



SEE ATTACHED SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION AND ACCESSIBILITY FOR THIS PLANNING COMMISSION MEETING

- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **ROLL CALL:** Commissioners Ortiz, Montoya, Vice Chair Owens and Chair Duarte
- III. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- IV. **PRESENTATIONS:**
- V. **REPORT ON CITY COUNCIL ACTION:**
- VI. **PUBLIC HEARINGS:**

RECOMMENDED ACTION

<p>1. (PLN-21-00032) Specific Plan Amendment</p> <p>Location: Florence Ave/I-5 Specific Plan 90-1 Area (Consisting most notably of properties known as 11111 Florence Avenue, 11000 Florence Avenue, and 10645 Studebaker Road)</p> <p>Request: A request to amend the Florence Avenue/I-5 Specific Plan 90-1 revising Section III- A (G) (Development Standards- Signs) related to freestanding signs and incorporating new sign standards for electronic message signs within the Specific Plan 90-1 area.</p> <p>CEQA: Categorical Exemption – Section 15311 (Class 11 – Accessory structures)</p> <p>Staff: Irving Anaya, Associate Planner</p> <p>Contact ianaya@downeyca.org 562-904-7154</p>	<p>Approval</p>
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- VII. **NON-AGENDA PUBLIC COMMENTS:** This portion of the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Planning Commission and not listed on the agenda. It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than three (3) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth under this section.
- VIII. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner requests separate actions. Anyone wishing to comment on a Consent Calendar item should be recognized by the chairman, state name, address and agenda item number. Further, any Consent Calendar items removed from the agenda will be considered by the Commission following the public hearing items.
2. **General Plan Consistency Finding – 2021-22 CIP Program**
 3. **August 5, 2020 Minutes**
 4. **February 3, 2021 Minutes**
- IX. **OTHER BUSINESS:**
- X. **STAFF MEMBER COMMENTS:**
- XI. **ADJOURNMENT:** To Wednesday, July 7, 2021 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241.

NOTICE: SECTION 9806 – APPEALS

Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions, no later than ten (10) calendar days) after the date of the decision or of the Commission's failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission's findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified

Supporting documents are available at: www.downeyca.org; City Hall-Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. Video streaming of the meeting is available on the City's website. In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, complete the City's Title II ADA Reasonable Accommodation Form located on the City's website and at City Hall - Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the Planning Division or contact the Planning Division office at (562) 904-7154 or the California Relay Service at 7-1-1. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City's ADA/Section 504 Coordinator at ADACoordinator@downeyca.org; Phone: (562) 299-6619; or TTY at 7-1-1.



In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, 48 business hours prior to the meeting.

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunion de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, 48 horas hábiles antes de la reunión.

Supporting data for items included in this agenda is available for public review and inspection in the office of the Planning Division during regular workday hours between 8:00 a.m. and 5:00 p.m., and in the City Library during regular hours and on the City's website at <http://www.downeyca.org>.

I Mary Cavanagh, Secretary to the Planning Commission, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.

Dated this 10th day of June, 2021

Mary Cavanagh

Mary Cavanagh
Secretary, Planning Commission



SPECIAL NOTICE

Public Participation and Accessibility for June 16, 2021 Downey Special and Regular Planning Commission Meetings

Pursuant to Paragraph 3 of Executive Order N-29-20 executed by the Governor of California on March 17, 2020, the County of Los Angeles Department of Public Health Order January 29, 2021 – Reopening Safer at Work and in the Community for Control of COVID-19 – Blueprint for a Safer Economy – Tier 1 Surge Response, the Regular Planning Commission Meeting scheduled for Wednesday, June 16, 2021 at 6:30 p.m. will allow members of the public comment portion of the meetings via teleconference.

Below are the ways to participate in the Regular Meeting at 6:30 p.m.

1. View the Planning Commission meeting live stream at:

YouTube Channel: <https://www.youtube.com/channel/UCHJOzNYcnaDRUSax0sC0L9Q/live>

2. Planning Commission meeting Conference phone (audio only):

Call Toll-Free: (888) 788-0099 or (877) 853-5247

Enter Meeting ID: **992 2237 9512**

Members of the public wishing to address the Planning Commission, during public comments or for a specific agenda item, or both, may do so by the following methods:

3. E-mail: pcpubliccomment@downeyca.org

In order to effectively accommodate public participation, participants are asked to provide their public comments via e-mail by 4:00 p.m. on the day of the meeting.

Participants addressing the Planning Commission by email are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Subject;
- e) Written Comments.

4. Teleconference phone number: (562) 299-6622

Calls will be placed on hold in queue and participants will provide their public comments via speaker phone. Persons speaking are limited to a maximum of three (3) minutes. Please be mindful that the teleconference call will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

Participants addressing the Planning Commission by teleconference are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Comments.

For any questions contact the Planning Division's Office at (562) 904-7154.



DATE: JUNE 16, 2021

TO: PLANNING COMMISSION

SUBMITTED BY: ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: CRYSTAL LANDAVAZO, CITY PLANNER

PREPARED BY: IRVING ANAYA, ASSOCIATE PLANNER

SUBJECT: **PLN-21-00032 (SPECIFIC PLAN AMENDMENT) – SPECIFIC PLAN AMENDMENT REVISING SECTION III-A (G) (DEVELOPMENT STANDARDS- SIGNS) RELATED TO FREESTANDING SIGNS AND INCORPORATING NEW SIGN STANDARDS FOR ELECTRONIC MESSAGE SIGNS IN THE SPECIFIC PLAN 90-1 AREA**

LOCATION: Florence Avenue/ I-5 Specific Plan (SP 90-1)

ZONING: Florence Avenue/ I-5 Specific Plan (SP 90-1)

REPORT SUMMARY

Bob Barouti (hereinafter “the applicant”) is requesting a Specific Plan Amendment to revise sign standards, specifically related to freestanding signs and to incorporate new sign standards for electronic message signs. Based on the analysis contained in this report, staff is recommending that the Planning Commission adopt the following titled resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THAT THE CITY COUNCIL APPROVE A SPECIFIC PLAN AMENDMENT PLN-21-00032 (SPECIFIC PLAN AMENDMENT), THEREBY, REVISING SECTION III-A (G) (DEVELOPMENT STANDARDS- SIGNS) RELATED TO FREESTANDING SIGNS AND INCORPORATING NEW SIGN STANDARDS FOR ELECTRONIC MESSAGE SIGNS IN THE SPECIFIC PLAN 90-1 AREA.

BACKGROUND

On June 25, 1991, the City adopted the Florence Avenue/I-5 Specific Plan 90-1 with the intent and purpose to provide a comprehensive set of land uses, development plans, development regulations, design guidelines, and implementation programs to ensure quality development consistent with the Land Use Plan and the goals, policies, and objectives of the Downey General Plan. Importantly, the City of Downey at that time, much like today, was focused to provide standards that will ensure attractive, high-intensity, revenue-producing commercial developments as obsolete developments, at that time, were/are recycled.

The specific plan area is an approximate 39 acres in size and is comprised of 12 parcels. The area is located in the easternmost portion of the City of Downey bounded by I-605 freeway on the west, I-5 freeway and the City of Santa Fe Springs on the east and Downey residential properties to the south. The existing area is improved with a variety of uses such as L.A. Honda World auto dealer and Downey Honda Service Center, Giant RV, two service stations, and a multi-tenant commercial building. As mentioned, the area is within Specific Plan 90-1 and has a General Plan Land Use designation of General Commercial (GC).

On March 16, 2021, the applicant submitted an application for a Specific Plan Amendment requesting that the existing sign standards in the specific plan document be revised in order to allow additional freestanding signs within the area since the current text only allows for one (1) freestanding sign for the entire specific plan area. The applicant is also requesting that the amendment include new sign standards related to electronic message signs considering that the applicant intends to install a new electronic freeway-oriented, freestanding sign to advertise the Specific Plan area. Due to missing information, staff deemed the application incomplete on April 14, 2021. Upon submittal of revised plans, on May 18, 2021 staff deemed the application complete for further processing.

The notice of pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500' of the subject area on June 3, 2021.

DISCUSSION

The Downey Municipal Code states that a Specific Plan may be required for any development or redevelopment activity proposed on a site ten (10) acres or more in size. As previously stated in the report, the City established a specific plan for the 39 acre area with a vision to redevelop and enhance the area. The Specific Plan has been successful in preserving the area for a vehicle dealerships and supportive commercial activities. At this time, the Specific Plan amendment is requested to revise the established sign standards so they can be updated to meet the current needs of the area. The revision will allow a total of two (2) freeway oriented freestanding signs and also introduce new sign standards to allow for electronic message signs incorporated into freeway-oriented freestanding signs within the specific plan area.

The applicant is requesting that the City allow an additional freeway-oriented electronic message freestanding sign at 11111 Florence Avenue (Giant RV) by amending the existing specific plan. As previously stated in the report, the specific plan currently allows for a maximum of one (1) freestanding sign that identifies the specific plan area and the vehicle dealerships within it. The proposed revisions will allow the Specific Plan area to appeal to both freeways within the vicinity and promote activity within the area. The proposed amendments will allow one freeway-oriented freestanding sign to be located adjacent to each freeway in the vicinity. This amendment also proposes to introduce new standards that would incorporate technology that was not available at the time the Specific Plan was established. The electronic message standards are incorporated to allow the Specific Plan area to be consistent with similar dealership signage in the region.

One freeway-oriented freestanding sign was permitted adjacent to I-605, located at 10645 Studebaker Road, currently occupied by Honda World. The proposed amendment would allow a second freeway-oriented freestanding sign adjacent to I-5, located at 11111 Florence Ave, currently occupied by Giant RV. These signs will be oriented toward freeway traffic to promote the Specific Plan area to regional travelers and will have minimal visibility from Florence

Avenue. The proposed freestanding sign for this location is included as Exhibit C to this report. There is an existing nonconforming sign on the Giant RV property, adjacent to Florence Avenue, which is permitted to remain until it is removed.

