



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **ROLL CALL:** Commissioners Uva, Ortiz, Montoya, Vice Chair Owens and Chair Duarte
- III. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- IV. **PRESENTATIONS:**
 - 1. Senate Bill 9 Legislation
- V. **REPORT ON CITY COUNCIL ACTION:**
- VI. **PUBLIC HEARINGS:**

**RECOMMENDED
ACTION**

2. PLN-21-00111 (Site Plan Review)

Approval

Location: 10225 La Reina Avenue

Request: A request to construct a 3-unit multi-family development on property zoned R-3 (Multiple-Family Residential)

CEQA: Categorical Exemption – Section 15303 (Class 3, New construction or conversion of small structures)

Staff: Assistant Planner Gissel Enriquez

Contact: genriquez@downeyca.org
562-904-7154

- 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 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.
 - 3. September 15, 2021 Minutes
 - 4. November 17, 2021 Minutes
- IX. **OTHER BUSINESS:**



X. STAFF MEMBER COMMENTS:

XI. **ADJOURNMENT:** To Wednesday, December 15, 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 24th day of November, 2021


Mary Cavanagh
Mary Cavanagh
Secretary, Planning Commission

DATE: DECEMBER 1, 2021

TO: PLANNING COMMISSION

SUBMITTED BY: ALDO E. SCHINDLER, DEPUTY CITY MANAGER/ COMMUNITY DEVELOPMENT 

REVIEWED BY: CRYSTAL LANDAVAZO, CITY PLANNER 

PREPARED BY: GISSEL ENRIQUEZ, ASSISTANT PLANNER 

SUBJECT: **PLN-21-00111 (SITE PLAN REVIEW) – A REQUEST TO CONSTRUCT A 3-UNIT MULTI-FAMILY DEVELOPMENT ON PROPERTY ZONED R-3 (MULTIPLE-FAMILY RESIDENTIAL) LOCATED AT 10225 LA REINA AVENUE**

LOCATION: 10225 LA REINA AVENUE

ZONING: R-3 (MULTIPLE-FAMILY RESIDENTIAL)

REPORT SUMMARY

This is a request for a Site Plan Review (SPR) to construct a three-unit multifamily development. The applicant proposes to construct two-story residences, with the front building comprising of two attached residential units, each with a 2-car garage and the rear building consisting of one residential unit with a 2-car garage. The units vary in size with the smallest dwelling at 1,180 square feet and the largest at 1,457 square feet. The development is intended for rental use by a single owner and therefore, there is no parcel map associated with this request.

Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the following titled resolutions:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A SITE PLAN REVIEW (PLN-21-00111), THEREBY ALLOWING THE CONSTRUCTION OF A MULTI-FAMILY DEVELOPMENT CONSISTING OF THREE RESIDENTIAL UNITS AND THREE TWO-CAR GARAGES LOCATED AT 10225 LA REINA AVENUE

BACKGROUND

The subject site is currently developed with a single-family dwelling and a detached 2-car garage. All existing development is proposed to be demolished as a part of this project.

The subject site is 7,817 square feet, located within the R-3 zone (Multiple-Family Residential), and has a General Plan land use designation of Medium Density Residential. A majority of the surrounding neighborhood is developed as multi-family residential, however, the subject site

and its' adjacent properties are developed as single-family residential to the north, south, and west.

On August 12, 2021, the applicant filed a request for a Site Plan Review. Subsequently, the applicant was issued an incomplete letter on September 9, 2021. A complete letter was issued on November 16, 2021. On November 17, 2021, notice of the pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500 feet of the subject property.



Existing Front Elevation from La Reina Avenue

DISCUSSION

The Site Plan Review process requires evaluations to the proposed site changes, landscaping, architecture, and compliance with the Downey Municipal Code. The proposed development includes demolition of the existing buildings onsite and the construction of two buildings proposed as residential rental units. There will be a total of three dwelling units, each with a two-car garage and private open space area of at least 224 square feet. The proposed development will mirror the same architectural style and composition as the property to the east at 10224 La Reina, a multi-family development approved on March 3rd, 2021. The project will reflect Spanish style of architecture and the units will be located within two separate two-story buildings. In addition to the three two-car garages, to serve the residences, the site will accommodate two guest parking spaces as required per the Downey Municipal Code. The driveway on site is designed with concrete and will have pavers within the front setback and then added throughout the driveway to break-up the monotony of the concrete.

The proposed three unit development will comply with all applicable development standards. As a point of reference, some major development standards for this project are as follows:

| Standard | Zoning Code Standards | Proposed |
|-----------------|------------------------------|-----------------|
| Lot Coverage | 50% | 38.08% |

| | | |
|---|---|---|
| Building Height | 35 ft. / 3 stories | 25'-10" / 2 stories |
| Setbacks: | | |
| Front | 15 ft. Min. | 15 ft. |
| Rear (2 story building abutting an R-3) | 15 ft. Min. | 15 ft. |
| Side | 5 ft. Min. | 5 ft. |
| Parking | 8 Spaces (6 covered, 2 guest parking) | 8 spaces (6 covered, 2 guest parking) |

All elements of the proposed Site Plan Review are in compliance, or are conditioned to comply, with the Downey Municipal Code.

Architecture

All buildings on the site are designed nearly identical in terms of material, colors and architectural elements layouts from adjacent property at 10224 La Reina. The mirroring of two adjacent developments will provide uniqueness and a sense of architectural authenticity to the neighborhood. The proposed design for all buildings is Spanish style architecture. The proposed development will continue to maintain a residential neighborhood appearance by orienting the front unit to face La Reina Avenue and include a walkway to the front unit. The other two units are oriented to the interior of the lot. To break up the massing of the structures, a front entry porch was incorporated to the entrances of the units as well as pop-outs on the second stories to add dimension.

