
IMPACT REPORT CONCERNING SPECIFIC PLAN SP-88-1 IS  
COMPLETE AND ADEQUATE IN ACCORDANCE WITH THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF DOWNEY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The City Council of the City of Downey hereby finds, determines and declares that:

A. The County of Los Angeles ("the County") has proposed to convert 12 acres of the Rancho Los Amigos property owned by the County ("the Site" from hospital activities to a light industrial park referred to as the Rancho Los Amigos Business Center ("the Project").

B. The City, as lead agency for the project, caused to be prepared a Final Environmental Impact Report FEIR for the Project pursuant to the California Environmental Quality Act ("CEQA") which the City Council certified as having been prepared and completed in accordance with CEQA on July 12, 1988.

C. On July 12, 1988, the City Council adopted General Plan Amendment GP-87-3 which amended the Land Use Element of the General Plan by changing the Site's General Plan designation from "Public Use" to "Light Manufacturing" and which amended the Circulation Element of the General Plan by designating a circulation plan for the Site specifying roadway alignments and roadway widths.

D. Pursuant to the directive of the City Council in its resolution adopting GP-87-3 (Resolution No. 5043), the City Planning Division has prepared a Specific Plan to guide the planning and development of the Site (SP-88-1).

E. SP-88-1 addresses development of three phases of the Rancho Los Amigos Business Center (Phases II, III, and IV). Phase I of the development was implemented pursuant to Specific Plan SP-85-1 adopted by the City Council on November 12, 1985. SP-88-1 implements planning and development standards for Phase II, consisting of approximately 501,000 square feet of industrial construction on 25 acres, and discusses future Phases III and IV in a conceptual manner.

F. Pursuant to CEQA, the City has caused to be prepared an addendum to the FEIR to address SP-88-1 ("the Addendum"). The Addendum identifies specific impacts of the Phase II development discussed in the FEIR, and identifies more specific mitigation measures than those discussed in the FEIR. These mitigation measures equal or exceed those discussed in the FEIR. The changes to the mitigation measures and changes in the Project will not require important revision of the FEIR because no new significant information or new significant environmental impacts have been identified which were not previously addressed in the FEIR.

G. Preparation of the Addendum is consistent with CEQA, which encourages addendum reports to address the changes to an environmental impact report which do not raise important new issues about significant effects on the environment.

H. The Planning Commission, at the continued public hearing concerning SP-88-1 on January 18, 1989, received testimony on the Addendum.

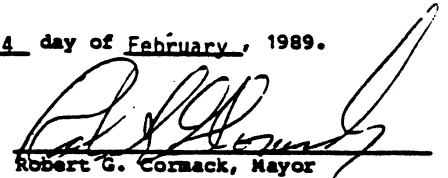
I. The City Council has fully reviewed and carefully considered the FEIR and the Addendum concerning SP-88-1, including all information presented at the Feb. 14, 1989, public hearing concerning this matter.

✓

SECTION 2. In view of the foregoing, the City Council of the City of Downe hereby certifies that the Addendum for SP-88-1: (1) has been prepared and completed in compliance with the requirements of CEQA and the City of Downe Environmental Guidelines, (2) was presented to the City Council and the Council has reviewed and considered the information contained herein, and (3) that an mitigation measures suggested therein have been incorporated into the specific plan. The mitigation measures shall be monitored by the Staff as part of the review for Certificates of Occupancy and, thereafter as needed, in accordance with the Addendum and the Specific Plan.

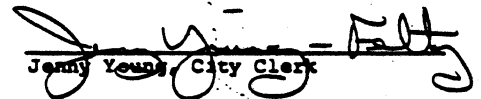
SECTION 3. The City Clerk is hereby authorized and directed to file Notice of Determination as required pursuant to CEQA.

PASSED, APPROVED, AND ADOPTED this 14 day of February, 1989.

  
Robert G. Cormack, Mayor

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Downey at a regular meeting thereof, held on the 14 day of February, 1989, by the following vote:

AYES: 4	COUNCIL MEMBERS: Paul, Barb, Hayden, Cormack
NOES: 0	COUNCIL MEMBERS: None
ABSENT: 1	COUNCIL MEMBERS: Boggs
ABSTAIN: 0	COUNCIL MEMBERS: None

  
Jenny Young, City Clerk

SAD/RMY:tj  
15:sp88-1resC

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF DOWNEY RECOMMENDING TO THE CITY COUNCIL  
THAT THE COUNCIL ADOPT SPECIFIC PLAN SP-88-1

THE PLANNING COMMISSION OF THE CITY OF DOWNEY HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey hereby finds, determines and declares that:

A. The County of Los Angeles ("the County") has proposed to convert 121 acres of the Rancho Los Amigos property owner by the County ("the Site") from hospital activities to a light industrial park referred to as the Rancho Los Amigos Business Center ("the Project").

B. The City, as lead agency for the project, caused to be prepared a Final Environmental Impact Report FEIR for the Project pursuant to the California Environmental Quality Act ("CEQA") which the City Council certified as having been prepared and completed in accordance with CEQA on July 12, 1988.

C. On July 12, 1988, the City Council adopted General Plan Amendment GP-87-3 which amended the Land Use Element of the General Plan by changing the Site's General Plan designation from "Public Use" to "Light Manufacturing" and which amended the Circulation Element of the General Plan by designating a circulation plan for the Site specifying roadway alignments and roadway widths.

D. Pursuant to the directive of the City Council in its resolution adopting GP-87-3 (Resolution No. 5043), the City Planning Division has prepared a Specific Plan to guide the planning and development of the Site (SP-88-1).

E. SP-88-1 addresses development of three phases of the Rancho Los Amigos Business Center (Phases II, III, and IV). Phase I of the development was implemented pursuant to Specific Plan SP-85-1 adopted by the City Council on November 12, 1985. SP-88-1 implements planning and development standards for Phase II, consisting of approximately 501,000 square feet of industrial construction on 25 acres, and discusses future Phases III and IV in a conceptual manner.

F. The Planning Commission has adopted Resolution 1234 recommending that the City Council certify that an addendum to the FEIR concerning SP-88-1 ("the Addendum") has been prepared and completed in compliance with the requirements of CEQA and the City of Downey Environmental Guidelines.

G. The Planning Commission gave required notice and held a public hearing on SP-88-1 on November 16, 1988, which was continued for additional review and testimony to December 7, December 14 (study session), and January 18, 1989.

H. Following said public hearings, the Planning Commission gave careful consideration to the testimony and all facts and opinions offered at the aforesaid public hearings.

SECTION 2. The Planning Commission of the City of Downey further finds, determines and declares that:

A. The Planning Commission recommends that the City Council adopt, and incorporate in a resolution approving SP-88-1 as it fully set forth, the findings and conclusions contained in the following documents: (1) the January 18, 1989 Memorandum from the City Planning Division to the Planning Commission, (2) the January 18, 1989 Rancho Business Center Specific Plan 88-1, and (3) the January 18, 1989 Addendum to the FEIR.



SECTION 3. The Planning Commission further finds, determines and declares that:

A. SP-88-1 is necessary and desirable for the development of the community in harmony with the objectives of the General Plan and is in the interest of and furthers the public health, safety, and general welfare since the recent General Plan amendments (GP-87-3) indicated that the prior land use designation, "Public Facilities", was not representative of the highest and best use of the site. Consequently, in the interest of the City and its general welfare a land use designation of light industrial is desirable for the Site. In line with the directive of the City Council upon adoption of GP-87-3, SP-88-1 has been prepared to implement those adopted policies to reflect a light industrial land use on the Site.

B. SP-88-1 will be compatible with and complementary to existing conditions and adjoining property in the surrounding area since mitigation measures have been adopted to lessen the impacts that were identified in the EIR as a result of the proposed business park.

C. SP-88-1 has identified those uses that can be accommodated on the Site and appropriate development standards have been established that are consistent with other industrial developments in the community.

D. The Site properly relates to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in the area and utilities exist or are planned which will adequately serve the area described in SP-88-1, since the plan has examined and has established requirements to ensure that all improvements relating to streets, highways, and utilities will be accomplished to the satisfaction of the City.

E. There are changed conditions since the existing zoning became effective that warrant different zoning or a specific plan since the prior designation indicated public use because the Site is owned by Los Angeles County, a higher governmental authority; the Site is now available for private use and the City has determined that the most appropriate land use designation for the area, based upon its size, geographical location and street systems, is a light industrial land use designation. It is this designation that provides the basis for the specific plan which will govern the light industrial uses proposed for the subject area.

F. SP-88-1 is in conformance with the General Plan since, due to the recent amendments to the General Plan changing the land use designation of this area, the direction of City Council was to prepare a specific plan that addresses the proper development of this light industrial area.

SECTION 4. In view of the foregoing, the Planning Commission of the City of Downey hereby recommends to the City Council that the City Council adopt Specific Plan SP-88-1.

SECTION 5. The Planning Commission of the City of Downey further resolves that a certified copy of this resolution be transmitted to the City Council of the City of Downey.

PASSED, APPROVED AND ADOPTED this 1st day of February, 1989, by the affirmative vote of the majority of the full membership of the City Planning Commission of Downey, California.

  
Robert Brazelton, Chairman  
City Planning Commission

Resolution No. 1221  
SP88-1  
Page 2

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Planning Commission of the City of Downey at a regular meeting thereof, held on the 1st day of February, 1989, by the following vote:

AYES:

NOES:

ABSENT:

*Theresa Sutton by Jerry Golan*  
Theresa Sutton, Secretary  
City Planning Commission

SAD/RMY:tj  
15:sp88-1resB

## SECTION I -- INTRODUCTION

The Rancho Los Amigos Business Center Specific Plan (SP-88-1) guides the planning and development of a 120.9 acre planning area. The largest planned business park to date in the City of Downey requires a specific plan to address several planning issues. This plan provides the development framework for the first phase of development, a 28.8 acre parcel, within the context of the entire project. When adopted, the specific plan will supplement provisions of the general plan and municipal code, providing a comprehensive framework for future development. Implementation of the specific plan requires subsequent studies, public hearings and amendments of this document for Phases III and IV. Phase I is a 14.9 acre parcel known as Specific Plan 85-1.

### A. Purpose

The plan has five purposes.

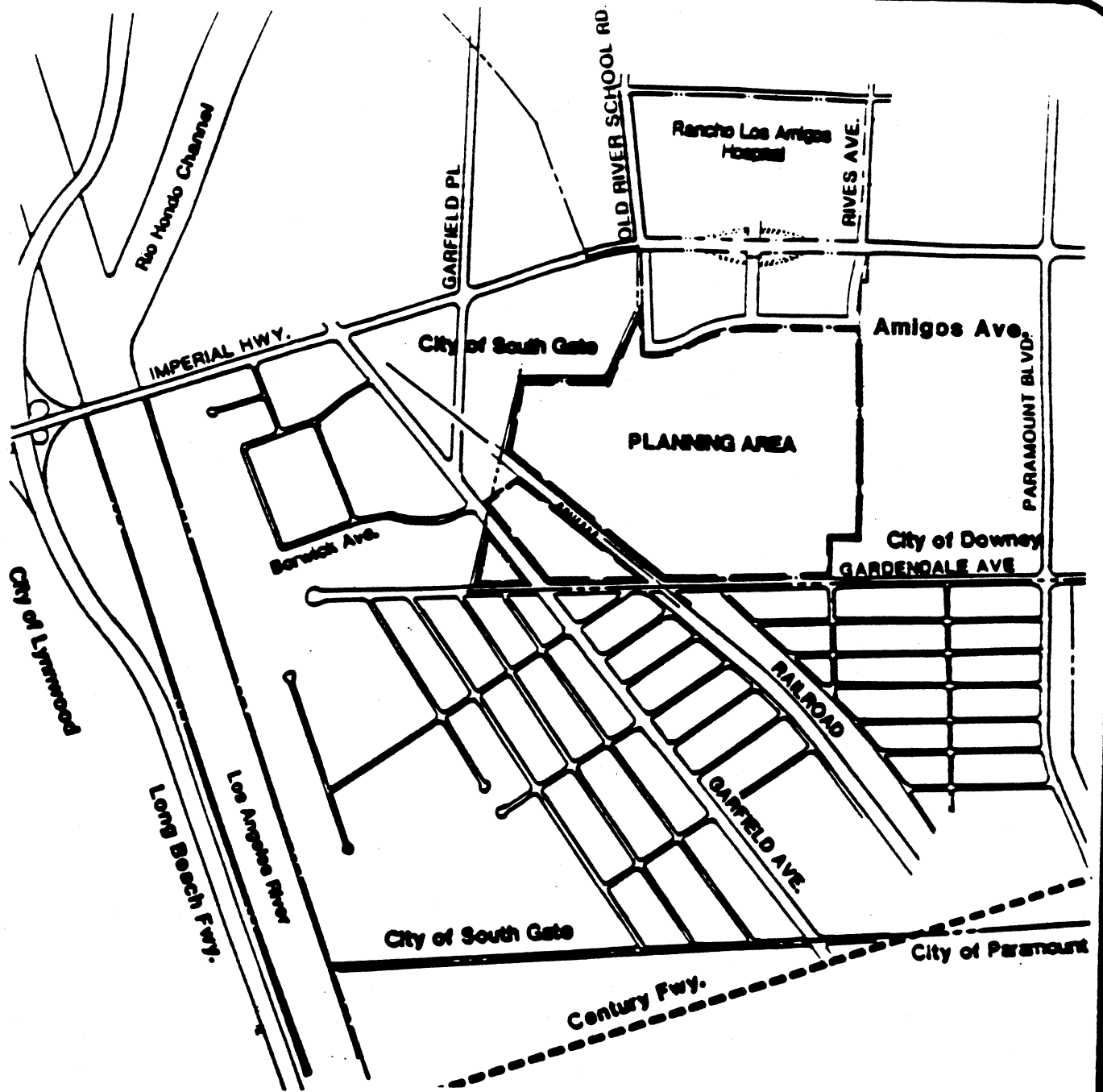
- Establish standards for the development of Phase II.
- Replace the existing R1-5,000 zoning with Specific Plan 88-1.
- Provide a comprehensive framework to guarantee the development of a master planned, light industrial, business park.
- Ensure the integrity of the adjoining residential neighborhoods through master planning and development regulations.
- Ensure that adequate utilities and services are provided, including streets, water, sewer and storm drain systems.

### B. Background

#### History

The Rancho Los Amigos property is owned and operated by Los Angeles County. The current land uses are hospital and administration. This involves territory both north and south of Imperial Highway, a total of 212 acres. The County has owned and operated the hospital since the 1880's, as a tuberculosis sanatorium and housing for the less privileged.

The area has a rich history. Still existing are original buildings and large trees dating from the turn of the century. Significant additions were made to the hospital from 1955 to present. The County is currently studying phasing out, relocating or consolidating portions of the hospital.



**VICINITY MAP**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**

This specific plan addresses 120.9 acres of the hospital facility located generally south of Amigos Avenue\*. A prior specific plan, SP 85-1, covered a 14.9 acre parcel located on the southwest corner of Imperial Highway and Rives Avenue. Currently a county court is under construction at Imperial Highway and Old River School Road, immediately east of a new county library. Please refer to Vicinity Map, Exhibit A.

Los Angeles County intends to lease the entire 120.9 acres south of Imperial Highway for private development. Under this scenario, private investors will lease and construct buildings, while the land remains under County ownership. The City will receive a portion of possessory interest taxes. Additional revenue will come from sales and use taxes.

#### Public Participation

The specific plan has relied on several public participation techniques. The environmental impact report for the Rancho Business Center (June 1988) responded to concerns of decision makers, adjacent jurisdictions and the general public. The Planning Commission and City Council held several hearings prior to approving the light industrial general plan designation for the site. The Council directed City Staff to prepare a specific plan incorporating these environmental and planning concerns. The specific plan requires public hearings before the Planning Commission and City Council. In addition, this specific plan anticipates public hearings prior to approval of Phases III and IV. Hearings are required for conditioned uses.

#### C. Issues, Goals and Objectives

##### Issues

Several development issues surfaced during the planning process. The environmental impact report and specific plan provide a framework to resolve and mitigate these concerns. Significant impacts will exist if traffic and circulation mitigation measures are not properly developed. Residents, adjacent jurisdictions and Downey decision makers were extremely concerned over traffic congestion. Major portions of the specific plan address circulation requirements.

The business park anticipates construction of major water and storm drain facilities. Currently the area does not contain sufficient water for development. Agreements between the City and County are now concluding, which are aimed at resolving the water issue. The entire site is subject to flooding due to undersized storm drains and lack of regional capacity in the Los Angeles River. The specific plan address these issues.

\*Formerly Hidalgo Road

The specific plan area is surrounded on several sides by low density residential neighborhoods. This presents compatibility of use issues, as light industrial is proposed adjacent to single family uses. The specific plan strictly limits permitted and conditioned uses, proposing restrictive development and performance standards to resolve these concerns.

Other major issues include preservation of significant on-site trees. The environmental impact report documented over 1,000 trees in the project area, over 100 separate species. Thirty-six trees were recommended for preservation, due to size, character and condition. Four trees were mandated for preservation. Four significant trees are located in Phase II.

The future business park contains several buildings of historic character. The Harriman House and dormitories present opportunities for adaptive reuse and preservation, but are located in future phases. The environmental impact report indicates that no historic resources are located within Phase II.

#### Goals and Objectives

- Implement the adopted roadway network, designed with a main artery for the business park and several local streets serving the interior parcel.
- Protect surrounding residential neighborhoods from environmental impacts associated from typical light industrial development.
- Provide circulation improvements and mitigation measures to maintain streets and intersections at service levels that existed prior to development.
- Ensure that all phases are provided with adequate streets, water, storm drains and utilities necessary for orderly development.
- Through phasing and project monitoring, guarantee that the development does not exceed traffic thresholds established in the environmental impact report and subsequent traffic studies.
- Protect the significant trees identified with the original hospital development.
- Require that future specific plans provide adaptive reuse studies for preservation of significant structures.

- Adhere to protective development standards.

Implementation - The land use plan permits a very narrow degree of light industrial uses. Those which could have potential safety or health effects have either been eliminated or are conditioned uses.

## 2. Circulation Element Goals and Policies

- Provide adequate streets, based on future needs and prevent traffic congestion.

Implementation - The Rancho Business Park environmental impact report and an additional traffic study addressed congestion and ways to mitigate impacts. The City Council previously established a circulation network, with a project entry street and local streets. The City has also established intersections and roadway improvements designed to provide adequate streets.

- Improve all public streets with curbs, gutters, sidewalks and street lights.

Implementation - The specific plan requires that all streets be developed to City standards, including sidewalks and street lighting.

- Protect street capacity and increase traffic safety by controlling points of access.

Implementation - Points of access are controlled in the plan by street design, large lot sizes and the design review process.

## 3. Community Design Element Goals and Policies

- Create a well designed community.

Implementation - The specific plan requires design guidelines, master plan review by the Planning Commission and design review prior to building permits.

- Support and encourage improved design techniques.

Implementation - Approval of the plan will support and encourage improved design through the design review process and requirements for property maintenance.

- Preserve where possible open spaces, natural and historic features.

Implementation - Prior to approval of either Phase III or IV specific plan, a master landscape concept will be submitted. This plan will deal with significant trees identified in the environmental impact report. This plan will also address open space issues. Prior to the approval of either Phase III or IV specific plan, an adaptive reuse study will be submitted for those buildings identified as significant to the history of Downey and the region.

#### 4. Public Safety Element Goals and Policies

- Encourage safe transportation and utility systems.

Implementation - The specific plan requires installation of underground utilities, as well as design of streets and utility systems to City standards.

- Encourage development that is fire safe and enhances police surveillance.

Implementation - The specific plan prohibits development until fire flow and fire safety issues are satisfied. Design and improvement requirements provide adequate project lighting, building separation and design to enhance police surveillance.

- Protect existing land uses from intrusion of safety hazards. Identify proposed uses or activities that may pose safety hazards.

Implementation - Safety hazards have been minimized by strictly limiting uses. Potential hazards will be carefully reviewed by the conditional use permit process. Additional safety standards will be reviewed by appropriate City departments during project review.

#### 5. Noise Element Goals and Policies

- Encourage reduction of motor vehicle noise, including routing of trucks along less noise sensitive routes.

Implementation - The specific plan reduces vehicle noise by strictly limiting the amount and type of development. Uses such as commercial and office are limited. Truck traffic has been discouraged on residential streets pursuant to design and improvement requirements.



*copied  
from another  
Source*

- Reduce the impact of construction and industrial noise; regulate industrial noise through zoning and performance standards.

Implementation - The specific plan supplements provisions of the Municipal Code for construction and industrial noise standards. Special provisions governing loading, trash collection, maintenance and operations are included.

- Require that new development provide acoustically adequate building placement and setbacks in site plans.

Implementation - A 90 foot setback has been established from residential neighborhoods to address this policy. Special uses will require acoustical analysis during individual project review.

## SECTION II -- PROJECT DESCRIPTION

### A. Location

The Rancho Business Center is located in the southwest corner of Downey (See Exhibit A). Four major highways frame the area, which is 120.9 acres in size. These highways are Imperial Highway to the north, Paramount Boulevard to the east, Gardendale Street to the south, and Garfield Avenue to the west. More specifically, Amigos Avenue defines the project's northern boundary. Amigos Avenue is adjacent to the new court house and Specific Plan No. 85-1.

The Long Beach Freeway (I-710) is approximately one and one-half miles west. The Century Freeway (I-105) is located one mile south of the planning area. At the drafting of this plan this freeway is not yet completed. Expected completion is in 1993, with alteration in traffic patterns expected.

### B. Development Concept

The development concept involves phasing out of the existing hospital and administrative uses. The vacated land and facilities comprise 120.9 acres of the Rancho Los Amigos Hospital immediately south of Imperial Highway. Los Angeles County has initiated relocation studies, with the intent of vacating and consolidating facilities over a fifteen year period.

Since the relocation plans are tentative, and depend on the availability of County funds, the specific plan anticipates three development phases. The specific plan removes the R1-5,000 zoning designation from 120.0 acres of the plan area and replaces it with the Specific Plan No. 88-1 zone. The general plan intends that the area be devoted to light industrial uses.

As parcels are leased from Los Angeles County to private developers, they will be governed by this specific plan. Existing County facilities will continue to be exempt from City regulations. The plan encourages Los Angeles County to consult with the City regarding master planning for the future, with a focus on City services, circulation and utilities necessary for orderly development. Due to circulation and other key impacts, light industrial development is limited at project build out to 2,247,694 square feet of development.

### C. Land Use Concept Plan

The land use concept anticipates that the Rancho Business Park will develop with light industrial uses (see Exhibit B). Phase IV will retain a central open space area more particularly described in open space concept II.F. The specific plan eliminates some uses and strictly regulates other uses, due to concern over the impacts of light industry on adjacent residential neighborhoods. Accessory service and office uses typically associated with business parks are permitted, but they are not to exceed traffic thresholds established by this plan and the environmental impact report. Development and performance standards will guarantee that odors, noise, vibration and other potential harmful effects are either prohibited or strictly controlled. Design and maintenance guidelines will ensure a quality business environment for years to come.

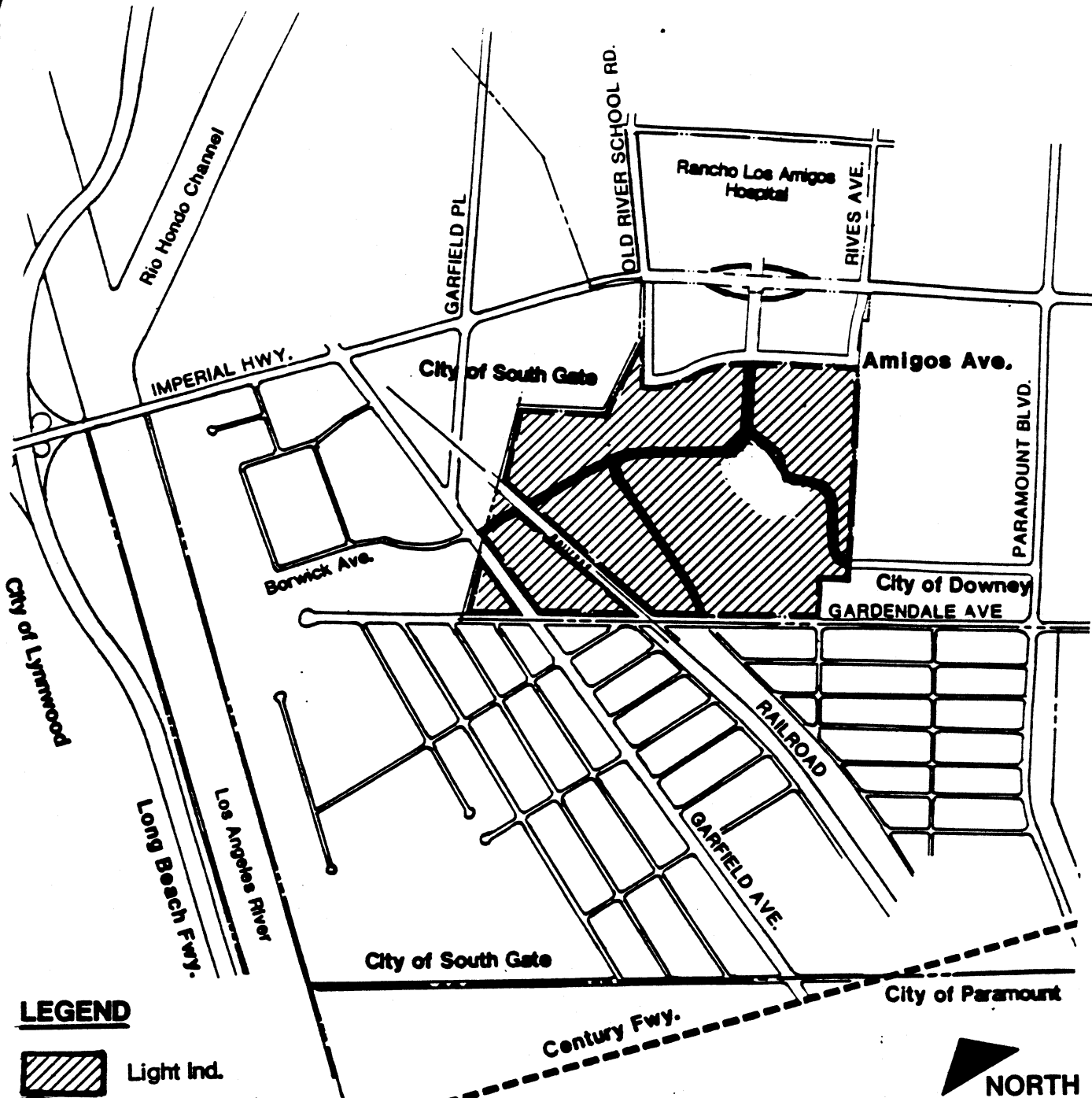
### D. Phasing Concept

The phasing concept envisions development of the entire 120.9 acre business park in three stages (refer to Exhibit C). Construction is expected over fifteen years, as funds are made available to relocate and consolidate hospital uses. Phase II at a maximum will consist of 501,811 square feet of buildings. Future phasing in Phases III and IV were studied as part of the project EIR and are based on the best information available. As the hospital relocation studies are completed phases may be redefined. Maximums for Phase III will consist of 557,567 square feet; while totals for Phase IV are 1,118,316 square feet of building area.

Approvals for Phases III and IV will require amendments to this specific plan. These amendments will address several planning issues disclosed in the environmental impact report and beyond the scope of Phase II. The amendment process will permit the City to address changed circumstances, such as the impact on circulation with the completion of the I-105 freeway.

Phasing involves creating new parcels, limiting gross floor areas of buildings, provisions of circulation and access and the timing of utilities. Parcelization of the entire 120.9 acre project will occur with tentative parcel and tract maps, in accordance with the State Subdivision Map Act and City of Downey subdivision requirements.

Within the three phases the plan divides the project into ten parcels, ranging in size from 2.3 to 16.8 acres. Large parcels have been required to facilitate planned industrial development. It is anticipated that separate maps will be filed with each development phase. Minimum lot sizes are shown on Exhibit D, Concept Tract Map.

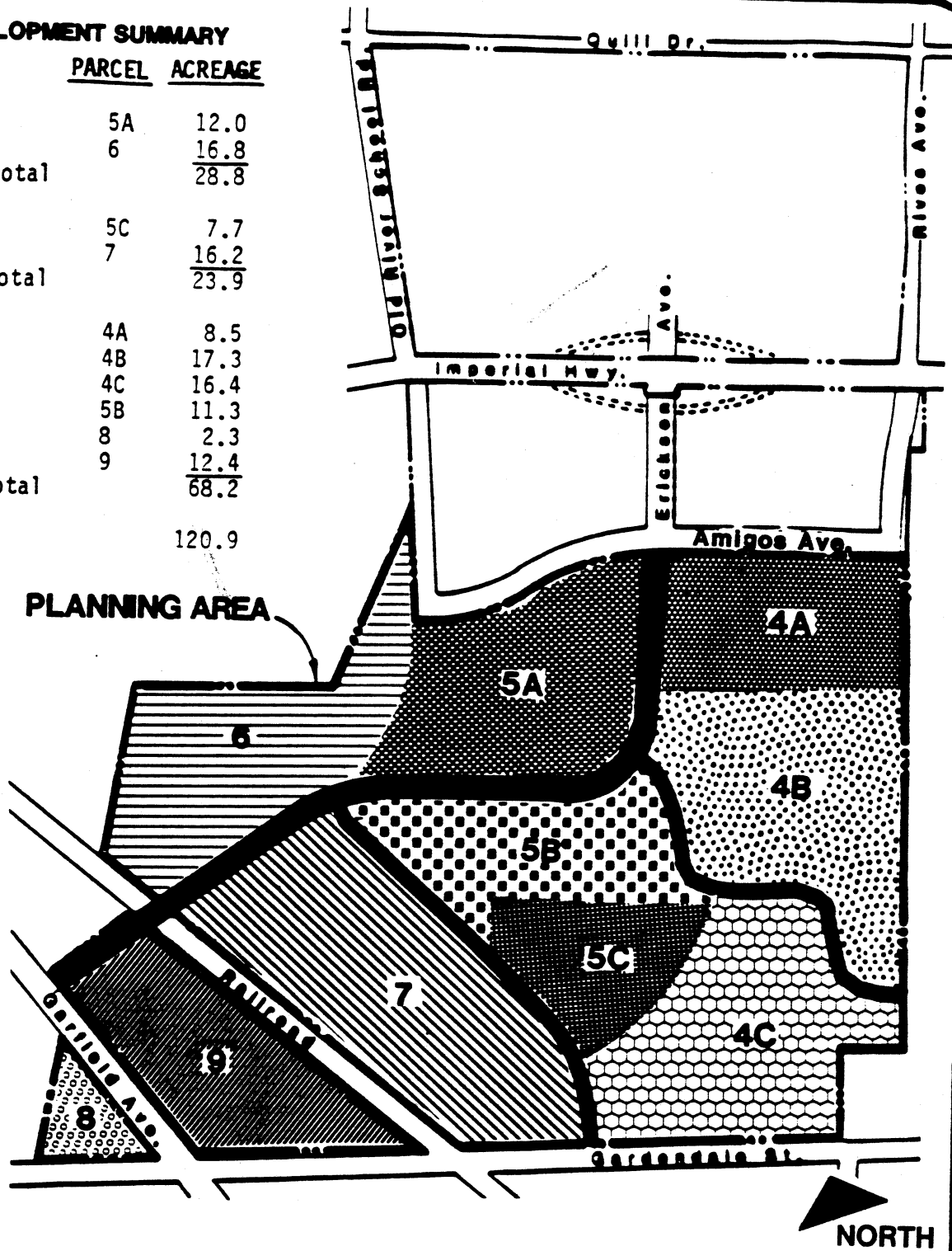


## LAND USE CONCEPT PLAN

# RANCHO LOS AMIGOS SPECIFIC PLAN

**DEVELOPMENT SUMMARY**

<u>PHASE</u>	<u>PARCEL</u>	<u>ACREAGE</u>
<i>J</i>	5A	12.0
	6	16.8
Subtotal		28.8
<i>B</i>	5C	7.7
	7	16.2
Subtotal		23.9
<i>4B</i>	4A	8.5
	4B	17.3
	4C	16.4
	5B	11.3
	8	2.3
9	12.4	
Subtotal		68.2
TOTAL		120.9



**CONCEPT TRACT MAP**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**

Circulation phasing involves both on-site and off-site improvements. These issues are discussed in detail in the Circulation Concept Plan, Section II.G. of this specific plan. All phases will contain the necessary circulation improvements to service development and satisfy safety concerns of the City. Each phase will be accompanied by the necessary plans to ensure adequate circulation. The County will permit the use of the private road systems to eliminate emergency response concerns.