The attachment to resolution identifies all proposed deletions of the existing specific plan text using ~~strike throughs~~ and all proposed new language is identified with **red font** color and underlines.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee (DRC) and comments were provided to Planning staff. The Public Works Department provided a comment to ensure that all applicants for freestanding electronic message signs shall coordinate and comply with California Department of Transportation (Caltrans) sign regulations. Department comments were incorporated into the sign standards such as brightness of signs and sign animation.

ENVIRONMENTAL ANALYSIS

The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15311 (Class 11, Accessory Structures). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of CEQA. Class 11 consists of projects that involve replacement of minor structures accessory to (appurtenant to) existing commercial including on-premise signs.

FINDINGS

Pursuant to the requirements of Downey Municipal Code Section 9836.10 (Specific Plan - Findings), staff recommends that the Planning Commission make the following findings to recommend the overall request:

- 1. The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council.***

The subject area is bounded by two freeways along the east and west, with over 650 feet of frontage along the Santa Ana I-5 freeway at grade. The wide frontage opens up opportunities for visibility to advertise existing commercial uses within the subject area. The proposed text amendment will include new standards to allow an additional freestanding sign once the amendment is adopted. Additionally, the proposed sign standards for electronic message signs will provide new standards for newer sign technology similar to those found in other cities in the region. Approval and adoption of this specific plan amendment will comply with goals found in Chapter 8 of the city's General Plan particularly Goal 8.1 which calls to promote quality design for new, expanded, and remodeled construction. Policy 8.1.1 also calls for architectural design of the highest quality and promote good quality sign design (Program 8.1.1.8). Staff believes that the new sign standards will enhance and promote better sign quality by

introducing new sign technology while also requiring that all new freestanding signs be compatible with existing and/or future development located on their subject site.

2. *The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located.*

The proposed sign standard amendments will update the plan to reflect newer technology and industry standards but, will continue to be in accordance with the purposes and objectives of the DMC and zone in which the site is located in known as Specific Plan 90-1. More specifically, maintaining a specific number of allowable freestanding signs and requiring appropriate buffers from each sign will help ensure conformance and prevent visual “pollution”. The new sign standards will continue to provide regulations that unify and coordinate future development through compatible development and complementary site planning and building as expressed in the specific plan. In addition, language in the specific plan on page II-7 states that due to minimal visibility of the specific plan area from the freeways, it was anticipated that a large sign on Site 1 (11111 Florence Avenue – Giant RV) is needed in order to attract customers to the area. Staff believes that the new sign standards will achieve the abovementioned.

3. *The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.*

The proposed revisions include regulations that will help protect the public and surrounding environment. The new standards will include common sign regulations such as maximum height, size, setbacks, spacing, and design standards. Additionally, the introduction of electronic message signs after adoption of the Specific Plan left a void in regulation of signage within this area, the specific standards proposed are required in order to prevent potential impacts caused by the lighting from the display monitor on drivers and surrounding properties. As such, standards have been included to address brightness, light and glare, and to regulate display messages. All standards can be found as an attachment to the proposed resolution. The revised text and new standards will provide appropriate regulations for all existing and future sign installations.

4. *The Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code, commencing with Section 65450 as may be subsequently amended by the State.*

Based on the requested sign standards amendment, the specific plan continues to be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code. More specifically, as stated in Finding No. 1, the sign standards will continue to comply with the goals and policies of the city’s General Plan by promoting quality design for new, expanded, and remodeled construction, calling for architectural design of the highest quality and promoting good quality sign design. The remaining text within Specific Plan 90-1 will remain as is, which has complied with the city’s General Plan since its adoption in 1991.

CORRESPONDENCE

As of the date that this report was printed, staff has not received any correspondence regarding this matter.

CONCLUSION

Based on the analysis contained in this report, staff recommends that the Planning Commission adopt the resolution recommending approval of the Specific Plan Amendment (PLN-21-00032) to the City Council.

EXHIBITS

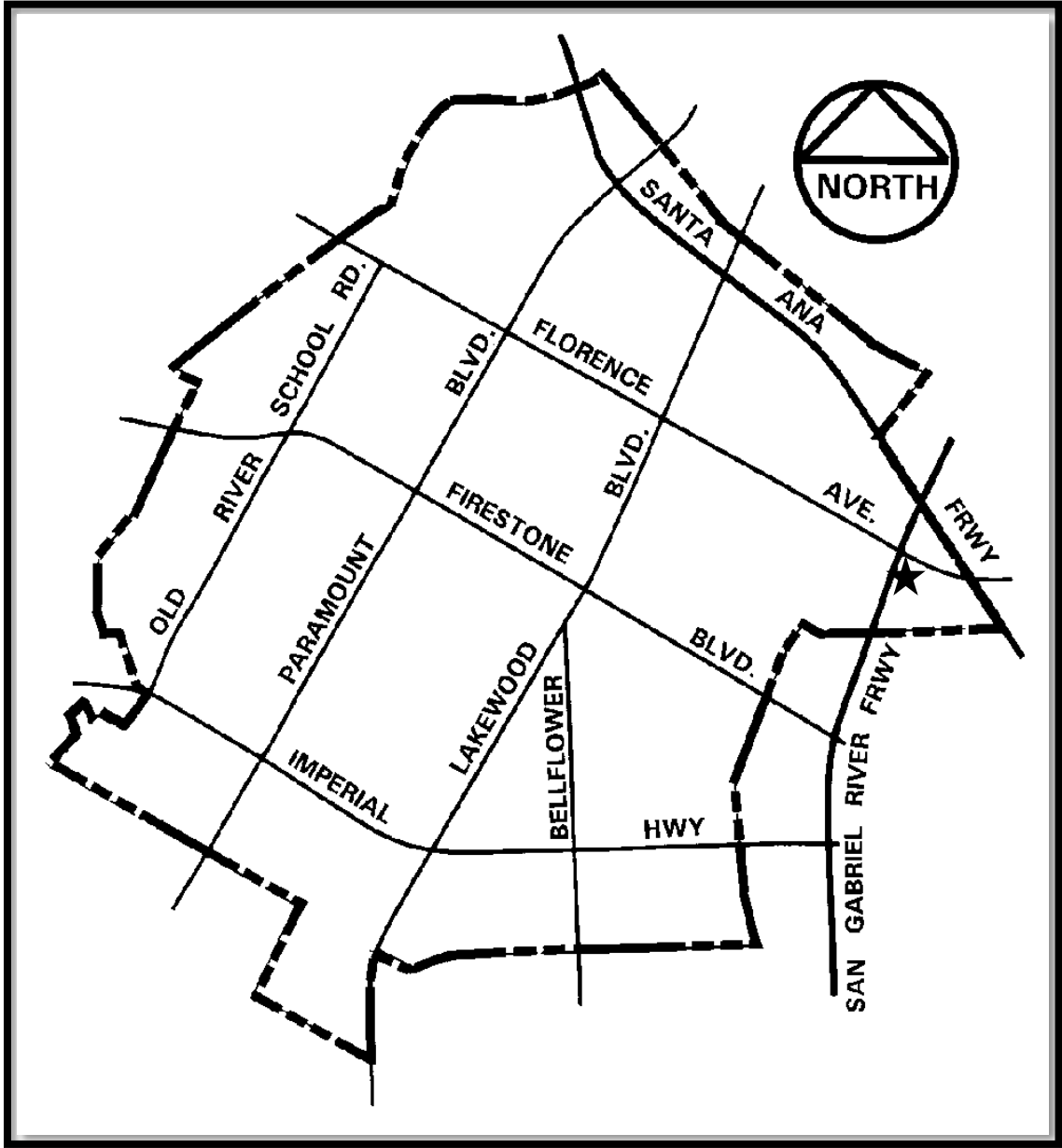
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution and Attachment (text revisions)
- C. Proposed Freeway Oriented Freestanding Sign on 11111 Florence Avenue