The primary wall façade finish will be white smooth stucco. The colors and materials used for this project are commonly found throughout Spanish style architecture. The buildings will incorporate accent features such as clay tube vents to match the roof, wooden shutters, exposed rafter tails between the second and first floor, iron speakeasy window coverings, recessed windows, and wood header accents above and below the windows. Bougainvillea will be added on the façade, framing the garages, to further enhance a Spanish architectural style on the buildings and integrate modulation.

Landscape

The project will include 2,387 square feet of landscape area consisting mostly of drought tolerant landscape. The proposed landscaping will be colorful, full, and accent the design theme of the overall site. Landscaping will incorporate a tiered system consisting of grass, shrubs, and trees. The landscaping will include (5) five pacific madrone trees, flowering bougainvillea vines along some of the facades of the building, purple sage, hummingbird sage, purple trailing lantana, dwarf kangaroo paw, and dwarf bottlebrush.



Proposed Elevation from La Reina Avenue

DEVELOPMENT REVIEW COMMITTEE

On September 2, 2021, the Development Review Committee (DRC) evaluated the project as it pertains to Planning, Police, Fire, Public Works, and Building and Safety matters and provided staff with comments and conditions. The Fire Department requires that the site install a fire hydrant with approved water supply capable of supplying the required fire flow for fire protection. The Public Works Department requires the construction of a new 4' wide and 4" thick concrete sidewalk along the property frontage. No additional departments expressed concerns or opposition over the project, and issued standard conditions. Recommended conditions of approval have been included in the attached Resolution to address potential impacts.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed Site Plan Review for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15303 (Class 3 – New Construction or Conversion of small structures). Class 3 exemptions consist of projects up to 3 units in place of 1 single family residence.

FINDINGS

Pursuant to Municipal Code Section 9820.08, there are seven (7) findings that must be adopted prior to approving a Site Plan Review. The findings are as follows:

- 1. The site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council;**

The project's objective to revitalize the site helps achieve various long-term goals. Specifically, the following policies are promoted by the Site Plan Review:

Policy 2.2. – Encourage infill development and recycling of land to provide adequate residential sites.

Policy 8.1.1 – Promote architectural design of the highest quality.

Policy 8.2.2 – Promote the upgrading of properties.

The proposed architecture uses quality materials that provide different elements to achieve Spanish style architecture. The site is compatible in that the surrounding properties consist of a variety of architectural styles, however this development will be newer than most developments within its proximity. In efforts to maintain a neighborhood feel, the front unit is developed facing La Reina Avenue to conserve the neighborhood impression of that street. The site is also compatible with the zoning designation and the General Plan Land Use designation which both encourage multi-family residential. Additionally, the majority of the surrounding properties are also multi-family residential. This development will achieve a long-term goal of recycling land to providing more housing units as this development consists of two additional units than what currently exists on the 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 purpose of the R-3 (Multiple-Family Residential) zone, as stated in the Downey Municipal Code, “is intended to provide for the development of multiple-family residential living areas compatible with the neighborhood environment and outdoor recreation potential of the community. Such areas are envisioned as being located and designed to be complementary to adjacent uses and at the same time provide suitable space for multiple-family living quarters.” The proposed application is in full conformance with the objectives stated above and the properties to the south, east, and west of the subject site are also developed as multiple-family residential.

3. The proposed development’s site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City;

The proposed design of the project will integrate harmoniously with this area by providing aesthetically pleasing architecture and landscaping. The proposed development will be mirroring the architectural style and composition of an adjacent development and thus, enhance the character and uniqueness of the neighborhood. The proposed Spanish architectural style is compatible and integrated to the style of landscaping and the overall site. In addition, the streetscape will be enhanced as well as the transition from the street onto the site through the proposed landscaping, pedestrian access, and upgraded driveway and driveway approach.

4. The site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets;

The site design and overall integration of the landscaping, building orientation, and driveway access was well-envisioned by the applicant. The landscaping around the front

building façades creates a nice transitional buffer between the residences, the public right of way, and La Reina Avenue. The added walkway and sidewalk to the street frontage will maintain an inviting appearance to the site and enhance the residential character along that street. Exterior light lamps are carefully placed near the front porch entrances to ensure both vehicles and pedestrians are able to move around the site in a safe manner. This project also incorporates a decorative paved driveway entrance to the subject site, thus preventing a long barren driveway with no visual appeal.

5. The proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities;

The proposed project reflects true Spanish style architecture, and reflects a high quality of architectural design. Though the proposed project will be mirroring an adjacent development, this concept is the first within City of Downey and unique to the overall site. The mirroring of development will upgrade the overall appearance of the site and, in turn, improve the community appearance. The other developments along La Reina Avenue consist of a variety of architectural styles from California ranch, craftsman, Dutch colonial and mid-century modern. Lastly, this proposed development will be keeping with the quality of design recently approved projects within the city.

6. The site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare;

The proposed architecture is a significant upgrade to the immediate neighborhood and surrounding areas, in terms of use and density. In addition, the mirroring redevelopment of this site has the potential of serving as distinctiveness to the existing development in the city. Lastly, the operational procedures of the proposed development are also conditioned in an effort to ensure that any potential effects will not negatively harm or impact the surrounding sites and accompany the public health, safety, comfort and general welfare as much as possible.

7. The proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code;

The project has been conditioned to meet the requirements specified in Section 4960 of the Downey Municipal Code. Section 4960 discusses the installation of anti-graffiti materials and the appropriate allotted time limit for the removal of graffiti.