The phasing concept plan anticipates construction of utilities required to serve each phase. Critical water deficiencies will be mitigated by construction of the loop water system, as discussed in Water Concept Plan, Section II.I. of this specific plan. Drainage and sewer construction and phasing is discussed in Drainage Concept Plan, Section II.H. and Sewer Concept Plan, Section II.J. of this specific plan. Each phase will contain the appropriate utilities necessary for orderly development.

### **E. Design Concept**

Design and landscape guidelines are established to create unity in basic elements and an overall business park design statement. They are statements which express the character or present and future development for the area, and will be adhered to with each development within the business park.

Recurring elements combine to create a visual and spatial expression identifying the business park as a Specific Plan area with specific design considerations and solutions. All architecture shall appear as an integrated part of an overall site design concept. Buildings will be of a contemporary nature employing massing, scale and proportion for design implementation.

The character of the business park will be reinforced through the coordinated design and choices of landscape and paving materials, with an emphasis on streetscapes, project edges, entries, landscape materials and hardscape design elements. The landscape guidelines provide a consistency of design between the ultimate development pattern and phased increments.

## **F. Preservation and Open Space**

The specific plan requires preservation of significant trees identified in the environmental impact report. Each of the trees will be identified first for preservation in their present location, and secondly for potential successful relocation. Those trees which cannot be successfully relocated will be replaced by specimen trees. Open space will be enhanced by landscape standards, which require that significant trees be designed around. Phases III and IV specific plans will be accompanied with landscape master plans for the entire project.

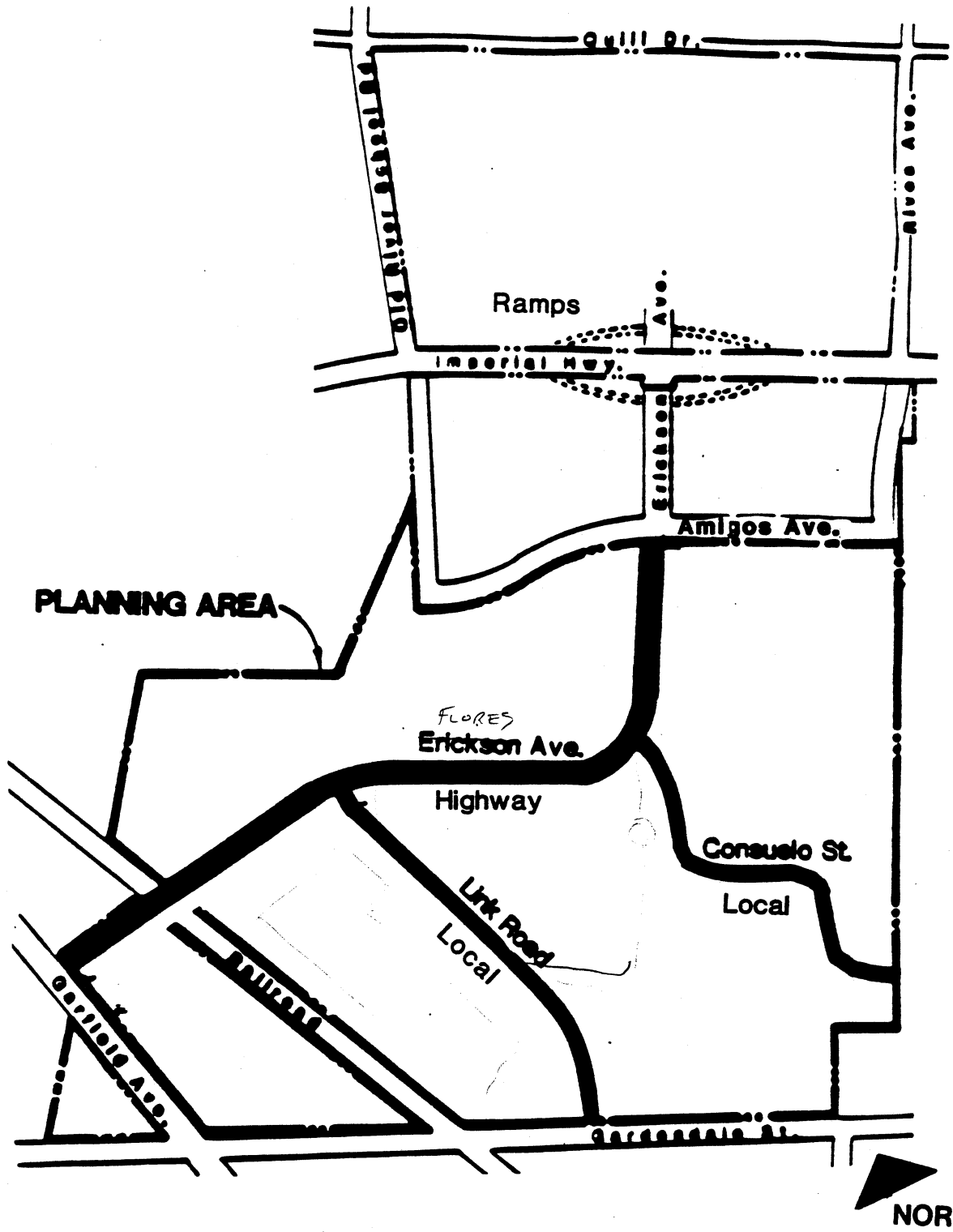
The environmental impact report identified several historic structures for future study. No significant structures are located in Phase II. The preservation concept requires identification and study of five structures. Adaptive reuse of these buildings, such as for offices or administrative headquarters will be studied.

The specific plans anticipates that open space will be retained in the center of the project. This area is designed to protect significant trees, numbers 19, 23 and 24, that cannot be relocated. It will also provide an employee lunch area. This one acre park could contain an interpretive center displaying the history of Rancho Los Amigos.

## **G. Circulation Concept Plan**

The circulation concept is designed to eliminate traffic congestion and to provide emergency access. General Plan Amendment No. 87-3 established a maximum impact of approximately 16,000 average daily trips from the plan area. The master plan requires that Erickson Avenue serve as the scenic backbone to the business park. Several local streets are anticipated, including Consuelo Street and an unnamed "Link Road", which will provide adequate access to subareas. Please refer to Exhibit D, Circulation Concept Plan.

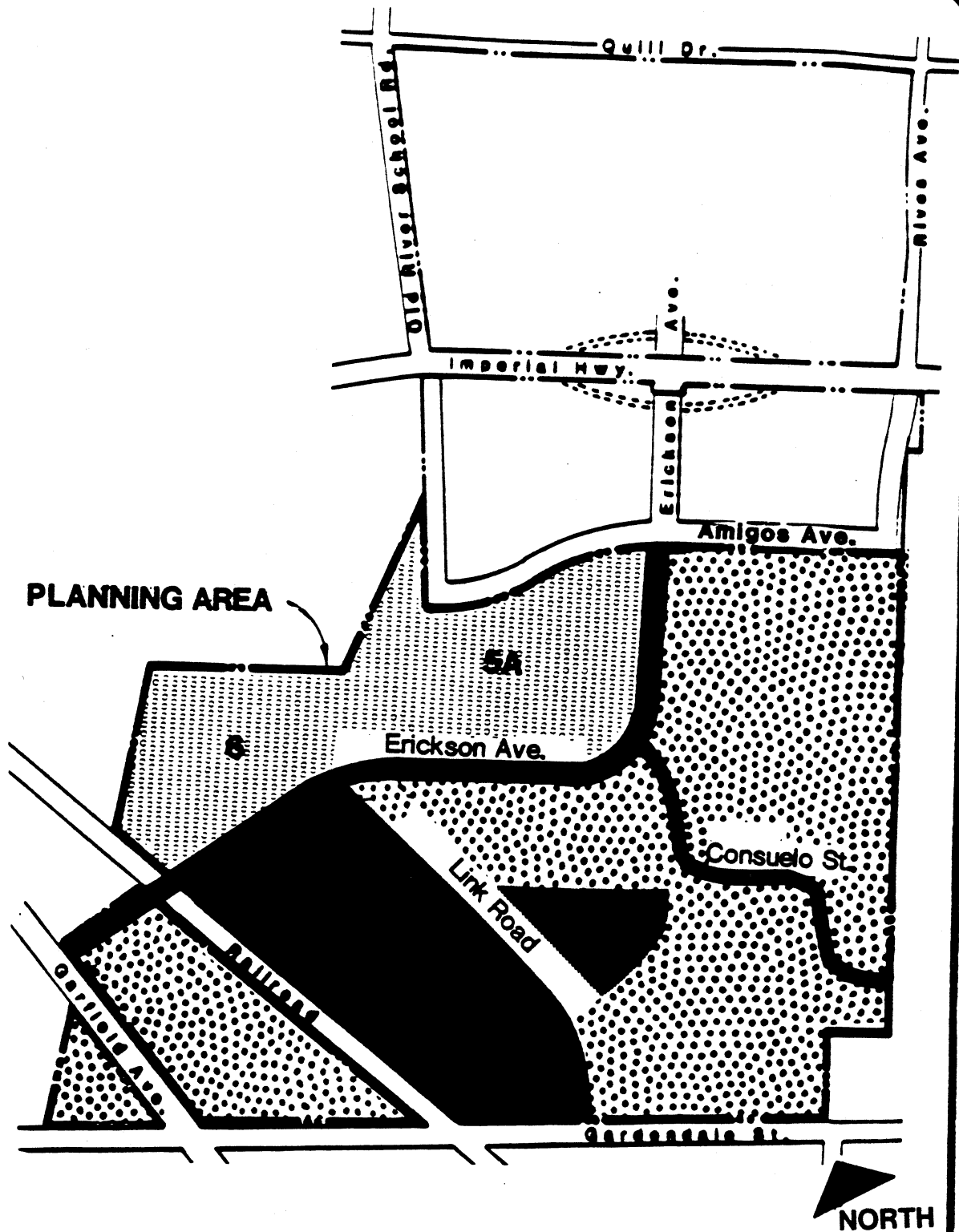
A major component of the plan is the construction of the Imperial Highway "slip" ramps. Similar to freeway ramps, these ramps will provide direct access from Imperial Highway to Erickson Avenue. They are designed to serve County facilities and the Rancho Business Park. The ramps are the major business park entrance and draw traffic away from adjacent residential neighborhoods. They were originally required by Specific Plan 85-1.



**CIRCULATION CONCEPT PLAN**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**





**PHASING PLAN**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**

All streets will be designed to City standards, containing curbs, gutters, sidewalks and street lights. Upon development the city will accept dedication of the streets. The majority of private streets now existing in the hospital will be abandoned with appropriate phases of development.

Phasing of streets is extremely critical to reduce traffic impacts. Erickson Avenue will be reconstructed and realigned from Amigos to "Link Road" with Phase II construction. "Link Road" will be extended to serve adjacent parcels and only connected to Gardendale Street with Phase IV development. Consuelo Street will be reconstructed with Phase IV.

It is anticipated that Erickson and "Link Road" will be temporary "dead end" streets for a number of years. The circulation master plan requires linking of planned streets with existing private streets for public safety vehicles. Temporary cul-de-sacs, constructed to the satisfaction of the city, are required on dead end streets. Erickson Avenue will be extended to Garfield Avenue during Phase IV construction. A rail crossing with the Union Pacific Railroad is required.

The Rancho Business Center environmental impact report and General Plan Amendment No. 87-3 established a maximum number of daily vehicle trips at 15,745. This represents seven trips per 1,000 square feet of typical light industrial uses. Phase II will produce 3,885 average daily trips; while Phase IV is estimated to generate 7,825 average daily trips.

Each phase will maintain these trip generation standards. Uses will be analyzed with the standard of seven vehicle trips per thousand square feet of floor area. Clarification of this procedure is contained in the Institute of Traffic Engineer's Use Classification manual. The specific plan has been designed to permit typical light industrial uses which fit into this trip generation pattern. Uses which are not typical light industrial uses, generating significant amounts of traffic, will be prohibited.

## H. Drainage Concept Plan

The planning area is currently served by the Hollydale Storm Drain, a large reinforced concrete box drain, which follows Old River School Road. This system carries storm water to the Los Angeles River, draining approximately 1,000 acres north to Firestone Boulevard. The environmental impact report identified this local system as inadequate, not capable of carrying typical rain storms when the Rancho Business Park is constructed.

The environmental impact report discovered that the Los Angeles River is nearing capacity with "100 year" or capital storms. The Federal Agency for Emergency Management is studying regional improvements to increase this channel's capacity. The City of Downey has not joined FEMA flood hazard insurance programs.

Completion of the study is out of the jurisdiction of both the County of Los Angeles and the City. The study will document the flood hazards within the City and capital improvements necessary to correct flooding from capital storms. The Corps of Engineers and County of Los Angeles will be responsible for these regional improvements identified by the study. Los Angeles River improvements may never be made due to federal budget constraints.

Completion of the FEMA study is not expected until 1990. Phase II construction will be permitted with the installation of certain mitigation measures while FEMA finalizes their study. The Phase II drainage concept requires raising building floors or pads and the use of other federally approved flood proofing measures to protect buildings.

The drainage concept also corrects local storm drain deficiencies. Phases III and IV will be preceded by a comprehensive drainage study. This study will focus on improvements necessary to construct a storm drain master plan for the remainder of the Rancho Business Park. Built into this study will be the result of the Army Corp analysis of system wide deficiencies and upgrading of the Hollydale drain. X

Construction of additional capacity in the Hollydale storm drain will be in the City of South Gate. Los Angeles County Public Works Department has jurisdiction over this drain. When constructed all storm drain improvements will be dedicated to the County for maintenance.

The drainage concept permits the installation of temporary retention basins for Phase II. Most likely these will be specially designed areas in the parking lots, with peak flow control devices. These devices are intended to release rain water into the storm drain when the storm has subsided. Phase II street drainage will be tied into the Hollydale storm drain.

## **I. Water Concept Plan**

The Rancho Los Amigos Hospital is currently served by the Los Angeles Water Works District. In order to provide adequate water and fire flow for light industrial uses and county facilities, the County of Los Angeles and City of Downey have entered into a water supply agreement. The water concept plan for the Business Park is related to the City Water Master Plan, a ten year effort to upgrade the entire City system.

Under this water supply agreement the County has agreed to install new improvements and dedicate existing water lines to the City. The City has also agreed to construct certain lines and provide water to both the hospital and Rancho Business Park. The water concept plan provides a loop system, bringing water connections from Garfield, Gardendale and Consuelo lines. A new line will be extended from Old River School Road and on Imperial Highway. Additional internal lines serving the business park are also required.

The City can supply up to 5,000 gallons per minute for fire flow purposes as the system is installed. The plan requires automatic fire sprinkler systems on all structures over 10,000 square feet in gross floor area. Fire flow will be installed prior to occupancy of any structures. The plan proposes excluding light industrial uses which consume unusual amounts of water. All lines will be installed to City specifications and dedicated to the City. The City will not permit buildings to be constructed over water mains.

## **J. Sewer Concept Plan**

Main sewer service to the area is provided by the Los Angeles County Sanitation District. A 78 inch trunk line exists on the east side of the project, parallel to Consuelo Street. Known as the "Interceptor Sewer - JOP 162", this line has adequate capacity for the entire business park. If additional capacity is required an additional 54 inch trunk line is located one block east of the Interceptor Sewer.

It is anticipated that Phase II sewers will tie into the private County system. As Phases III and IV develop, master sewer lines will be planned in the streets. All sewers will be installed to City standards and dedicated to the City. The City will not permit buildings to be constructed over sewer lines.

## SECTION III -- LAND USE PLAN/LIGHT INDUSTRIAL DEVELOPMENT REGULATIONS

These provisions regulate the design and development of industrial projects within Phase II of the specific plan area. These regulations permit uses generally characterized as light industrial in nature: manufacturing, warehousing and service industries. These uses must comply with the general provisions of this specific plan and with the requirements of the Downey Municipal Code. The Standard Industrial Classification Manual (1972), published by the U.S. Department of Commerce, has been used to identify specific industrial uses. They are identified by four-digit industry number, and categorized according to respective division and major group classification.

### A. Permitted Uses - Division D - Manufacturing

The following uses are permitted subject to City approvals. Accessory uses such as offices and services may be permitted if they do not exceed 15 percent of the total gross floor area. Such uses must be determined to be clearly accessory to the main use, provide code required parking, not exceed traffic thresholds of this plan and otherwise comply with all applicable specific plan standards.

#### Major Group 23 -- Apparel and Other Finished Products Made From Fabrics and Similar Materials

##### Industry No.

- 2311, 21, 22, 23, 27, 28 - Men's, Youths' and Boys' Suits, Coats, Overcoats, Shirts, Underwear, Neckwear, Separate Trousers, and Work Clothing.
- 2331, 35, 37 - Women's, Misses' and Juniors' Blouses, Waists, Shirts, Dresses, Suits, and Coats.
- 2341 - Women's, Misses', Childrens and Infants' Underwear and Nightwear
- 2351 - Milinery
- 2352 - Hats and Caps, Except Milinery
- 2361, 63, 69 - Girls', Children's, and Infants' Dresses, Blouses, Waists, Shirts, Coats, and Suits
- 2371 - Fur Goods
- 2381 - Dress and Work Gloves, Except Knit and All-Leather
- 2384 - Robes and Dressing Gowns
- 2385 - Raincoats and Other Waterproof Outer Garments
- 2386 - Leather and Sheep Lined Clothing
- 2387 - Apparel Belts
- 2391 - Curtains and Draperies
- 2392 - House Furnishings, Except Curtains and Draperies
- 2393 - Textile Bags
- 2394 - Canvas and Related Products
- 2395 - Pleating, Decorative and Novelty Stitching, and Tucking for the Trade
- 2396 - Automotive Trimmings, Apparel Findings, and Related Products
- 2397 - Schiffli Machine Embroideries

Apparel Manufacturing uses not listed above shall be classified by the Planning Commission

Major Group 24 - Lumber and Wood Products, Except Furniture

Industry No.

- 2434 - Wood Kitchen Cabinets
- 2499 - Wood Products, Not Elsewhere Classified

Major Group 25 - Furniture and Fixtures

Industry No.

- 2511 - Wood Household Furniture, Except Upholstered
- 2512 - Wood Household Furniture, Upholstered
- 2514 - Metal Household Furniture
- 2515 - Mattresses and Bedsprings
- 2517 - Wood Television, Radio, Phonograph, and Sewing Machine Cabinets
- 2521 - Wood Office Furniture
- 2522 - Metal Office Furniture
- 2531 - Public Building and Related Furniture
- 2541 - Wood Partitions, Shelving, Lockers, and Office and Store Fixtures
- 2542 - Metal Partitions, Shelving, Lockers, and Office and Store Fixtures
- 2591 - Drapery Hardware and Window Blinds and Shades

Furniture and fixtures Manufacturing Uses not listed above shall be classified by the Planning Commission

Major Group 26 - Paper and Allied Products

Industry No.

- 2642 - Envelopes
- 2643 - Bags, Except Textile Bags
- 2645 - Die-Cut Paper and Paperboard and Cardboard
- 2647 - Sanitary Paper Products
- 2648 - Stationery, Tablets and Related Products
- 2651 - Folding Paperboard Boxes
- 2652 - Set-up Paperboard Boxes
- 2653 - Corrugated and Solid Fiber Boxes
- 2654 - Sanitary Food Containers
- 2655 - Fiber Cans, Tubes, Drums, and Similar Products

Paper and Allied Products Manufacturing Uses not listed above shall be classified by the Planning Commission

Major Group 27 - Printing, Publishing, and Allied Industries

Industry No.

- 2711 - Newspapers: Publishing, Publishing and Printing
- 2721 - Periodicals: Publishing, Publishing and Printing
- 2731 - Books: Publishing, Publishing and Printing
- 2732 - Book Printing
- 2741 - Miscellaneous Printing
- 2751 - Commercial Printing, Letterpress and Screen
- 2752 - Commercial Printing, Lithographic
- 2753 - Engraving and Plate Printing
- 2754 - Commercial Printing, Gravure
- 2761 - Manifold Business Forms
- 2771 - Greeting Card Publishing
- 2782 - Blankbooks, Looseleaf Binders and Devices
- 2789 - Bookbinding and Related Work
- 2791 - Typesetting
- 2793 - Photoengraving
- 2794 - Electrotyping and Stereotyping
- 2795 - Lithographic Platemaking and Related Services

Major Group 28 - Chemicals and Allied Products

Industry No.

- 2833 - Medicinal Chemicals and Botanical Products
- 2834 - Pharmaceutical Products
- 2844 - Perfumes, Cosmetics, and Other Toilet Preparations

Major Group 31 - Leather and Leather Products

Industry No.

- 3131 - Boot and Shoe Cut Stock and Findings
- 3142 - House Slippers
- 3143 - Men's Footwear, Except Athletic
- 3144 - Women's Footwear, Except Athletic
- 3151 - Leather Gloves and Mittens
- 3161 - Luggage
- 3171 - Women's Handbags and Purses
- 3172 - Personal Leather Goods, Except Women's Handbags and Purses

Leather and Leather Products not listed above shall be classified by the Planning Commission

Major Group 32 - Stone, Clay, Glass and Concrete Products

Industry No.

3231 - Glass Products, Made of Purchased Glass

Major Group 35 - Machinery, Except Electrical

Industry No.

3572 - Typewriters

3573 - Electronic Computing Equipment

3574 - Calculating and Accounting Machines, Except  
Electronic Computing Equipment

3576 - Scales and Balances, Except Laboratory

Machinery, except electrical, manufacturing uses not listed  
above shall be classified by the Planning Commission

Major Group 36 - Electrical and Electronic  
Machinery, Equipment and Supplies

Industry No.

3612 - Power Distribution and Specialty Transformers

3613 - Switchgear and Switchboard Apparatus

3621 - Motors and Generators

3622 - Industrial Controls

3623 - Welding Apparatus, Electric

3624 - Carbon and Graphite Products

3631 - Household Cooking Equipment

3632 - Household Refrigerators and Home and Farm Freezers

3633 - Household Laundry Equipment

3634 - Electric Housewares and Fans

3635 - Household Vacuum Cleaners

3636 - Sewing Machines

3641 - Electric Lamps

3643 - Current-Carrying Wire Devices

3644 - Noncurrent-Carrying Wiring Devices

3645 - Residential Electric Lighting Fixtures

3646 - Commercial, Industrial, and Institutional Electric  
Lighting Fixtures

3647 - Vehicular Lighting Equipment

3651 - Radio and Television Receiving Sets, Except  
Communication Types

3652 - Phonograph Records and Pre-Recorded Magnetic Tape

3661 - Telephone and Telegraph Apparatus

3662 - Radio and Television Transmitting, Signaling, and  
Detection Equipment and Apparatus



- 3671 - Radio and Television Receiving Type Electron Tubes, Except Cathode Ray
- 3672 - Cathode Ray Television Picture Tubes
- 3693 - Radiographic X-ray, Fluoroscopic X-ray, Therapeutic X-ray, and Other X-ray Apparatus and Tubes; Electromedical and Electrotherapeutic Apparatus
- 3694 - Electrical Equipment for Internal/Combustion Engines

Electrical and Electronic Machinery, Equipment, and Supplies Manufacturing Uses not listed above shall be classified by the Planning Commission

Major Group 38 - Measuring, Analyzing, and Controlling Instruments; Photographic, Medical, and Optical Goods; Watches and Clocks.

Industry No.

- 3811 - Engineering, Laboratory, Scientific, and Research Instruments and Associated Equipment
- 3822 - Automatic Controls for Regulating Residential and Commercial Environments and Appliances
- 3823 - Industrial Instruments for Measurement, Display, and Control of Process Variables; and Related Products
- 3824 - Totalizing Fluid Meters and Counting Devices
- 3825 - Instruments For Measuring and Testing of Electricity and Electrical Signals
- 3832 - Optical Instruments and Lenses
- 3841 - Surgical and Medical Instruments and Apparatus
- 3842 - Orthopedic, Prosthetic, and Surgical Appliances and Supplies
- 3843 - Dental Equipment and Supplies
- 3851 - Ophthalmic Goods
- 3861 - Photographic Equipment and Supplies
- 3873 - Watches, Clocks, Clockwork Operated Devices, and Parts

Measuring, Analyzing, and Controlling Manufacturing Uses not listed above shall be classified by the Planning Commission

Major Group 39 - Miscellaneous Manufacturing Industries

Industry No.

- 3911 - Jewelry, Precious Metal
- 3915 - Jewelers' Findings and Materials, and Lapidary Work
- 3942 - Dolls
- 3944 - Games, Toys, and Children's Vehicles, Except Dolls and Bicycles

- 3951 - Pens, Mechanical Pencils, and Parts
- 3952 - Lead Pencils, Crayons, and Artist's Materials
- 3953 - Marking Devices
- 3961 - Costume Jewelry and Costume Novelties, Except Precious Metal
- 3962 - Feathers, Plumes, and Artificial Trees and Flowers
- 3963 - Buttons
- 3964 - Needles, Pins, Hooks, and Eyes, and Similiar Notions
- 3991 - Brooms and Brushes
- 3993 - Signs and Advertising Displays

Sporting and Athletic Good Manufacturing uses not listed above shall be classified by the Planning Commission

## **B. Conditioned Uses**

The following uses may be permitted in the Specific Plan area subject to the issuance of a conditional use permit in accordance with the procedures in this title:

1. Warehousing - businesses that primarily store or ship goods and materials, without maintenance of trucks or delivery vehicles. Not included in this category are permitted light industrial uses, where storage is clearly accessory/incidental to their permitted use. Mini-storage warehousing and public storage is not permitted.
2. 3673 - Transmitting, Industrial, and Special Purpose Electron Tubes
  - 3675 - Electronic Capacitors
  - 3676 - Resistors, for Electronic Applications
  - 3677 - Electronic Coils, Transformers and Other Inductors
  - 3678 - Connectors, for Electronic Applications

## **C. Classification of Uses**

The interpretation of the permitted uses as described shall be governed by Section 9156 of the Downey Municipal Code. Determination of uses for the specific plan area shall be made at a noticed public hearing of the Planning Commission.

## **D. Phase II Development Regulations**

1. Minimum Lot Size

25 acres

For parcel maps, see Section VIII-8.

2. Lot Coverage

Not to exceed 45 percent (45%).

3. Setbacks

- a. Adjacent to residential zones: 90 feet
- b. Adjacent to Erickson Avenue: 30 feet
- c. All other streets: 20 feet
- d. Improvements permitted within the setback areas include:
  - 1. Landscaping
  - 2. Pedestrian sidewalks and driveways
  - 3. Planters, fences or walls not to exceed 3 1/2 feet in height
  - 4. Monument signs as approved by Section III D.6. of this Specific Plan.
  - 5. Off-street parking\*

4. Building height limit

Thirty-five (35) feet

5. Parking

Off-street parking shall be provided in accordance with Section 9150 of the Downey Municipal Code.

6. Signs

A Master Sign Plan shall be submitted and approved by the Design Review Board in accordance with Section 9148 of the Downey Municipal Code.

7. Noise/Separation of Use Barriers

A noise/separation of use barrier consisting of a 9-foot high block wall, berming and landscaping shall be constructed along property lines, abutting residentially zoned properties. To provide visual screening, landscaping materials shall reach a mature height of 20 to 30 feet.

8. Facades

Building facades facing residentially zoned properties shall have no openings except for pedestrian doors.

9. Noise Standards

Development within this specific plan area shall be subject to applicable Sections 4600 through 4606 of the Downey Municipal Code.

\* This was included in Section 3, d. by a Minute Action of the Planning Commission, March 15, 1989.

10. Transformers and Emergency Generators

- a. Transformers and emergency generators shall be screened by either a 5 1/2 foot block wall or by landscaping, such as 5 gallon shrubs planted 3 feet on center (minimum).
- b. Where possible, trash and transformer enclosures shall be designed into the same enclosure. Trash enclosures are prohibited within front and street side yard setback areas.

11. Lighting

Shall be provided in accordance with Section 9152 of the Downey Municipal Code.

12. Walls

Shall be provided in accordance with Section 9152 of the Downey Municipal Code, except for noise wall specified in Section III D.7. of this specific plan.

13. Security Fences

Security fences shall be constructed of wrought iron. Pilasters along property lines are prohibited. The use of additional shrub masses along fences is encouraged. Chain link fencing and razor wiring is prohibited.

14. Service and Delivery Areas

- a. Service and delivery areas are prohibited within 200 feet of residentially-zoned properties.
- b. Loading docks and service delivery areas shall be screened, recessed, and/or enclosed so they are not visible from public right-of-ways.
- c. No materials, supplies, or equipment shall be stored in any area on a site, except within an enclosed building.
- d. Loading, service and delivery areas shall not encroach into any required landscape areas.

15. Site Landscaping and Maintenance:

- a. A landscape, irrigation and maintenance plan shall be submitted and approved by the Design Review Board in accordance with Section 9152 of the Downey Municipal Code.
- b. Ten percent (10%) of the site shall be landscaped, including five percent (5%) of the paved parking area.

- c. A minimum of one 15 gallon tree per 16 spaces shall be required in parking areas. The required trees shall "canopy", providing a shaded parking area.
- d. A 15-foot wide landscaped strip shall be developed on all parcel boundaries. A minimum tree size of 15 gallons shall be planted. Within building setbacks, 24-inch box trees shall be planted.
- e. Maintenance of on-site and boundary landscaping shall be the responsibility of the developer. Landscaping shall be adequately trimmed, watered, and maintained to ensure a pleasing appearance of the site.

#### 16. Irrigation

- a. An automatic irrigation system shall be installed capable of providing full coverage.
- b. No overspraying of irrigation water onto walks, roadways or parking areas will be allowed.
- c. Above ground utility cabinets and irrigation hardware shall be screened by use of decorative blockwall and landscaping.

#### 17. Building Materials, Colors and Building Design

Building materials, colors and building design are subject to review and approval of the Design Review Board. Building design shall be contemporary, using materials which easily lend themselves to maintenance and long life. Building design shall conform with Section III M. of this specific plan.

#### 18. Metal Buildings

Metal buildings shall not be permitted.

#### 19. Utilities

All utilities shall be installed underground in accordance with Section 7500 of the Downey Municipal Code.

#### 20. Roof Equipment

Air-conditioning, mechanical roof equipment, and elevator housings shall be screened and installed in accordance with Section 9136 of the Downey Municipal Code.

#### 21. Environmental Protection Standards

See Section 9144 of the Downey Municipal Code and Section VII of this specific plan.

## SECTION IV -- CIRCULATION PLAN

The circulation plan provides the transportation system and basic standards for safe, efficient vehicular movement within and around the Rancho Business Park. Its provisions regulate the implementation and timing of the planning areas internal circulation network, construction of on and off-site intersection and roadway improvements and the design standards of the networks three roadways. As part of the EIR for GP-87-3, traffic studies were prepared evaluating the impacts of the light industrial development and the mitigation measures required are included in this Specific Plan. The Circulation Plan coordinates roadway development with the Rancho Business Park's scheduled phasing plan. The basic improvements are shown on Exhibit F.