Exhibit 'A' – Maps

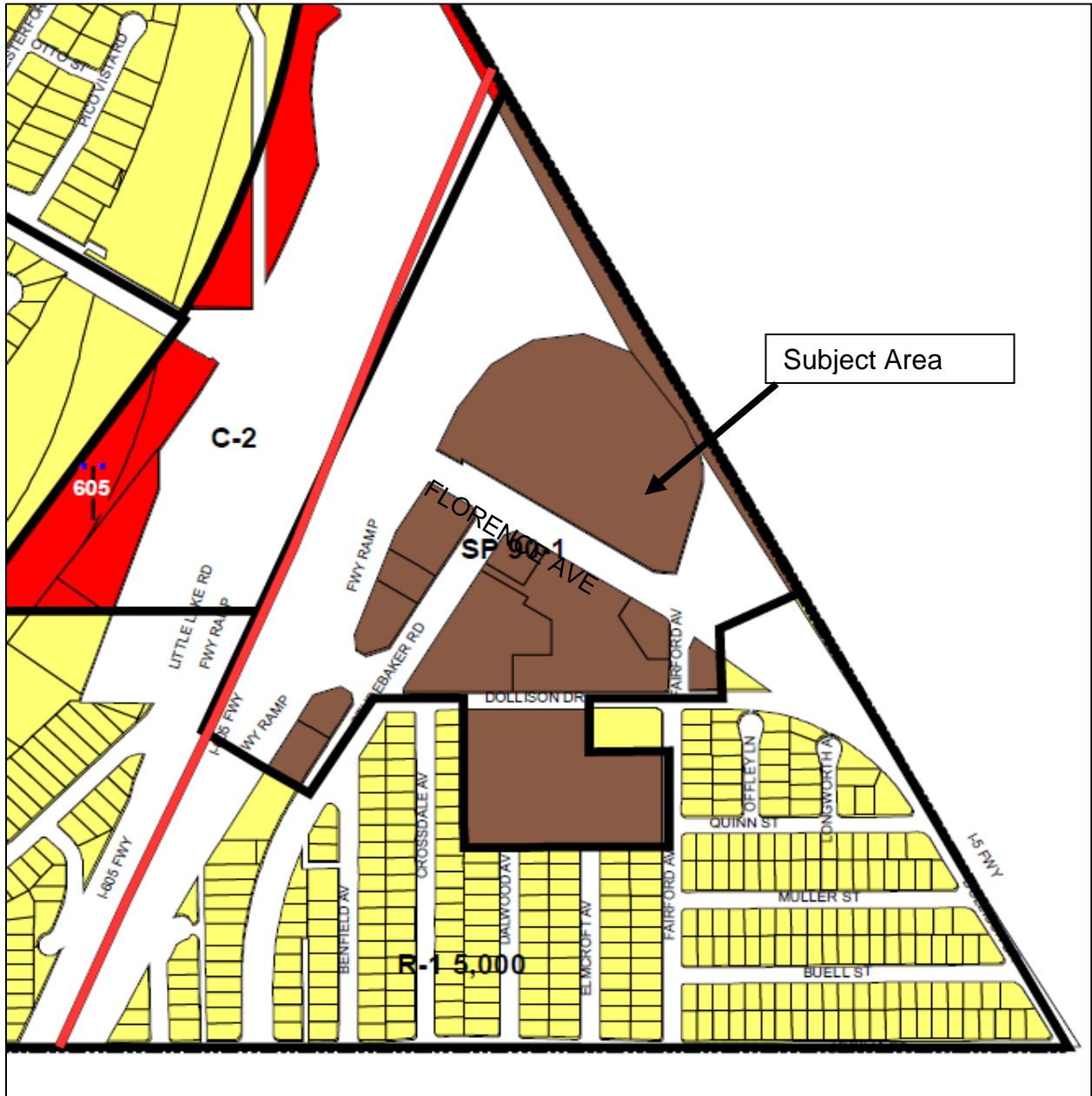
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO. 21-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY
RECOMMENDING THAT THE CITY COUNCIL APPROVE A SPECIFIC PLAN
AMENDMENT PLN-21-00032 (SPECIFIC PLAN AMENDMENT), THEREBY,
REVISING SECTION III-A (G) (DEVELOPMENT STANDARDS- SIGNS) RELATED TO
FREESTANDING SIGNS AND INCORPORATING NEW SIGN STANDARDS FOR
ELECTRONIC MESSAGE SIGNS IN THE SPECIFIC PLAN 90-1 AREA.**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On June 25, 1991, the City Council adopted Specific Plan 90-1 (SP 90-1) to guide high-intensity commercial development of approximately 39 acres at the interchange of the I-5 and I-605 freeways; and,
- B. On March 16, 2021, an application was filed by Bob Barouti (hereinafter referred to as the “the applicant”) requesting a Specific Plan Amendment to revise sign standards, specifically related to freestanding signs and to incorporate new sign standards for electronic message signs; and,
- C. Staff deemed the application incomplete due to missing information on April 14, 2021. The applicant resubmitted additional information and staff deemed the application complete for further processing on May 18, 2021; and
- D. On June 3, 2021, notice of the pending public hearing was sent to all property owners within 500 feet of the subject area and the notice was published in the *Downey Patriot*; and,
- E. The Planning Commission held a duly noticed public hearing on June 16, 2021, and after fully considering all oral and written testimony and facts and opinions offered at the aforesaid public hearing, adopted this resolution.

SECTION 2. The Planning Commission further finds, determines and declares the requested Specific Plan Amendment is exempt from review under the California Environmental Quality Act, Public Resources Code § 21000 *et seq.* (“CEQA”) and the State CEQA Guidelines, 14 C.C.R. § 15000 *et seq.* The amendment would not have the potential to cause significant effects on the environment. It is therefore categorically exempt from further CEQA review under CEQA Guidelines Sections 15311 (Class 11, Accessory Structures).

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearing, the Planning Commission further finds, determines and declares that:

- A. The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council. The subject area is bounded by two freeways along the east and west, with over 650 feet of frontage along the Santa Ana I-5 freeway at grade. The wide frontage opens up opportunities for visibility to advertise existing commercial uses within the subject

- area. The proposed text amendment will include new standards to allow additional freestanding signs with the addition of bringing existing legal nonconforming signage into compliance once the amendment is adopted. Additionally, the proposed sign standards for electronic message signs will provide new standards for newer sign technology similar to those found in other cities in the region. Approval and adoption of this specific plan amendment will comply with goals found in Chapter 8 of the city's General Plan particularly Goal 8.1 which calls to promote quality design for new, expanded, and remodeled construction. Policy 8.1.1 also calls for architectural design of the highest quality and promote good quality sign design (Program 8.1.1.8). The new sign standards will enhance and promote better sign quality by introducing new sign technology while also requiring that all new freestanding signs be compatible with existing and/or future development located on their subject site.
- B. The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located. The proposed sign standard amendments will update the plan to reflect newer technology and industry standards but, will continue to be in accordance with the purposes and objectives of the DMC and zone in which the site is located in known as Specific Plan 90-1. More specifically, maintaining a specific number of allowable freestanding signs and requiring appropriate buffers from each sign will help ensure conformance and prevent visual "pollution". The new sign standards will continue to provide regulations that unify and coordinate future development through compatible development and complementary site planning and building as expressed in the specific plan. In addition, language in the specific plan on page II-7 states that due to minimal visibility of the specific plan area from the freeways, it was anticipated that a large sign on Site 1 (11111 Florence Avenue – Giant RV) is needed in order to attract customers to the area. Staff believes that the new sign standards will achieve the abovementioned.
- C. The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City. The proposed revisions include regulations that will help protect the public and surrounding environment. The new standards will include common sign regulations such as maximum height, size, setbacks, spacing, and design standards. Additionally, the introduction of electronic message signs after adoption of the Specific Plan left a void in regulation of signage within this area; the specific standards proposed are required in order to prevent potential impacts caused by the lighting from the display monitor on drivers and surrounding properties. As such, standards have been included to address brightness, light and glare, and to regulate display messages. All standards can be found as an attachment to the resolution. The revised text and new standards provide will sufficient regulations for all existing and future sign installations.
- D. The Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code, commencing with Section 65450 as may be subsequently amended by the State. Based on the requested sign standards amendment, the specific plan continues to be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code. More specifically, as stated in Finding No. 1, the sign standards will continue to comply with the goals and policies of the city's General Plan by promoting quality design for

new, expanded, and remodeled construction, calling for architectural design of the highest quality and promoting good quality sign design. The remaining text within Specific Plan 90-1 will remain as is, which has complied with the city's General Plan since its adoption in 1991.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends that the City Council revise the regulations in section III-A (G) of Specific Plan 90-1 as presented in the attachment to the Resolution. New text is identified with an underline and **red font** color and deleted text is shown with a ~~strikethrough~~;

SECTION 5. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 16th day of June 2021.

Miguel Duarte, Chairman
Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 16th day of June, 2021, by the following vote, to wit:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Mary Cavanagh, Secretary
Planning Commission

Attachment A

3. Freestanding Signs

One Two (2) freeway oriented freestanding signs will identify the specific plan areas and the primary vehicle dealerships within it the specific plan area. This These signs shall maximize visibility from the freeways, but shall in no case be higher than eighty (80) feet 105 feet or as noted in Table A under Section 9 Electronic Message Signs. A possible location for this sign is that used by the existing freestanding sign on Site 1. An alternative site, however, may be determined by the City Planning Commission.

9. Electronic Message Signs

- A. Electronic message signs (abbreviated EMS) are permitted subject to the following standards. Any exception to these standards shall require application for a Variance under the provisions of Section 9826 (Variance) of the Downey Municipal Code.
- B. Same Site as Principal Use. An electronic message sign shall be located on the same parcel as the principal land use of the business for which the sign is established. The sign shall not be located on a site containing only a land use or uses secondary to the primary operation of the business. For example, an electronic message sign shall not be located on a lot or parcel used for automobile storage by an automobile dealership whose primary sales operations are on a different site; nor shall an electronic message center sign be located on a lot or parcel used for parking for an institution if said institution is on a different parcel.
- C. Sites Permitted. EMS shall only be allowed on Sites 1 and 12.
- D. Street types permitted. EMS shall be allowed only on a street or highway classified as a Major Arterial, Regional Corridor, or Freeway.
- E. Number. One (1) freestanding EMS shall be allowed on Sites 1 and 12 along the frontage closest to the freeway.
- F. Location.
 - i. Upon subject site. Lots adjoining freeway right-of-way may locate an EMS on the property line adjoining such right-of-way.
 - ii. Distance from residential. All EMS shall have a minimum separation of one hundred feet (100') from a residential district.
- G. Spacing.
 - i. Between EMS and freestanding/monument signs. The minimum distance required between a freestanding/monument sign and an electronic message sign shall be one hundred feet (100').
 - ii. Between EMS on different properties. No EMS shall be located less than three hundred feet (300') from another EMCS on a different property or site.

- iii. **Freeway-oriented EMS.** A radius of six hundred sixty feet (660') shall be required between all freeway-oriented electronic message signs. For freeway-oriented EMS, and EMS located adjacent to other State highways, if the requirements of the California Department of Transportation (Caltrans) are more restrictive, those requirements shall control.

- H. **Sign form.** An EMS may only take the form or style of a two-faced freestanding sign. Other forms are prohibited.

- I. **Design Standards.** The following design standards shall apply to all electronic message signs:
 - i. Bare metal structural supports are prohibited, and shall have an architectural covering instead.
 - ii. A freestanding EMCS shall have an architectural base and support(s) totaling at least half the width of the sign face.
 - iii. Use of flat, translucent plastic or acrylic sign faces for the fixed/permanent copy shall be prohibited. Channel letters are preferred, and push-through-type faces may be used on cabinets.
 - iv. High-quality materials shall be used in the sign overall. Use of metal backgrounds and cabinets is strongly encouraged.
 - v. The overall design, form, and structure of the EMS shall be architecturally interesting and creative, and shall be harmonious with itself and the surrounding land uses. The design should complement the building(s) of the site for which it is emplaced, and, where appropriate, bear a strong architectural relationship to those buildings.

- J. **Height, area, projection, and clearance requirements.**
 - i. **Height and area.** The height of a freestanding EMS shall not exceed the limits set forth in Table A in this section.
 - ii. **Projection and clearance.** No portion of an electronic message center sign shall project into any right-of-way and the vertical clearance from grade to the lowest point of the sign shall be a minimum of eight feet (8') for pedestrian use and twenty feet (20') for vehicular use.