CORRESPONDENCE

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

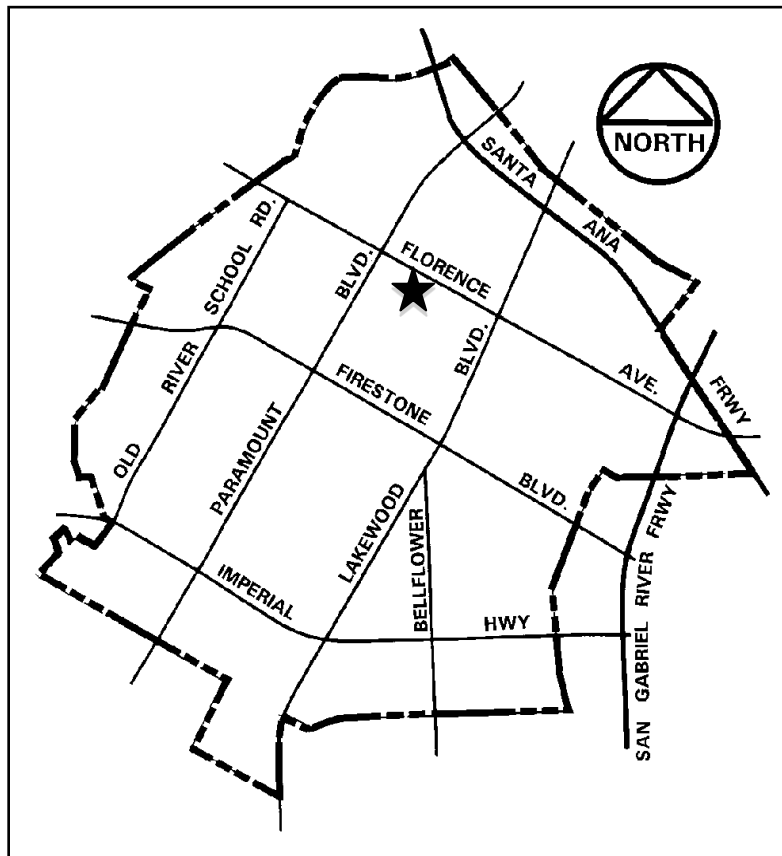
CONCLUSION

Based on the analysis contained within this report, staff is concluding that all findings required for approval can be made in a positive manner. As such, staff is recommending that the

Planning Commission approve the application (PLN-21-00111), thereby approving a three-unit multifamily development.

EXHIBITS

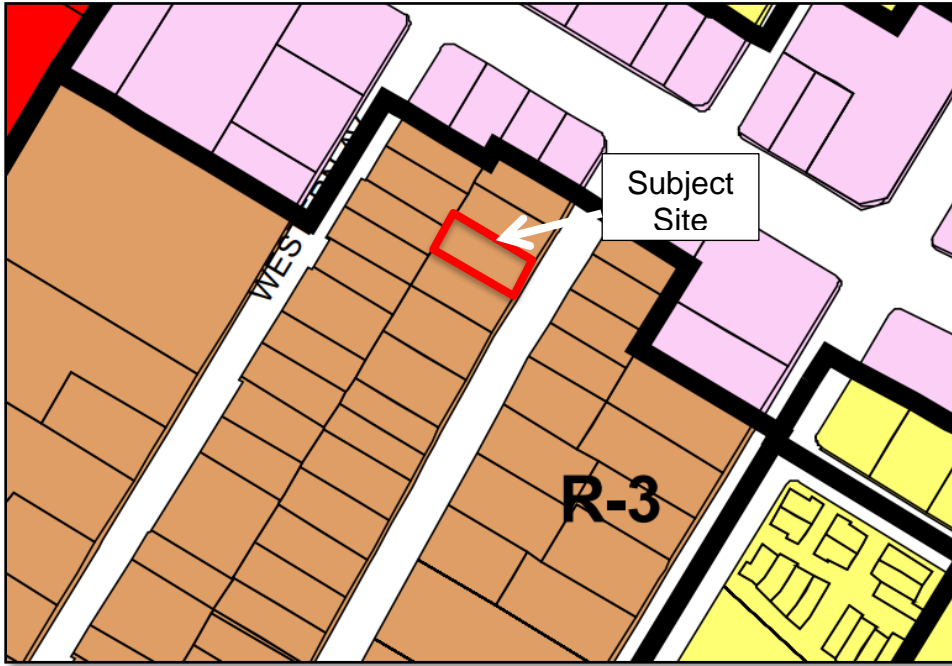
- A. Maps
- B. Draft Resolution
- C. Project Plans



Location



Aerial Photograph



Zoning Map

RESOLUTION NO. 21-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A SITE PLAN REVIEW (PLN-21-00111), THEREBY ALLOWING THE CONSTRUCTION OF THREE MULTI-FAMILY RESIDENTIAL UNITS LOCATED AT 10225 LA REINA AVENUE

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 August 12, 2021, the application was filed by Willy Barrios (hereinafter referred to as the “applicant”) a request for Site Plan Review (PLN-21-00111) to construct three new dwelling units; and,
- B. The application was deemed incomplete due to missing information on September 9, 2021. The applicant resubmitted additional information and the application was deemed complete for further processing on November 16, 2021; and
- C. On November 17, 2021, a notice of the public hearing was sent to all property owners within 500’ of the subject site and the notice was published in Downey Patriot; and,
- D. The Planning Commission held a duly noticed public hearing on December 1, 2021, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

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 categorically exempt from CEQA, pursuant to Guideline Section 15303 (Class 3, New Construction or Conversion of small structures). Class 3 consists of projects up to 3 residential units in place of 1 single family residential unit.