### A. Classification of Streets

The three following streets comprise the adopted street network and are shown on Exhibit G:

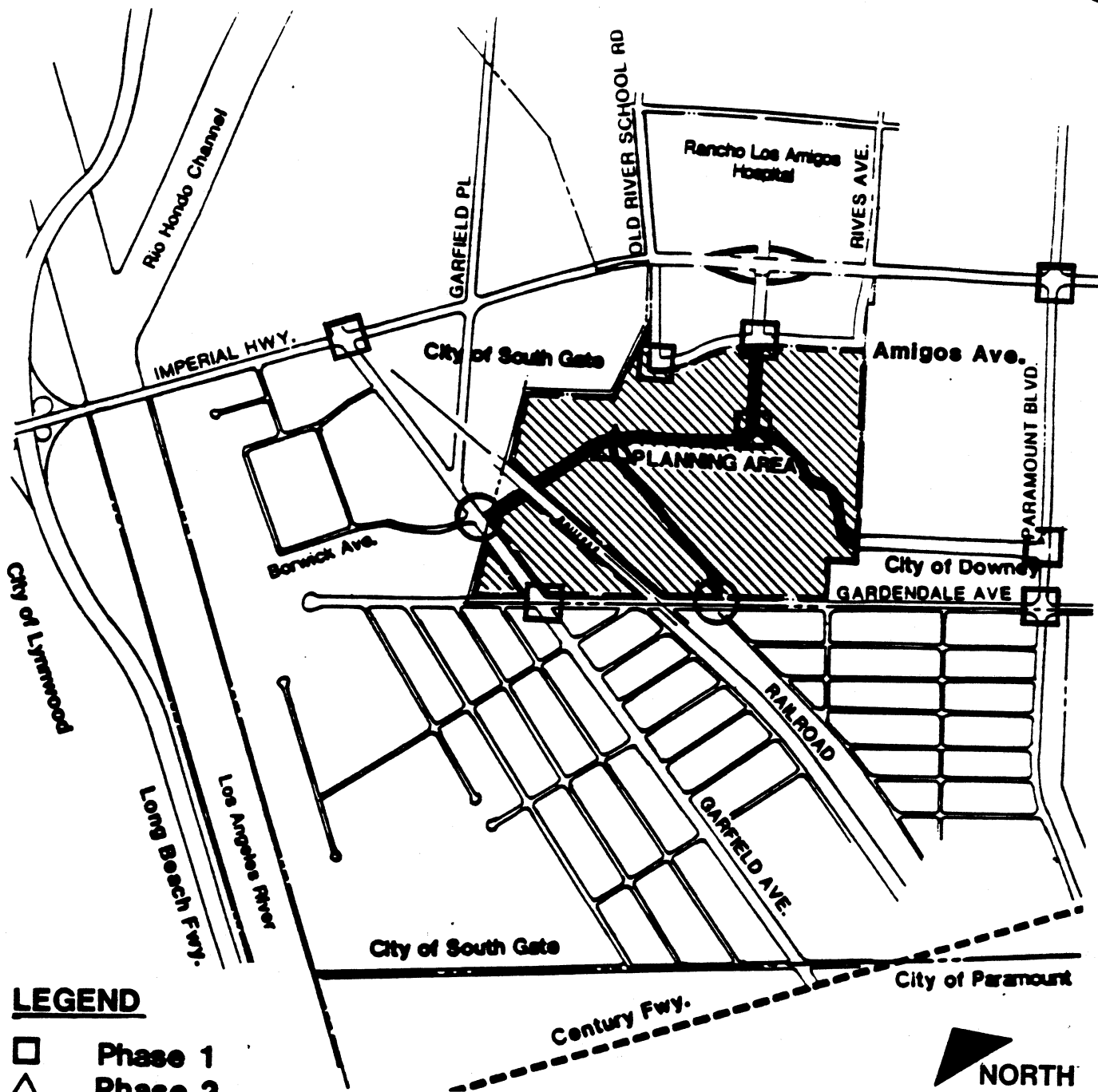
- (1) Erickson Avenue - Highway. Erickson Avenue will be developed as a highway with 350' radius and a right-of-way width of 104 feet and 64 feet curb-to-curb; two travel lanes in each direction.
- (2) Consuelo Street - Local Street. Consuelo Street will be developed as a local highway with a right-of-way width of 60 feet and 44 feet curb-to-curb; one travel lane in each direction.
- (3) "Link Road" - Local Street. The "Link Road" has not been named; this term was coined during the hearings for GP-87-3. "Link Road" will connect Erickson Avenue and Gardendale Street, and will be developed to the City's local highway standard with a right-of-way width of 60 feet and 44 feet curb-to-curb; one travel lane in each direction.

### B. Erickson Ramps

A major capital improvement project is the slip ramp system connecting the Erickson Avenue Bridge to Imperial Highway. When completed, the ramps will serve as the primary entrance to the Rancho Business Center. The ramps are designed so traffic will easily access and depart the center and to draw traffic away from residential neighborhoods. Development of the ramps shall comply with Section VIII E. of this specific plan.

### C. Phase Two Improvements

1. Construction of Erickson Avenue/Imperial Highway Ramp System shall be completed in accordance with Section VIII. E.

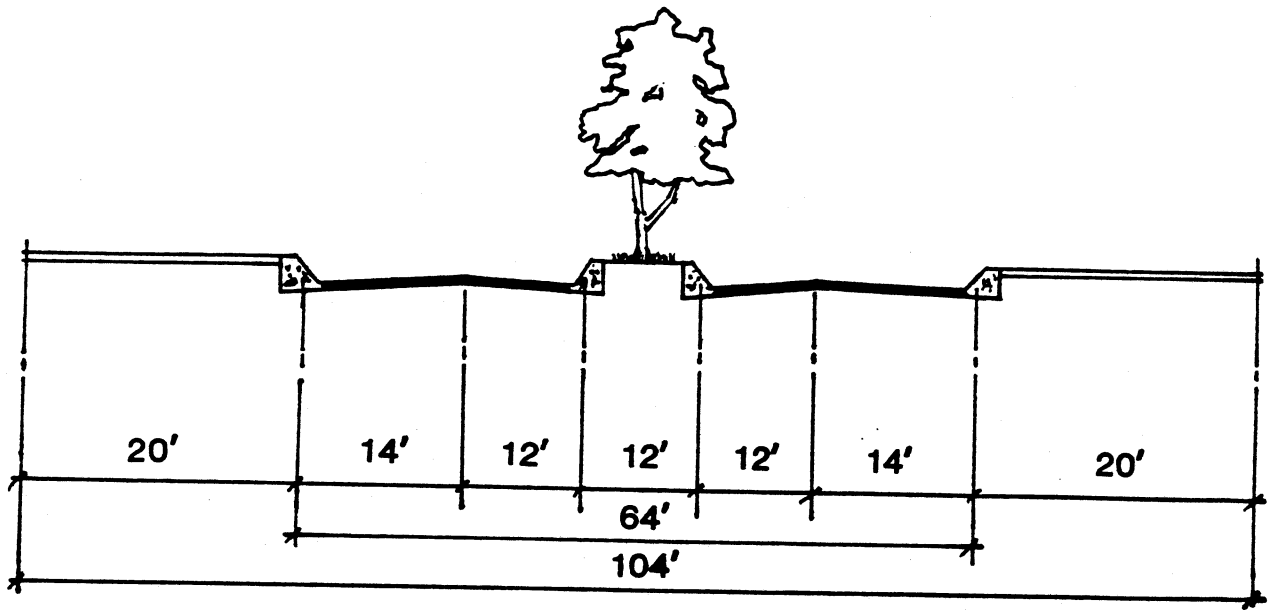


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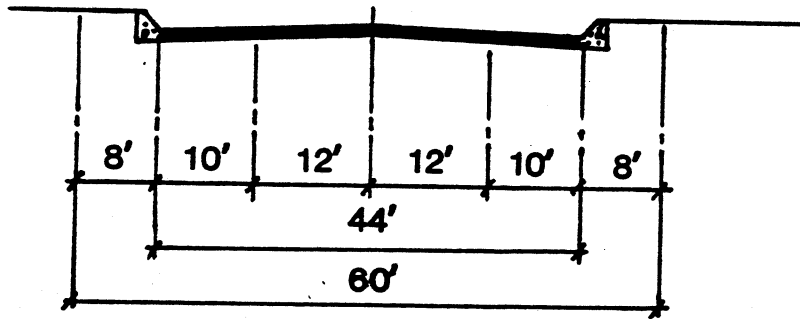
- Phase 1
- △ Phase 2
- Phase 3

**ROADWAY AND INTERSECTION IMPROVEMENTS**

**RANCHO LOS AMIGOS SPECIFIC PLAN**



ERICKSON AVE.

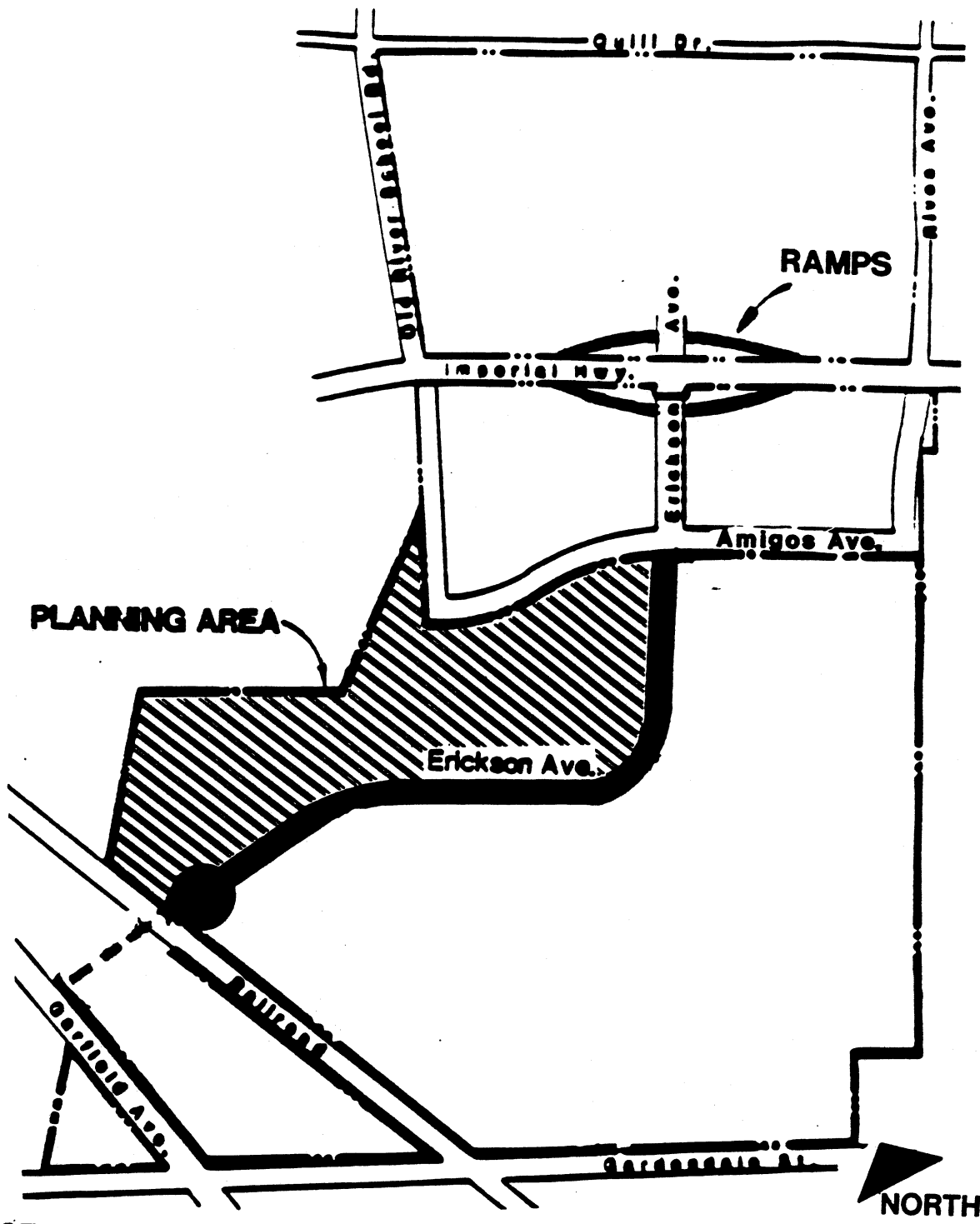


CONSUELO ST.  
AND  
LINK RD.

**STREET CLASSIFICATION**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**





LEGEND



PHASE 1

**PHASE I - ERICKSON EXTENSION**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**

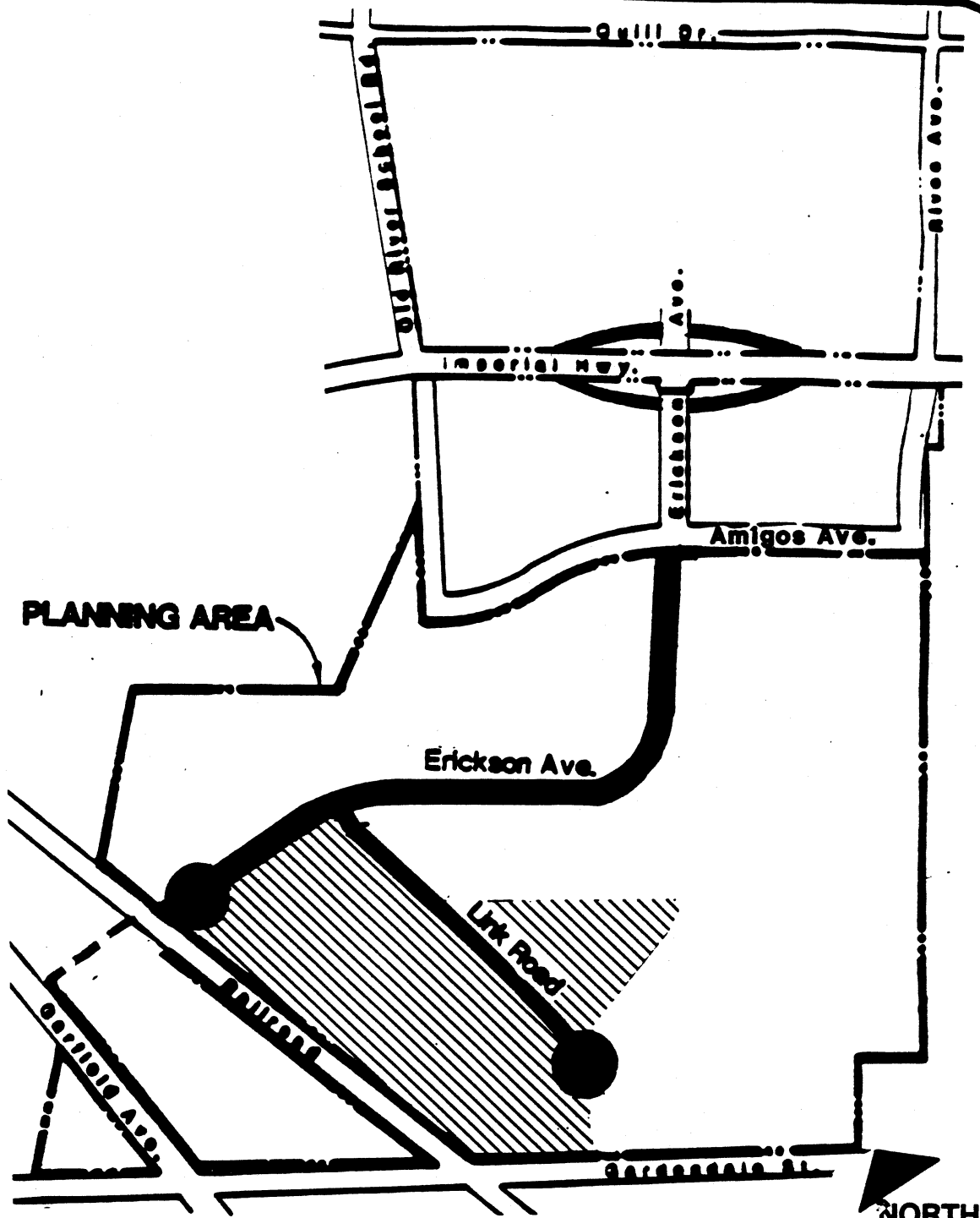
2. Reconstruct and Realign Erickson Avenue as shown in Exhibit H. Erickson Avenue shall be constructed before issuance of certificates of occupancy for any structure in Phase II.
3. Off-Site Roadway and Intersection Improvements. These improvements shall be completed during the course of Phase II and prior to issuance of Certificates of Occupancy for Phase II buildings.
  - a. Garfield Avenue/Imperial Highway Intersection - install dual southbound left turns.
  - b. Paramount Boulevard/Imperial Highway Intersection - install northbound, eastbound, and westbound dual left turns with protected left turn phasing.
  - c. Old River School Road/Imperial Highway Intersection - make the number one southbound lane optional left/through on split phase, and install dual eastbound left turns.
  - d. Garfield Avenue/Gardendale Street Intersection -install dual southbound left turns.
  - e. Rives Avenue/Imperial Highway Intersection - restrict north-south Rives Avenue vehicle movements to right-turn-in, right-turn-out by extending a solid Imperial Highway median through the intersection.
  - f. Relocate the existing traffic signal from the Rives Avenue/Imperial Highway Intersection to the Smallwood Avenue/Imperial Highway Intersection.
4. Planning Area Roadway and Intersection Improvements
  - a. Install 4-way stop signs and pavement markings at Erickson Avenue/Amigos Avenue.
  - b. Install stop signs at driveways/cul-de-sac at Old River School Road/Amigos Avenue.
  - c. Install one-way stop sign on Consuelo Street at Erickson Avenue.
  - d. Install no parking sign on Erickson Avenue between Amigos Avenue and Erickson Avenue's western terminus.
  - e. The speed limit on Erickson Avenue shall be 25 mph.
5. Compliance with applicable requirements of Section VIII of this specific plan.

## **D. Phase Three Improvements**

1. Circulation Implementation
  - a. Prepare a traffic study in accordance with Section VIII of this specific plan. Based on the traffic study, mitigation measures shall be required as necessary.
  - b. Develop "Link Road" to Specific Plan street standards from Erickson Avenue, providing adequate access to Parcels 5C and 7 as shown on Exhibit I. "Link" road shall be completed prior to issuance of Certificates of Occupancy on any building in Phase III.
2. Off-Site Roadway and Intersection Improvements. These improvements shall be completed prior to issuance of Certificates of Occupancy for any building in Phase III.
  - a. Garfield Avenue/Imperial Highway Intersection - install fourth westbound through lane. This shall be completed to the satisfaction of the City of South Gate.
  - b. Old River School Road/Imperial Highway - add additional dual eastbound left turns.
3. Planning Area Intersection And Roadway Improvements. These improvements shall be completed prior to issuance of Certificates of Occupancy for any buildings in Phase III.
  - a. Install a stop sign where the "Link Road" terminates at Erickson Avenue.
4. Compliance with applicable requirements of Section VIII of this specific plan.

## **E. Phase Four Improvements**

1. Circulation Improvements
  - a. Prepare a traffic study assessing Phase II, III and IV cumulative traffic impacts. Based on the results of the traffic study mitigations measures shall be required as necessary.
  - b. Develop Erickson Avenue from its Phase II terminus to Garfield Avenue.
  - c. Align the intersection of Erickson and Garfield with Borwick Avenue and install four-way signalization to the satisfaction of the City of South Gate.



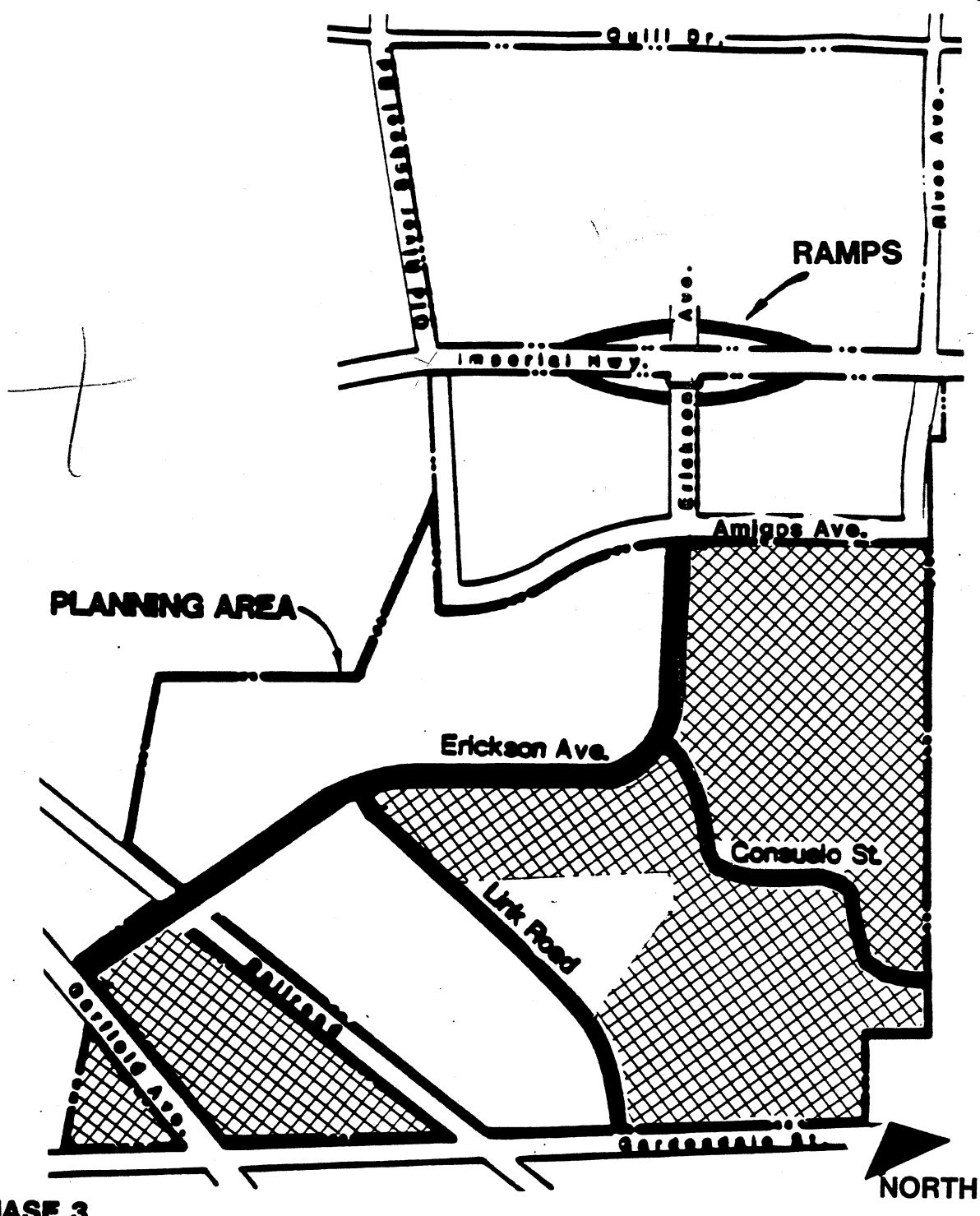
LEGEND



PHASE 2

## LINK ROAD EXTENSION

# RANCHO LOS AMIGOS SPECIFIC PLAN



**LEGEND**

 **PHASE 3**

**PHASE III - ROAD IMPROVEMENTS**

**RANCHO LOS AMIGOS  
SPECIFIC PLAN**

- d. Reconstruct Consuelo Street to local highway standards from Erickson Avenue to Paramount Boulevard, with 60 foot right-of-way and 44 feet curb-to-curb, as shown on Exhibit J.
  - e. Develop the "Link Road" from its Phase III terminus to Gardendale Street, as a local street with 60 foot right-of-way and 44 feet curb-to-curb.
2. Off-Site Roadway And Intersection Improvements. These improvements shall be completed prior to issuance of Certificates of Occupancy of any buildings in Phase IV.
- a. Garfield Avenue/Imperial Highway Intersection - install dual southbound left turns, plus an additional east-west lane.
  - b. Paramount Boulevard/Imperial Highway Intersection - install westbound fourth through lane, and add southbound and eastbound exclusive right turn lanes with signal overlap.
  - c. Garfield Avenue/Gardendale Street Intersection - install dual southbound left turn with the westbound right turn signal overlap, and change westbound approach to optional left turn/through lane and dual right turns. This shall be completed to the satisfaction of the City of South Gate.
3. Planning Area Roadway And Intersection Improvements. These improvements shall be completed prior to issuance of Certificates of Occupancy of any buildings in Phase IV.
- a. Complete construction of Erickson Avenue from its Phase II terminus to Garfield Avenue and develop an at-grade or grade-separated crossing at the Union Pacific Railroad tracks.
  - b. Construct a raised median at the "Link Road" approach to Gardendale Street restricting access to Gardendale Street to right-turn-in and right-turn-out only, and post signage prohibiting eastbound travel on Gardendale Street from the "Link Road".
  - c. Construct a raised median in the center of Gardendale Street at the "Link Road"/Gardendale Street/Industrial Avenue Intersection to prevent northbound Industrial Avenue traffic from crossing Gardendale Street and accessing the "Link Road". Northbound Industrial Avenue traffic would still, however, be able to make eastbound and westbound turning movements onto Gardendale Street.

- d. Paramount Boulevard/Gardendale Street Intersection - provide protected left turn movements with eastbound right turn overlap.
- e. Construct a raised median at the Consuelo Street approach to Paramount Boulevard restricting eastbound Consuelo Street traffic to right-turn-out only.
- f. Install a signal at the Erickson Avenue/Garfield Avenue/Borwick Avenue intersection.
- g. Depending upon the results of the traffic studies, monitor the following intersections and signalize when warranted:
  - Erickson Avenue/Consuelo Street;
  - Erickson Avenue/"Link Road";
  - Amigos Avenue/Erickson Avenue.

## **SECTION V -- DRAINAGE REQUIREMENTS**

### **Phase II**

1. A Hydrology Study shall be prepared to determine the necessary size and capacity of on-site retention basins. The retention basin(s) shall be completed prior to Certificates of Occupancy and shall provide mitigation for Phase II only.
2. Based on preliminary evidence, it is expected that flooding will occur during a "100-year storm". Based on the best and most current information available at the time building permits are issued, buildings shall be made flood resistant to the satisfaction of the City of Downey. The City will accept any method currently approved by the Federal Emergency Management Agency.
3. Applicant/developer shall install all public storm drains.
4. Grading shall comply with applicable City codes. Applicant/developer is responsible for all on-site drains.
5. Provide an adequate storm drainage system, subject to the approval of the Public Works Director.

### **Phase III and Phase IV**

1. A Hydrology Study shall be prepared prior to Phase III development and in accordance with Section VIII C. of this specific plan. The study shall review the specific plan area's flood control design requirement and proposed mitigation measures.
2. Improve the drainage system to accommodate project run-off. The improvements shall extend from the specific plan area, to the Hollydale Storm Drain and the Los Angeles River.



## SECTION VI -- WATER AND SEWER SYSTEM REQUIREMENTS

These requirements ensure that the water distribution system is developed providing both fire flow and water for industrial development.

1. The applicant/developer shall install water distribution mains, fire hydrants, and provide easements or other agreements to City specifications necessary to service Phase II.
2. The applicant/developer shall comply with "Water Supply Agreement", Rancho Los Amigos Medical Center Business Center Park, et al.
3. A Sewer Master Plan shall be provided prior to each phase of development. Sewers shall be installed in the public right-of-way, subject to the approval of the Public Works Department.

## **SECTION VII -- GENERAL REGULATIONS**

### **A. Authority**

The Rancho Los Amigos Business Center Specific Plan 88-1 is established through the authority granted to the City of Downey by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

### **B. Relationship to Other Regulations**

The specific plan provides policies, standards and regulations guiding the development of Rancho Business Park. Areas not addressed are governed by the Downey Municipal Code. No provision of this plan is intended to repeal, abrogate, annul, impair or interfere with any existing ordinance, resolution or policy, except as specifically repealed by the adoption of this specific plan.

### **C. Zoning Ordinance**

Upon adoption of the Rancho Los Amigos Business Center Specific Plan 88-1, all land use designations, development regulations and standards set forth in this plan, to the extent described herein, replace those contained in the applicable sections of Downey Municipal Code.

### **D. Conflicts with Other Regulations**

When provisions of this specific plan impose more restrictive regulations than required by any other ordinance, resolution or policy, the provisions of this specific plan shall govern. This specific plan is regulatory in nature, and serves as zoning law for the properties and planning areas involved. Development plans, design review, tract and parcel maps, and other development entitlements shall be consistent with this specific plan, the City of Downey general plan and zoning ordinance.

### **E. Existing Agreements**

This specific plan is not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this specific plan.

## **F. Interpretation**

The Community Development Director shall be responsible to interpret the provisions of this specific plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such interpretation may request review by the Planning Commission.

## **G. Ambiguities**

Unless otherwise provided, any ambiguity concerning the content or application of the Rancho Los Amigos Business Center Specific Plan 88-1 shall be resolved by the Community Development Director.

## **H. Enforcement**

The Community Development Director or designee shall enforce the provisions of this specific plan.

## **I. Violation**

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy, or maintain any building, structure, equipment, or portion thereof within the specific plan area or cause the same to be done contrary to or in violation of any provisions of this specific plan.

No person shall violate any provision or fail to comply with any requirement of this specific plan. Any person violating any provision or failing to comply with any requirement of this specific plan is guilty of a misdemeanor.

## **J. Amendment**

Amendment to this specific plan shall comply with the provisions of Section 9170 of the Downey Municipal Code, relative to zone changes, and Sections 65450 through 65437 of the California Government Code.

## **K. Nuisance**

Any use of property, building or structure hereafter erected, built, maintained or structurally altered contrary to the provisions of this specific plan, shall be considered a public nuisance.

## **L. Severability**

In the event that any section, subsection, condition or term of this specific plan is declared illegal or unenforceable by any court of competent jurisdiction, the other sections, subsections, conditions and terms shall remain in force and effect to the full extent permitted by law.

## **M. Noise Standards**

The following noise standards are not intended to replace the remedies available to the City under the City of Downey Noise Ordinance. These standards are intended to supplement the Noise Ordinance and may be used in conjunction with serious code enforcement cases or singularly.

### **1. Loading and Unloading**

Loading and unloading adjacent to residential uses shall only occur between the hours of 7:00 a.m. to 10:00 p.m., Monday through Saturday. There shall be no loading or unloading on Sundays and holidays adjacent to residential uses. In no event shall loading or unloading adversely impact surrounding uses. These loading and unloading standards shall apply to all existing and new uses.

### **2. Parking and Landscape Areas**

Parking and landscape area activities, such as mechanical sweeping, mechanical grass cutting and mechanical blowing, shall not impact residential uses. To mitigate noises adjacent to residential uses, all parking area and landscape maintenance shall occur between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. In no event shall parking and landscape area activities adversely impact any surrounding uses. These noise standards shall apply to all existing and new uses.

### **3. Refuse Pickup/Trash Compaction**

All refuse pickup and trash compaction adjacent to residential uses shall occur only between the hours of 6:00 a.m. and 6:00 p.m. Monday through Saturday. No refuse pickup or trash compaction will be permitted on Sundays or holidays adjacent to residential uses. In no event shall refuse pick up and trash compaction adversely impact any surrounding uses. These refuse pickup and trash compaction standards shall apply to all existing and new uses.

## N. Trash Storage

Walls shall be seven (7') feet in height; all openings shall be equipped with a self-closing, view obscuring lift gate; the interior dimension shall be at least one foot longer on all sides than the bin; 4" x 4" concrete runners around the bottom of the interior shall be provided; the enclosure shall be set on 4" THICK concrete slab.

### Lids:

All garbage stored within said enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied. Enclosures visible from upper story residences shall be screened by a trellis. Restaurant trash enclosures shall have self-closing lids. The tops of all enclosures shall be fitted with fine mesh screening.