<u>Table A</u>			
<u>Sites</u>	<u>Standards</u>		
	<u>Maximum Sign Area (sq. ft.)</u>	<u>Maximum Sign Area Dimensions (ft.)</u>	<u>Maximum Height (ft.)</u>
<u>Site 1</u>	<u>Total EMS and channel letters:</u>	<u>18 height / 34 width</u>	<u>40</u>

	<u>560 each face</u>		
<u>Site 12</u>	<u>Total EMS and channel letters: 778 each face</u>	<u>22.6 height / 34.4 width</u>	<u>104</u>

K. Brightness, display, copy, and message requirements. The following requirements establish the standards for the display face and copy and messages to be displayed on an electronic message center sign:

i. Brightness. The following brightness standards and limitations shall apply:

- a) Dawn to dusk: unlimited;
- b) Dusk to dawn: the display surface shall not produce luminance in excess of 0.3 foot-candles above ambient light conditions, or the level recommended by the Illuminating Engineering Society of North America (IESNA) for the specific size and location of the sign, whichever is less;
- c) The display brightness shall be controlled by a photocell or light sensor that adjusts the brightness to the required dusk-to-dawn level based on ambient light conditions without the need for human input. Use of other brightness adjustment methods, such as timer- or calendar-based systems, shall only be used as a backup system;
- d) The display shall be factory-certified as capable of complying with the above brightness standards. Such certification shall be provided to the satisfaction of the Director of Development Services; and
- e) The sign owner shall provide to the City, upon request, certification by an independent contractor that the brightness levels of the sign are in compliance with the requirements of this section.

ii. Display message. The following standards and limitations shall apply to the message shown on the display surface:

- a) The message shown on the EMS display shall not flash, shimmer, glitter, or give the appearance of flashing, shimmering, or glittering.
- b) The EMS display shall have no message or illumination which moves, or is in continuous motion, or which appears to be in continuous motion. Display of full-motion video and video-like sequences is prohibited.
- c) The display message shall not change at a rate faster than one (1) message every eight (8) seconds.
- d) There shall be a direct change from each message to the next, with no transition effect, and no blank or dark interval in between, to avoid a flashing or blinking effect.
- e) The intensity of illumination shall not change, except as required to comply with the dusk-to-dawn brightness standards.
- f) All messages shall be limited to on-site advertising of goods or services, or noncommercial messages (i.e., time, temperature, or public service announcements). All off-site advertising messages are prohibited this

includes messages by or for sponsors, patrons, brands, and other similar off-site parties or entities.

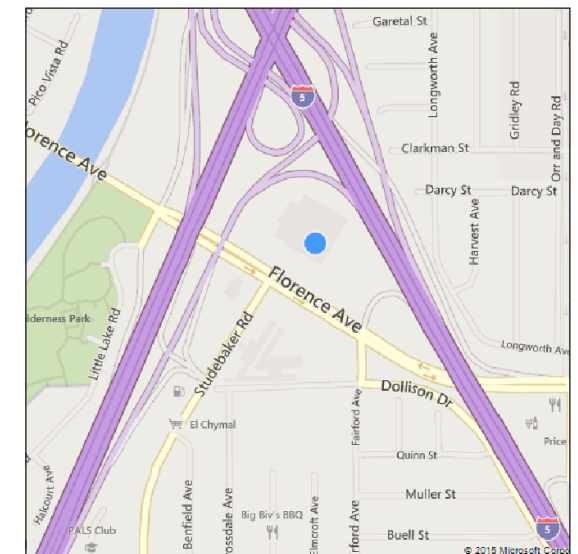
- L. **Fixed Copy.** Fixed/permanent sign copy on each face of an electronic message sign shall be limited to the identification of the business and City of Downey name and logo. The fixed/permanent sign copy shall not flash, shimmer, glitter, or give the appearance of flashing, shimmering, or glittering, and shall be included in the overall sign area as indicated on Table A.
- M. **Light and glare intrusion prevention.** All electronic message signs shall be adequately shielded and properly oriented and aimed so as to prevent the intrusion of light and glare upon residential land uses, including those in mixed-use zones.



**SPECIFIC PLAN 90-1
AERIAL MAP**



PROPOSED FREESTANDING SIGN



VICINITY MAP

CITY OF DOWNEY	
SPECIFIC PLAN 90-1 SITE 1/SIGN ADMENTMENT 1111 FLORENCE AVENUE DOWNEY, CA 90241	
SCALE: AS DIMENSIONED DATE: 02/22/21 REV DATE: 04/18/21	SHEET 1 OF 4 PC Agenda Page 16

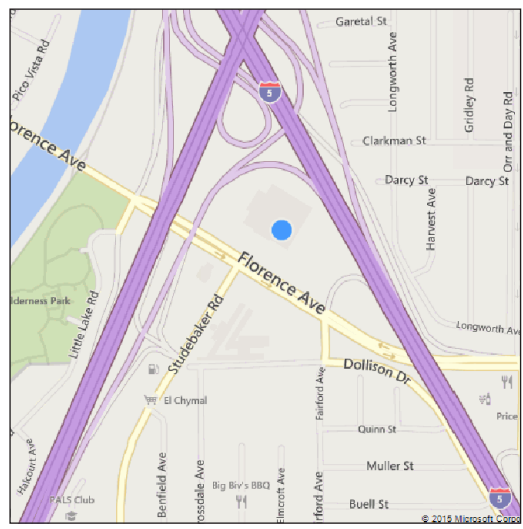
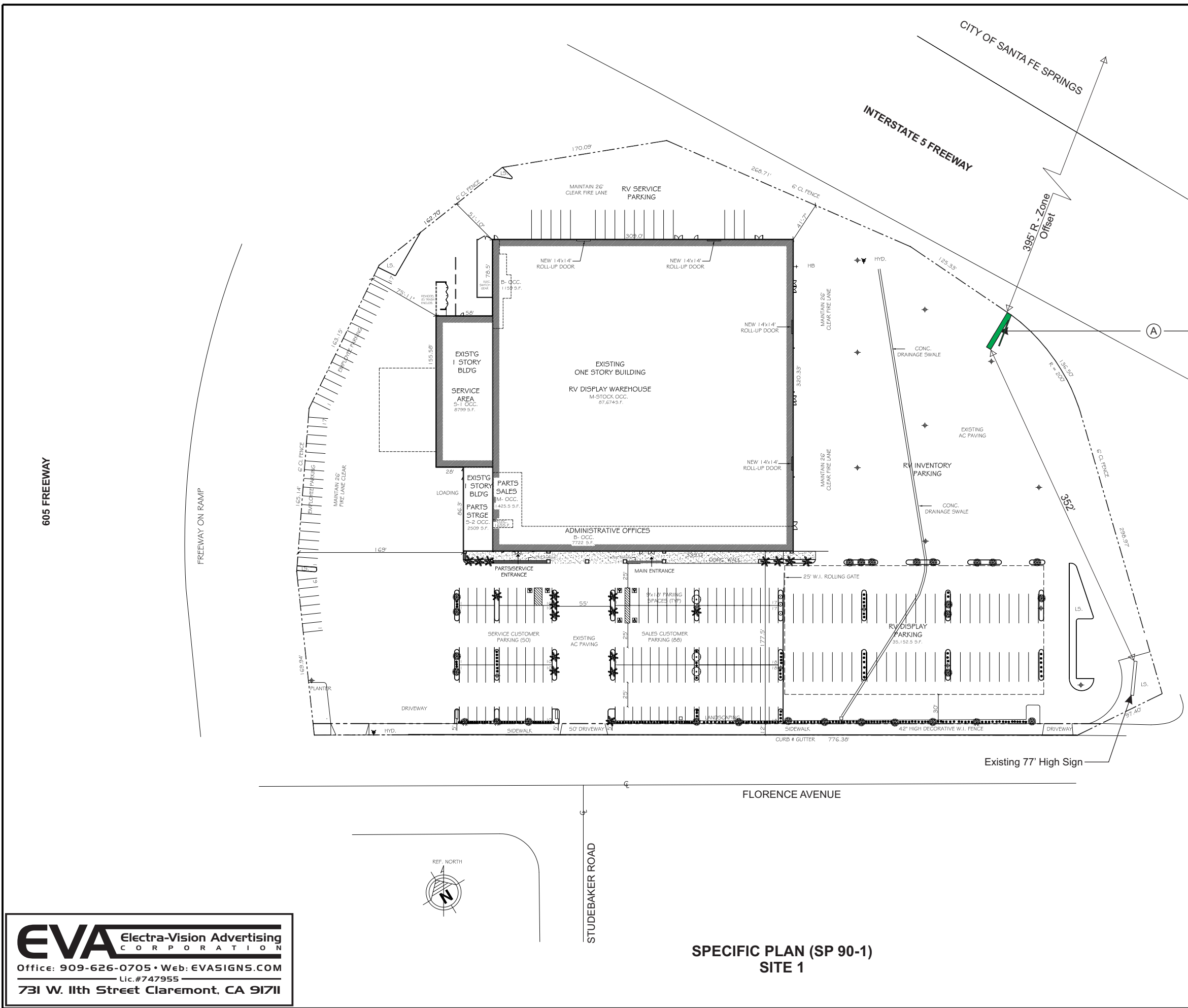
EVA Electra-Vision Advertising
CORPORATION
Office: 909-626-0705 • Web: EVASIGNS.COM
Lic. #747955
731 W. 11th Street Claremont, CA 91711

Applicant:
Giant RV
9150 Benson Avenue
Montclair, CA 91763
909-981-0444

Assessor's Number:
8019-033-025

Exhibit Preparer:
Electra-Vision Advertising Corp.
1749 W 13th Street
Upland, CA 91786
909-626-0705