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

- A. The site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council. The project’s objective to revitalize the site helps achieve various long-term goals. Specifically, the following policies are promoted by the Site Plan Review: *Policy 2.2. – Encourage infill development and recycling of land to provide adequate residential sites, Policy 8.1.1 – Promote architectural design of the highest quality, Policy 8.2.2 – Promote the upgrading of properties.* The proposed architecture uses quality materials that provide different elements to achieve Spanish style architecture. The site is compatible in that the surrounding properties consist of a variety of architectural styles and will be mirroring an adjacent new development. In efforts to maintain a neighborhood feel, the front unit is also developed facing La Reina Avenue to conserve the neighborhood impression of that street. The site is also compatible with

- the zoning designation and the General Plan Land Use designation which both encourage multi-family residential. Additionally, the majority of the surrounding properties are also multi-family residential. This development will achieve a long-term goal of recycling land to providing more housing units as this development consists of two additional units than what currently exists on the site. The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located. The purpose of the R-3 (Multiple-Family Residential) zone, as stated in the Downey Municipal Code, "is intended to provide for the development of multiple-family residential living areas compatible with the neighborhood environment and outdoor recreation potential of the community. Such areas are envisioned as being located and designed to be complementary to adjacent uses and at the same time provide suitable space for multiple-family living quarters." The proposed application is in full conformance with the objectives stated above and the properties to the south, east, and west of the subject site are also developed as multiple-family residential.
- B. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. The proposed design of the project will integrate harmoniously with this area by providing aesthetically pleasing architecture and landscaping. The proposed development will enhance the character of the subject site by achieving a Spanish architectural style with compatible landscaping to that style. In addition, the streetscape will be enhanced as well as the transition from the street onto the site through the proposed landscaping, pedestrian access, and upgraded driveway and driveway approach.
- C. The site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets. The site design and overall integration of the landscaping, building orientation, and driveway access was well-envisioned by the applicant. The landscaping around the front building façades creates a nice transitional buffer between the residences, the public right of way, and La Reina Avenue. The added walkway from the proposed sidewalk to the front unit will maintain an inviting appearance to the site and enhance the residential character along that street. This project also incorporates a decorative paved driveway entrance to the subject site, thus preventing a long barren driveway with no visual appeal.
- D. The proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities. Though the proposed project will be mirroring an adjacent development, this concept is the first within City of Downey and unique to the overall site. The mirroring of development will upgrade the overall appearance of the site and, in turn, improve the community appearance. The other developments along La Reina Avenue consist of a variety of architectural styles from California ranch, craftsman, Dutch colonial and mid-century modern. Lastly, this proposed development will be keeping with the quality of design recently approved projects within the city.
- E. The site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of

conditions affecting the public health, safety, comfort, and welfare. The proposed architecture is a significant upgrade to the immediate neighborhood and surrounding areas, in terms of use and density. In addition, the mirroring redevelopment of this site has the potential of serving as distinctiveness to the existing development in the city. Lastly, the operational procedures of the proposed development are also conditioned in an effort to ensure that any potential effects will not negatively harm or impact the surrounding sites and accompany the public health, safety, comfort and general welfare as much as possible.

- F. The proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code. Section 4960 discusses the installation of anti-graffiti materials and the appropriate allotted time limit for the removal of graffiti.

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 approves a Site Plan Review (PLN-21-00111), subject to conditions of approval attached hereto as Exhibit 'A', which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

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

PASSED, APPROVED AND ADOPTED this 1st day of December 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 1st day of December 2021, by the following vote, to wit:

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

Mary Cavanagh, Secretary
City Planning Commission

**PLN-21-00111
(SITE PLAN REVIEW)
EXHIBIT A - CONDITIONS**

PLANNING

1. The approval of this Site Plan Review (PLN-21-00111) allows for the construction of three two-story residential dwelling units, each designed with an attached 2-car garage located at 10225 La Reina Avenue.
2. No later than December 16, 2021, the applicant and the property owner shall sign and return an affidavit of Acceptance of Conditions, as provided by the City of Downey.
3. The site shall remain in substantial conformance with this request and the approved set of plans.
4. Approval of the Site Plan Review (PLN-21-00111) shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
5. The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
6. The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
7. All buildings and walls must be finished with graffiti resistant materials pursuant to Downey Municipal Code Section 4960.
8. Any graffiti applied to the site shall be removed within 48 hours.
9. The approved Spanish architectural style, finish material, and colors shall remain in strict conformance with the approved elevations and materials board reflecting smooth stucco, tile roofing, wood accents, and all other finishes. Changes to the facades and/or colors shall be subject to the review and approval of the City Planner. At his/her discretion, the City Planner may refer changes to the facades and/or colors to the Planning Commission for consideration.

10. The applicant shall comply with the art in public places requirements set forth in Downey Municipal Code 8950 et seq. This shall include payment of all required fees prior to the issuance of building permits. Should the applicant exercise their right to install public art on site, the public art application (including payment of all deposits) shall be submitted prior to the issuance of building permits.
11. The Applicant shall incorporate a copy of this Exhibit A - Conditions of Approval, into the approved set of building plans.
12. All driveway approaches shall be improved with radius returns.
13. Driveways and driveway approaches shall be improved with concrete and pavers throughout, as approved on the project plans. Any changes or modification to the approved driveway must be approved by the City Planner.
14. All landscaping must remain in compliance with the Downey Municipal Code, be composed of drought tolerant plants, and strictly conform to the approved set of plans. Any revisions to the proposed landscape plans will first require approval from the City Planner.
15. Open space requirements must comply with the provisions set forth in section 9312.08(b)(10)(iv) of the Downey Municipal Code. The private open space patio areas for each unit shall have no dimension less than eight (8) feet with a minimum area of two hundred (200) square feet.
16. Prior to the final of building permits, all landscaping and irrigation shall be installed. The type, size and number of landscaping shall be as noted on the final approved landscape plan. All landscape shall be installed and permanently maintained.
17. Prior to the final of building permits, all installed landscaping shall be certified by a licensed Landscape Architect. The licensed Landscape Architect shall be on-site during the delivery of all trees to certify that all trees and plants are the right species and size.
18. Project must be completed within one year of approval date.
19. All exterior lights on the property shall be LED and shall be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and the public right-of-way.
20. All above grade back-flow preventers, check valves, shall be screened from view from the public right-of-way by a decorative metal-cut-out screen subject to approval of the City Planner.
21. All exterior mechanical and utility equipment shall be designed and located so as to not transmit noise or vibration to abutting properties. All utility equipment shall be located along the sides and/or rear of the buildings and shall be screened from public view through the use of landscape screens, walls, or other devices architecturally compatible with the buildings. Electrical panels and/or transformers are expressly prohibited from being located between the buildings and the public street.