### Gates:

All trash enclosures shall be fitted with a garage door-type lift gate or a swing gate, of lightweight decorative plywood, aluminum, or comparable material. An additional personnel access door shall also be provided. Both gates shall be closed at all times when not being used.

### Design:

The trash enclosure shall be designed and constructed with colors and materials to match the building(s) it services.

### Size of Enclosure Required:

The following is the minimum amount of area to be set aside for enclosures which may occur in a single location or in several locations equaling the area required:

Less than 5,000 sq. ft.	1 - 50 sq. ft. enclosure
5,000 - 19,000 sq. ft.	1 - 10 x 7 enclosure
20,000 - 25,000 sq. ft.	1 - 6 x 14 enclosure
25,000 - 30,000 sq. ft.	1 - 10 x 14 enclosure

## **O. Performance Standards**

Any permitted use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: sound, vibration, electromechanical disturbances, electromagnetic disturbances, radiation, air pollutions, dust, emission of toxic or nontoxic matter. All structures and uses shall be subject to periodic City review.

## **P. Environmental Pollution Control**

The following performance standards shall apply, in addition to all other applicable standards:

1. All mechanical equipment, including heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.
2. Electrical disturbance, heat and cold, glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
3. Fire and explosion hazards. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire-fighting devices to the specifications of the City of Downey Fire Marshal. All incineration is prohibited.
4. Odor. No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.
5. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices.
6. Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

## **SECTION VIII -- IMPLEMENTATION AND MONITORING**

### **A. Specific Plans - Phases III and IV**

Amendments to this specific plan are required prior to development of any parcels contained in Phase III and IV. These amendments shall comply with the appropriate provisions of CEQA and City of Downey requirements. The Rancho Los Amigos Business Center Specific Plan (88-1) was processed under a program environmental impact report. Each specific plan phase requires the submission of a preliminary environmental description and initial study. Additional information may be required with future phases as determined by the Director of Community Development or designee.

### **B. Future Traffic Studies**

Traffic studies are required with the submission of specific plan proposals for Phases III and IV. These studies shall assess the circulation impacts and improvements of Phases I and II development, as well as anticipated impacts of subsequent phases. Such factors as the completion of the I-105 freeway shall be addressed.

### **C. Future Hydrology Studies**

Hydrology studies are required with the submission of specific plan proposals for Phases III and IV. The study shall evaluate capacity of the regional and local storm drains. These studies shall also evaluate the impacts of each phase, as well as impacts from previous phases. The study shall propose a storm drain master plan. The study shall also focus on area wide impacts on the Hollydale System and Los Angeles River. This study shall provide an update on the FEMA report, Army Corps of Engineering and Los Angeles County Public Works status on significant capital improvements.

### **D. Hospital Relocation Study**

X The County of Los Angeles will submit hospital and administrative services relocation studies in conjunction with applications for development of Phases III and IV of this specific plan. These studies shall detail the impacts upon City services, utilities and infrastructure. The County shall cooperate with the City in resolving hospital and administrative services development concerns.

### **E. Erickson Ramp System**

Prior to the issuance of certificates of occupancy for any development in Phase II, the Erickson ramp system shall be completed. Ramps shall be dedicated to the City and be operational for remaining phases. For purposes of this specific plan, completion shall mean the following:

1. City review and approval of preliminary ramp designs;
2. City review and approval of final working drawings and specifications;
3. City review of the construction schedule.
4. Completion and performance securities approved and on deposit with the City;
5. Grading, underground utilities and base course installed; and
6. Completion of the ramps to the satisfaction of the City.

### **F. Erickson Avenue Railroad Crossing**

A major component of the circulation master plan for the Rancho Business Park involves the Erickson Avenue railroad crossing the Union Pacific line. Public Utility Commission review and approval is required. This permit process will take several months and involves hearings before the PUC. Installation is required as a condition of Phase IV construction.

The following requirement is established:

Prior to application for Phase IV Specific Plan, Los Angeles County shall have obtained PUC approval of the Erickson Avenue railroad crossing. Certified approval documents shall be supplied to the City with the specific plan application for Phase IV.

### **G. Lighting and Landscape Maintenance District**

As a condition of subsequent development approvals the land owner/developer shall consent to inclusion in an assessment district to fund street lighting and landscape maintenance costs.

### **H. Tentative Maps**

Tentative parcel or tract maps shall be submitted with each phase in accordance with the requirements of the State Subdivision Map Act and City of Downey Municipal Code. Final maps shall be reviewed and approved by the City prior to the issuance of any building permits.



## **I. Building Permit Issuance**

Building permits may only be issued after approval of the Master Development Plan by the Planning Commission, City review and approval of Erickson Ramp System as outlined in Section VIII. E. of this specific plan and recordation of the final map.

## **J. Phasing Plan**

A phasing plan for Phase II shall be submitted in conjunction with the tentative map application. The phasing plan shall indicate proposed circulation, water and sewer system connections, and method of storm drainage for sites and streets. The City may request clarification and supplemental information as necessary to guarantee proposed development is adequately served by utilities.

Concurrent with applications for specific plans on Phases III and IV detailed phasing and master plans shall be submitted. These plans shall address circulation, water, sewer, storm drains and other related issues.

## **K. Master Development Plan**

A master development plan shall be approved by the Planning Commission prior to the issuance of building permits for any new development and for significant reconstruction. The developer shall meet with the City prior to filing a master development plan application to evaluate alternative configurations and siting of buildings, parking and circulation design and related issues.

The master development plan shall include at a minimum:

1. A fully dimensioned site plan, including on-site parking, location of loading areas, accessory structures, circulation and access lanes, proposed uses, building foot prints, total square footages, setbacks, location and design of fencing and/or walls and trash enclosures.
2. Tabulation of required and provided parking, lot coverage, percent of building area, parking and landscaping, total gross floor area, subtotals of floor areas devoted to manufacturing, office, service and similar uses.

3. Landscape and irrigation plan. The plan shall include tabulation of plant materials. The plan shall show significant trees, location and method of screening for transformers.
4. Elevations and floor plans of all structures.
5. A master sign plan. Low scale monument signs and unified signing is encouraged.
6. Colors and materials board.

The master development plan may be amended by approval of the Planning Commission. Minor modifications or deviations may be approved by the Director of Community Development in accordance with Section 9162 of the Downey Municipal Code.

#### **L. Development Review**

All development shall be subject to design review and approval as specified by Section 9162 of the Downey Municipal Code. Development review shall be accompanied by information determined necessary by the Director of Community Development to complete the application, including but not limited to estimated water use, required parking, disclosure of hazardous materials and processes.

#### **M. Design Guidelines**

1. Architectural features shall include:
  - a. Full architectural treatments, wrapping of detailing around side and rear elevations;
  - b. Breaks in the horizontal appearance of buildings by the use of reveals, collandes, setbacks, angles and massing;
  - c. Breaks in the vertical appearance of building by the use of focal points, varied parapet heights, theme towers, and inset banding;
  - d. Architectural details to add character to the buildings by use of glass walls, exposed aggregate, mosaic patterns, granite buttons and varying of building colors;
  - e. Subdued colors to minimize massive structures;
  - f. Shade and relief areas, such as insets and recesses.

2. Streetscapes shall include:

a. Landscaping off-site adjacent to surrounding arterials:

A landscape edge adjacent to surrounding arterials, providing informal tree plantings and intersections. The width will vary with the adjacent street.

b. Landscaping on-site adjacent to internal roadways:

The primary arterials and secondary streets which provide the major access to the business park shall be landscaped in a formal urban arrangement.

Consistency will be achieved by landscaping with a singular tree species to identify each roadway as the primary circulation feature.

All internal streets shall maintain a landscaped strip between the curb and parking or building edge. This area shall be planted with trees and shrubs along the parking lot edges.

Project entries shall be planted with shrub species identical to adjacent street edges.

3. Project Edges:

The edge buffer of the business park area shall consist of a dense, informal planting of trees in a landscaped strip. Permanent groundcover will be planted below the trees.

4. Project Entries:

Large scale canopy trees, special/enhanced paving, and berming shall be used at the project entries.

5. Hardscape Design Elements:

Hardscape design elements in the early California style shall be light fixtures, bollards, street furniture, trash receptacles, planters and bus shelters. All materials used for walls, fences, paving, lighting and street furniture throughout the business park shall be coordinated with and complementary to architectural design details and materials.

## **N. Utility Guidelines**

Due to water supply and delivery constraints the City will monitor high water users within the business park. For purposes of this plan high water users will be determined by the Director of Public Works as uses which are not typical light industrial uses.

All uses shall supply an estimate of water use concurrent with applications for development review or occupancy permits. If determined to be high water users the City may condition such uses to relieve impacts.

## **O. Public Works Monitoring**

The Public Works Department has responsibility for monitoring the design, installation and function of circulation, storm drain, water and sewer system improvements. The property owner/developer shall cooperate with the Public Works Department in the design, construction and dedication of required public improvements.

In conjunction with applications for development of Phase III and IV the land owner and future developers shall submit information detailing compliance with the established mitigation measures of the Rancho Business Park Specific Plan 88-1 and environmental impact report, subsequent environmental documents, applicable federal, state and City codes.

## **P. Landscape Master Plan**

In conjunction with the application for specific plan for Phase III the land owner/developer shall submit a master landscape concept plan. The landscape master plan shall develop a business park landscape concept and theme. This landscape plan shall tie into and relate to the existing landscaping.

The concept shall address entry monument signs, street signs, street furniture, textured paving, use of decorative walls and other landscape components. The landscape master plan shall detail special edge treatments adjacent to residential neighborhoods, along Consuelo Street and in other key areas. Trees for preservation shall be shown.

## **Q. Tree Preservation Plan**

The environmental impact report identified 33 significant trees for preservation. A subsequent study revealed three more trees, totaling 36 trees. These standards were based on size, age, species, form and health of trees. Phase II is required to preserve or relocate four trees. In conjunction with applications for approval of Specific Plan for Phases III and IV the land owner/developer shall submit a detailed tree preservation plan. The Significant Tree Survey is listed as Exhibit K and the Significant Tree Index is Exhibit L.

This tree preservation plan shall be integrated into the landscape, circulation, utility and other improvement plans. In future phases significant trees shall be designed around, rather than removed or relocated. The 36 significant trees identified in Exhibits K and L shall not be removed without obtaining prior approval from the Planning Commission. Phase II trees will be addressed in connection with the Master Plan approval.

The following trees are called out for special preservations efforts:

- Tree No. 24 - Bunya Bunya
- Tree No. 23 - Moreton Bay Fig
- Tree No. 34 - Mexican Apple
- Tree No. 35 - Pink Cedar Tree Cluster

#### **R. Asbestos Mitigation Program**

The landowner/developer shall submit an asbestos report prior to the issuance of demolition or building permits. This report shall identify the location and nature of asbestos. The report shall contain asbestos mitigation/removal plan to the satisfaction of the City and applicable federal and state requirements.

#### **S. Noise Study**

In conjunction with the application for specific plan on Phases III and IV the land owner/developer shall submit detailed noise studies. These studies shall evaluate traffic and project related noises. Mitigations shall be developed which prevent the further encroachment of the 60 CNEL noise contour into adjacent residential neighborhoods.

The noise study shall be prepared by a licensed acoustical engineer. The study shall identify cumulative impacts, structural mitigation measures and identify the degree of noise protection provided by existing walls. If necessary the study shall provide additional noise reduction measures, such that the project will comply with state and local noise standards.

#### **T. Adaptive Reuse Study**

The environmental impact report identified several potential historic resources, including the Harriman House. This is shown as Exhibit M. Prior to demolition of these structures the land owner/developer shall submit a report documenting their significance.

If the resource is eligible for the National Register of Historic Places the land owner/developer shall submit an adaptive reuse feasibility study. This study shall focus on retaining significant structures, in a sensitive surrounding, with adaptive uses. Examples of this would be adaptive reusing the Harriman House as an office or administrative building.

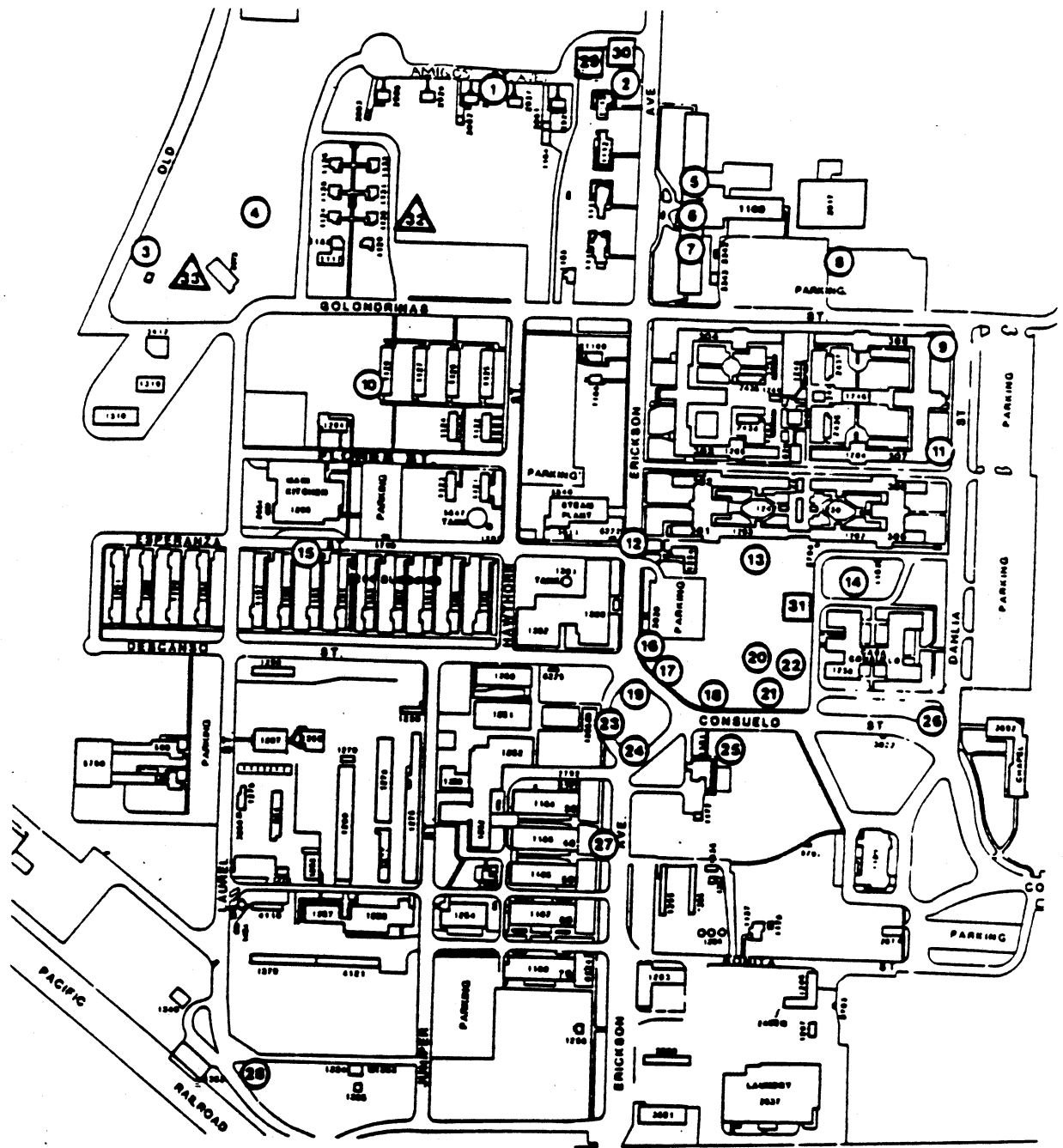
#### **U. Fire Protection Requirements**

The following fire protection standards have been established to protect the public health and safety:

1. Occupancy shall not be provided for any structures prior to provision of fire flow.
2. Buildings 5,000 square feet or larger shall be provided with an automatic fire alarm system to the specifications of the Fire Marshal.
3. Buildings 10,000 square feet or larger shall be provided with automatic fire sprinkler and alarm systems to the specifications of the Fire Marshal.
4. Public assembly occupancies over 5000 square feet shall be provided with automatic fire sprinklers and alarm systems to the specifications of the Fire Marshal.
5. Temporary emergency turn-arounds or cul-de-sacs shall be provided in Erickson Avenue and Link Road. Minimum radius shall be 40 feet.
6. All development shall comply with applicable provisions of the City of Downey Fire Code.
7. The County of Los Angeles shall permit the road network for Phases II and III to tie into the private roads to facilitate emergency response.

#### **V. Parcel Maps**

After Master Plan approval, parcel maps may be submitted for leasing purposes. Maps shall be accompanied with property owner consent, access and egress agreements and other agreements that guarantee maintenance and parking. Parcels shall not be less than two gross acres in size. Condominium or common ownership maps shall not have to meet the minimum parcel size requirement.



- Outstanding specimens; superb condition and size. Trees recommended to be saved by designing around.
- Excellent or unusual examples because of size, recommended to be saved by designing around.
- △ Very good or rare; (transplant if cost and survival probability justifies).

Based on Rancho Los Amigos Hospital Tree Survey, June 1988  
 Betty Doran Associates, Landscape Architects and Site Planners  
 Note: Trees of a combined rating of less than 13 (indicating trees of average value and condition) have not been included in this exhibit.

## TREE SURVEY

# RANCHO LOS AMIGOS SPECIFIC PLAN

<u>Index Number</u>	<u>Common Name</u>	<u>Rating Condition</u>	<u>Value</u>
1	Deodar Cedar	7	7
2	Camphor	6	7
3	California Sycamore	6	7
4	California Sycamore	6	7
5	Sago Palm	6	7
6	Sago Palm	6	7
7	Sago Palm	6	7
8	Sago Palm	7	7
9	Redwood	6	7
10	Primrose Tree	6	7
11	Redwood	6	7
12	Magnolia	6	7
13	Camphor	6	7
14	Bunya Bunya	6	7
15	Coast Live Oak	6	7
16	Camphor	7	7
17	Camphor	6	7
18	Bunya Bunya	7	7
19	Camphor	7	7
20	Camphor	7	7
21	Camphor	7	7
22	Redwood	6	7
23	Moreton Bay Fig	7	7
24	Bunya Bunya	7	7
25	Queensland Pittosporium	6	7
26	Bunya Bunya	6	7
27	Laurel Fig	7	7
28	Bottle Tree	7	7
29	Deodar Cedar	7	6
30	Camphor	7	6
31	Camphor	7	6
32	Sago Palm	7	6
33	Laurel Fig	7	6
34	Mexican Apple	7	7
35	Pink Cedar	7	7
36	Tipu	7	7

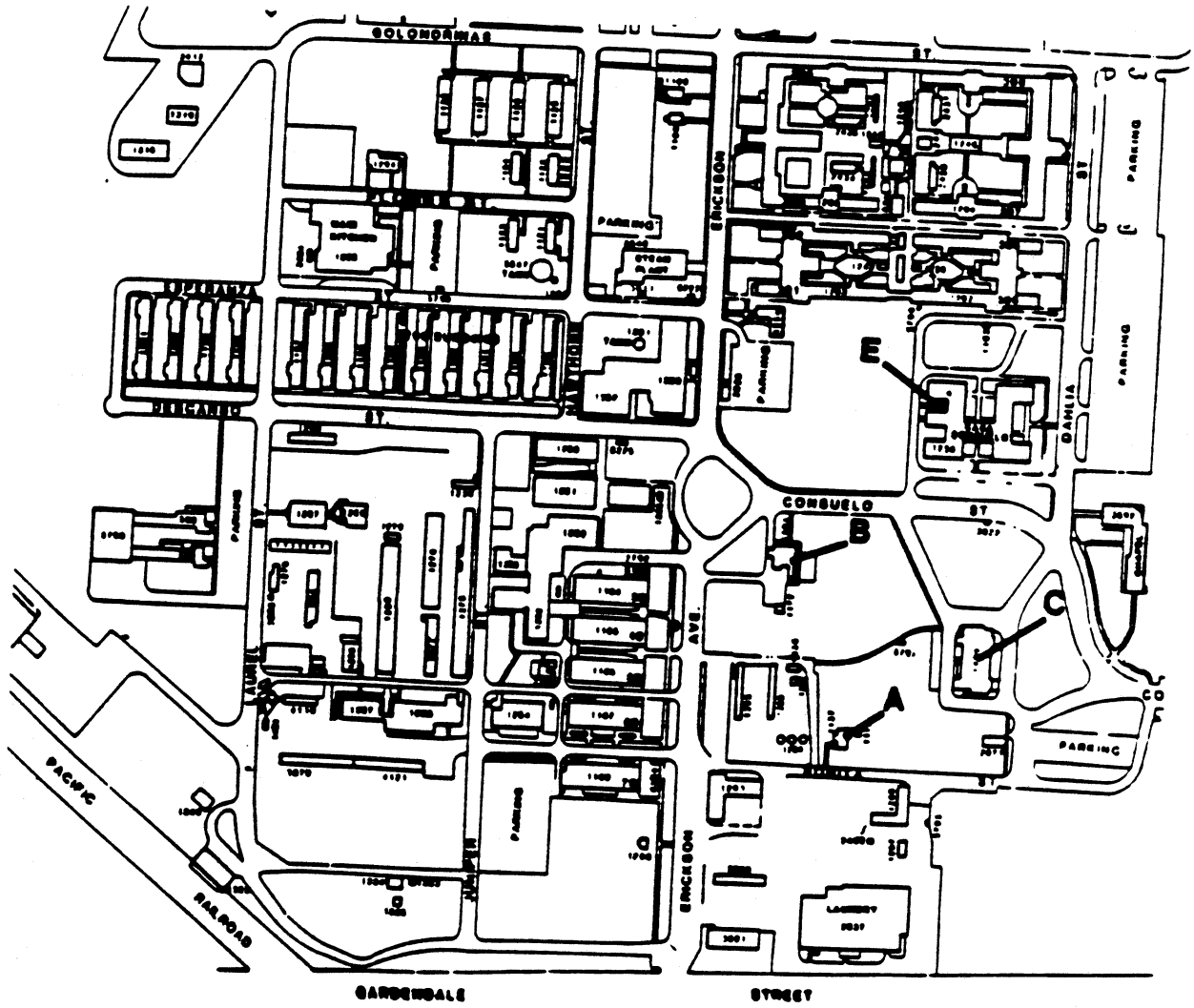
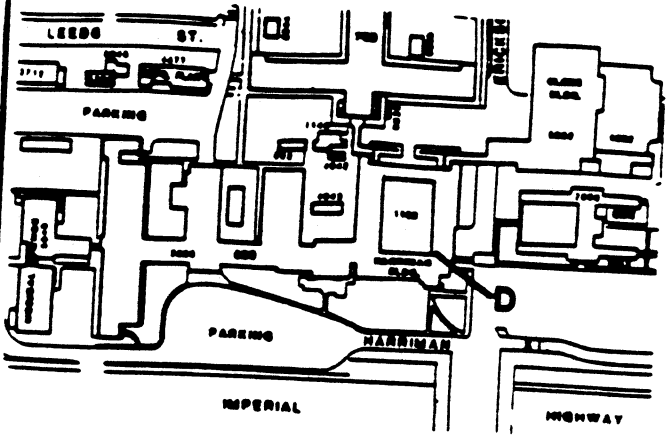
NOTE: For a complete listing and evaluation of all the trees and shrubs on site please refer to Appendix D, Rancho Los Amigos Tree Survey.

## SIGNIFICANT TREE INDEX

# RANCHO LOS AMIGOS SPECIFIC PLAN

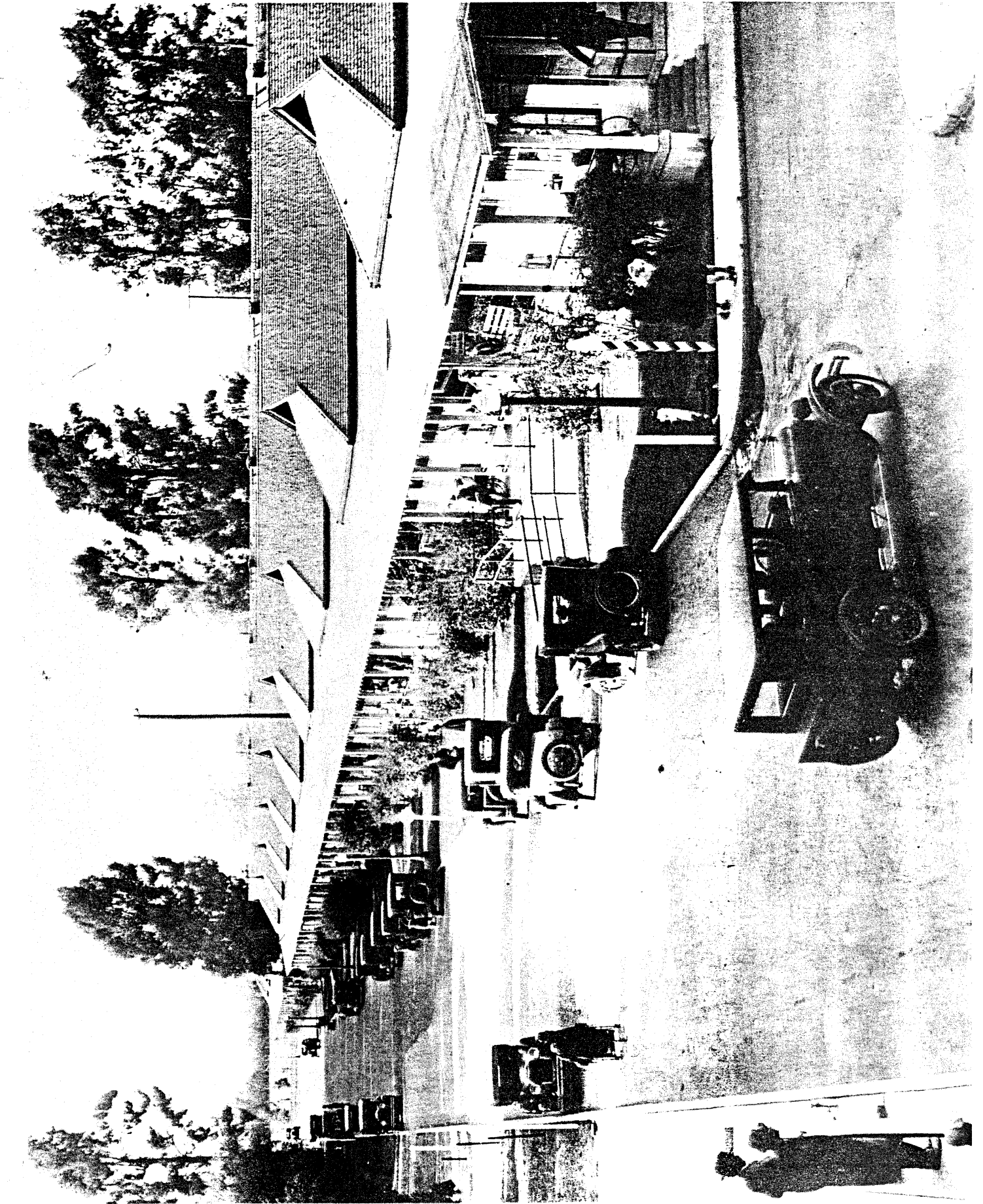


Building Name	Year Built
<b>A</b> Residence	1907
<b>B</b> Harriman House (Supervisor's Residence)	1913
<b>C</b> Learning Center (Nurses Education Building)	1926
<b>D</b> Harriman Building	1928
<b>E</b> Casa Consuelo	1928



## ADAPTIVE REUSE STUDY

# RANCHO LOS AMIGOS SPECIFIC PLAN



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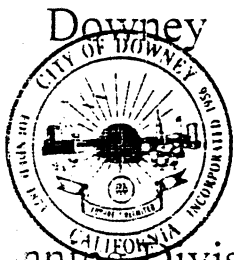
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# RANCHO BUSINESS CENTER



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RANCHO BUSINESS CENTER  
SPECIFIC PLAN 88-1A, PHASE IIA



Planning Division

## **ACKNOWLEDGEMENTS**

### **City Council**

Barbara J. Riley, Mayor  
Gary P. McCaughan, M.D., Mayor Pro-Tem  
Joyce L. Lawrence  
Robert S. Brazelton  
Keith McCarthy

### **Planning Commission**

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Dan Rockholt, Associate Planner  
Theresa Still, Secretary  
Terri Erickson, Executive Secretary

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K.	Asbestos Mitigation Program	VI-4
L.	Fire Protection Requirements	VI-4

### List of Exhibits

Vicinity Map  
General Plan Land Use Diagram  
Phase IIA Location  
Phases I & II Location  
Rancho Business Center  
Circulation

## SECTION I – INTRODUCTION

### A. Project Introduction

Specific Plan 88-1A is a specific plan amendment designed to guide the development of an extension to Phase II of the Rancho Business Center; it will be referred to as Phase IIA. This extension will be located south of Flores Street and will occupy a site of 6.937 acres.

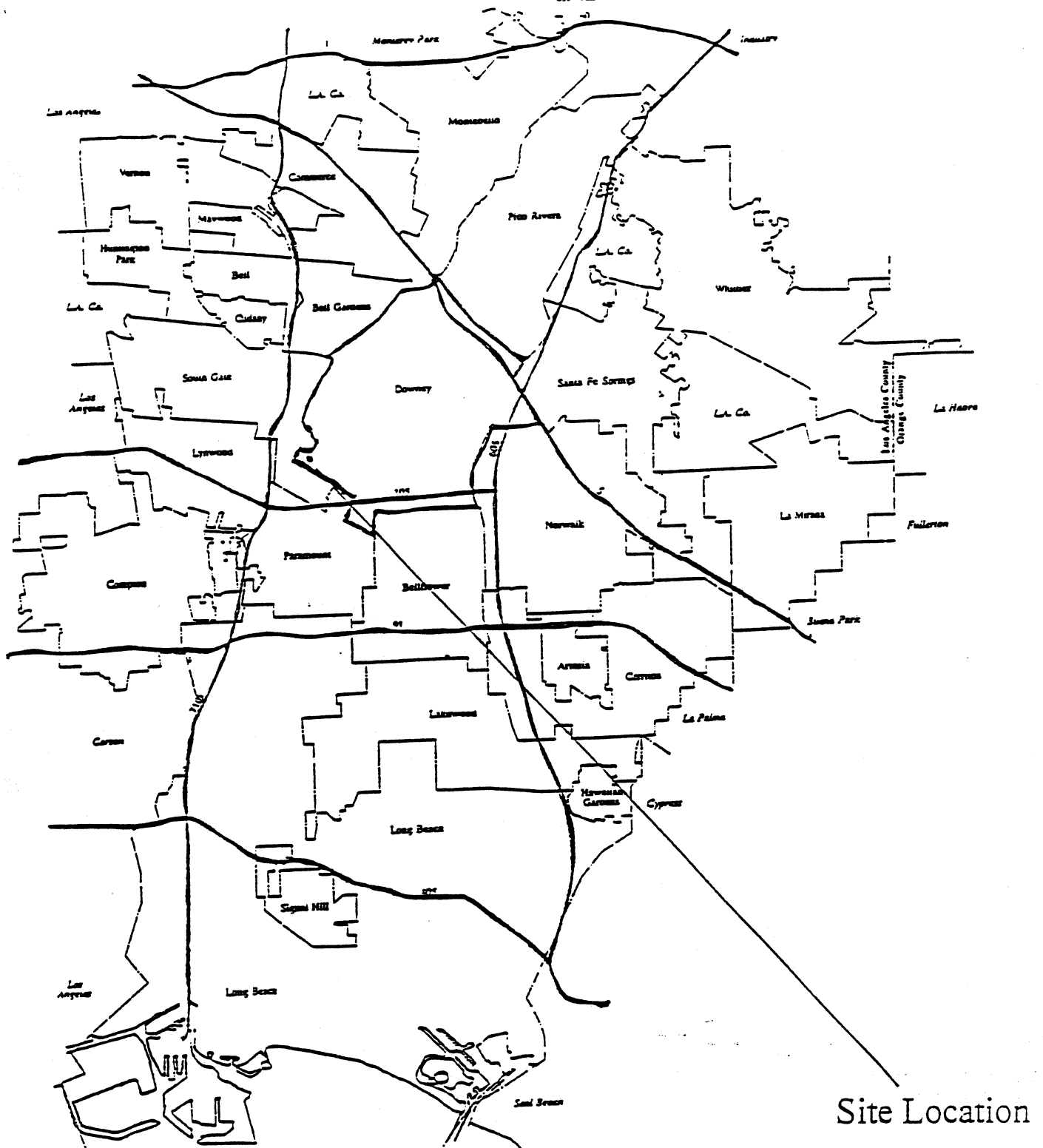
The development of Rancho Business Center began in November, 1985, when the City of Downey approved a Specific Plan (SP 85-1) and General Plan Amendment for Light Manufacturing for Phase I; it consisted of 12 acres located south of Imperial Highway between Rives and Erickson. However, development of the business center did not begin until 1988, when Specific Plan 88-1 was adopted to guide the development of Phase II. During this time the property remained vacant or was used by Rancho Hospital.