Site Address:
1111 Florence Avenue
Downey, CA 90241



VICINITY MAP

CITY OF DOWNEY

SPECIFIC PLAN 90-1
SITE 1/SIGN ADMENTMENT
1111 FLORENCE AVENUE
DOWNEY, CA 90241

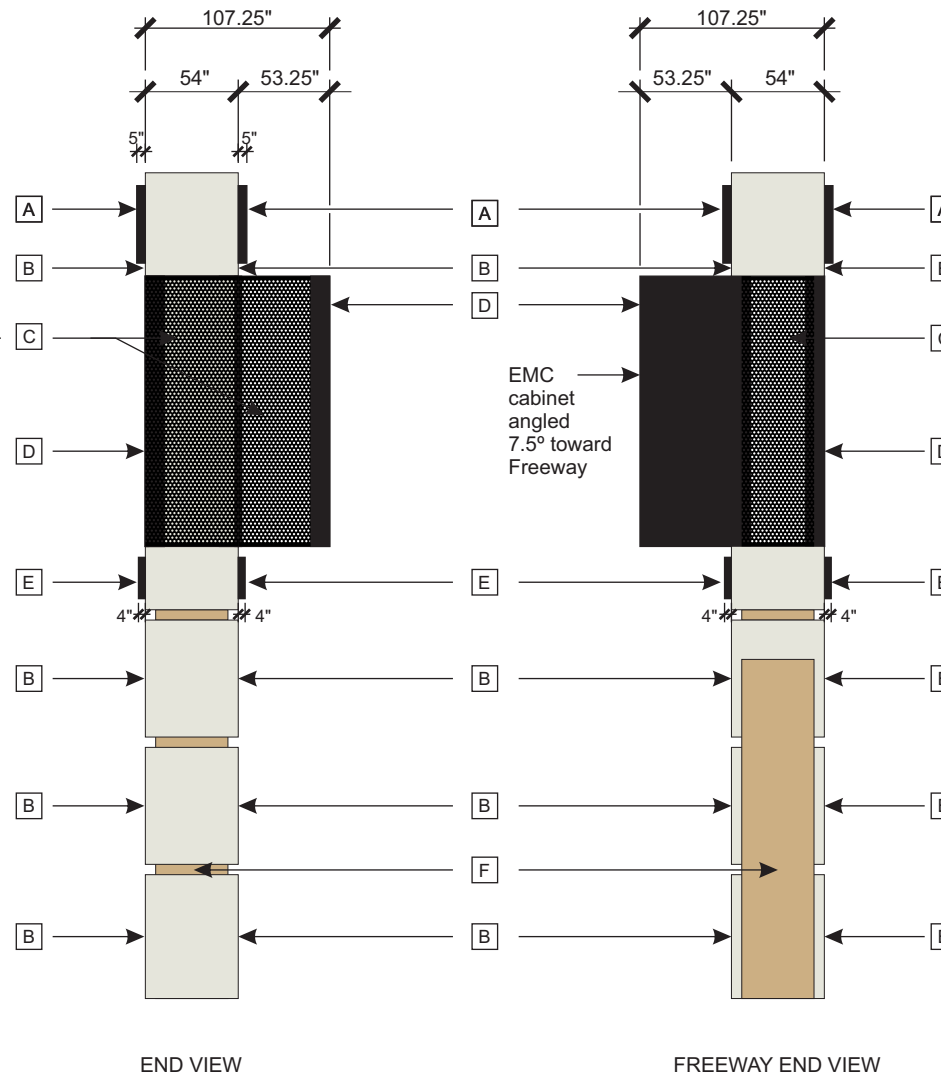
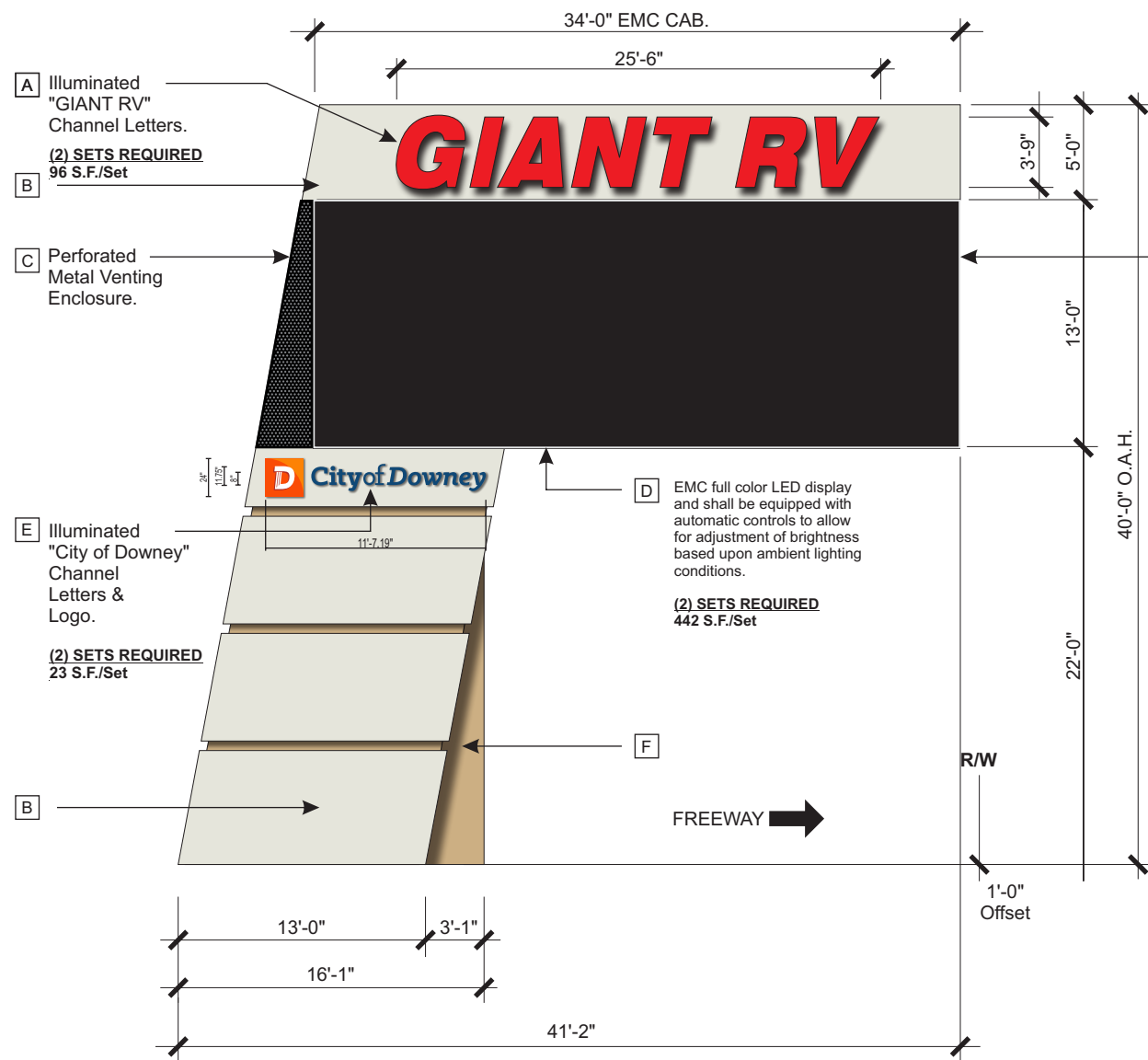
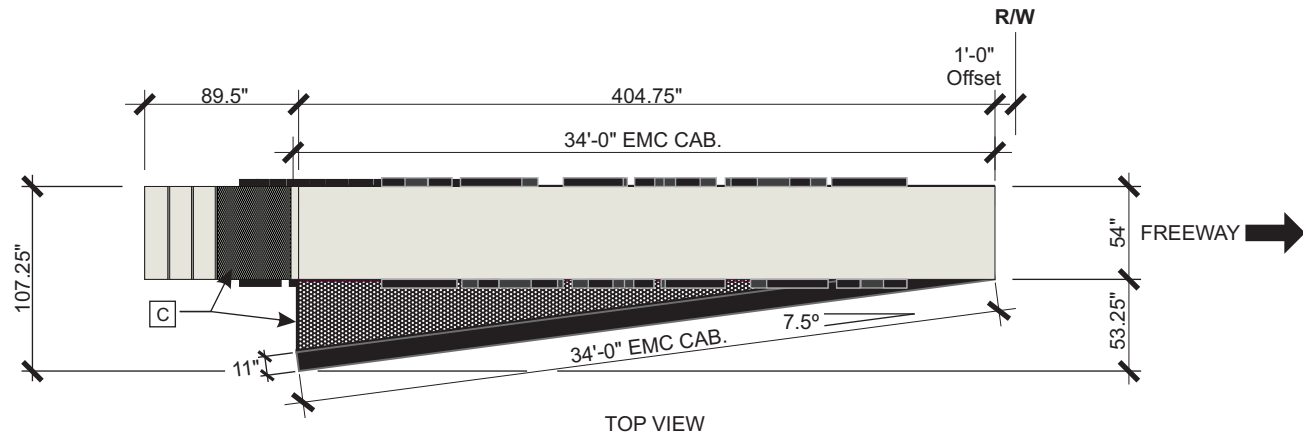
SCALE: AS DIMENSIONED
 DATE: 02/22/21
 REV DATE: 04/18/21

SHEET 2 OF 4
 PC Agenda Page 17

EVA Electra-Vision Advertising CORPORATION
 Office: 909-626-0705 • Web: EVASIGNS.COM
 Lic.#747955
 731 W. 11th Street Claremont, CA 91711

SPECIFIC PLAN (SP 90-1)
SITE 1





LEGEND KEY/NOTES

- [A] letters to be 5" deep fabricated aluminum with standard pre-finish black enamel finish. Faces to be 2793 Red plex. Trim cap face retainers to be 1" standard black. Electric to be Red L.E.D. internal lighting system. Attach copy flush to metal pole cover background with self-tapping screws, 4 - 6 per letter. Connect to low-voltage power supply inside cabinet area. Provide power disconnect switch at sign location. (2) Sets Required. 96 S.F./Set
- [B] Paint, tex-coated, sheet metal skin, square tube frame, color - Beige, color to match building colors.
- [C] Venting metal screen mesh (4x8x16G) 1/2 expanded, metal semi-gloss Black color.
- [D] EMC full color 16mm Daktronics LED display or equivalent and shall be equipped with automatic controls to allow for adjustment of brightness based upon ambient lighting conditions. (2) Sets Required. 442 S.F./Set
- [E] Logo & letters to be 4" deep fabricated aluminum with standard pre-finish black enamel finish. Faces to be white plex with applied vinyl overlay data. Trim cap face retainers to be 3/4" standard black. Electric to be white L.E.D. internal lighting system. attach copy flush to metal pole cover background with self-tapping screws, 3 - 4 per letter / logo. Connect to low-voltage power supply inside pole cover area. Provide power disconnect switch at sign location. (2) Sets Required. 23 S.F./Set
- [F] Paint, tex-coated, sheet metal skin, square tube frame, color - Tan, color to match building colors.