BUILDING

22. All construction shall comply with the most recent adopted City and State building codes:
 - a) 2019 California Building Code
 - b) 2019 California Residential Code
 - c) 2019 California Electrical Code
 - d) 2019 California Mechanical Code
 - e) 2019 California Plumbing Code
 - f) 2019 California Fire Code
 - g) 2019 California Green Code
23. Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.
24. The Title Sheet of the plans shall include:
 - a) Occupancy Group
 - b) Occupant Load
 - c) Description of use
 - d) Type of Construction
 - e) Height of Building
 - f) Floor area of building(s) and/or occupancy group(s)
25. School impact fees shall be paid prior to permit issuance.
26. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
27. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
28. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
29. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
30. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

FIRE

The following comments pertain to a limited fire review of a design review plan submittal. The comments contained herein shall not be construed as complete or encompassing all fire-life safety code requirements set forth in local, State, and/or National local codes.

31. Deferred automatic fire sprinkler plan submittal required for new Residential Group R occupancy. Automatic fire sprinkler system design, installation, and testing shall be per NFPA 13D or 13R based on the building construction type, height, fire separation, etc. [CFC § 903.2.8; DMC 3318]
32. Provide street-side fire hydrant. Fire hydrant shall meet the current requirements of the City of Downey Public Works – Utilities Division (e.g. Jones 3700-R or Jones 3775-R) [CA Fire Code and DMC 3610(a)(2)]. (Note: Nearest fire hydrant is located approximately 300-feet north of residence at the southeast corner of La Reina and Florence Avenues. Next nearest on La Reina is located approximately 500-feet south to front of 10321 La Reina Ave).
33. Designation of NO PARKING (e.g. red curb) at street side hydrant shall be provided. Fire lane designation and stripping shall adhere to sign requirements set forth in Fire Code and Downey Municipal Code [CA Fire Code D103.6; DMC 3327].
34. Fire hydrants shall have a minimum of 3-feet of clear space around hydrant and be located on portion of fire apparatus road sized to 26 ft. in width [CA Fire Code §507.5.1; 507.5.5; 507.5.6]
35. Premises shall be appropriately addressed. An approved address identification shall be provided that is legible and placed in a position that is visible from the street/road. Sizing shall be approved and at a minimum meet requirement of CA Fire Code [CA Fire Code §505.1]
36. Smoke alarms shall be installed in Residential Group R occupancies on the ceiling or wall or each separate sleeping areas, rooms used for sleeping, in each story within the dwelling [CA Fire Code §907.2.11.2]
37. Carbon monoxide detection shall be installed in R-occupancies dwelling units in the following locations: (1) Outside each separate sleeping area in the immediate vicinity of bedroom, (2) On every occupiable level of the dwelling unit, (3) where fuel-burning equipment is located [915.2.1]
38. Project construction shall comply with requirements set forth in the CA Building and Residential Codes for egress, construction type and height, etc.

PUBLIC WORKS

Streets

39. All public utilities shall be installed underground.

40. Proposed public improvements shall comply with the latest edition of Standard Plans and Specifications for Public Works Construction, City of Downey standards and the Americans with Disabilities Act (ADA).
41. Obtain permits from the Public Works Department for all improvements within the public right of way at least two weeks prior to commencing work. Contact Brian Aleman, Assistant Civil Engineer I, at (562) 904-7110 for information.
42. Remove and replace damaged, uneven or sub-standard curb, gutter, sidewalk, driveway, disabled ramps, and pavement to the satisfaction of the Public Works Department. Contact the Public Works Inspector at (562) 904-7110 to identify the limits of the areas to be removed and replaced at least 48 hours prior to commencing work.
43. Owner/applicant shall construct new 4' wide, 4" thick concrete sidewalk along the property frontage per latest edition of Standard Plans and Specifications for Public Works Construction, City of Downey standards and the Americans with Disabilities Act (ADA).
44. Submit public improvement plan(s) for review and approval by Public Works Department.
45. Construct (1) parkway tree. 24-inch box street trees at the parkway on La Reina Avenue frontage. The species of any new street trees to be planted shall be in accordance with the City's Tree Master Plan (contact City arborist for tree species.)
46. Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
47. Paint property address numbers (4" height) on the curb face in front of the proposed development to the City's satisfaction.
48. Driveway approaches shall match driveway width as specified in City Standard Drawing No. 19.
49. Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense. Owner/applicant shall coordinate the relocation of the utility in conflict with the public utility owner.

Water & Sewer

50. The owner/applicant shall furnish and install separate water service lines, meters, and boxes for each tenant space. Connect new separate water service lines to existing 6-inch main located on La Reina Avenue.
51. The owner/applicant shall provide a fire sprinkler system(s) in accordance with Fire Department and Building and Safety standards. Should such fire sprinkler system(s) require the installation of dedicated fire service lateral(s), such lateral(s) shall be constructed in accordance with the latest Department of Public Works and Fire Department standards including backflow devices, fire department connections and other appurtenances as required. New fire service lateral(s) shall be connected to

existing 6-inch main located on La Reina Avenue and shall be dedicated for fire service only.