Developing the specific plans generated a high level of public participation from the surrounding residential neighborhoods regarding the potential environmental impacts from the proposed industrial center. These impacts were examined by the Environmental Impact Report prepared for Phase II of Rancho Business Center, which also included a cumulative evaluation of the projects impact of Phase I development described in SP 85-1.

A number of public hearings were held, between 1988 and 1989, discussing the project and the concerns of the surrounding properties and neighborhoods. The Environmental Impact Report, certified in July, 1988, along with an E.I.R. Addendum certified in February, 1989, provided a comprehensive evaluation of the anticipated impacts of the proposed specific plan, and in accordance with CEQA, also evaluated a range of alternatives and included mitigation measures minimizing the anticipated impacts to a level of insignificance, where possible. The areas of possible anticipated impact were identified as follows: Circulation, Hydrology/Drainage, Water, Significant Trees, Historic Buildings, Noise and Sewers.

The environmental impacts and mitigation measures were determined by examining various development alternatives from the list of land uses shown within the specific plan. These alternatives enabled staff to assess a number of environmental impacts since the project area did not have any previous developments. The specific plans established development standards to ensure the uses, buildings, traffic circulation, and noise would have the least impact possible on the surrounding and nearby residential neighborhoods.

In 1990, Phases I and II were constructed and are now fully occupied. The buildings in both phases total 641,269 square feet and required mitigation measures have been installed. The developers are now proposing a printing/ mailing center employing over 200 people on a 6.937 acre site directly south of Phase II. The site is considered an extension of Phase II for the following reasons:



# Rancho Business Center Vicinity Map

Exhibit 1



**Section I**  
**INTRODUCTION**

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- The site is directly south of Phase II and can be considered an extension of the land;
- The uses proposed for the site under Phase IIA, unlike those uses permitted in the previous phase, will limit the uses to revenue generation or employment generation;
- The environmental impacts identified for Phase II have been mitigated to an extent that anticipated environmental impacts for this amendment, Phase IIA, have been found not to generate any impacts beyond the scope of those environmental impacts identified and mitigated for Phase II.

Phasing of the 120 acre project is as follows:

**Phase I** is a 14.9 acre parcel known as **Specific Plan 85-1**; it is bounded by Imperial Highway on the north, Erickson Avenue on the west, Amigos Street on the south and Rives Avenue on the east;

**Phase II** is a 28.9 acre parcel known as **Specific Plan 88-1**; it is bounded by Amigos Avenue on the north, the railroad on the west, Flores Street on the south and Erickson Avenue on the east;

**Phase IIA** is a 6.937 acre parcel known as **Specific Plan 88-1A**; it will be bounded by Flores Street on the north, the railroad on the west, and medical center uses on the south and east;

**Future phases** are the remaining 84 acres to be future Specific Plan amendment(s).

**B. Purpose**

Specific Plan 88-1A has four purposes:

- Establish standards for the development of Phase IIA;
- Provide a comprehensive framework to continue the orderly development of a master planned, light industrial and commercial business park;
- Ensure the integrity of the nearby residential neighborhoods through master planning and development regulations;
- Ensure that adequate utilities and services are provided, including streets, water, sewer and storm drain systems.

**C. California Environmental Quality Act (CEQA)**

The Rancho Business Center Specific Plan Amendment, Phase IIA, (SP 88-1A) was prepared in compliance with the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, the City of Downey prepared an Environmental Impact Report (EIR) for the entire 120 acre site. The City subsequently prepared an Addendum to the EIR for Specific Plan 88-1. Before preparation of Specific Plan 88-1A, the City prepared an initial study. It was determined that the Project could not result in significant environmental impacts and prepared a Negative Declaration of Environmental Impacts. Overall environmental effects for the 120 acre project were examined and discussed in the Final Environmental Impact Report (FEIR) for Rancho Business Center, adopted in February, 1989, and are hereby incorporated by reference.

**D. Background**

**History**

The Rancho Los Amigos property is owned by Los Angeles County. The current land uses are Rancho Los Amigos Medical Center (RLAMC), and business center. The medical center involves territory both north and south of Imperial Highway, a total of 212 acres. The area has a rich history. The County has owned and operated the medical center since the 1880's, first as a tuberculosis sanitarium and housing for the less privileged and later for those with severe physical injuries and handicaps. Original buildings and large trees dating from the turn of the century still exist.

The County is currently phasing out, relocating or consolidating portions of the medical center. Eventually, Los Angeles County will lease the entire 120.9 acres south of Imperial Highway for private development. Private investors will lease and construct buildings, while the land remains under County ownership. The City will receive a portion of possessory interest taxes. Additional revenue will come from sales and use taxes. A private development company has developed Phases I & II and is now requesting to develop Phase IIA. Phases I & II are developed with large, concrete tilt-up buildings that house retail, office and manufacture distribution uses.

**Public Participation**

The specific plan process relies on several public participation techniques. The environmental impact report for the Rancho Business Center (June 1988) responded to concerns of decision makers, adjacent jurisdictions and the general public. The Planning Commission and City Council held several hearings prior to approving the Commercial Manufacturing general plan designation for the site. The specific plan requires public hearings prior to approval of future phases. The following table reflects prior actions:

**Section I  
INTRODUCTION**

Phase	Document	Date Approved	Description	Size & Location
1	Specific Plan 85-1	November, 1985	Specific Plan for Phase I	12+ acres, S of Imperial, between Rives & Erickson
1	General Plan Amendment 85-1	November, 1985	Changed GP Designation from Public to Light Manufacturing for Phase I	12+ acres
1	Specific Plan 85-1-A	June, 1987	Added retail uses to northeast section of Phase I	4+ acres, south of Imperial
	Tract Map 45367	August, 1987	Tract Map-defined boundaries of County land south of Imperial to Gardendale	120+ acres, South of Imperial to Gardendale
2	Environmental Impact Report, Rancho Business Center	July, 1988	Master EIR for Remaining Phases	120+ acres
2	General Plan Amendment 87-1	July, 1988	Changed GP Designation from Public to Light Manufacturing for Remaining Phases	120+ acres
1	Conditional Use Permit #280	October, 1988	Master CUP for conditional uses in Phase I	12+ acres

2	Specific Plan 88-1	February, 1989	Specific Plan for Phase II	28+ acres, S of Amigos, W of Erickson, N of Flores
2	Addendum to the EIR	February, 1989	Addendum to the Master EIR, discussed Phase II impacts	28+ acres
2	Conditional Use Permit #287	April, 1989	Master CUP for conditional uses in Phase II	28+ acres
2	Tract Map 47470	May, 1990	Tract Map separating Phase II property from rest of 120 acres	28+ acres

**E. Issues, Goals and Objectives**

**Issues**

Several development issues surfaced during the initial planning process. The environmental impact report and specific plan 88-1 provide a framework to resolve and mitigate these concerns. Significant impacts could exist if traffic and circulation mitigation measures were not installed. Residents, adjacent jurisdictions and Downey decision makers were extremely concerned over traffic congestion. Major portions of specific plan 88-1 address circulation requirements. Other mitigation measures for Phase II involved water delivery and hydrology/drainage. All mitigation measures for Phase II have been installed.

The business center area is surrounded on some sides by low density residential neighborhoods. This presents compatibility of use issues, as commercial and light industrial uses are proposed adjacent to single family uses. To resolve these concerns, the specific plan limits permitted uses.

Other major issues include preservation of significant on-site trees. The environmental impact report documented over 1,000 trees in the project area, over 100 separate species. Thirty-six trees were recommended for preservation, due to size, character and condition. Four trees were mandated for preservation.

The business center area contains several buildings of historic character. The Harriman House and

**Section I**  
**INTRODUCTION**

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dormitories present opportunities for adaptive reuse and preservation, but are located in future phases. The environmental impact report indicates that no historic resources are located within Phase IIA.

**Goals and Objectives**

- Implement the adopted roadway network, designed with a main artery for the business center and several local streets serving the interior parcel.
- Protect surrounding residential neighborhoods from environmental impacts associated with typical light industrial and commercial development.
- Provide circulation improvements and mitigation measures to maintain streets and intersections at service levels that existed prior to development.
- Ensure that all phases are provided with adequate streets, water, storm drains and utilities necessary for orderly development.
- Guarantee that the development does not exceed traffic thresholds established in the environmental impact report and subsequent traffic studies. This will be done through phasing and project monitoring.
- Protect the significant trees identified with the original medical center development.

**F. Relationship to the General Plan and Zoning**

**General Plan Goals and Policies**

Vision 2010, The Downey General Plan, establishes goals and policies to guide future light industrial and commercial growth. When the General Plan was adopted in 1992, the Land Use Designation for the 120 acres was changed from Light Industrial to Commercial Manufacturing. The Commercial Manufacturing designation permits both commercial and industrial uses on the site and is intended to resemble a modern business park. SP 88-1A reflects the CM designation's intent and purpose. The specific plan implements these goals and policies with development regulations and standards. Goals and policies related to the business center exist for land use, circulation, community design, public safety, economic development and noise.

**1. Land Use Chapter Goals and Policies**

- *Promote and upgrade the quality of commercial, industrial and open space areas.*

Implementation - Rancho Business center is the largest planned commercial manufacturing development in the City. It is conveniently located near major highways and the Century Freeway (I-105). Strict development standards, design review and property maintenance requirements ensure achieving general plan goals.

- *The City shall create areas for mixed land uses.*

Implementation - The General Plan designation for the 120 acres is Commercial Manufacturing which is a mix of the two land uses. The entire 120.9 acre parcel is proposed for light industrial and commercial uses. Commercial manufacturing uses are permitted uses in Phase IIA.

- *Coordinate land use and transportation needs of the community.*

Implementation - Previous traffic studies indicate that the project, as built to date and the proposed Phase IIA project, will not not impact the surrounding transportation system. This ensures the steady flow of traffic and eases the impact of the commercial manufacturing uses on the neighborhood.

- *The City shall encourage adaptive re-use of older structures.*

Implementation - Specific Plan 88-1 requires the developer to relocate and adapt the Harriman House. This will be done in future phases.

- *The City shall capitalize on the four freeways that virtually surround the community; the I-5, I-605, I-710 and the I-105.*

The specific plan area is located near the I-710 and the I-105 freeways with easy access to the other two freeways; this makes it an ideal location for commercial and manufacturing uses.

## 2. **Circulation Chapter Goals and Policies**

- *The City shall promote traffic safety by improving the level of service on major streets, where possible.*

Implementation - The Rancho Business Center Environmental Impact Report and a traffic study taken for the Addendum to the EIR addressed congestion and ways to mitigate impacts. The City Council previously established a circulation network, with a project entry street and local streets. The City has also established intersection and roadway improvements designed to provide adequate streets. Previous traffic studies indicate that the

# Vision

2010

Downey

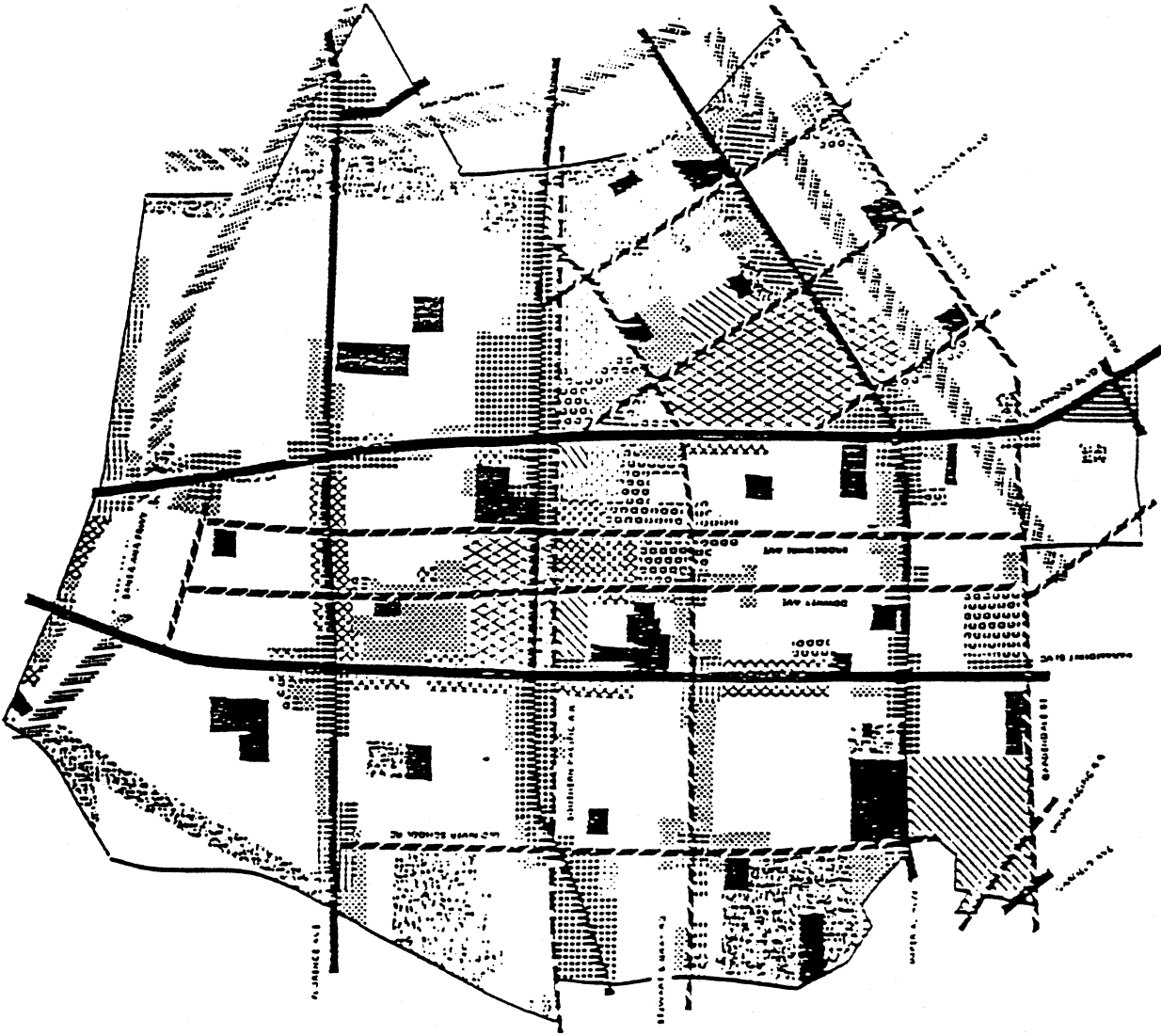
General

Plan

Land Use

Diagram

Exhibit 2



## LEGEND

### RESIDENTIAL

- Low Density
- Low/Med Density
- Medium Density

### COMMERCIAL

- General Commercial
- Neighborhood
- Office

### MANUFACTURING

- Commercial Manufacturing
- General Manufacturing

### Open Space

- Parks, Paved Bldgs., Utility Substations, Golf Courses, Cemetery

### SCHOOLS

- Schools Public & Private

### PUBLIC

- Other Public

### MIXED USE

- Mixed Use

### CIRCULATION

- Freeway
- Arterial
- Secondary
- Railroad

**Section I**  
**INTRODUCTION**

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level of service will not be adversely affected.

- *The City shall require a Master Plan of street lights and sidewalks throughout the City.*

Implementation - The specific plan requires that all streets be developed to City standards, including sidewalks and street lighting.

- *The City shall encourage the safe and efficient movement of truck traffic through the City.*

Implementation - Points of access for the business center are controlled by street design, particularly the Erickson Avenue ramps that direct trucks to Imperial Highway, a designated truck route.

- *Land uses promoting the use of heavy trucks should be discouraged within the City.*

Implementation - The accompanying program to this policy is:

*Require public review of land uses generating heavy truck traffic.*

The public review of this specific plan amendment for permitted uses, including manufacture distribution, ensures that heavy truck traffic is limited. No truck terminals are permitted in the area.

**Design Chapter Goals and Policies**

- *The City shall require new developments and major renovations to have design "links".*

Implementation - The specific plan requires design guidelines, master plan review by the Planning Commission and design review prior to building permits. All the structures on the sites have similar design and landscape; this gives a unified look to the project.

- *The City shall require new developments to be "internally consistent" in design.*

Implementation - The business center uses the same building and plant materials throughout.

**4. Safety Chapter Goals and Policies**

- *The City shall evaluate and establish a program regarding drainage systems as they pertain to future growth.*

Implementation - The specific plan requires installation of retention basins to capture flood waters; eventual improvement of the Hollydale drain system is also required.



5. **Noise Chapter Goals and Policies**

- *Noise in Downey is primarily caused by automobile and truck traffic.*

Implementation - The specific plan reduces vehicle noise by strictly limiting the amount and type of development. Truck traffic has been discouraged on residential streets pursuant to design and improvements requirements.

6. **Open Space/Recreation Chapter Goals and Policies**

- *The City shall require large commercial, industrial and residential developments to establish useable open space in their projects.*

Implementation - A one-acre park is required in order to preserve significant trees on the site of future phases-the Moreton Bay Fig and two Bunya Bunya trees.

- *The City shall work with property owners to preserve significant historical resources.*

Implementation - Both the Harriman House and the Moreton Bay Fig tree, located on future phases, are identified in the General Plan as significant historical resources, and they are required to be preserved. The Harriman House is slated for adaptive re-use elsewhere on the business center grounds.

7. **Economic Development Chapter Goals and Policies**

- *The City shall maximize and diversify its sales tax base.*

Implementation - The list of permitted uses for Phase IIA has been limited to those uses known to generate either jobs or revenue for the city.

## **SECTION II -- PROJECT DESCRIPTION**

### **A. Project Description**

Phase IIA consists of increasing the building square footage for Phase II by 122,500 square feet for a printing\mailing center building on 6.937 acres of land in Rancho Business Center. The building will use Flores Street as its access.

### **B. Location**

The Rancho Business Center is well-located for commercial manufacturing uses. Located in the southwest corner of Downey, it is near four major highways: Imperial Highway to the north, Paramount Boulevard to the east, Gardendale Street to the south, and Garfield Avenue to the west. The Long Beach Freeway (I-710) is approximately one and one-half miles west and the Century Freeway (I-105) is located one mile south of the planning area. The Santa Ana Freeway (I-5) and the San Gabriel Freeway (I-605) are within miles of the business center.

Phase IIA's location within the business center is:

- Flores Avenue to the north;
- A future Link Road will be to the east;
- Gardendale to the south;
- and the Union Pacific Railroad to the west.

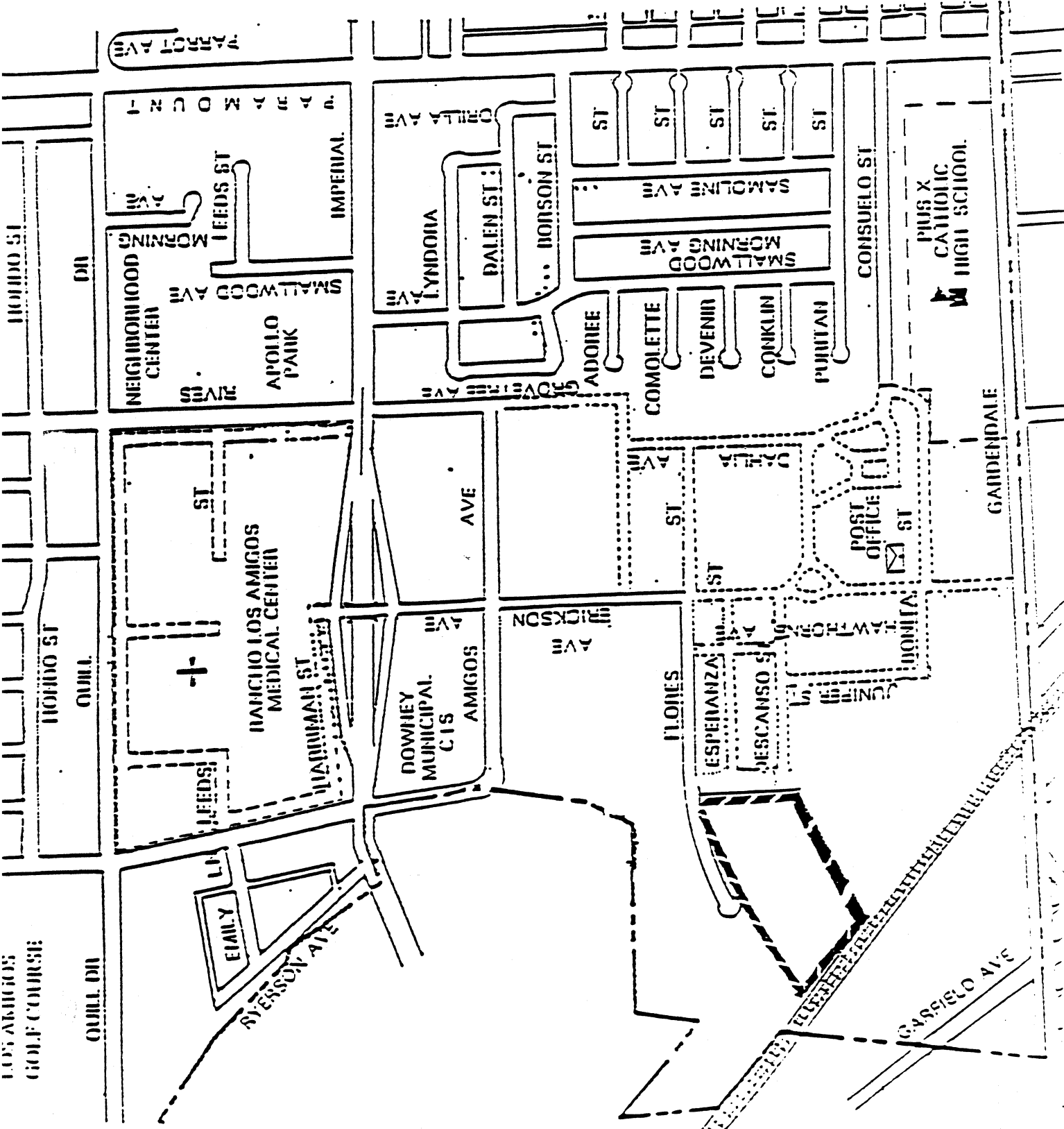
Phase IIA is surrounded by commercial manufacturing and medical center property. No residential property is adjacent to the site.

### **C. Development Concept**

The business center is a public/private joint venture between the County of Los Angeles and Fremont Properties on County-owned Rancho Los Amigos Medical Center land. As the hospital is moved north of Imperial, the County leases the land to a developer, who in turn leases buildings to tenants. Consequently, development of the center relies upon the relocation of the hospital and the current economic environment to attract new developments. During the past few years the economic recovery was slow, but is improving now.

The development concept involves phasing out the existing medical center and replacing it with commercial manufacturing. The vacated land and facilities, soon to be the business center, comprise 120.9 acres of the Rancho Los Amigos Medical Center (RLAMC) immediately south of Imperial Highway.

LOS AMIGOS  
GOLF COURSE



HONDO ST

DH

PARROT AVE

INDO AVE

NEIGHBORHOOD  
CENTER  
SMALLWOOD AVE  
MORNING  
LEEDS ST  
IMPERIAL

APOLLO  
PARK

HONDO ST  
QUILL  
RANCHO LOS AMIGOS  
MEDICAL CENTER  
HAWTHORN ST  
LEEDS ST

EMILY  
LYNDORA AVE

LYNDORA  
DALEN ST  
BONSON ST

ADONEE  
COMOLETTE  
DEVENIR  
CONKLIN  
PUITAN

DOWHEY  
MUNICIPAL  
CIS  
AMIGOS  
AVE

SMALLWOOD  
MORNING AVE  
SMALLWOOD  
MORNING AVE

CONSUÉLO ST

POST  
OFFICE

ESPERANZA  
DESCANSO ST  
QUILL ST

ST  
ST  
ST  
ST  
ST

PIUS X  
CATHOLIC  
HIGH SCHOOL

GARDENDALE

PIONES  
ST  
ST  
ST

CASSIOLA AVE

Rancho

Business

Center

Phase IIA

Location

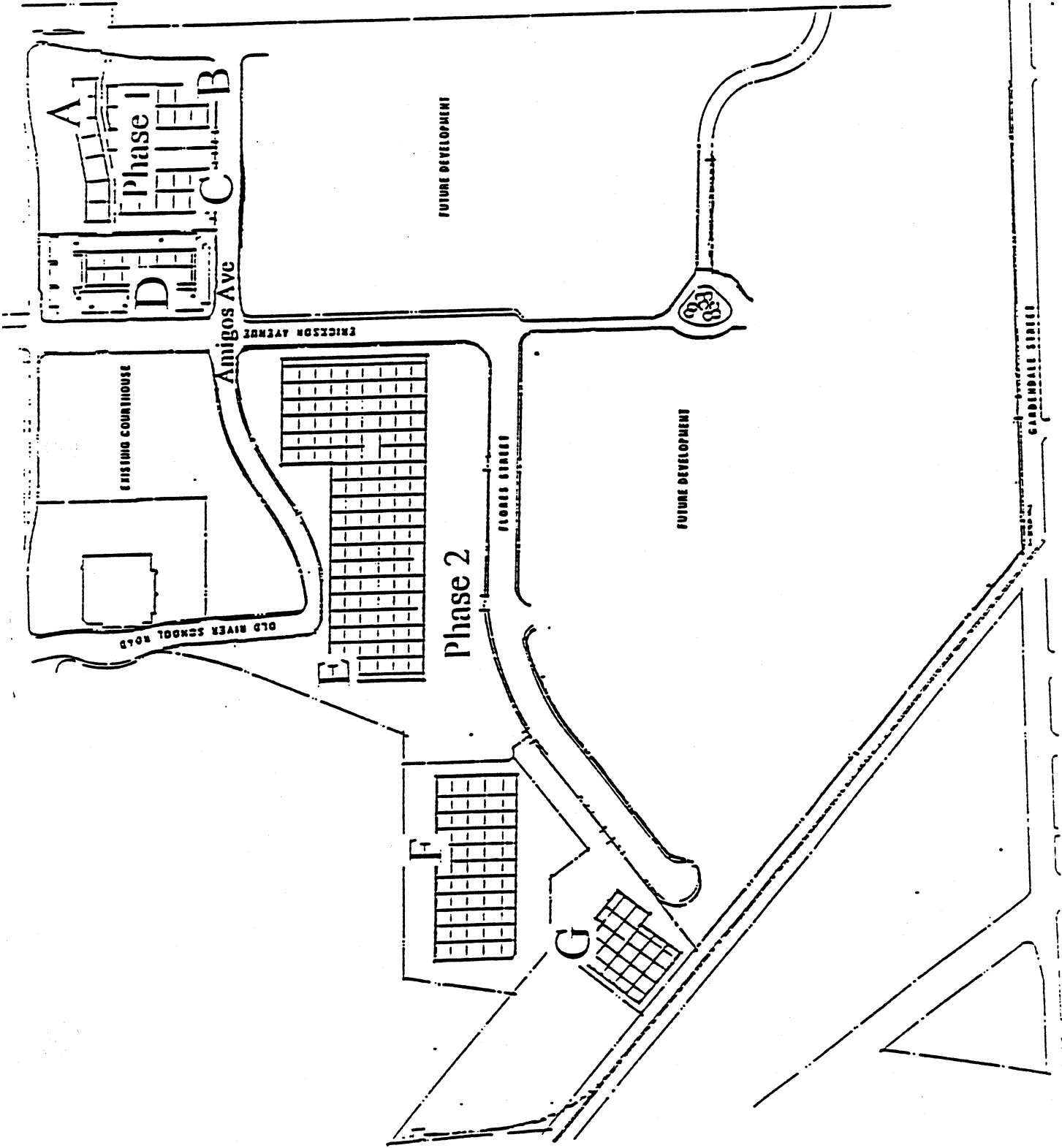
Site Boundary

County Roads

Exhibit 3

Rancho  
Business  
Center  
Phases I  
& II  
Location

Exhibit 4



lunch area. This one acre park could contain an interpretive center depicting the history of Rancho Los Amigos.

**I. Drainage Concept**

For Phase IIA, the developer is required to obtain necessary construction and connection permits from Los Angeles County Public Works Department (Flood Control District) to allow connection and transfer of all off-site storm drain facilities to the Flood Control District for operation maintenance. The developer is also required to prepare grading plan, hydrology and hydraulics necessary to obtain these permits. Storm water retention must be developed to meet connection permit requirements and mitigate any adverse increase in surface flow duration and peak flow.

The phasing concept plan anticipates construction of utilities required to serve each phase. Hydrology/Drainage and sewer construction and phasing is discussed in Drainage Concept Plan, Section II.H. and Sewer Concept Plan, Section II.J. of Specific Plan 88-1. Each phase will contain the appropriate utilities necessary for orderly development.

**Flooding**

The environmental impact report discovered that the Los Angeles River is nearing capacity with "100 year" or capital storms. The Federal Agency for Emergency Management is studying regional improvements to increase this channel's capacity.

Completion of the study is out of the jurisdiction of both the County of Los Angeles and the City. The study will document the flood hazards within the City and capital improvements necessary to correct flooding from capital storms. The Corps of Engineers and County of Los Angeles will be responsible for these regional improvements identified by the study.

Phase IIA construction will be permitted with the installation of certain flood mitigation measures. The drainage concept requires raising building floors or pads and the use of other federally approved flood proofing measures to protect buildings.

**J. Water Concept**

Critical water deficiencies will be mitigated by construction of the loop water system, as discussed in Water Concept Plan, Section II.I. of Specific Plan 88-1. The Rancho Los Amigos Medical Center is currently served by the Los Angeles Water Works District. In order to provide adequate water and fire flow for light industrial uses and county facilities, the County of Los Angeles and City of Downey have entered into a water supply agreement. The water concept plan for the Business Center is related to the City Water Master Plan, a ten year effort to upgrade the entire City system.

## **Section II**

### **PROJECT DESCRIPTION**

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Road", will provide adequate access to subareas. Flores Street was built during Phase I & II construction and ends in a cul-de-sac at the Union Pacific Railroad track. "Link Road" will be constructed later and will be connected to Gardendale Street with the last phase. Consuelo Street will also be reconstructed with the final phase.

All streets will be designed to City standards, containing curbs, gutters, sidewalks and street lights. Upon full development, the City will accept dedication of the streets. The majority of private streets now existing in the medical center will be abandoned with appropriate phases of development.

Traffic studies are required at each new phase. The intent behind requiring the studies is to review completed phases and the proposed phase and its impacts. The traffic study would identify the measures necessary to ensure adequate circulation.

#### **G. Design Concept**

Design and landscape guidelines create unity in the basic elements and an overall business center design statement. They are design statements expressing the character of the area, and will be continued with each development within the business center. Design and landscape tie this phase with the buildings already constructed.

Recurring elements combine to create a visual image identifying the business center as a Specific Plan area. All architecture shall appear as an integrated part of an overall site design concept. Buildings are contemporary using massing, scale and proportion for design implementation.