EVA Electra-Vision Advertising CORPORATION
 Office: 909-626-0705 • Web: EVASIGNS.COM
 Lic.#747955
 731 W. 11th Street Claremont, CA 91711

(A) I-5 FREEWAY FREESTANDING SIGN

CITY OF DOWNEY
SPECIFIC PLAN 90-1
SITE 1/SIGN ADMENTMENT
1111 FLORENCE AVENUE
DOWNEY, CA 90241

SCALE: AS DIMENSIONED
 DATE: 02/22/21
 REV DATE: 04/18/21

SHEET 3 OF 4
 PC Agenda Page 18




I-5 FREEWAY FREESTANDING SIGN
SUPERIMPOSED


CITY OF DOWNEY	
SPECIFIC PLAN 90-1 SITE 1/SIGN ADMENTMENT 1111 FLORENCE AVENUE DOWNEY, CA 90241	
SCALE: AS DIMENSIONED DATE: 02/22/21 REV DATE: 04/18/21	SHEET 4 OF 4 PC Agenda Page 19




DATE: June 16, 2021

TO: PLANNING COMMISSION

SUBMITTED BY: ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT 

REVIEWED BY: CRYSTAL LANDAVAZO, CITY PLANNER 

PREPARED BY: ALFONSO HERNANDEZ, SENIOR PLANNER 

SUBJECT: PLN-21-00060 (GENERAL PLAN CONSISTENCY) – A REQUEST TO FIND THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2021-22 FISCAL YEAR IS CONSISTENT WITH THE GENERAL PLAN.

REPORT SUMMARY

Pursuant to State Government Code 65401, the Planning Commission must find that the City’s Capital Improvement Program (CIP) is consistent with the City’s General Plan. Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the following titled resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY ADOPTING A FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2021-22 FISCAL YEAR IS CONSISTENT WITH THE GENERAL PLAN

BACKGROUND

The CIP identifies the proposed major projects and improvements that the City will undertake during the ensuing fiscal year. Included within the program are types of projects, costs, funding sources, and anticipated time frame. The types of projects include street improvements, purchase of property, infrastructure improvements, consulting services, equipment, and building maintenance. Although the city may carry out multiple projects not identified in the CIP, the program only includes initiatives with costs exceeding \$5,000.00.

On an annual basis, the Planning Commission must review and find the program to be consistent with the City’s General Plan. Section 65401 of the State of California Government Code states that the CIP, “...shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.” The Planning Commission fulfills the role of the “planning agency” while the City Council fulfills the role of the “official agency”. The Planning Commission’s purpose in this process is to determine that the CIP is consistent with the goals, policies, and programs found within the City of Downey’s Vision 2025 General Plan. This action does not approve, fund, or authorize any individual or specific project. After action is taken on this item, the finding will then be forwarded to the City Council for their review and determination.

DISCUSSION

The 2021-22 CIP consists of 97 projects. The proposed improvements total approximately \$86.09 million dollars, which are funded from a variety of federal, state, local, and grant funding sources. Within the program these projects are divided into six categories, which include Streets (intersection upgrades, street re-pavement, sidewalk repairs, landscaping, additional traffic lanes, freeway entrance improvement), Traffic Safety (street median projects, traffic signal upgrades, street lighting upgrades), Public Facility (park upgrades, building maintenance, building modernization/expansion), Water Utility (new water wells, upgrade existing water wells, maintenance), Sewer Improvements (Sewer Repair), and Storm Water Improvements (federal permit compliance, storm drain maintenance). A copy of the 2021-22 CIP is attached to this document.

As previously noted, it is the Planning Commission's responsibility is to determine if the CIP is consistent with the adopted General Plan. In reviewing the General Plan, staff found the proposed 2021-22 CIP to be consistent with the following policies:

Streets

Goal 2.1. Increase the capacity of the existing street system.

Policy 2.1.1. Maintain a street system that provides safe and efficient movement of people and goods.

Goal 8.3. Promote the enhancement of the streetscape.

Policy 8.3.2. Promote city-initiated streetscape enhancement projects.

Policy 8.3.3. Promote the installation of new trees.

The proposed programs under the "Streets" projects include upgrading existing street intersections/roadways, improving street medians, and adding additional traffic lanes, thereby increasing roadway capacity. The enhancements will allow the City to maintain a safe and efficient street system.

Traffic Safety

Goal 2.1. Increase the capacity of the existing street system.

Policy 2.1.1. Maintain a street system that provides safe and efficient movement of people and goods.

Goal 2.2. Promote the use of alternative modes of travel, other than single-occupant vehicles, to relieve traffic congestion.

Policy 2.2.1. Promote walking as an attractive alternative to vehicular transportation.

Policy 2.2.2. Promote bicycling as an attractive alternative to vehicular transportation.

Goal 5.7. Reduce the likelihood of traffic accidents.

Policy 5.7.1. Promote traffic safety along streets.

Policy 5.7.2. Promote the installation of sidewalks and walkways to improve traffic safety.

The proposed improvements under traffic safety include median traffic signal upgrades, and pedestrian safety improvements. These programs are consistent with the policies of the General Plan since they will assist in providing a safe and efficient street system and enhance the overall safety of traffic. Projects also include upgrades to sidewalks and bicycle related initiatives.

Public Facility

Goal 1.1. Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses.

Policy 1.1.5. Provide an appropriate amount of land area for recreation and entertainment.

Goal 7.2. Optimize the use of established public parks to meet the needs of residents.

Policy 7.2.2. Upgrade existing park facilities.

Goal 7.3. Increase the amount of park acreage.

Policy 7.3.1. Promote the expansion of the existing park system.

Goal 8.2. Maintain and enhance the appearance of properties.

Policy 8.2.2. Promote the upgrading of properties.

Implementation of the projects listed in the CIP will be consistent with the policies mentioned above. The programs that are included in the CIP will upgrade existing parks and also create a new sports complex.

Water Utility, Stormwater Improvements, and Sewer Improvements

Goal 4.1. Provide an adequate water supply for the needs of residents, workers, and visitors to the City.

Policy 4.1.2. Maintain the water supply system to meet water demands.

Goal 4.2. Prevent the contamination of groundwater.

Policy 4.2.1. Monitor and improve groundwater quality.

Goal 4.3. Reduce the contaminant level at beaches and oceans.

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

Projects identified in the CIP consist of improvements to existing water wells and installation of new water wells, as well as maintenance of the infrastructure related to the City's water supply. Initiatives also include remediation and clean up to prevent contamination of groundwater. Regarding urban runoff, the City will improve existing infrastructure and continue to comply with federal permits for water discharge. Lastly, sewer infrastructure will also receive continued maintenance and repair.

As noted in the above analysis, the proposed 2020-21 Capital Improvement Program is consistent with the aforementioned General Plan goals and policies. For this reason, staff believes that the Planning Commission can find the CIP to be consistent with the General Plan.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the General Plan Consistency for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review staff has determined that CEQA is not applicable to this action, pursuant to CEQA Guideline Section No. 15061 (b)(3). A finding of consistency with the City's General Plan does not approve, adopt, or fund any of the projects listed within the CIP. Impacts generated from a specific project will be analyzed through that respective approval.

RESOLUTION NO. 21-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY ADOPTING A FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2021-22 FISCAL YEAR IS CONSISTENT WITH THE GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. The City of Downey General Plan (Vision 2025) was adopted on January 25, 2005; and,
- B. The City of Downey has prepared a Capital Improvement Program for the 2021-22 fiscal year; and,
- C. Pursuant to State of California Government Code Section 65401, the Planning Commission is required to review the Capital Improvement Program to determine that it is in conformance with the City's General Plan; and,
- D. On June 16, 2021, the Planning Commission reviewed said request and considered all factors relating to the General Plan consistency of the Capital Improvement Program for the 2021-22 fiscal year.

SECTION 2. The Planning Commission further finds, determines, and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is exempt from CEQA, pursuant to Guideline Section 15061 (b)(3).

SECTION 3. The Planning Commission does hereby find and determine that the Capital Improvement Program for the 2021-22 fiscal year is consistent with the City of Downey's adopted General Plan because the projects contained therein are consistent with the following General Plan goals and policies:

Goal 2.1. Increase the capacity of the existing street system.

Policy 2.1.1. Maintain a street system that provides safe and efficient movement of people and goods.

Goal 2.2. Promote the use of alternative modes of travel, other than single-occupant vehicles, to relieve traffic congestion.

Policy 2.2.1. Promote walking as an attractive alternative to vehicular transportation.

Policy 2.2.2. Promote bicycling as an attractive alternative to vehicular transportation.

Goal 4.1. Provide an adequate water supply for the needs of residents, workers, and visitors to the City.

Policy 4.1.2. Maintain the water supply system to meet water demands.

Goal 4.2. Prevent the contamination of groundwater.

Policy 4.2.1. Monitor and improve groundwater quality.

Goal 4.3. Reduce the contaminant level at beaches and oceans.

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

Goal 5.7. Reduce the likelihood of traffic accidents.

Policy 5.7.1. Promote traffic safety along streets.

Policy 5.7.2. Promote the installation of sidewalks and walkways to improve traffic safety.

Goal 7.2. Optimize the use of established public parks to meet the needs of residents.