52. If required, the owner/applicant shall furnish and install irrigation, domestic, and fire water backflow devices in accordance with City of Downey standards and as required by State and LA County Department of Public Health. Backflow devices shall be located on private property, readily accessible for emergency and inspection purposes, and screened from view by providing sufficient landscaping.
 53. Backflow devices shall be certified in the field by a licensed LA County Department of Public Health certified tester prior to placing into service and such certification provided to City.
 54. Owner or tenant must establish accounts with the City Cashier prior to the City activating and the tenant using any fire and potable water service and meter.
 55. The owner/applicant shall provide separate off-site water improvement plan sets for review and approval from Public Works. The plan shall consist of the following:
 - a. Potable Water Improvement Plans (all City-owned potable water and fire service lateral improvements). Improvement plans for potable water main improvements shall be plan and profile.
- Final City approved potable water main improvement plans shall be submitted on mylars and shall be signed and stamped by a State of California licensed Civil Engineer.
56. The owner/applicant shall provide and record utility easement(s) for access to, and inspection and maintenance of, public water lines, meters, and appurtenances.
 57. The owner/applicant shall furnish and install a new 6 - inch sewer lateral(s) (from the 8" sewer main on La Reina Avenue to the front property line) for each house in the lot. New sewer laterals shall be constructed with Vitrified Clay Pipe (VCP). The existing sewer lateral can be used for one of the house. The design and improvements of sewers shall be in accordance with the latest standards of the Department of Public Works. Septic systems shall not be allowed.
 58. Utility plans for proposed new sewer lateral(s) shall be submitted to and approved by the Department of Public Works prior to the issuance of the grading plan permit.
 59. Submit a copy of the sewer plans to the City and to the Sanitation Districts of Los Angeles County for review and approval. Approval must be assured prior to the start of construction. Contact Los Angeles County Sanitation District for their requirement.
 60. The lot shall be served by adequately sized water supply facilities, which shall include fire hydrants of the size, type and location approved by the Fire Chief.
 61. The owner/applicant shall retrofit any existing fire hydrant(s) within the property frontage in accordance to latest Fire Department and Department of Public Works standards including but not limited to furnishing and installation of a new riser, fire hydrant head, and associated fittings.

62. Any deviation from the city standards in constructing the water and sewer lines shall be approved by the Los Angeles County Health Department.

Grading

63. Submit an engineered grading plan and/or hydraulic calculations and site drainage plan for the site (prepared and sealed by a registered civil engineer in the State of California) accompanied by a soil and geology report for approval by the Engineering Division and Building and Safety Division. Lot(s) shall not have less than one (1%) percent gradient on any asphalt or non-paved surface, or less than one quarter (1/4%) percent gradient on any concrete surface. Provide the following information on plans: topographic site information, including all building pad and other elevations, dimensions/location of existing/proposed public improvements adjacent to project (i.e. street, sidewalk, parkway and driveway widths, catch basins, pedestrian ramps); the width and location of all existing and proposed easements, the dimensions and location of proposed dedications; (for alley dedications, show elevations of the four corners of the dedication and centerline of alley, existing and proposed underground utility connections); the location, depth and dimensions of potable water, reclaimed water and sanitary sewer lines; chemical and hazardous material storage, if any, including containment provisions; and the type of existing use, including the gross square footage of the building and its disposition; construction details of drainage devices and details of Low Impact Development (LID) plan.
64. Include any other applicable site-specific conditions.
65. The drainage plan must provide for each lot having an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement.

NPDES

66. The owner/applicant shall comply with the National Pollutant Discharge Elimination System (NPDES); Ordinance 1142 of the Downey Municipal Code (DMC); and the Low Impact Development (LID) Plan. Furthermore, the applicant shall be required to Certify and append Public Works standard "Attachment A" to all construction and grading plans as required by the LACoDPW Stormwater Quality Management Plan (SQMP).
67. If any hazardous material is encountered on the site that has the potential to reach the ground water supply, the owner/applicant shall secure a permit for the State Regional Water Quality Control Board.
68. If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
69. The owner/applicant shall deploy Best Management Practices during and after construction.
70. Owner/applicant shall comply with the Low Impact Development requirements for small scale Residential LID Category. The owner/applicant shall incorporate one of the two options (Vegetated Bio swale or Cultec System) in the site plan with detail.

- a) Include the following statement into your plan:

“As the designer/architect of the project, I have designed the LID System in accordance with the design criteria of the City of Downey’s LID Technical Guidance Manual for Small Site Developments.”

Assessment District

71. The owner/applicant hereby consents to the annexation of the property into the Downey City Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code, and to incorporation or annexation into a new or existing Benefit Assessment or Municipal Improvement District in accordance with Division 10 and Division 12 of the Streets and Highways Code and/or Division 2 of the Government Code of the State of California.