The business center theme is reinforced with coordinated design, landscape and paving materials, with an emphasis on signs, streetscape, project edges, entries, landscape materials and hardscape design elements. The design guidelines ensure a consistent design between the existing project and future phases.

#### **H. Preservation and Open Space**

In future phases, four trees have been identified for preservation. They are the Moreton Bay Fig, two Bunya Bunya trees and a Mexican Apple tree.

No significant structures are located in Phase IIA. The preservation concept requires identification and study of five structures in future phases. Adaptive reuse of these buildings, such as for offices or administrative headquarters, will be studied.

Open space will be retained in the center of the project, located in future phases. This area is designed to protect the significant trees that are to be preserved. It will also provide an employee

**SECTION III – LAND USE PLAN/DEVELOPMENT REGULATIONS**

This section regulates the uses and development within Phase IIA of the specific plan area. The permitted uses are generally characterized as light industrial and/or commercial in nature: manufacturing, wholesaling, offices and service industries. Uses must comply with the general provisions of this specific plan and with the requirements of the Downey Municipal Code.

**A. Permitted Uses**

The following uses are permitted subject to City approvals:

- (1) Business service including but not limited to: Advertising agencies, banks, commercial artists, photo services, duplicating, insurance, computer services,
- (2) Mail Order Catalog Facilities,
- (3) Research and Development,
- (4) Printers,
- (5) Publishers,
- (6) Manufacturers and/or sales and distributors of:
  - (i) beauty & barber shop equip,
  - (ii) carpets,
  - (iii) computers, and supplies & equip.,
  - (iv) cosmetics and personal grooming supplies & equip.,
  - (v) cutlery,
  - (vi) data processing supplies & equip.,
  - (vii) drugs, chemicals, & allied products,
  - (viii) dry cleaning & laundry equipment,
  - (ix) educational supplies & equipment,
  - (x) electronics & electrical supplies & equipment,
  - (xi) fire extinguishers,
  - (xii) furniture, residential & office,
  - (xiii) game machines,
  - (xiv) garden equipment,
  - (xv) heavy industrial equipment,
  - (xvi) hospital & medical supplies & equipment,
  - (xvii) laboratory supplies & equipment,
  - (xviii) office supplies & equipment,
  - (xix) paper,
  - (xx) restaurant supplies & equipment (non-food),
  - (xxi) sporting goods and equipment,

**Section III**  
**DEVELOPMENT REGULATIONS**

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- (xxii) store & office equipment,
- (xxiii) scientific supplies & equipment,
- (xxiv) veterinary supplies & equip.,
- (xxv) vehicles, including boats, trailers, trucks, specialized vehicles
- (xxvi) windows.

(7) If one of the above uses occupying the building has discontinued, warehouse distribution use may be permitted, provided that the building was occupied by one of the above uses on or before December 31, 1999.

**B. Classification of Uses**

The interpretation of the permitted uses as described shall be governed by Section 9156 of the Downey Municipal Code. Determination of uses for the specific plan area shall be made at a noticed public hearing of the Planning Commission.

**C. Phase IIA Development Regulations**

1. Minimum Lot Size

6.937 Acres

For parcel maps, see Section VI.V

2. Lot Coverage

Not to exceed 45 percent (45%).

3. Setbacks

- a. Adjacent to residential zones: 90 feet
- b. Adjacent to Flores Street: 30 feet
- c. All other streets: 20 feet
- d. Improvements permitted within the setback areas include:
  - 1. Landscaping
  - 2. Pedestrian sidewalks and driveways
  - 3. Planters, fences or walls not to exceed 3-1/2 feet in height
  - 4. Monument signs as approved by Section 9148 of the Downey Municipal Code.
  - 5. Off-street parking



4. **Building height limit**  

Thirty-five (35) feet
5. **Parking**  

Off-street parking shall be provided in accordance with Section 9150 of the Downey Municipal Code.
6. **Signs**  

A Master Sign Plan shall be submitted and approved by the Design Review Board in accordance with Section 9148 of the Downey Municipal Code. Sign design shall coordinate with existing signs.
7. **Noise/Separation of Use Barriers**  

A noise/separation of use barrier consisting of a 9-foot high block or concrete wall, berming and landscaping shall be constructed along property lines, abutting residentially zoned properties. To provide visual screening, landscaping material shall reach a mature height of 20 to 30 feet.
8. **Facades**  

Building facades facing residentially zoned properties shall have no openings except for pedestrian doors.
9. **Noise Standards**  

Development within this specific plan area shall be subject to applicable Sections 4600 through 4606 of the Downey Municipal Code.
10. **Transformers and Emergency Generators**
  - a. Transformers and emergency generators shall be screened by either a 5-1/2 foot block wall or by landscaping, such as 5 gallon shrubs planted 3 feet on center (minimum).
  - b. Where possible, trash and transformer enclosures shall be designed into the same enclosure. Trash enclosures are prohibited within front and street side

**Section III**  
**DEVELOPMENT REGULATIONS**

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yard setback areas.

11. **Lighting**

Shall be provided in accordance with Section 9152 of the Downey Municipal Code.

12. **Walls**

Shall be provided in accordance with Section 9152 of the Downey Municipal Code, except for noise wall specified in Section III D.7. of this specific plan.

13. **Security Fences**

Security fences shall be constructed of wrought iron. Pilasters along property lines are prohibited. The use of additional shrub masses along fences is encouraged. Razor wiring is prohibited.

14. **Service and Delivery Areas**

- a. Service and delivery areas are prohibited within 200 feet of residentially-zoned properties.
- b. Loading docks and service delivery areas shall be screened, recessed, and/or enclosed so they are not visible from public rights-of-way.
- c. No materials, supplies, or equipment shall be stored in any area on a site, except within an enclosed building.
- d. Loading, service and delivery areas shall not encroach into any required landscape areas.

15. **Site Landscaping and Maintenance**

- a. A landscape, irrigation and maintenance plan shall be submitted and approved by the Design Review Board in accordance with Section 9152 of the Downey Municipal Code.
- b. Ten percent (10%) of the site shall be landscaped, including five percent (5%) of the paved parking area.

**Section II**  
**PROJECT DESCRIPTION**

I	C	7711 Amigos Ave	33,150	Light Industrial, Warehousing
I	D	12620 Erickson Ave	28,376	Offices Medical Offices
II	E	7500 Amigos Ave	335,000	Paper Warehouse & Distribution
II	F	7475 Flores St	126,000	Warehouse & Distribution
II	G	7373 Flores St	51,952	Warehouse & Distribution

Future phasing, referred to in the EIR as Phases III and IV, was studied as part of the project EIR based on the best information available at the time. As the medical center relocates, and as economic recovery occurs in the region, phases may be redefined.

Approvals for future phases require amendments to specific plan 88-1. These amendments will address several planning issues disclosed in the environmental impact report. The amendment process permits the City to address changed circumstances, such as the impact on circulation with the completion of the medical center, the I-105 freeway, and the existing business center.

Phasing involves creating new parcels, limiting gross floor areas of buildings, provision of circulation and access and the timing of utilities. Parceling of the entire 120.9 acre project will occur with parcel and tract maps, in accordance with the State Subdivision Map Act and City of Downey subdivision requirements.

**F. Circulation Concept**

The building constructed in Phase IIA will take access from Flores Street, which also serves buildings E, F and G.

Circulation phasing involves both on-site and off-site improvements. These issues are discussed in detail in the Circulation Concept Plan, Section II.G. of Specific Plan 88-1. All phases will contain the necessary circulation improvements to service development and satisfy safety concerns of the City. The County will permit the use of the private road systems to eliminate emergency response concerns.

The master plan requires that Erickson Avenue serve as the backbone to the business center. Erickson Avenue has been reconstructed and realigned from Amigos to the ramps with Phases I & II construction. Several local streets, including Flores Street, Consuelo Street and the future "Link

# Rancho Business Center

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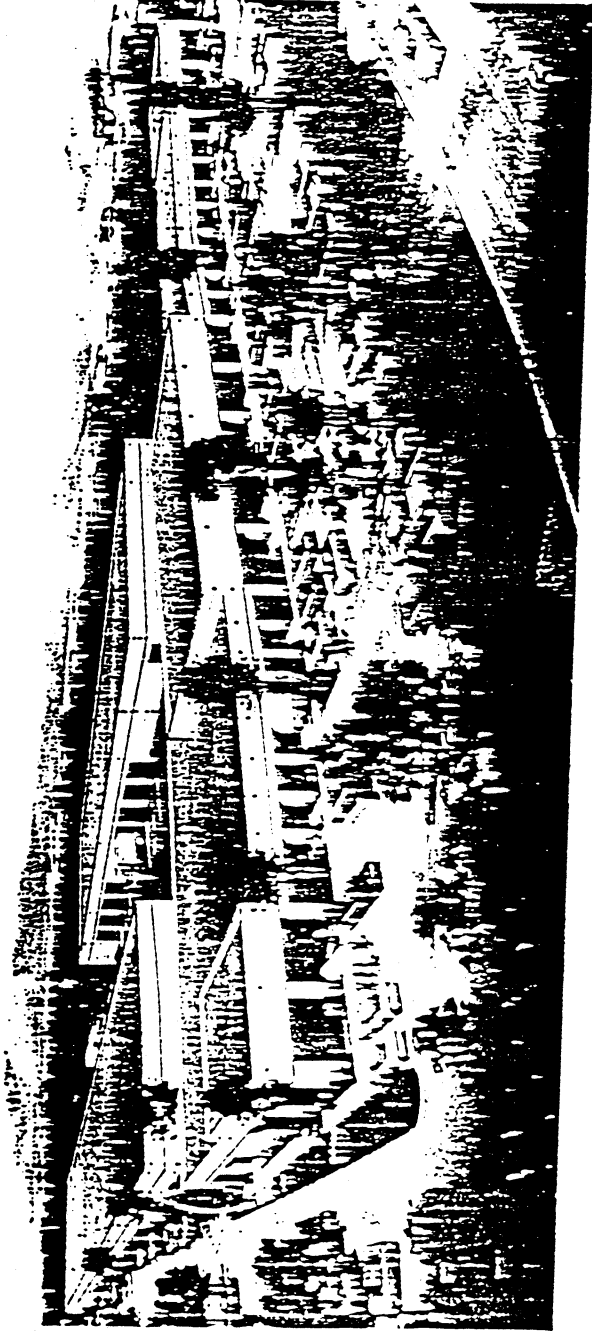


Exhibit 5

**Section III**  
**DEVELOPMENT REGULATIONS**

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- c. A minimum of one 15 gallon tree per 16 spaces shall be required in parking areas. The required trees shall "canopy", providing a shaded parking area.
- d. A 15-foot wide landscaped strip shall be developed on all parcel boundaries. A minimum tree size of 15 gallons shall be planted.
- e. Plants shall be grouped according to the amount of water they use.
- f. Maintenance of on-site and boundary landscaping shall be the responsibility of the developer. Landscaping shall be adequately trimmed, watered, and maintained to ensure a pleasing appearance of the site.

16. Irrigation

- a. An automatic irrigation system shall be installed capable of providing full coverage.
- b. Reclaimed water for irrigation shall be used; if possible.
- c. No overspraying of irrigation water onto walks, roadways or parking areas will be allowed.
- d. Above ground utility cabinets and irrigation hardware shall be screened by use of decorative blockwall and landscaping.

17. Building Material, Colors and Building Design

Building materials, colors and building design are subject to review and approval of the Design Review Board; they shall coordinate with existing buildings. Building design shall be contemporary, using materials which easily lend themselves to good maintenance and long life. Building design shall conform with Section VI.N of this specific plan.

18. Metal Buildings

Metal buildings are prohibited.

**Section III**  
**DEVELOPMENT REGULATIONS**

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19. Utilities

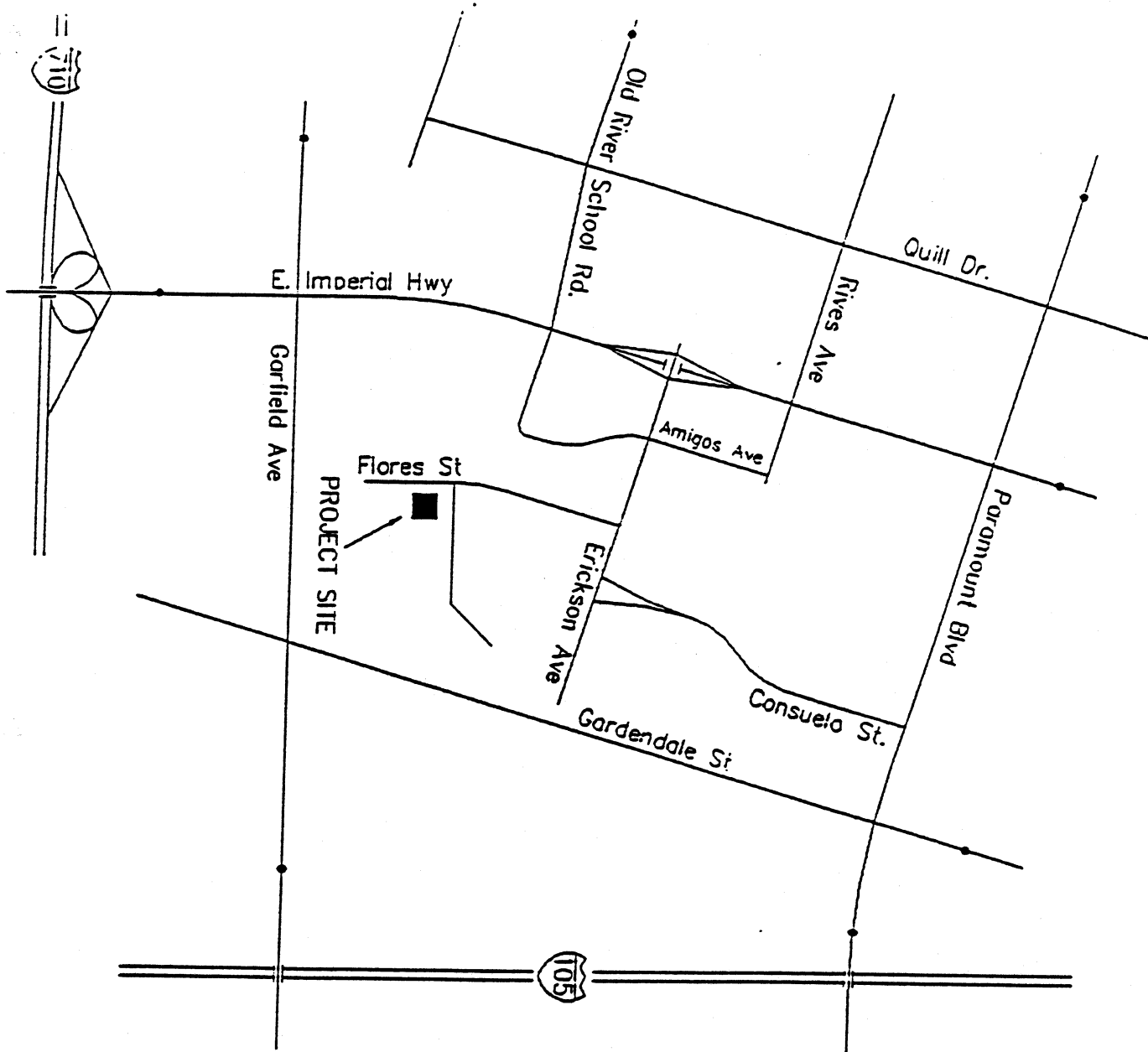
All utilities shall be installed underground in accordance with Section 7500 of the Downey Municipal Code.

20. Roof Equipment

Air-conditioning, mechanical roof equipment, and elevator housings shall be screened and installed in accordance with Section 9136 of the Downey Municipal Code.

21. Environmental Protection Standards

See Section 9144 of the Downey Municipal Code and Section V.P of this specific plan.



# Rancho Business Center Circulation

Exhibit 6

**SECTION IV – CIRCULATION, DRAINAGE, WATER & SEWER SYSTEM PLANS****CIRCULATION**

The circulation plan provides the transportation system and basic standards for safe, efficient vehicular movement within and around the Rancho Business Center. It regulates implementation and timing of the planning area's internal circulation network, construction of on and off-site intersection and roadway improvements and the design standard of the network's roadways.

A traffic study was prepared for the EIR. The impact of the whole business park and its various phases was evaluated for the surrounding street system, including 3 signalized intersections and 4 unsignalized intersections near the project site. The intersections were:

Imperial Highway at:  
Garfield Avenue  
Paramount Boulevard  
Old River School Road  
Rives Street

Erickson Avenue at:  
Imperial Highway Eastbound Ramps  
Imperial Highway Westbound Ramps  
Flores Street

The Phase IIA project traffic impact will be insignificant at all locations. Phase IIA traffic indicates that traffic and circulation impacts are less than the EIR anticipated for the project.

**A. Phase IIA Improvements****1. Circulation Implementation**

- a. Based on the EIR traffic study, mitigation measures are not required at this time.

**B. Classification of Streets**

1. "Link Road" - Local Street. The "Link Road" has not been named; this term was coined during the hearings for GP-87-3. "Link Road" will extend from Flores Street south; it will connect future phases with the rest of the circulation system. Link Road will be developed to the City's local street standard with a right-of-way width of 60 feet and 44 feet curb-to-curb; one travel lane in each direction.



## **Section IV**

### **CIRCULATION, DRAINAGE, WATER & SEWER SYSTEM PLANS**

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#### **DRAINAGE REQUIREMENTS**

##### **Phase IIA**

1. The developer is required to obtain necessary construction and connection permits from Los Angeles County Public Works Depart (Flood Control District) to allow connection and transfer of all off-site storm drain facilities to the Flood Control District for operation and maintenance. Prepare grading plan, hydrology and hydraulics necessary to obtain these permits. Develop storm water retention to meet connection permit requirements and mitigate any adverse increase in surface flow duration and peak flow.

#### **WATER AND SEWER SYSTEM REQUIREMENTS**

These requirements ensure that the water distribution system is developed providing both fire flow and water for industrial development.

##### **Phase IIA**

1. Provide an adequate water supply at the site.
2. Sewers shall be installed in the public right-of-way, subject to the approval of the Public Works Department.

**SECTION V – AUTHORITY AND GENERAL REGULATIONS**

**A. Authority**

The Rancho Los Amigos Business Center Specific Plan 88-1 and this amendment 88-1A, is established through the authority granted to the City of Downey by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans).

**B. Relationship to Other Regulations**

The specific plan amendment provides policies, standards and regulations guiding the development of Rancho Business Center. Areas not addressed are governed by the Downey Municipal Code. No provision of this plan is intended to repeal, abrogate, annul, impair or interfere with any existing ordinance, resolution or policy, except as specifically repealed by the adoption of this specific plan amendment.

**C. Zoning Ordinance**

Upon adoption of the Rancho Los Amigos Business Center Specific Plan 88-1A, all land use designations, development regulations and standards set forth in this plan, to the extent described herein, replace those contained in the applicable sections of Downey Municipal Code.

**D. Conflicts with Other Regulations**

When provisions of this specific plan impose more restrictive regulations than required by any other ordinance, resolution or policy, the provisions of this specific plan amendment shall govern. This specific plan is regulatory in nature, and serves as zoning law for the properties and planning areas involved. Development plans, design review, tract and parcel maps, and other development entitlements shall be consistent with this specific plan amendment, the City of Downey General Plan and zoning ordinance.

**E. Existing Agreements**

This specific plan is not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this specific plan.

**F. Interpretation**

The Community Development Director shall be responsible to interpret the provisions of this specific plan. All such interpretations shall be in written form and permanently maintained. Any persons aggrieved by such interpretation may request review by the Planning Commission.

**Section V**  
**AUTHORITY & GENERAL REGULATIONS**

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**G. Ambiguities**

Unless otherwise provided, any ambiguity concerning the content or application of the Rancho Los Amigos Business Center Specific Plan 88-1A shall be resolved by the Community Development Director or her/his designee thereof.

**H. Enforcement**

The Community Development Director or designee shall enforce the provisions of this specific plan.

**I. Violation**

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, use, occupy, or maintain any building, structure, equipment, or portion thereof within the specific plan area or cause the same to be done contrary to or in violation of any provisions of this specific plan.

**J. Amendment**

All amendments to Specific Plan 88-1 shall comply with the provisions of Section 9170 of the Downey Municipal Code, relative to zone changes, and Sections 65450 through 65437 of the California Government Code.

**K. Nuisance**

Any use of property, building or structure hereafter erected, built, maintained or structurally altered contrary to the provisions of this specific plan amendment, shall be considered a public nuisance.

**L. Severability**

In the event that any section, subsection, condition or term of this specific plan is declared illegal or unenforceable by any court of competent jurisdiction, the other sections, subsections, conditions and terms shall remain in force and effect to the full extent permitted by law.

**M. Noise Standards**

The following noise standards are not intended to replace the remedies available to the City under the City of Downey Noise Ordinance. These standards are intended to supplement the Noise Ordinance and may be used in conjunction with serious code enforcement cases or singularly.

**1. Loading and Unloading**

Loading and unloading adjacent to residential uses shall only occur between the hours of 7:00

Section V  
**AUTHORITY & GENERAL REGULATIONS**

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a.m. and 10:00 p.m., Monday through Saturday. Adjacent to residential uses there shall be no loading or unloading on Sundays and holidays. In no event shall loading or unloading adversely impact surrounding uses. These loading and unloading standards shall apply to all existing and new uses.

2. Parking and Landscape Areas

Parking and landscape area activities, such as mechanical sweeping, mechanical grass cutting and mechanical blowing, shall not impact residential uses. To mitigate noises adjacent to residential uses, all parking area and landscape maintenance shall occur between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. In no event shall parking and landscape area activities adversely impact any surrounding uses. These noise standards shall apply to all existing and new uses.

3. Refuse Pickup/Trash Compaction

All refuse pickup and trash compaction adjacent to residential uses shall occur only between the hours of 6:00 a.m. and 6:00 p.m. Monday through Saturday. No refuse pickup or trash compaction will be permitted on Sundays or holidays when adjacent to residential uses. In no event shall refuse pick up and trash compaction adversely impact any surrounding uses. These refuse pickup and trash compaction standards shall apply to all existing and new uses.

**N. Trash Storage**

Walls shall be seven (7') feet in height; all openings shall be equipped with a self-closing, view obscuring lift gate; the interior dimension shall be at least one foot longer on all sides than the bin; 4" x 4" concrete runners around the bottom of the interior shall be provided; the enclosure shall be set on 4" thick concrete slab.

**Lids:**

All garbage stored within said enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied. Enclosures visible from upper story residences shall be screened by a trellis. Restaurant trash enclosures shall have self-closing lids. The tops of all enclosures shall be fitted with fine mesh screening.

**Gates:**

All trash enclosures shall be fitted with a garage door-type lift gate or a swing gate, of lightweight decorative plywood, aluminum, or comparable material. An additional personnel access door shall also be provided. Both gates shall be closed at all times when not being used.

**Section V**  
**AUTHORITY & GENERAL REGULATIONS**

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**Design:**

The trash enclosures shall be designed and constructed with colors and materials to match the building(s) it services.

**Size of Enclosure Required:**

The following is the minimum amount of area to be set aside for enclosures which may occur in a single location or in several locations equaling the area required:

Less than 5,000 sq. ft.	1 - 50 sq. ft. enclosure
5,000 - 19,000 sq. ft.	1 - 10 x 7 enclosure
20,000 - 25,000 sq. ft.	1 - 6 x 14 enclosure
25,000 - 30,000 sq. ft.	1 - 10 x 14 enclosure

**O. Performance Standards**

Any permitted use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: sound, vibration, electromechanical disturbances, electromagnetic disturbances, radiation, air pollution, dust, emission of toxic or nontoxic matter. All structures and uses shall be subject to periodic City review.

**P. Environmental Pollution Control**

The following performance standards shall apply, in addition to all other applicable standards:

1. All mechanical equipment, including heating and air condition units, and trash receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building.
2. Electrical disturbance, heat and cold, glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
3. Fire and explosion hazards. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire-fighting devices to the specifications of the City of Downey Fire Marshal. All incineration is prohibited.

**Section V**  
**AUTHORITY & GENERAL REGULATIONS**

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4. **Odor.** No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the site.
5. **Radioactivity.** The use of radioactive materials shall be limited to measuring, gauging and calibration devices.
6. **Vibration.** No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

**SECTION VI- IMPLEMENTATION AND MONITORING**

**A. Specific Plans - Future Phases**

Amendments to specific plan 88-1 are required prior to development of any parcels contained in future phases. These amendments shall comply with the appropriate provisions of CEQA and City of Downey requirements. The Rancho Los Amigos Business Center Specific Plan (88-1) was processed under a program environmental impact report. Each specific plan phase requires the submission of a preliminary environmental description and initial study. Additional information may be required with future phases as determined by the Director of Community Development or designee.

**B. Future Traffic Studies**

Traffic studies are required with the submission of specific plan proposals for future phases. These studies shall assess the circulation impacts and improvements of completed phases as well as anticipated impacts of subsequent phases. Such factors as the impacts of completed mitigation measures, the freeway systems and the impacts of present tenants of the business park shall be examined.

**C. Flores Street Railroad Crossing**

A major component of the circulation master plan for the Rancho Business Center involves the Flores Street/Union Pacific railroad crossing. Public Utility Commission review and approval is required. This permit process will take several months and involves hearings before the PUC. Installation is required as a condition of final phase construction.

The following requirement is established:

Prior to application for final phase of Specific Plan 88-1, Los Angeles County shall have obtained PUC approval of the Flores Street railroad crossing. Certified approval documents shall be supplied to the City with the specific plan amendment application for the final phase.

**D. Lighting and Landscape Maintenance District**

As a condition of subsequent development approvals the land owner/developer shall consent to inclusion in an assessment district to fund street lighting and landscape maintenance costs.

**E. Subdivision Maps**

Tentative parcel or tract maps shall be submitted with each phase in accordance with the requirements of the State Subdivision Map Act and City of Downey Municipal Code. Final maps shall be reviewed

**Section VI**  
**IMPLEMENTATION & MONITORING**

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and approved by the City prior to the issuance of any building permits.

**F. Master Development Plan**

A master development plan shall be approved by the Planning Commission prior to the issuance of building permits for any new development and for significant reconstruction. The developer shall meet with the City prior to filing a master development plan application to evaluate alternative configurations and siting of buildings, parking and circulation design and related issues.

The master development plan shall include at a minimum:

1. A fully dimensioned site plan, including on-site parking, location of loading areas, accessory structures, circulation and access lanes, proposed uses, building foot prints, total square footages, setbacks, location and design of fencing and/or walls and trash enclosures.
2. Tabulation of required and provided parking, lot coverage, percent of building area, parking and landscaping, total gross floor area, subtotals of floor area devoted to manufacturing, office, service, and similar uses.
3. Landscape and irrigation plan. The plan shall include tabulation of plant materials. The plan shall show significant trees, location and method of screening for transformers.
4. Elevations and floor plans of all structures.
5. A master sign plan. Low scale monument signs and unified signing is encouraged.
6. Colors and materials board.

The master development plan may be amended by approval of the Planning Commission. Minor modifications or deviations may be approved by the Director of Community Development or designee in accordance with Section 9162 of the Downey Municipal Code.

**G. Development Review**

All Phase IIA development shall be subject to design review and approval as specified by Section 9162 of the Downey Municipal Code. Development review shall be accompanied by information determined necessary by the Director of Community Development to complete the application, including but not limited to estimated water use, required parking, disclosure of hazardous materials and processes. The building design, site layout and landscape and irrigation shall continue the standards established in



Specific Plan 88-1.

**H. Utility Guidelines**

Due to water supply and delivery constraints the City will monitor high water users within the business park. For purposes of this plan, high water users will be determined by the Director of Public Works as uses which are not typical light industrial or commercial uses.

All uses shall supply an estimate of water use concurrent with applications for development review or occupancy permits. If determined to be high water users, the City may condition such uses to relieve impacts.

**I. Public Works Monitoring**

The Public Works Department has responsibility for monitoring the design, installation and function of circulation, storm drain, water and sewer system improvements. The property owner/developer shall cooperate with the Public Works Department in the design, construction and dedication of required public improvements.

In conjunction with applications for development of future phases, the land owner and future developers shall submit information detailing compliance with the established mitigation measures of the Rancho Business Center Specific Plan 88-1 and environmental impact report, subsequent environmental documents, applicable federal, state and City codes.

**K. Asbestos Mitigation Program**

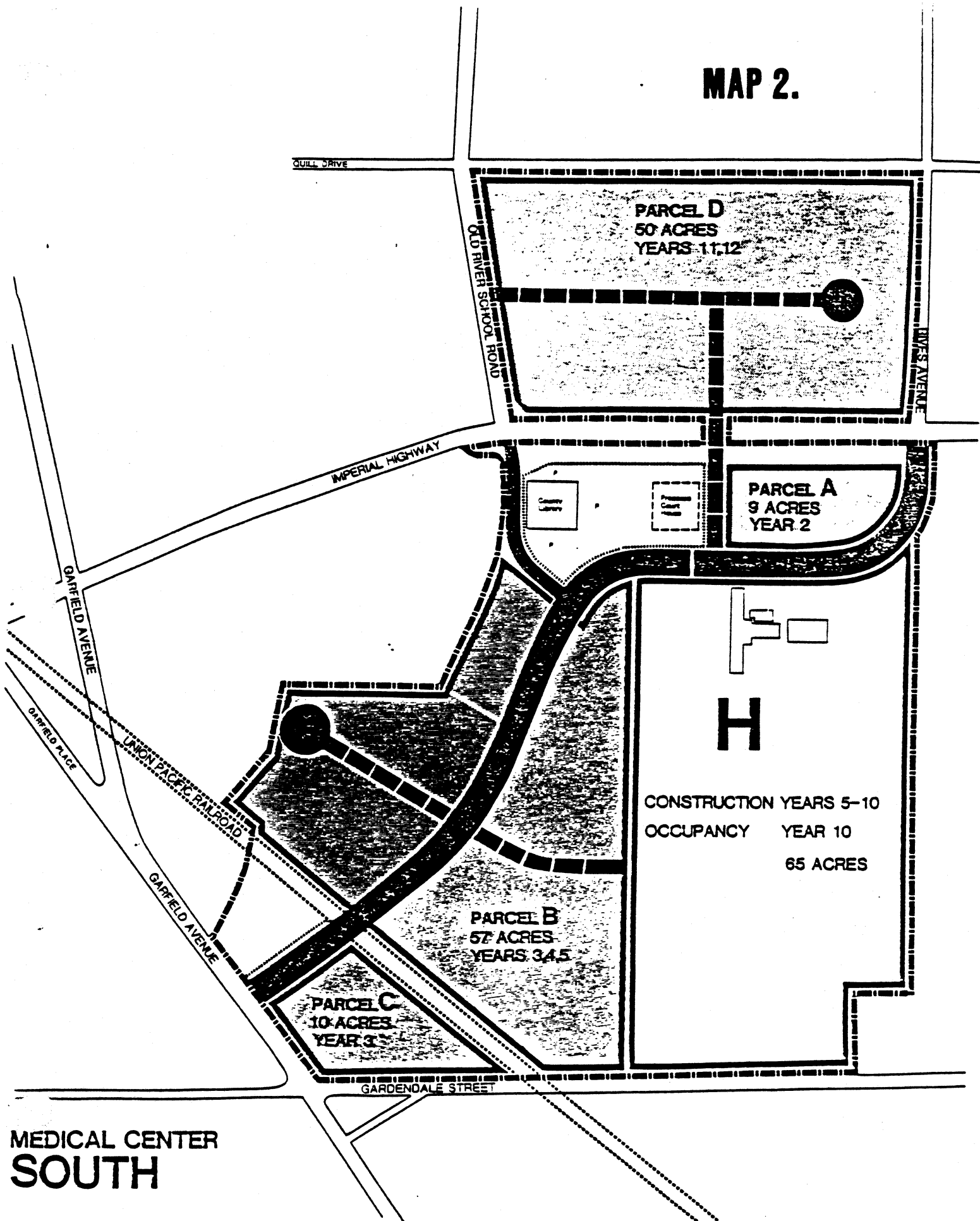
The landowner/developer shall submit an asbestos report prior to the issuance of demolition or building permits. This report shall identify the location and nature of asbestos. The report shall contain asbestos mitigation/removal plan to the satisfaction of the City and applicable federal and state requirements.