Policy 7.2.2. Upgrade existing park facilities.

Goal 7.3. Increase the amount of park acreage.

Policy 7.3.1. Promote the expansion of the existing park system.

Goal 8.2. Maintain and enhance the appearance of properties.

Policy 8.2.2. Promote the upgrading of properties.

Goal 8.3. Promote the enhancement of the streetscape.

Policy 8.3.2. Promote city-initiated streetscape enhancement projects.

Policy 8.3.3. Promote the installation of new trees.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 16th day of June 2021.

Miguel Duarte, Chairman
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 16th day of June 2021, by the following vote, to wit:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Mary Cavanagh, Secretary
City Planning Commission

**City of Downey
FY 2021-22
Capital Improvement Program**

CIP No.	No.	ACCT	REQ. DEPT.	PROJECT TITLE	PROJECT LOCATION (Street Address or Cross Streets)	ACTIVITY	GENERAL FUND IMPACTS (ONGON G MAINT)	PRIORITY	G/O	New	Total	22	23	25	26	26	26	26	26	26	26	26	30	32	33	36	38	40	47	50	51	54	56	57	72	TOTAL	NOTES
												FUND	FUND	FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND	GRANT FUND		
CIP 18-38	61	13385	CM	Treasure Island Park Improvement Project	Treasure Island Park	PS&E + Const.		1		88,633	88,633																								88,633		
CIP 20-15	62	16790	CD	Downey Civic Theatre Outdoor Plaza Art Sculpture	Downey Civic Theatre	PS&E + Const.	1,000	1		80,000	80,000																	80,000							80,000		
CIP 20-20	63	16788	PW	Energy Efficiency Improvements at City Facilities	Various City Facilities Citywide	PS&E + Const.	4,000	1	1,000,000	1,000,000																									1,000,000		
CIP 20-23	64	17885	CD	Rancho South Campus Specific Plan	Rancho Los Amigos South Campus	Study		1	104,658	104,658																									104,658		
CIP 20-26	65	17886	CD	Rancho Los Amigos South Campus Sports Center	Rancho Los Amigos South Campus	PS&E + Const.		1	3,000,000	3,000,000																									3,000,000		
n/a	66	17887	CD	SB 2 Planning Grant		Study		1	299,927	299,927																									299,927		
CIP 21-17	67	18731	PW	Paramount Boulevard at Firestone Boulevard Improvements	Southwest Corner of Paramount Boulevard at Firestone Boulevard	PS&E + Const.		1	9,525	110,000	119,525																8,075	110,000							119,525		
CIP 21-18	68	16829	PW	Inspiration Space Shuttle Exhibit & Education Building	Columbia Memorial Space Center Campus	PS&E + Const.		1	5,000,000	5,000,000																									5,000,000		
CIP 21-21	69	16838	CD	Downey Canal	Downey Canal	PS&E + Const.		1		35,000	35,000																								35,000		
CIP 21-22	70	16840	CD	Civic Theatre Hardscape and Landscape Improvements	Downey Civic Theatre	PS&E + Const.		1		110,000	110,000																								110,000		
CIP 21-29	71	16834	PW	Columbia Memorial Space Center Improvements	Columbia Memorial Space Center	PS&E + Const.		1	600,000	600,000																									600,000		
CIP 22-11	72	16844	PW	Police Department Carpet Flooring Replacement	Police Department	Const.		1		100,000	100,000																								100,000		
CIP 22-12	73	16841	PW	Utility Yard HVAC Duct Replacement	Public Works Utility Yard	Const.		1		50,000	50,000																								50,000		
				TOTAL PUBLIC FACILITIES					15,798,765	510,000	16,308,765																								16,308,765		
				WATER UTILITY																																	
n/a	74	18842	PW	Water Well Rehabilitation Program	Well Sites (Citywide)	Const.		1	52,124	447,876	500,000																								500,000		
n/a	75	18847	PW	Telemetry System Modifications	Well Sites (Citywide) and Utilities Yard (2522 Stewart & Gray Rd)	Const.		1	250,000	350,000	600,000																								600,000		
CC 688B	76	18665	PW	New Water Wells No. 27 and No. 28	Well No 27 - 7826 Springer Street, Well No 28 - Utilities Yard 8252 Stewart & Gray Road	Const.		1	3,750,000	750,000	4,000,000																								4,000,000	WRD Settlement	
n/a	77	18666	PW	Well Yard Site Security	Well Sites (Citywide) and Utilities Yard (2522 Stewart & Gray Road)	Const.		1	28,000	25,000	50,000																								50,000		
n/a	78	18674	PW	Water System Improvement Program	Citywide	Const.		1	355,723	144,277	500,000																								500,000		
CIP 17-01	79	16583	PW	Site Environmental Remediation/Groundwater Protection at 9255 Imperial Highway	9255 Imperial Highway	Const.		1	58,425	290,575	350,000																								350,000		
CIP 18-10	80	16580	PW	Bellflower Boulevard Water System Improvements	Bellflower Boulevard (Foster Road to Hill Road)	Const.		1	50,000		50,000																								50,000		
CIP 19-03	81	16584	PW	Pallet Street and Ryerson Avenue Water System Improvements	Pallet Street (Ryerson Avenue to Old River School Road) and Ryerson Avenue (Dimackle Street to Rio Flora Place)	Const.		1	825,000	25,000	850,000																								850,000		
CIP 20-31	82	16589	PW	Deactivation of Water Wells 1, 3, 20 and 27	Water Wells 1, 3, 20 and 27	PS&E + Const.		1	41,536	158,464	200,000																								200,000		
CIP 21-12	83	18630	PW	3d Street Water System Improvements	3d Street (Rivers Avenue to Paramount Boulevard)	PS&E + Const.		1	825,000	75,000	1,000,000																								1,000,000		
CIP 20-34	84	18631	PW	Florence Avenue Water System Improvements	Florence Avenue (Tweedy Lane to Brookshire Avenue)	PS&E + Const.		1	75,000		75,000																								75,000		
CIP 21-14	85	18633	PW	Cole Street Water System Improvements	Cole Street (Brookshire Avenue to Palfon Road)	PS&E + Const.		1	75,000	425,000	500,000																								500,000		
CIP 21-15	86	18634	PW	5th Street Water System Improvements	5th Street (Downey Avenue to Lakeview Boulevard)	PS&E + Const.		1	75,000	1,125,000	1,200,000																								1,200,000		
CIP 21-25	87	18681	PW	Well No. 4 Treatment Improvements	Water Well 4	PS&E + Const.		1	4,000,000		4,000,000																								4,000,000		
CIP 21-28	88	18692	PW	Well No 11 Treatment Improvements	Water Well 11	PS&E + Const.		1	4,000,000		4,000,000																								4,000,000		
CIP 21-27	89	18677	PW	Well No. 2 Treatment Improvements	Water Well 2	PS&E + Const.		1	312,500		312,500																								312,500		
CIP 21-28	90	18678	PW	Well No 10 Treatment Improvements	Water Well 10	PS&E + Const.		1	312,500		312,500																								312,500		

**DRAFT MINUTES
DOWNEY CITY PLANNING COMMISSION
WEDNESDAY, AUGUST 5, 2020
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE
DOWNEY, CALIFORNIA
6:30 P.M.**

Chair Duarte called the August 5, 2020, Regular Meeting of the Planning Commission to order at 6:39 p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

COMMISSIONERS PRESENT: Nolveris Frometa, District 5, Vice Chair
Patrick Owens, District 2
Dimitrios Spathopoulos, District 4
Miguel Duarte, District 1, Chair

COMMISSIONERS ABSENT: Steven Dominguez, District 3

OTHERS PRESENT: Aldo E. Schindler, Director of Community Development
Yvette Abich Garcia, City Attorney
Crystal Landavazo, City Planner
Guillermo Arreola, Principal Planner
Madalyn Welch, Assistant Planner
Mary Cavanagh, Secretary
Perry Miller, Downey Police Department Sergeant

PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS: None.

PRESENTATIONS: None.

REPORT ON CITY COUNCIL ACTION: None.

PUBLIC HEARINGS:

1. **PLN-20-00029 (Site Plan Review and Conditional Use Permit): Chair Duarte reopened the public hearing for PLN-20-00029 continued from the July 1, 2020 meeting.**

Principal Planner Guillermo Arreola presented a request to approve a revised Site Plan Review to allow two vacant commercial properties to be remodeled into a new bar/lounge, and a Conditional Use Permit to operate the establishment with an Alcohol Beverage Control (ABC) Type 48 (On-Sale General – Public Places) license with live entertainment, on property located at 11002 Downey Avenue and 8304 Third Street, within the Downtown Downey Specific Plan (DDSP). This request was originally presented to the Planning Commission on July 1, 2020; after deliberation, the Planning Commission determined the proposal was a desirable business in the Downtown Core District and instructed Staff to return for an approval of the project. As previously discussed, the proposed remodel is focused on the primary corner tenant space. The proposed improvements include decorative horizontal wood siding along the upper portion of the building; a prominent black beam separating the horizontal wood siding from the remaining stucco portion of the building; metal paneling with a coal black finish around corner entries; cloth awnings and light fixtures along both facades, with decorative iron work along 3rd Street; and the storefront windows along Downey Avenue will be replaced with foldable glass doors/windows. The Planning Commission was receptive to the proposed façade updates and required no changes.

Principal Planner Arreola explained the original application identified prepackaged food and charcuterie to be provided as an accompaniment to the bar use. At the meeting of July 1, 2020 the applicant presented the Planning Commission with photos of several food items that would require temperature control and some level of food preparation. As a result, the Los Angeles County Department of Public Health was contacted to confirm the proposal would be able to comply with all required Health Department regulations.

As a result, the applicant made revisions to the plans to show that the proposed business will expand into an adjacent tenant space at 8304 3rd Street, formerly occupied by a bail bonds business, to serve “back-of-house” needs such as a kitchen prep area, and storage purposes to comply with Health Department requirements. The prep kitchen will not include any cooking appliances so it is not a full kitchen and does not classify the business as a restaurant. The revised proposal is for a 1,769 square foot bar/lounge business within the Downtown Core. Additional revisions have been made to the proposed plans to reflect compliance with building and ADA regulations as noted throughout this report.