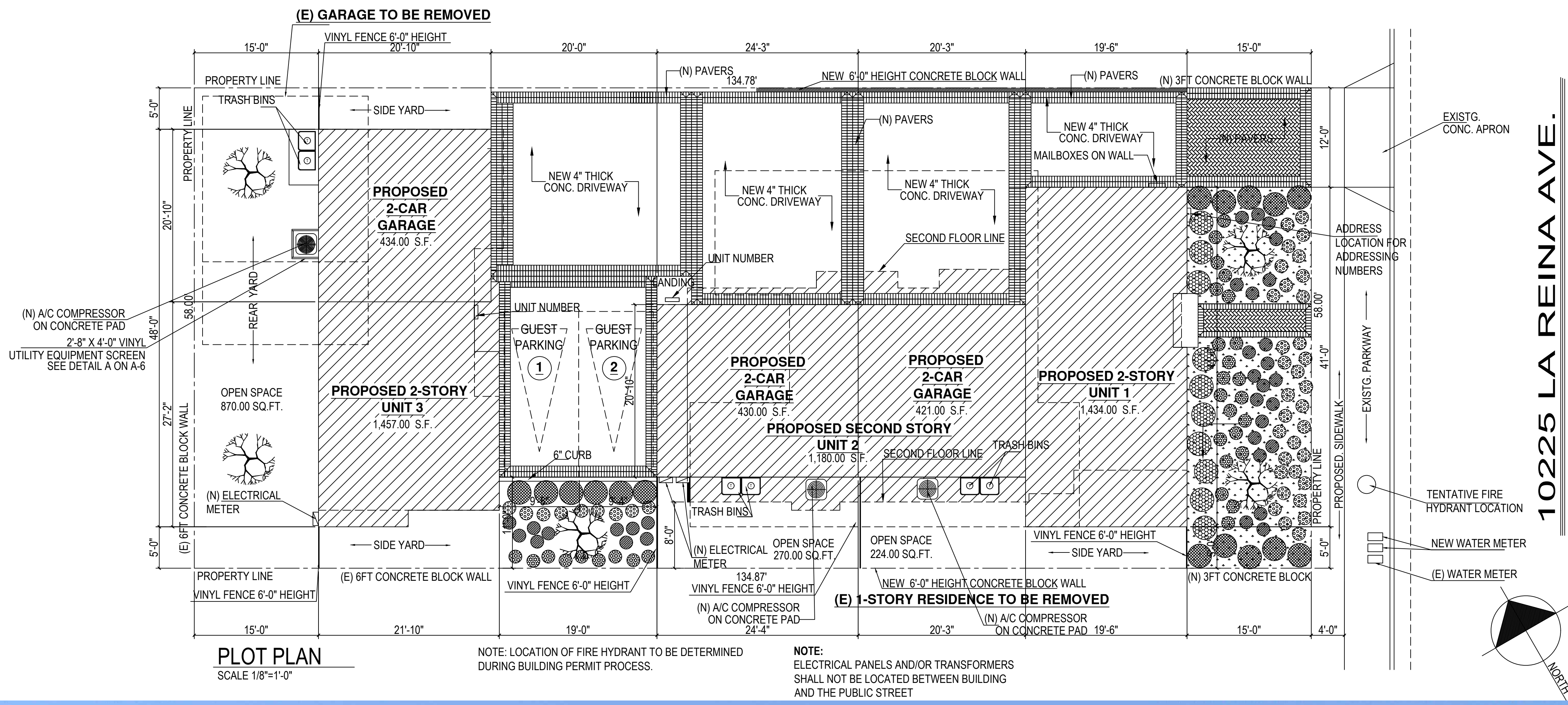
Recycling

72. Complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.

General

73. Remove all construction-related Underground Service Alert (USA) temporary pavement markings created as part of this project within the public-right-of-way in a timely manner.
74. The owner/applicant must comply with all applicable Federal, State and local rules and regulations, American Disabilities Act (ADA), including compliance with South Coast Air Quality Management District (SCAQMD) regulations.

[End of Conditions]



PLOT PLAN
SCALE 1/8"=1'-0"

NOTE: LOCATION OF FIRE HYDRANT TO BE DETERMINED DURING BUILDING PERMIT PROCESS.

NOTE: ELECTRICAL PANELS AND/OR TRANSFORMERS SHALL NOT BE LOCATED BETWEEN BUILDING AND THE PUBLIC STREET

PROJECT INFORMATION

| | |
|------------------------------------|---|
| ZONE R-3 MULTIPLE FAMILY RESIDENCE | |
| LOT AREA | 7,817.24 SQ.FT. |
| MAXIMUM UNIT | |
| LOT AREA PER UNIT 1,980.00 | 2,406.00 SQ.FT. |
| MAX. UNITS | 7,817.24 SQ.FT. / 1,980.00 SQ.FT. = 3.94 UNITS = 3 UNITS |
| PROPOSED AREA UNIT 1 | FIRST FLOOR = 789.00 SQ.FT. SECOND FLOOR = 645.00 SQ.FT. TOTAL LIVING AREA UNIT 1 = 1,434.00 SQ.FT. |
| PROPOSED GARAGE AREA UNIT 1 = | 421.00 SQ.FT. |
| PROPOSED AREA UNIT 2 | FIRST FLOOR = 553.00 SQ.FT. SECOND FLOOR = 627.00 SQ.FT. TOTAL LIVING AREA UNIT 2 = 1,180.00 SQ.FT. |
| PROPOSED GARAGE AREA UNIT 2 = | 430.00 SQ.FT. |
| PROPOSED AREA UNIT 3 | FIRST FLOOR = 553.00 SQ.FT. SECOND FLOOR = 904.00 SQ.FT. TOTAL LIVING AREA UNIT 3 = 1,457.00 SQ.FT. |
| PROPOSED GARAGE AREA UNIT 3 = | 434.00 SQ.FT. |

LOT COVERAGE:

| | |
|--------------------------------|---|
| LOT AREA | 7,817.24 SQ.FT. |
| FIRST FLOOR FRONT UNIT 1 = | 789.00 SQ.FT. |
| SECOND FLOOR UNIT 2 = | 1,180.00 SQ.FT. |
| FIRST FLOOR UNIT 3 = | 553.00 SQ.FT. |
| GARAGE UNIT 3 = | 434.00 SQ.FT. |
| OVERHANG SECOND FLOOR UNIT 3 = | 21.00 SQ.FT. |
| TOTAL BUILDING COVER AREA | 2,977.00 SQ.FT. |
| TOTAL COVER AREA = | 2,977.00 / 7,817.24 X 100 = 38.08 % < 50% |

| | |
|--------------------|--------------------------------|
| ZONING | R3 |
| OCCUPANCY GROUP | R3 |
| CONSTRUCTION TYPE: | TYPE VB-SPRINKLERED (NFPA 13R) |
| 2-STORY | |
| BUILDING SIZE | SEE PLAN |
| BUILDING HEIGHT | 25'-10" |
| EXTERIOR FINISH: | WOOD SIDING AND STUCCO |
| ROOFING: | SHINGLES ROOFING |
| FRAME: | WOOD FRAME |
| PARKING SPACES: | 8 PARKING |
| TOTAL LANDSCAPE: | 2,387.00 SQ FT |

**PROPOSED 2-STORY
3-UNITS
APARTMENTS**

10225 LA REINA AVE.
DOWNEY, CA. 90241

CONTACT:
Mr. WILY BARRIOS
Mobile: (323) 495 7208

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CONSULTANT



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& Commercial | # 200w, Anaheim
Design | Ca. 92801
(562) 916 7505 | (714) 813 6555
e_mail: ccdraftingdesign@yahoo.com

ISSUES AND REVISIONS

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LEGAL DESCRIPTION

TRACT # 16618 LOT 7
APN. 6252-021-007

SCOPE OF WORK

DEMO OF (E) SFD AND (E) 2-CAR GARAGE.
PROPOSED (3) 2-STORY APARTMENT UNITS
WITH (3) 2-CAR GARAGES.