**L. Fire Protection Requirements**

The following fire protection standards have been established to protect the public health and safety:

1. Occupancy shall not be provided for any structures prior to provision of fire flow.
2. The building shall be provided with automatic fire sprinkler and alarm systems to the specifications of the Fire Marshal.
3. All development shall comply with applicable provisions of the City of Downey Fire Code.

**MAP 2.**



**MEDICAL CENTER  
SOUTH**

A Light Industrial designation has been requested for parcels A, B, and C. The ultimate use of parcel D will depend on the decision as to whether the hospital will be north or south of Imperial Highway. The present area of consideration is for parcel A only; the County has requested that review of parcel A be before and separately from parcels B and C. Before an amendment for parcels B and C can be considered, an Environmental Impact Report will be required.

The proposed General Plan Amendment GP 85-1 for parcel A has been before the Planning Commission and City Council previously. The Planning Commission considered a Light Industrial designation for the site at two public hearings and study sessions before recommending denial (Resolution 839). On June 11, 1985, the City Council held a public hearing on the General Plan Amendment, and received a draft Specific Plan from the County. The Council referred this new information to the Planning Commission, which had not yet seen the draft. On August 27, 1985, the Council again considered General Plan Amendment GP 85-1. This was again continued, as the County proposed Specific Plan SP 85-1 was accepted as an application.

### III. AREA ANALYSIS

The 212 acre Rancho Los Amigos property is presently designated as "Public" use by the General Plan. This is an appropriate classification for a County hospital and other public serving uses. The zoning is R1-5000, Single Family. (See Map 3) Parcel A adjoins other portions of the Rancho Los Amigos property to the north, south, and west. At the time this report is being written, a decision as to whether the new hospital facilities will be to the north or south of Imperial Highway has not been made (See Maps 1 and 2). In either event, the existing liver laboratory to the south of parcel A will remain. To the east of the subject property is the recently constructed County Library Headquarters. Between the two is the site of the planned County Courthouse. Construction of this four story courthouse is expected to commence in 1986.

To the east, parcel A adjoins commercial and residential uses. Fronting on Imperial is the new three-story Rockwell Employees Federal Credit Union facility. To the northeast of the site is Apollo Park, which provides a variety of community services. The uses fronting on Imperial Highway create an impression of a public institutional environment.

Also adjoining parcel A to the east is a single family residential tract, zoned R1-5000, with a General Plan designation of Low Density Residential. Eight of the residential parcels adjoin parcel A along their rear property lines.

The development of parcel A with private development is the first phase of a 12-year transition of use for the entire Rancho Los Amigos property. This transition includes the construction of new hospital facilities concentrated on a smaller site, leaving surplus land available for lease to the private sector. Parcels B and C, and eventually parcel D, will become surplus. The County has applied for a General Plan Amendment for parcels B and C to Light Industrial, as is requested for parcel A. It is their intent that parcels A, B, and C will comprise "Rancho Business Center"

R1-5000

(PARK & SCHOOL)

LOW DENSITY RES.

(PARK)

(SCHOOL)

R3 (PUD)

(MEDIUM DENSITY RES.)

R3

C2

(GENERAL COM.)

(QUASI PUBLIC)

R1-5000

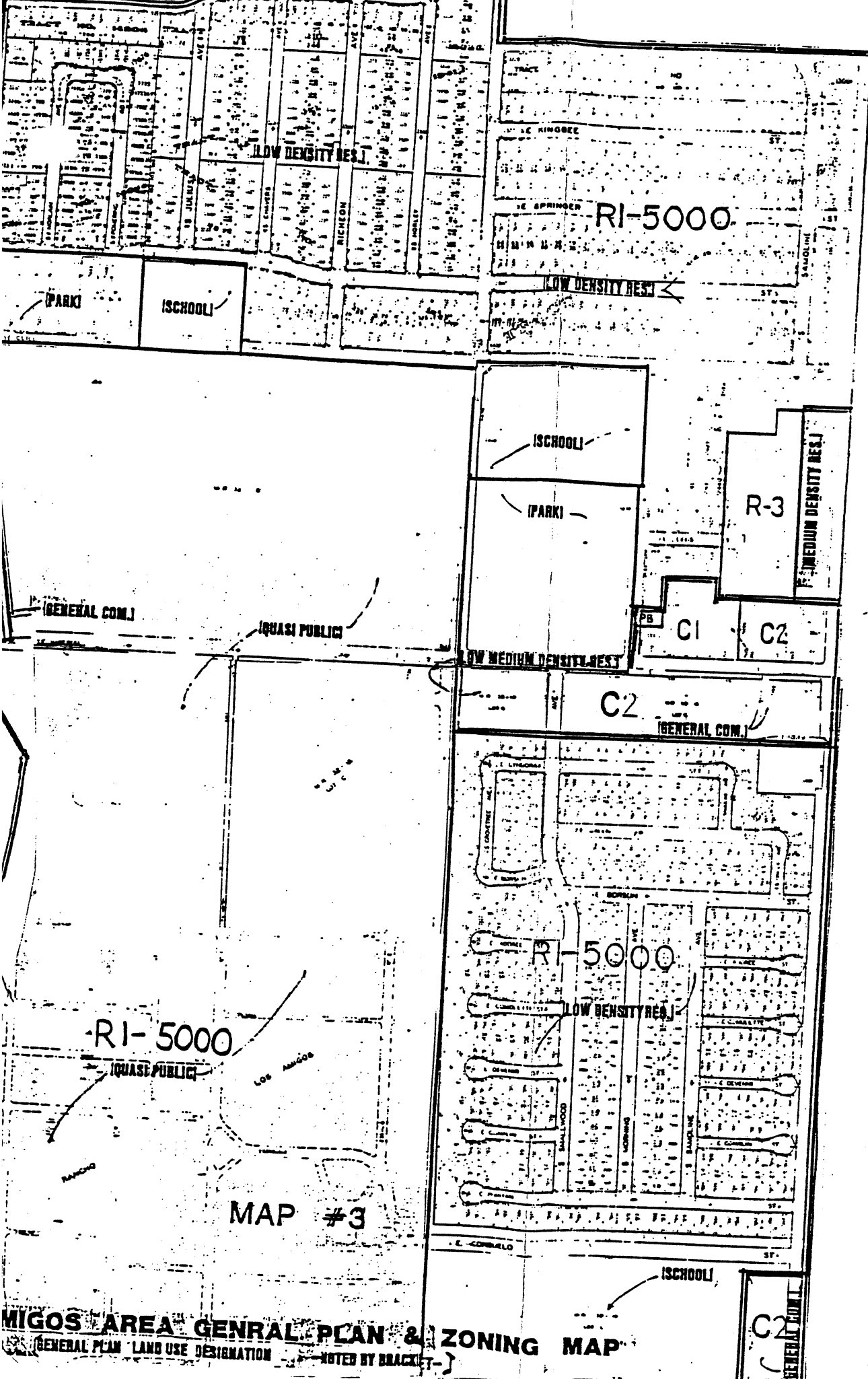
(QUASI PUBLIC)

R1-5000

MAP #3

# RANCHO LOS AMIGOS AREA GENERAL PLAN #3

LEGEND: (GENERAL PLAN) LAND USE DESIGNATION NOTED BY BRACK



RI-5000

R-3

C2

C1

C2

RI-5000

R-5000

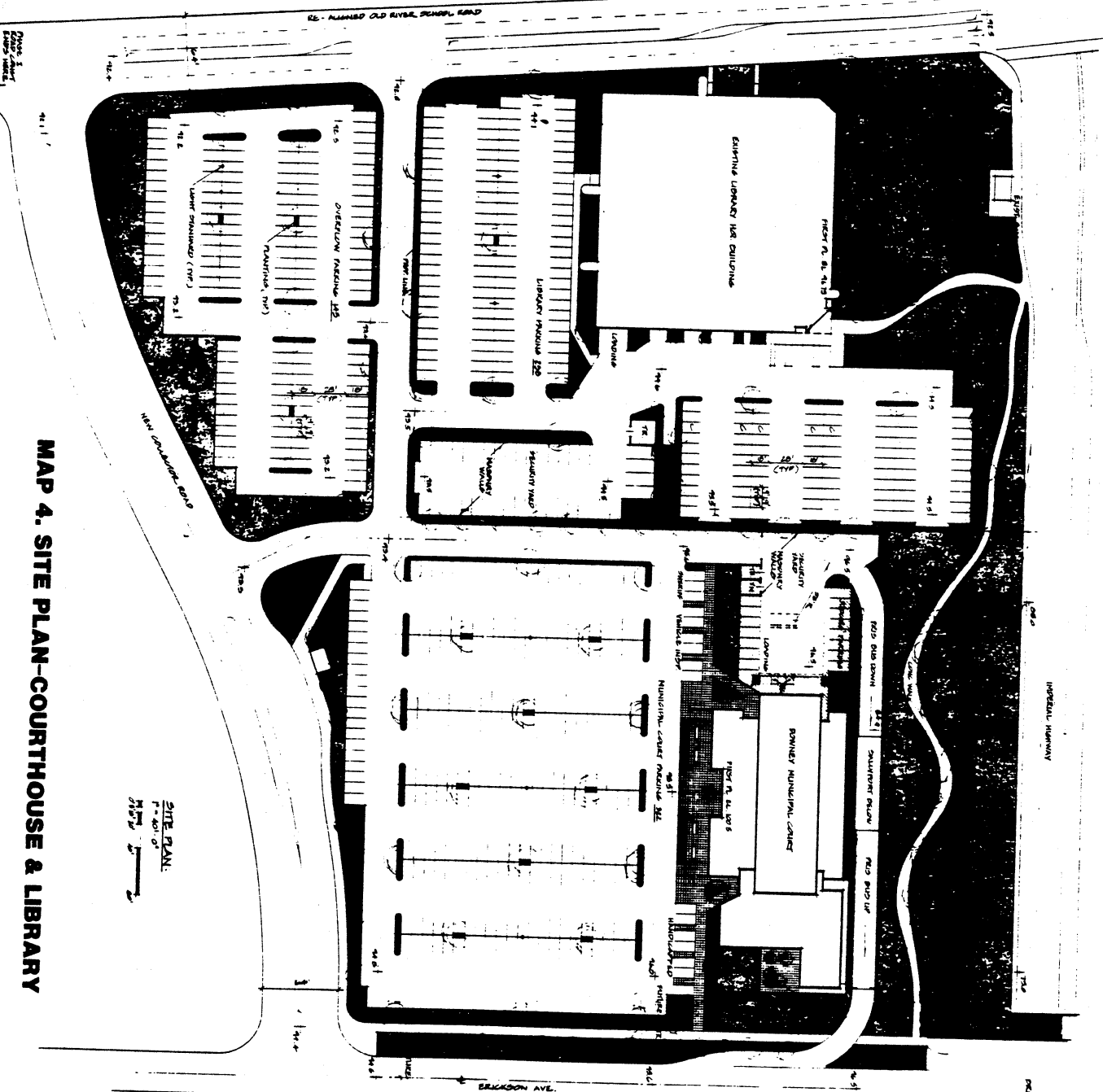
C2

MAP #3

**MIGOS AREA GENERAL PLAN & ZONING MAP**

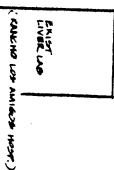
(GENERAL PLAN LAND USE DESIGNATION NOTED BY BRACKET)

THIS  
 IS A  
 PRELIMINARY  
 DEVELOPMENT  
 PLAN  
 AND  
 IS  
 NOT  
 TO  
 BE  
 USED  
 FOR  
 CONSTRUCTION



**MAP 4. SITE PLAN-COURTHOUSE & LIBRARY**

SITE PLAN  
 1/2" = 100'  
 1" = 200'



**PROGRAM SUMMARY:**

USE	EMERGENCY	NON-EMERGENCY	TOTAL
100	12,144	10,714	22,858
200	10,714	11,847	22,561
300	4,925	5,645	10,570
400	3,855	5,005	8,860
500	4,104	4,545	8,649
600	3,804	4,104	7,908
700	4,104	4,545	8,649
800	4,104	4,545	8,649
900	4,104	4,545	8,649
TOTAL:	54,549	48,860	103,409

**BUILDING SUMMARY:**

FLOOR	NET SQ FT
GROUND FLOOR	18,822
THIRD FLOOR	10,230
SECOND FLOOR	10,230
FIRST FLOOR	17,792
BASEMENT	16,320
TOTAL:	63,414

**EFFICIENCY RATIO:**

PERMITTED NET SQ FT = 60,000  
 PERMITTED NET SQ FT = 58,000

including office, industrial, and research and development activities. Parcel A has the greatest visibility of the three, with over 900 feet of frontage on Imperial Highway. Because of this prominent visibility, and proximity to residential uses, careful consideration should be given to both permitted uses and design in order to establish an attractive theme and image for the entire business center, which is compatible with adjoining uses. It is expected that a wider range of uses would be acceptable for parcels B and C, which are larger, farther from residential, and farther from the highly visible entrance to the Rancho property.

#### IV. ISSUES

There are several issues which arise when a project of the scale of the Rancho Business Center is considered. Many of these concerns have been expressed in the past review of General Plan Amendment GP 85-1. These concerns have been separated into six main categories, as discussed in the following subsections.

##### A. Land Use

The issue of permitted uses is among the most contested for parcel A. The proposed list of uses received from the County included medical and professional offices, research and development activities, light manufacturing, financial institutions, and restaurants. In the course of Planning Commission review of the proposed General Plan Amendment to Light Industrial, many residents from the nearby neighborhood expressed concern over industrial uses so near to their residences. Members of the Planning Commission indicated opposition to any industrial uses on Parcel A, consistent with the Commission's recommendation of denial for General Plan Amendment GP 85-1.

Concern was expressed over the possibility of hazardous substances being used by industrial operations. The use of volatile or toxic substances is monitored by the City's Building and Safety Division and the Fire Department. All building permits and business license applications are reviewed by both. The Building and Safety Division checks to see if the building housing hazardous material is of a construction type which is adequate to insure safety. The Fire Department conducts field inspections to determine if hazardous substances is being stored and handled safely. If the building or storage arrangement are inappropiate, building permits and Fire Department permits will not be issued.

Whenever two dissimilar uses join each other, management of the interface between the two is necessary to insure compatibility. This can be done by limiting the intensity of use near the more sensitive use, requiring sufficient separation of the uses, or creating a buffer between the two. All three of these measures have incorporated in the elements of this Specific Plan.

Compatibility of use means not only that the uses should be unoffensive to each other, but also they should compliment each other. The hospital, courthouse, and the business park itself will create a demand for supportive

uses. For instance, the existing hospital may create a demand for medical offices. The planned courthouse will result in a need for legal offices. Appropriately located retail uses could be of convenience to employees and visitors of the other uses in the area.

One method of categorizing land uses is the Standard Industrial Classification Manual. This is prepared by the U.S. Department of Commerce and it lists and defines virtually all economic activities. Many cities use the Manual for listing permitted uses in their zoning. Appendix 1 is a suggested list of uses for parcel A. The uses listed include finance, business and professional offices, medical, business services, public administration, central administrative offices, and some convenience commercial.

## B. Circulation

A traffic study was conducted by a private consultant for the proposed development of Rancho Los Amigos. While this study focused on parcel A, it did include consideration of development on the other sections to produce a cumulative evaluation. The study estimated that worst case development of parcel A, 600,000 square feet of office, would generate 7,380 vehicle trip ends daily. Development of the entire Rancho property would generate approximately 21,170 trip ends daily.

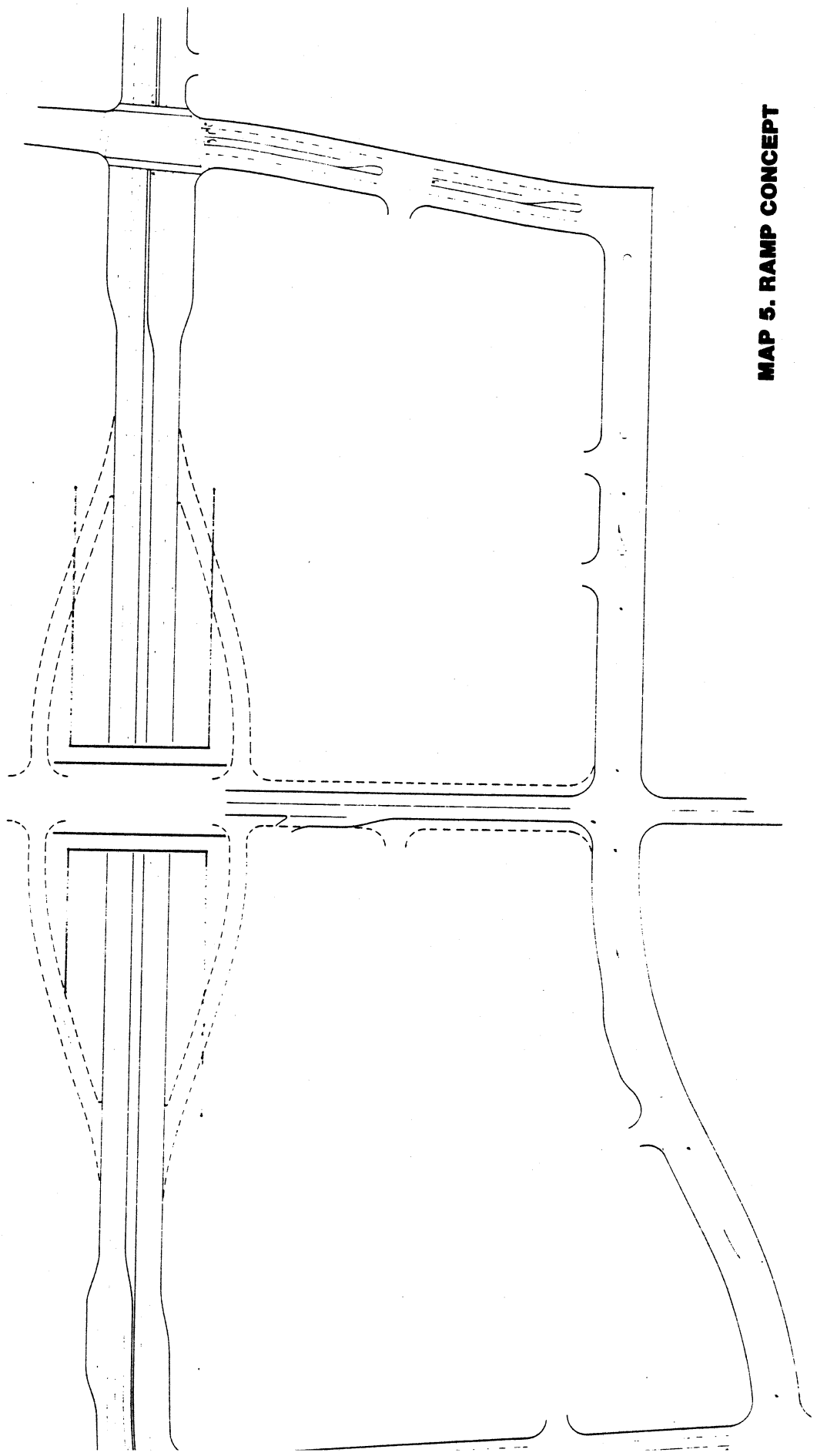
The proposed Phase 1 development of parcel A would take access at the intersections of Old River School Road and Rives Avenue with Imperial Highway. The traffic study examined both of these intersections, their capacity, and recommended changes to the circulation system. It was recommended that at Old River School Road the signal be modified to provide north-south phasing. Three northbound lanes were recommended: left turn, left or through, and through or right.

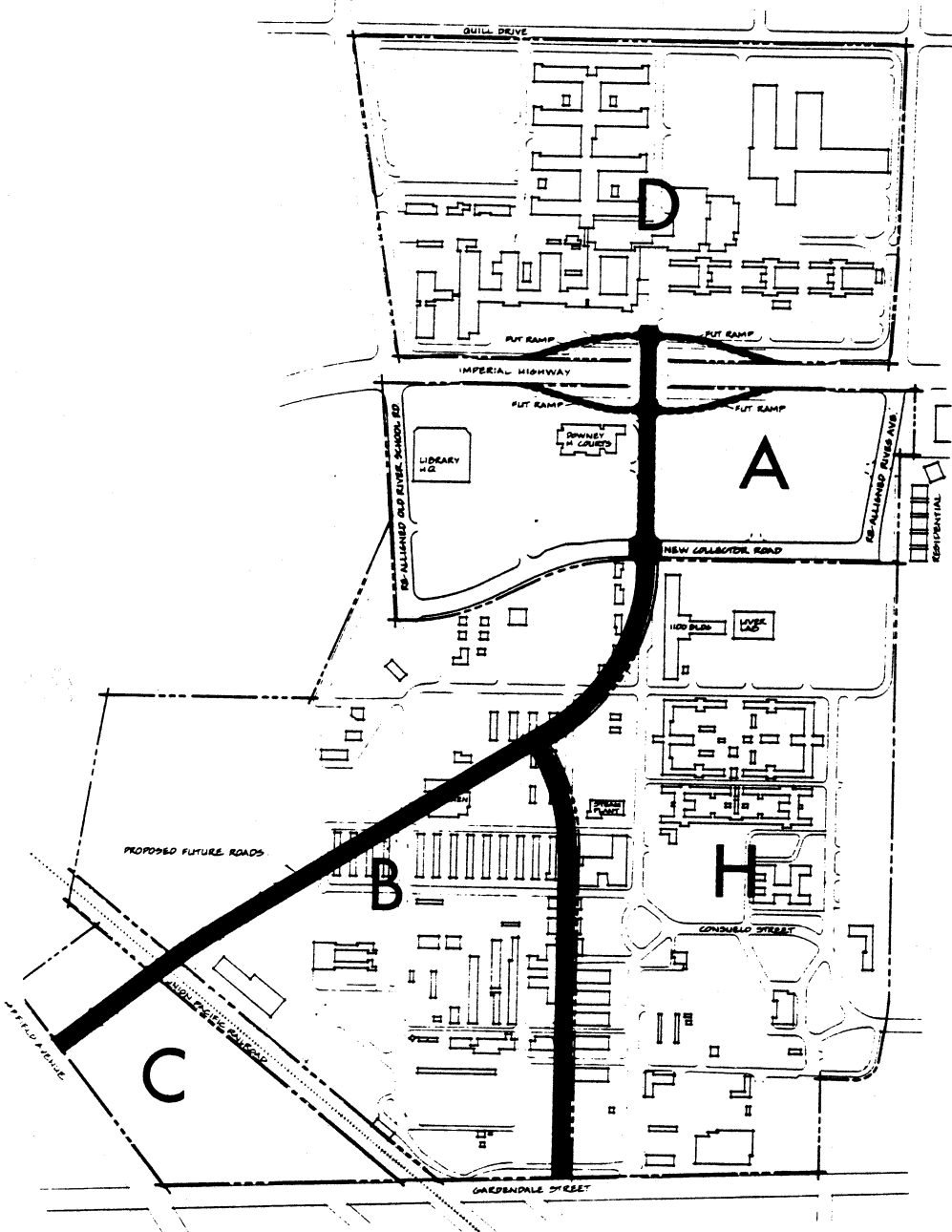
Similar recommendations were made for the Rives Avenue intersection. However, mitigation of congestion would require the creation of two left turn lanes on Imperial Highway for westbound vehicles. This would require additional right-of-way for Imperial Highway. An alternative would be to provide westbound off and eastbound on ramps at the Erickson bridge and Imperial Highway. The report recommended further development of this ramp concept. Illustrated on Map 5 is the ramp concept expanded to include full access to and from Imperial Highway. With this four-way access, the property could be reached without necessitating a turn at the two existing signalized intersections. Congestion at both existing intersections would be reduced, increasing the capacity of Imperial Highway. This concept may be the superior access arrangement, warranting greater examination.

Since much of the project traffic would take access at the Imperial Highway/Rives Avenue intersection, there was concern that more traffic would be introduced on Rives Avenue, north of Imperial Highway. Between Imperial Highway and Firestone Boulevard, there is only one stop sign and one signalized intersection on Rives Avenue. In order to avoid additional traffic through the residential neighborhoods along Rives Avenue, methods to discourage use of Rives Avenue as a shortcut were explored. Although not mentioned in the traffic study, one method to reduce this impact would be limiting project traffic to a left or a right turn as they leave the site at the Imperial/Rives intersection.

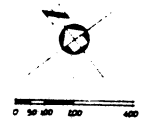


**MAP 5. RAMP CONCEPT**





**MAP 6. CIRCULATION ALTERNATIVE 1**

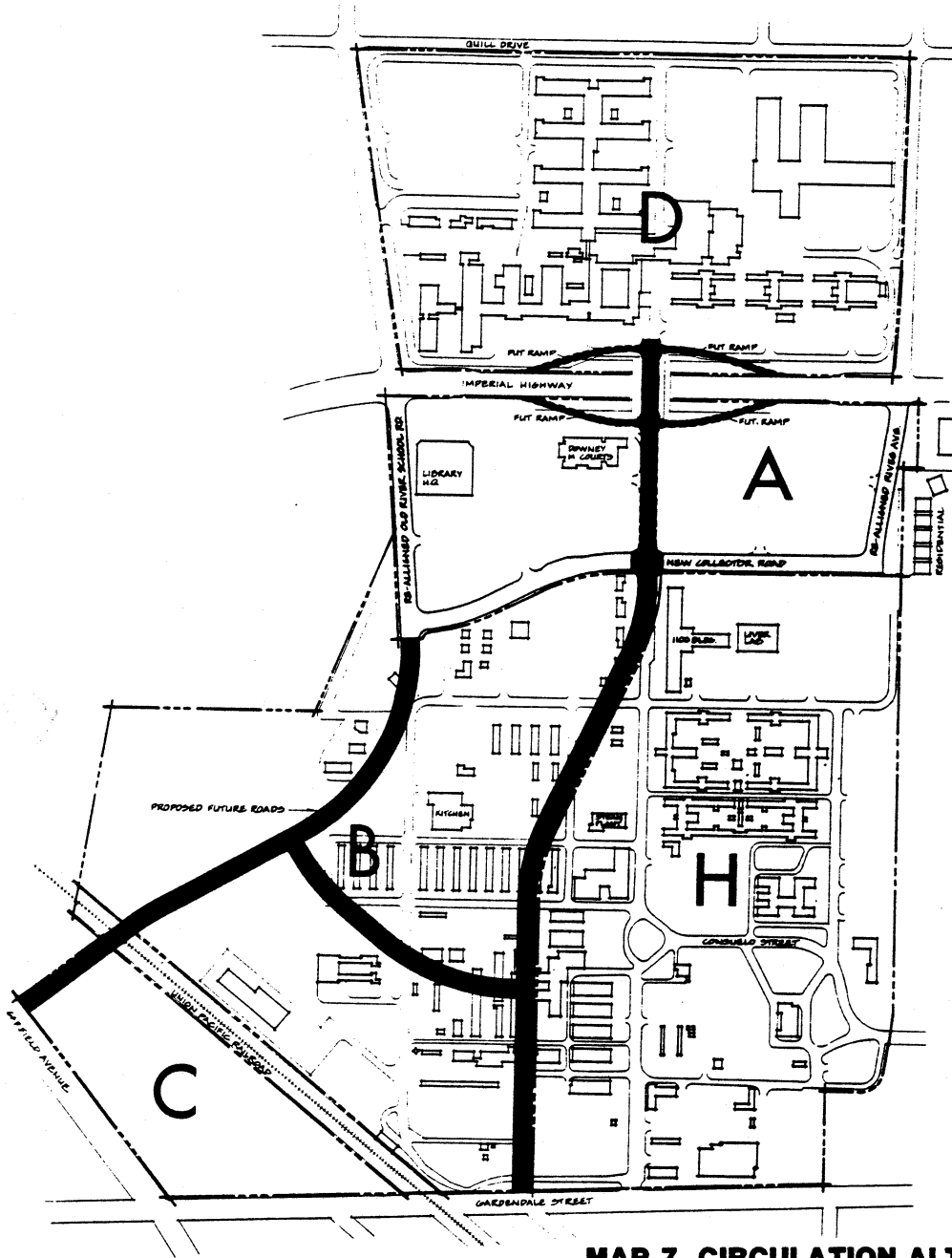


THE COMMUNITY DEVELOPMENT COMMISSION  
OF  
LOS ANGELES COUNTY

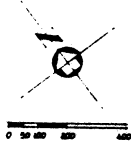
J ROBERT GRIMSGAARD AIA  
ARCHITECTS AND PLANNERS  
283 SO LAKE AVE. SUITE 202, PASADENA  
CALIFORNIA 91101 3001 TEL (818) 449-2900

RANCHO BUSINESS CENTER - DOWNNEY, CALIFORNIA  
CIRCULATION PLAN - PARCELS A, B, C, D, H

7.9.00



**MAP 7. CIRCULATION ALTERNATIVE 2**



RANCHO BUSINESS CENTER - DOWNEY, CALIFORNIA  
 CIRCULATION PLAN - PARCELS A, B, C, D, H

J ROBERT GRIMSGAARD AIA  
 ARCHITECTS AND PLANNERS  
 283 S.O. FINE AVE. SUITE 202 PASADENA  
 CALIFORNIA 91101 3001 TEL (818) 447-2900

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 LOS ANGELES COUNTY

I

The development of parcels A, B, and C will generate a need for southerly access to the property. Two possible street systems are depicted on Maps 6 and 7. In order to obtain access to Garfield Avenue, the Union Pacific Railroad tracks must be crossed. This would require approval by the Public Utilities Commission. Another alternative would be to provide a grade separation with the roadway going beneath the tracks. Access to Garfield Avenue is preferable for the main street through the Rancho Los Amigos. Garfield Avenue will have access from the I-105 Century Freeway. Further, this section of Garfield is in an industrial district. The alternative would be Gardendale Street, which is lined with residential uses and a high school. Introducing traffic, particularly truck, is undesirable and creates difficult turning manuevers for trucks turning at Garfield Avenue.

Another circulation issue is the alignment of the major through street. As discussed in the previous paragraph, it would be preferable that it intersect with Garfield Avenue at the south. At the north, there are three possibilities. Originally, it was proposed that the major street connect to Rives Avenue. Concern over the impact on nearby residential neighborhoods led to consideration of the two alternatives. Access at Old River School Road is preferable to using Rives Avenue, but has some of the same concerns. Placing the major road here would concentrate traffic near a residential district in the City of South Gate. Further, it would not tie in to the previously described ramp system at the Erickson bridge.

All of the circulation concerns do not necessarily have to be resolved with the review of parcel A, as long as circulation options are not precluded. Development of parcel A should not encroach into areas which would be required to construct the ramp concept. Additionally, sufficient right-of-way should be protected for use of Erickson Avenue as the major through street. Plans for the development of the street system to serve the planned courthouse indicate Erickson Avenue as having only one lane in each direction. The setbacks of buildings and parking lots along Erickson Avenue should be from the ultimate right-of-way of 100 feet in width.

Assuming that Phase 1 development does not preclude future circulation options, it is possible that parcel A could be developed prior to resolution of all circulation issues. At the time when the General Plan designation of and Specific Plan for parcels B and C are considered, these issues must be resolved. The General Plan consideration will also include the Circulation Element, since the Master Plan of Highways will be amended to designate the street system.

### C. Building Height

Depending upon location, when multi-story development is proposed, the potential negative impacts on nearby properties are often raised. Some of these areas of concern can be measured and quantitatively evaluated, such as shadow impact and solar access. Others such as privacy and view are more subjective, and depend on individual perceptions.