The proposed project requires a CUP to operate a bar/lounge without a restaurant and to provide live entertainment. A Site Plan Review is also under review by the Planning Commission for the façade improvements proposed to the primary bar/lounge space facing Downey Avenue and 3rd Street.

The proposed bar/lounge will operate with a Type 48 ABC License which allows the establishment to serve beer, wine, and distilled spirits. This license carries restrictions that prohibit minors from entering the establishment. The bar/lounge will also provide live entertainment. Staff identified concern over the service of distilled spirits without a kitchen and meal service in an open air setting that encroaches into the public right-of-way. The Planning Commission however, determined that there was desire for this type of use in the Downtown and instructed staff to prepare a Resolution of approval and address the stated concerns through plan revisions and conditions of approval.

The Planning Commission determined that a bar is a “similar use” as described in the Downtown Downey Specific Plan and, as such, was permitted to have outdoor seating. The applicant was instructed that all accessibility requirements of the Americans with Disabilities Act (ADA) must be met for any seating area encroachments. As a result, the applicant revised the plans to show the proposed planters encroaching into the right-of-way would be replaced with a glass fence to enclose the outdoor eating area along Downey Avenue and the east corner of 3rd Street. Similarly, the outdoor seating area along the 3rd Street, west of the door has been removed because there was difficulty meeting ADA requirements.

Mr. Simonian asked the Commission to consider modifying the conditions pertaining to annual reviews, 50% food sales, television(s), live entertainment, and cover charges.

Mr. Padilla, 25 year Downey resident and business owner spoke in support of the project.

Mrs. Simonian expressed her enthusiasm in being part of the project and believes that having a television would be good.

Chair Duarte closed the public hearing.

The Commissioners discussed the changes in the characterization of the project originally presented and requested City Planner Landavazo to provide modified conditions to reflect their deliberation.

The following conditions of approval were proposed:

- 1) The approval of Site Plan Review and Conditional Use Permit (PLN-20-00029) allows a proposed bar to operate with a Type 48 (On Sale General – Public Premises) ABC license as described below:
 - e) A standing room area enclosed by a glass rail is permitted along 3rd Street, subject to ADA compliance and a Public Works encroachment permit.

- 16) As the first “bar only” use in the downtown, six month reviews shall be conducted by staff, at staff level, for an 18-month period following opening for a total of three reviews; shall be presented to the Planning Commission only if warranted by calls-for-service.
- 18) Live entertainment hours of operation are permitted as follows: Friday – Saturday: 9:00 p.m. – 1:30 a.m.
- 23) Two televisions and/or a projector are permitted to play genre movies only, no pay-per-view or sports shall be permitted.
- 28) Gross receipts for the establishment must reflect 20% of all sales is for food items.
- 35) Cover charge for the admission to the business shall not be permitted at any time, except for charity events and a New Year’s Eve event.
- 36) There shall be no form of pay-per-view events at this location.
- 63) Upon the determination by the Chief of Police that the operation of the business requires on-site security, the applicant shall submit and obtain approval of a security plan to the Chief of Police. The number of security guards shall be determined by the Chief of Police and may be increased or decreased as the Chief of Police determines is necessary. The initial security plan shall be submitted to the Police Department within fourteen (14) days of being requested. Should the Police Department request any additional information or modifications, the business owner/permittee shall submit said revisions within forty-eight (48) hours of notification.

It was moved by Vice Chair Frometa, second by Commissioner Spathopoulos, and passed by a 4-0-1 vote, with Commissioner Dominguez absent, to adopt Resolution 20-3126, thereby approving the request for a Site Plan Review and a Conditional Use Permit PLN-20-00029, with amended conditions of approval as stated by the City Planner.

NON-AGENDA PUBLIC COMMENTS: None.

CONSENT CALENDAR ITEMS:

2. General Plan Consistency Finding: A request to find the General Plan Consistency for the new Rancho Los Amigos Care Village Project.

3. Approval of the Minutes from March 4, 2020

It was moved by Commissioner Owens second by Vice Chair Frometa, and passed by a 4-0-1 vote, with Commissioner Dominguez absent; thereby approving the Consent Calendar.

OTHER BUSINESS:

STAFF MEMBER COMMENTS:

ADJOURNMENT: Chair Duarte adjourned the meeting at 9:53 p.m., to Wednesday, August 19, 2020, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 16th day of June, 2021.

Miguel Duarte, Chair
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 16th day of June, 2021.
2021, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Mary Cavanagh, Secretary
City Planning Commission

**DRAFT MINUTES
DOWNEY CITY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 3, 2021
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE
DOWNEY, CALIFORNIA
6:30 P.M.**

Chair Duarte called the February 3, 2021, Regular Meeting of the Planning Commission to order at 6:34 p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

COMMISSIONERS PRESENT: Miguel Duarte, District 1, Chair
Patrick Owens, District 2
Arturo Montoya, District 3
Dimitrios Spathopoulos, District 4
Horacio Ortiz, Jr., District 5

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Aldo E. Schindler, Director of Community Development
Yvette Abich Garcia, City Attorney
Crystal Landavazo, City Planner
Guillermo Arreola, Principal Planner
Madalyn Welch, Assistant Planner
Mary Cavanagh, Secretary

PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS: Chair Duarte introduced new Planning Commissioners Horacio Ortiz Jr. and Arturo Montoya and asked each of the Commissioners to provide a brief introduction. Commissioner Montoya stated he was born and raised in Downey and changed career paths from working for Walt Disney, to seeking a new career in law, graduating this May from the University of La Verne School of law. Commissioner Ortiz stated he and his family reside in Downey. He obtained a Political Science Degree from UC San Diego and moved to Downey to start a business within the City. The Commission welcomed the new Commissioners and bid a heartfelt farewell to former Commissioners Frometa and Dominguez who were not able to attend this meeting.

PRESENTATIONS: None

REPORT ON CITY COUNCIL ACTION: None

PUBLIC HEARINGS:

1. **PLN-20-00102 (Variance):** Chair Duarte opened the public hearing for PLN-20-00102 and Ms. Cavanagh affirmed proof of publication.

Assistant Planner Madalyn Welch presented the request for a Variance (PLN-20-00102), to allow for a rear yard setback of 10 feet rather than the required 20 foot minimum, in order to construct a 491 square foot rear addition, on property located at 11720 Norlain Avenue, zoned R-1 5,000 (Single-Family Residential). She discussed the special circumstances required to approve a Variance whereas the property itself experiences unique physical circumstances not found among standard lots within the City, and result in undue hardship on the owner due to special circumstances or conditions applicable to a property.

In 2005 the applicant/owner received approval for a rear yard setback to construct an addition. The addition was not constructed so the approval became null and void. The Zoning Code was later updated in 2008 and

the rear yard modifications were removed. The applicant is ready to construct the addition and seeks a Variance to allow the addition. Staff conducted an assessment of the subject property and surrounding area and found that the subject property has irregular lot dimensions for the corresponding R-1 zoning district.

The Commissioners asked applicant Mario Terrazas why he is constructing the addition at this time, and if he would be increasing the height of the block wall.

Mr. Terrazas stated, he will not be increasing the wall height, and the addition is needed to provide space for elderly parents.

The Commissioners spoke in favor of the project.

It was moved by Commissioner Owens, second by Commissioner Spathopoulos and passed by a vote of 5-0, to adopt Resolution 21-3130, thereby approving the request for a Variance (PLN-20-00102).

2. PLN-19-00192 (Conditional Use Permit): Chair Duarte opened the public hearing for PLN-19-00192 and Ms. Cavanagh affirmed proof of publication.

Director of Community Development Aldo Schindler advised the Commission of the Applicants' request to continue the public hearing for a Conditional Use Permit (PLN-19-00192), to the February 17, 2021 Planning Commission Meeting.

It was moved by Commissioner Owens, seconded by Commissioner Ortiz and passed by a vote of 5-0, to continue the public hearing to the February 17, 2021 meeting.

Public Comments: None.

Chair Duarte closed the public hearing.

NON-AGENDA PUBLIC COMMENTS: None

CONSENT CALENDAR ITEMS:

3. **Resolution of Appreciation for Steven Dominguez**
4. **Resolution of Appreciation for Nolveris Frometa**
5. **Approval of the Minutes from July 1, 2020**
6. **Approval of the Minutes from July 15, 2020**

Items 3 and 4 were continued to a date uncertain to present the Resolutions of Appreciation in person. It was moved by Commissioner Owens, seconded by Commissioner Spathopoulos, and passed by a vote of 3-0-2, with Commissioners Montoya and Ortiz abstaining, to approve items 5 and 6 of the Consent Calendar.

OTHER BUSINESS: Election of Officers

Commissioner Spathopoulos nominated Miguel Duarte to continue as Chair and Patrick Owens as Vice Chair. It was moved by Commissioner Spathopoulos and second by Commissioner Montoya to re-elect Miguel Duarte as Chair and Patrick Owens as Vice Chair.

STAFF MEMBER COMMENTS: Director Schindler provided the Commission with following updates:

1) The Housing Element: he informed the Commission that the City commenced work on updating the 8 year housing plan known as the Housing Element and will hold workshops and seek community input to plan for approximately 6,500 units.

2) Emergency Rental Assistance: he informed the Commission that the City currently has both Residential and Business Grant Programs to assist those who have been significantly affected by the COVID Pandemic. Provided information on success thus far and continued efforts to provide assistance.

3) The Rives Mansion: he informed the Commission that the property owner is moving ahead with the approved plans, including with the construction of the café, and working with an Architectural Historian to ensure the areas that are improved are done based on the historic character of that property.

Director Schindler invited everyone to follow us on all Social Media platforms for updates on each of the items discussed.

ADJOURNMENT: Chair Duarte adjourned the meeting at 7:17 p.m., to Wednesday, February 17, 2020, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 16th day of June, 2021.

Miguel Duarte, Chair
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 16th day of June, 2021, by the following vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Mary Cavanagh, Secretary
City Planning Commission