Despite the subjectivity of privacy and view, they are valid concerns and thus warrant evaluation. Recognized mitigation for these concerns include building setback, height limitation, restricting windows, and landscaped

buffers. The extent to which these methods should be employed will vary from person to person, and is not as precisely determinable as the methods to mitigate other height concerns.

Shadow impact and solar access can be calculated and depicted. Maps 8, 9, and 10 depict the extent of shadow impact at various times of year. These are based on building heights and setbacks proposed by the County. These are as follows:

<u>Setback from Residential</u>	<u>Maximum Building Height</u>
Less than 140 feet	No buildings
140-200 feet	35 feet
200-250 feet	45 feet
250-400 feet	55 feet
400 feet or more	75 feet

From these height/setback standards, it was calculated that the greatest shade impact on the residential area to the east would be caused by a 35 foot high building at 140 feet from the property line. Map 8 depicts the summertime shadow at 6:00 p.m. At this time, the extent of shadow would be 162 feet, and as depicted, would extend approximately 20 feet onto the residential properties. However, a six foot high fence at the property line would cast a 28 foot shadow at this time.

Map 9 indicates the shadow at 5:00 p.m. at the spring and fall equinoxes. At these times of year, shadows extend more northward than in summer. Map 10 is at the winter solstice at 4:00 p.m. A 213 foot long shadow is cast primarily northward, reflecting the low sun angle at this time of year.

The shadows cast at any time of year would not affect solar energy systems on nearby properties appreciably. The primary collection time for solar panels is between 9 a.m. and 3 p.m. The potential shadows would not extend off site during this time period.

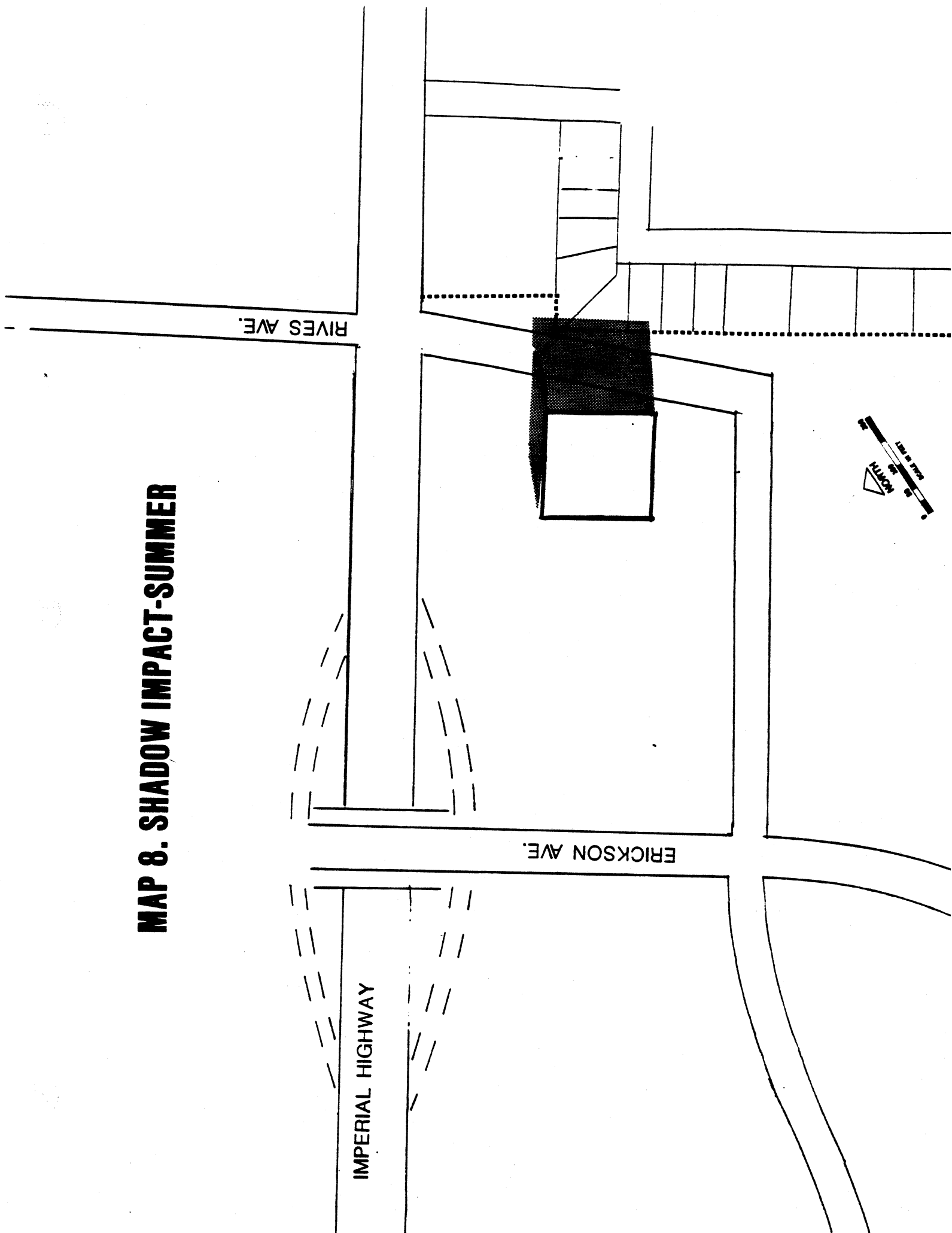
Section 9140.32 of the Downey Municipal Code specified variable height and setback requirements for commercial and industrial uses which adjoin residential properties. If the requirement for industrial zoning was applied, a building 140 feet from residential could be 46 feet high, as opposed to the 35 feet proposed.

#### D. Noise

Noise produced by Phase 1 traffic is another issue of concern. In particular, the potential consequences of traffic noise on those residents living east of the segment of Rives Avenue that is south of Imperial Highway.

When considering all the noise impacts associated with the development of Phase 1, its traffic noise would be the primary contributor, and in proximity to parcel A, residents east of parcel A are the only sensitive receptors that might be affected by this noise impact.

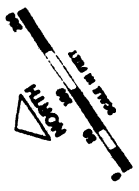
# MAP 8. SHADOW IMPACT-SUMMER



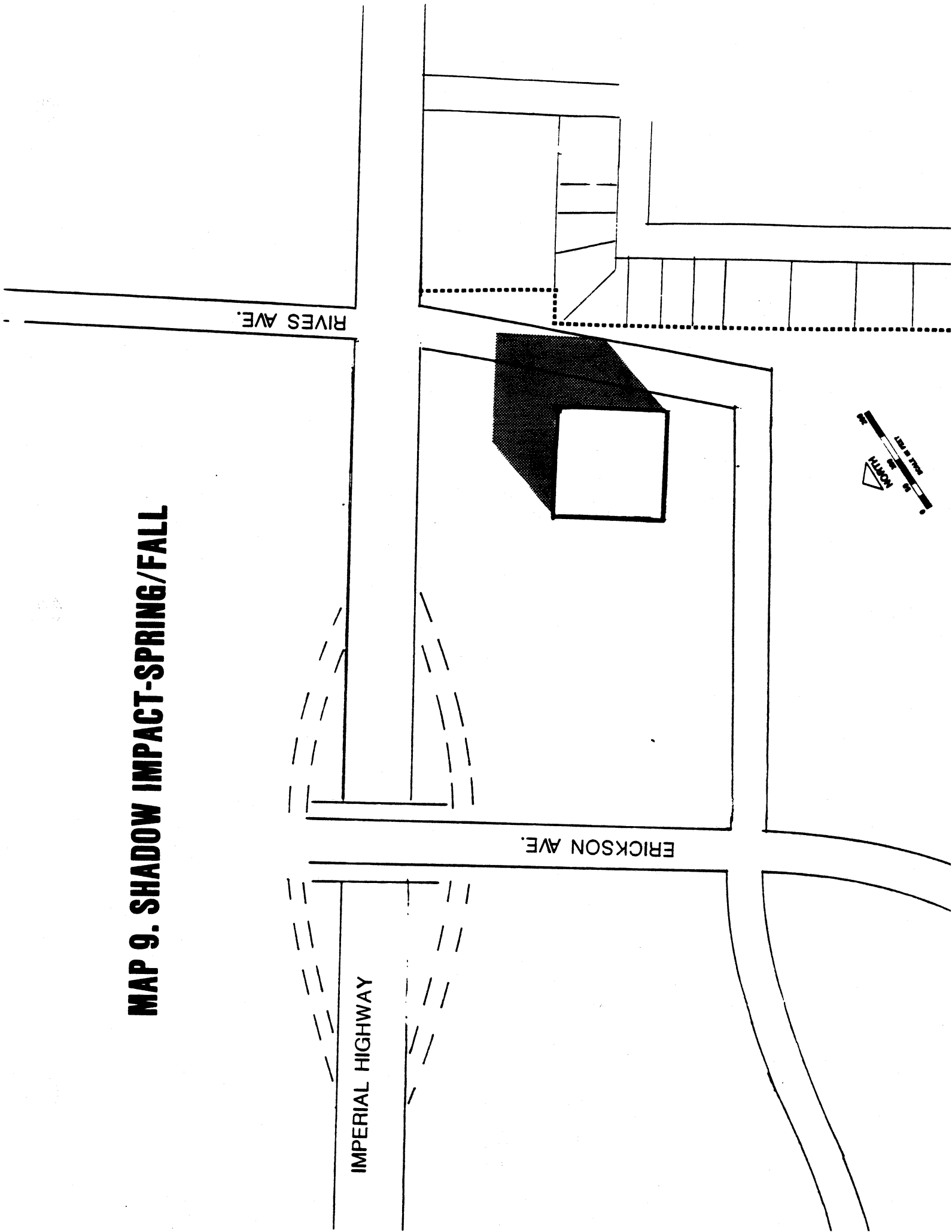
RIVES AVE.

ERICKSON AVE.

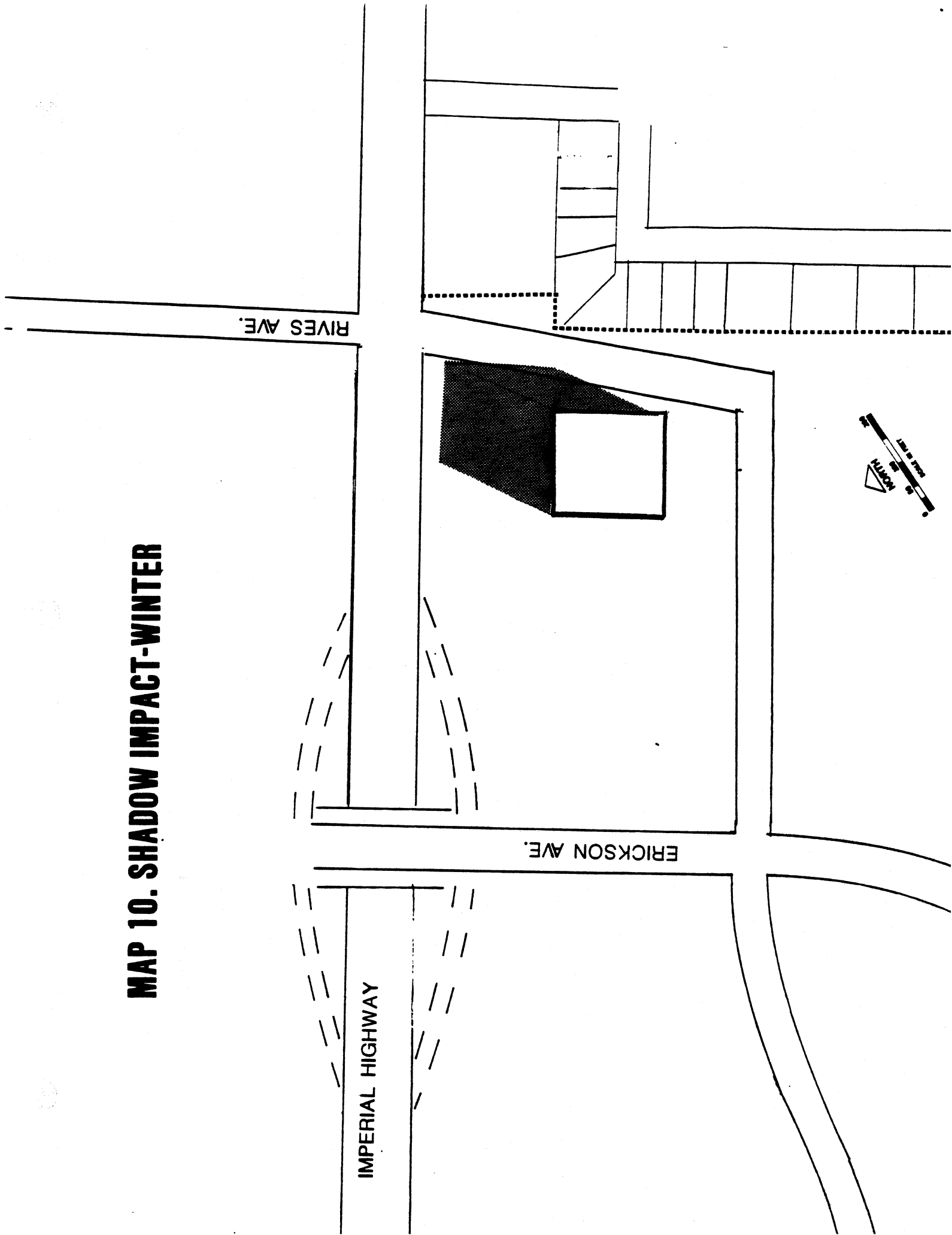
IMPERIAL HIGHWAY



# MAP 9. SHADOW IMPACT-SPRING/FALL



# MAP 10. SHADOW IMPACT-WINTER





In assessing the project's traffic noise impacts, this report used the State noise standard or CNEL (Community Noise Equivalent Level). This noise descriptor is the standard used throughout California to evaluate noise impacts generated by new development. In short, CNEL sums all noise energy in a 24-hour period with a weighing factor of 5 decibels for the evening hours of 7:00 p.m. to 10:00 p.m., plus another 5 decibel increase for noise-sensitive evening hours between 10:00 p.m. and 7:00 a.m.

Currently, about 1,000 vehicles use the affected Rives Avenue segment daily. According to the Traffic Study prepared for Phase 1, intended development will add approximately 5,400 daily trips to that portion of Rives Avenue thus boosting the roadway's daily traffic volume to 6,400 vehicles.

Considering the highway's current traffic volumes, plus projected volumes, residences east of parcel A would fall between the 55 and 60 CNEL contours. For the exterior residential living areas, the State requires the noise level not exceed 65 CNEL. Therefore, noise levels anticipated to be generated by Phase 1 traffic would be within the State standards.

Although the anticipated noise level will not exceed the limit, a noise wall is proposed by the County, to be placed on the east side of Rives Avenue. This wall will be designed by an acoustical engineer.

#### E. Air Quality

Another project-generated concern is the air quality impact, or, that is, the level of vehicle exhaust emissions Phase 1 traffic would generate. Examination revealed, however, that anticipated Phase 1-generated vehicle exhaust emissions would be negligible.

During the morning peak traffic hour, when the Traffic Study forecasted Phase 1 development would generate its greatest traffic volumes, and in turn the greatest air quality impact, intended development is expected to generate 1,525 vehicle trips. Because of this morning peak hour traffic projection, the closest residents to parcel A would experience a carbon monoxide (CO) increase of above .076 ppm (parts by volume of million parts of air). Carbon monoxide constitutes the major portion of vehicle exhaust emissions. The existing carbon monoxide level is approximately 13 ppm.

In contrast to this projected CO level, the State hourly carbon monoxide level is 20.0 ppm, while the Federal standard is 35.0 ppm, and thus shows Phase 1's negligible air impacts. Moreover, a Staff member of the South Coast Air Quality Management District explained that .076 represented an insignificant air quality impact.

#### F. Utilities/Public Services

Rancho Los Amigos, in its present state, does not demand the same amount of public services as would typically be expected for 212 acres of urban land. The existing development south of Imperial Highway is sparse, with large portions of unimproved open space. A number of the older structures are not used, or are used for storage only. Further, Rancho has its own

water supply system, with three wells. The hospital also has its own security personnel.

The site currently has a considerable amount of open space, which allows the percolation of rainwater to the water table. Development will increase the amount of run-off, increasing the demands on the storm drainage system. The site is served by Storm Drain Project #19 which enters the site at Old River School Road as an 84 inch pipe, and leaves the site at Gardendale Street as a 10'3" x 8' box to the Los Angeles River. While the drainage system can accommodate normal run-off, it will not be able to carry all water from a severe storm. Thus, there will be a back-up of water into the street. Development of parcel A will necessitate a catch basin in its southwestern vicinity.

The present self-sustaining water supply system will be inadequate for fire protection with the proposed development. The existing system is not a part of the City of Downey Water System. It is in the Los Angeles County Rancho System. In addition to its three wells, it includes several distribution lines. A 10 inch line extends to parcel A, through the Imperial overpass and up Old River School Road. Initial review by the Fire Department indicates that the County will most likely have to connect to the Metropolitan Water District lines to acquire sufficient water flow for fire protection.

## V. PLAN ELEMENTS

### A. General

It is intended that this Specific Plan shall constitute the zoning for parcel A. Since it is replacing conventional zoning, the Specific Plan must be adopted by ordinance. Where an area of concern is not addressed in this Specific Plan, the pertinent provisions of the Downey Municipal Code shall apply; the provisions of the M-1 zone, Light Manufacturing in particular.

At such time when development of other portion of the Rancho Los Amigos is proposed, this plan shall be amended, expanded, or supplemented to include these areas.

### B. Circulation

1. Initial access to parcel A will be provided at the existing signalized intersections on Imperial Highway at Rives Avenue and Old River School Road. Both Rives Avenue and Old River School Road south of Imperial Highway shall be constructed as secondary highways with an 80 foot right-of-way and 64 foot curb to curb width.
2. The signalization at Old River School Road and Imperial Highway shall be modified to provide split north/south phasing. To the south of the intersection with Imperial Highway, Old River School Road will have five lanes: two southbound, one northbound left turn, one northbound optional left or through, and one northbound optional right or through.

3. The signalization at Rives Avenue and Imperial Highway shall be modified to provide left turn phasing. To the south of the intersection with Imperial Highway, Rives Avenue will have five lanes: two southbound, one northbound left, and two northbound right. Through access onto Rives Avenue north of Imperial Highway from the Rancho property is disallowed.
4. Dependent on the scale of development for parcel A, mitigation of traffic congestion will be required. One possibility is to provide two westbound left turn lanes on Imperial Highway at Rives Avenue. The other is to provide westbound off and east bound on ramps at Imperial Highway and the existing bridge.

If it is decided that the ramp system will not be required for the development of parcel A, sufficient right-of-way shall be reserved for a four ramp system in the development of parcel A and the courthouse.

5. Erickson Avenue will be designated as a major highway with a right-of-way width of 100 feet. If Erickson is not constructed initially to major highway specifications (80 feet curb-to-curb), the 100 feet of right-of-way will be reserved for future construction.

C. Permitted Uses

1. Appendix 1 of this Specific Plan establishes permitted and conditional uses for parcel A. These are listed by their four digit codes from the Standard Industrial Classification Manual, 1972 version with 1977 supplement, prepared by the U.S. Department of Commerce.
2. Uses indicated with an asterisk (\*) are conditional uses, and shall be considered through the Conditional Use Permit process as described in Section 9166 of the Downey Municipal Code.

D. Development Standards

The development standards specified in this subsection shall supercede those specified in the Downey Municipal Code. When a subject is not addressed in this plan, the requirements of the pertinent sections of the Downey Municipal Code shall apply.

1. Maximum building site coverage shall be 40% of the net area.
2. Maximum building height shall be as follows:

<u>Setback from Residential Zone</u>	<u>Maximum Building Height</u>
Less Than 140 feet	No buildings
140 to 200 feet	35 feet
200 to 250 feet	45 feet
250 to 400 feet	55 feet
400 feet or more	75 feet

3 a. Building and parking areas shall be set back 20 feet from the ultimate right-of-way of all streets, except that 30 feet setback from Imperial Highway shall be maintained.

b. Improvements permitted within the setback areas:

Landscaping

Pedestrian sidewalks.

Planters, fences or walls with the stipulation that said improvements cannot exceed 3-1/2 feet in height.

Paving associated with street improvements (curbs, etc.).

Driveway access points.

4. Parking:

Parking requirements shall conform to Section 9150 of the Downey Municipal Code (parking ordinance) with the exception of the following:

a. Parking adjacent to the streetside landscaped areas shall be designed to prevent car overhangs.

b. A minimum of 5% of the paved parking area shall be landscaped.

c. A minimum of one tree per 16 spaces shall be required in the parking area. The required trees shall be a "canopy" type to provide a shaded parking area. Trees shall be planted at a reasonable size to insure survival, staked, and of a species compatible with the Southern California climate.

5. Signs:

Signage shall be in accordance with Section 9148 of the Downey Municipal Code. A sign program shall be submitted and approved by the Design Review Board in accordance with Section 9148.14 (e) pertaining to multi-tenant complexes.

6. Noise Attenuation:

A noise attenuation barrier shall be placed to the east of Rives Avenue. This barrier may consist of a wall, berming, and landscaping, and shall be prepared by a licensed acoustical engineer. Further, landscaping materials should be used which will reach a height of 20 to 30 feet at maturity to provide visual screening.

7. All development within the Rancho Business Center shall be subject to all applicable sections of the Code of Ordinances of the City of Downey pertaining to noise regulations. (See Section 4600-4606 of the Downey Municipal Code)

8. a. Transformers and emergency generators shall be screened.
  - b. Where possible, trash and transformer enclosures shall be integrated into the same enclosure.
  - c. Transformers may be screened from view by using landscape screening devices, such as 5 gallon shrubs at 3 feet on center (minimum).
  - d. Trash enclosures are not permitted within the streetside setback.
9. Lighting - See Section 9152 of the Downey Municipal Code.
10. Walls - See Section 9152 of the Downey Municipal Code.
11. Security Fences:
- Security fences shall be constructed of wrought iron. Pilasters along property lines are prohibited. The use of additional shrub masses along fences is encouraged. Chain link fencing is prohibited.
12. Service and Delivery Areas:
- a. Loading docks and service delivery areas are required to be screened, recessed, and/or enclosed so as not to be directly visible from streets at the boundary of the site.
  - b. Trash enclosures shall be screened with a structure and constructed of the same materials and finishes as the adjacent building.
  - c. The use of additional landscape materials to screen the trash enclosure walls is encouraged.
  - d. No materials, supplies or equipment, including company owned or operated trucks, shall be stored in any area on a site except inside a closed building or behind a visual barrier.
  - e. Loading, service and delivery areas shall not encroach into any setback areas.
13. Site Landscaping and Maintenance:
- a. A landscape plan shall be required which incorporate a compatible planting palette and planting materials to insure landscaping consistency.
  - b. A minimum of 10% site landscaping is required.
  - c. Along site boundaries, a minimum tree size of 15 gallons shall be utilized for tree planting purposes and were possible, 24 inch box trees shall be planted within the building setback areas.

- d. Where possible, existing mature trees shall be incorporated into the site design or relocated on site.
- e. Maintenance of on-site and boundary landscaping shall be the responsibility of the developer. Landscaping shall be adequately trimmed, watered and otherwise maintained to insure a pleasing appearance of the site. A landscaping maintenance plan shall be submitted as part of the landscape and irrigation plan.
- f. A master landscaping plan shall be prepared to be reviewed and approved by the Design Review Board.

14. Irrigation:

- a. An adequate irrigation system shall be installed as part of the required site landscaping.
- b. All irrigation systems shall be fully automatic.
- c. Low-volume irrigation equipment is encouraged for all planted areas within the individual sites and shall be completely automatic.
- d. No overthrowing of irrigation water onto walks, roadways or common area will be allowed.
- e. Utility cabinets and irrigation hardware shall be screened by evergreen shrubs.
- f. Irrigation plans are subject to review and approval by the Design Review Board.

15. Drainage:

A storm drain system shall be installed adequate to serve ultimate development of the site and shall be connected with the existing Los Angeles County Flood control District system at Old River School Road.

16. Building Materials and Design:

Building materials and design are subject to review and approval of the Design Review Board. Building design shall be of contemporary character using materials which easily lend themselves to maintenance and long life without significant deterioration.

17. Utilities:

All utilities shall be installed underground in accordance with Section 7500 of the Downey Municipal Code.

18. Air-conditioning, Mechanical Roof Equipment, and Elevator Housing - See Section 9136 of the Downey Municipal Code.

19. Environmental Protection Standards - See Section 9144 of the Downey Municipal Code.

E. Utilities/Public Services

1. Sufficient water flow for fire protection shall be acquired from the City of Downey Water Division and/or the Metropolitan Water District.
2. All streets shall be constructed to City standards and be dedicated to the City of Downey. Landscaped medians shall be constructed under the direction of the Planning and Engineering Divisions.
3. An assessment district for the maintenance of roadway lighting and landscaping shall be established.

PERMITTED USES

In order to identify and describe permitted uses, the Standard Industrial Classification Manual, 1972 version with 1977 Supplement, prepared by the U.S. Department of Commerce, has been employed. The following list of uses are identified by their four digit industry number, and categorized by their respective Division and Major Group classifications consistent with the Standard Industrial Classification Manual.

Uses indicated with an asterisk (\*) are subject to approval of a Conditional Use Permit as described by Section 9166 of the Downey Municipal Code

**DIVISION G. RETAIL TRADE**

## Major Group 54 - Food Stores

- 5441 Candy, Nut and Confectionary Stores
- 5462 Retail Bakeries - Baking and Selling
- 5463 Retail Bakeries - Selling Only

## Major Group 58 - Eating and Drinking Places

- \*5812 Eating Places
- \*5813 Drinking Places (Alcoholic Beverages)

## Major Group 59 - Miscellaneous Retail

- 5912 Drug Stores and Proprietary Stores
- 5942 Book Stores
- 5943 Stationery Stores
- 5947 Gift, Novelty, and Souvenir Shops
- 5992 Florists
- 5993 Cigar Stores
- 5994 News Dealers

Note: The above retail uses of Division G are intended to provide convenience and support uses for other uses on the Rancho Los Amigos property. As such, they are permitted only within the westerly 400 feet of Parcel A, on the ground floor level.



**DIVISION G. RETAIL TRADE**

5961 Mail Order Houses

**DIVISION H. FINANCE, INSURANCE, AND REAL ESTATE**

Major Group 60 - Banking

6011 Federal Reserve Banks  
6022, 6023, 6024, 6025, 6026, 6027, 6028 Commercial and Stock Savings  
Banks  
6032, 6033, 6034 Mutual Savings Banks  
6042, 6044 Trust Companies Not Engaged in Deposit Banking  
6052 Foreign Exchange Establishments  
6054 Safe Deposit Companies  
6055 Clearinghouse Associations  
6056 Corporations for Banking Abroad  
6059 Establishments Performing Functions Related to Deposit Banking,  
NEC

Major Group 61 - Credit Agencies other than Banks

6112, 6113 Rediscount and Financing Institutions for Credit Agencies  
6122, 6123, 6124, 6125 Savings and Loan Associations  
6131 Agricultural Credit Associations  
6142, 6143, 6144, 6145, 6146, 6149 Personal Credit Institutions  
6153, 6159 Business Credit Institution  
6162 Mortgage Bankers and Loan Correspondents  
6163 Loan Brokers

Major Group 62 - Security and Commodity Brokers

6211 Security Brokers, Dealers, and Flotation Companies  
6221 Commodity Contracts Brokers and Dealers  
6231 Security and Commodity Exchanges  
6281 Services Allied with the Exchange of Securities or Commodities

Major Group 63 - Insurance

6311 Life Insurance  
6321 Accident and Health Insurance  
6324 Hospital and Medical Insurance Plans  
6331 Fire, Marine, and Casualty Insurance  
6351 Surety Insurance  
6361 Title Insurance  
6371 Pension, Health, and Welfare Funds

Major Group 64 - Insurance Agents, Brokers, and Service

6411 Insurance Agents, Brokers, and Service

Major Group 65 - Real Estate

6512, 6513, 6514, 6515, 6519 Real Estate Operators and Lessors  
6531 Appraisers (only)  
6541 Title Abstract Office  
6552, 6553 Subdividers and Developers

Major Group 67 - Holding and Other Investment Offices  
6711 Holding Offices  
6722, 6723, 6724, 6725 Investment Offices  
6732, 6733 Trust Management  
6792, 6793, 6794, 6798, 6799 Miscellaneous Investing

## DIVISION I. SERVICES

Major Group 72 - Personal Services  
7299 Health Clubs or Spas (only)

Major Group 73 - Business Services  
7311, 7313, 7319 Advertising  
7321 Credit Reporting and Collection Agencies  
7331 Direct Mail Advertising Services  
7332 Blueprinting and Photocopying Services  
7333 Commercial Photography, Art, and Graphics  
7339 Stenographic and Reproduction Services, NEC  
7351 News Syndicates  
7361, 7362, 7369 Personnel Supply Services  
7372, 7374, 7379 Computer and Data Processing Services  
\*7391 Research and Development Laboratories  
7392 Management, Consulting, and Public Relations Services  
\*7393 Detective Agencies and Protective Services  
\*7395 Photo finishing Laboratories

Major Group 80 - Health Services  
8011 Offices of Physicians  
8021 Offices of Dentists  
8031 Offices of Osteopathic Physicians  
8041 Offices of Chiropractors  
8042 Offices of Optometrists  
8049 Offices of Health Practitioners, NEC  
8071 Medical Laboratories  
8072 Dental Laboratories  
8081 Outpatient Care Facilities  
\*8091 Health and Allied Services, NEC

Major Group 81 - Legal Services  
8111 Legal Services

Major Group 82 - Educational Services  
8241 Correspondence Schools

\*Major Group 83 - Social Services  
8351 Child Day Care Services

Major Group 89 - Miscellaneous Services  
8911 Engineering, Architectural, and Surveying Services  
8922 Noncommercial Educational, Scientific, and Research Organizations  
8931 Accounting, Auditing, and Bookkeeping Services

## **DIVISION J. PUBLIC ADMINISTRATION**

### **Major Group 91 - Government Offices**

9111, 9121, 9131, 9199 Executive, Legislative and General Government Offices

### **Major Group 92 - Justice, Public Order, and Safety**

9222 Legal Counsel and Prosecution (Public)

### **Major Group 93 - Public Finance Taxation and Monetary Policy**

9311 Public Finance, Taxation, and Monetary Policy Offices

### **Major Group 94 - Administration of Human Resource Programs**

9411 Administration of Educational Programs

9431 Administration of Public Health Programs

9441 Administration of Social, Manpower, and Income Maintenance Programs

9451 Administration of Veterans Affairs

### **Major Group 95 - Administration of Environmental Quality and Housing Programs**

9511, 9512 Administration of Environmental Quality Programs

9531, 9532 Administration of Housing and Urban Development Programs

### **Major Group 96 - Administration of Economic Programs**

9651 Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors

## **CENTRAL ADMINISTRATIVE OFFICES**

A central administrative office is an establishment primarily engaged in general administrative, supervisory, accounting, purchasing, engineering and systems planning, advertising, legal, financial, or related management functions performed centrally for other establishments of the same company. Central administrative offices characteristically do not produce any products nor do they provide any services for the general public, other companies, or government.

A central administrative office should be considered a separate establishment if (1) it is at a different general location from the establishment(s) served; or (2) it is at the same location as one of the company's establishments but also serves other establishments of the same company and is not operated as an integral part of the establishment at the same location.

## **\* AUXILIARY ESTABLISHMENTS**

An auxiliary unit is an establishment primarily engaged in performing supporting services for other establishments of the same company rather than for the general public or for other business firms. Auxiliaries include such diverse activities as research development, and testing laboratories of manufacturing firms developing new or improved products with the company's own funds or on Federal contract; central warehouses for the company's own merchandise; central garages for the company's own vehicles; trading stamp redemption stores; milk receiving stations; and sales promotion offices.