FIRE DEPARTMENT NOTES

An approved fire sprinkler system shall be installed. Plans must be submitted separately to the Downey Fire Department.
DEFERRED SUBMITTAL : Fire Sprinklers
BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2". (R319.1 CRC)

CODES

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE, C.R.C. AND C.G.C., TYPE OF FIRE SPRINKLER INSTALLED (NFPA 13R) AS AMENDED BY CHAPTER 35

SHEET INDEX

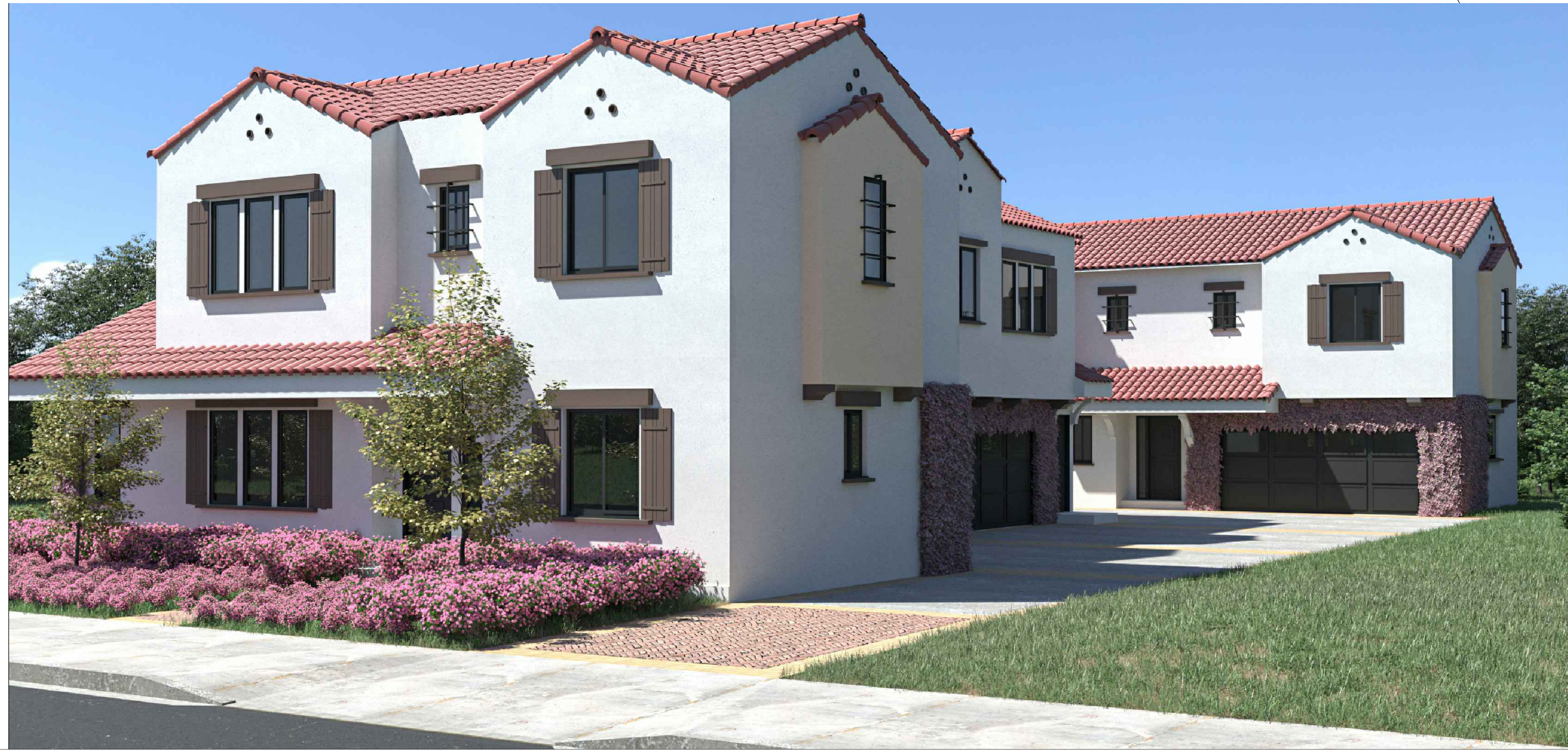
| | |
|-------|---|
| A-1 | SITE PLAN, FLOOR PLAN AND ELEVATIONS |
| A-2 | FIRST FLOOR PLANS |
| A-3 | SECOND FLOOR PLANS |
| A-4 | ELEVATIONS FRONT BUILDING |
| A-4.1 | ELEVATIONS FRONT BUILDING AND MATERIAL SAMPLE BOARD |
| A-5 | ELEVATIONS REAR BUILDING |
| A-6 | LANDSCAPE PLAN CONCEPTUAL LID PLAN |
| A-7 | COLORED PLOT PLAN |
| A-8 | IRRIGATION PLAN AND EXISTING SITE PLAN |

SITE PLAN, GENERAL ELEVATIONS

SEAL:

Project Name _____
Project Number _____
Description _____
Computer File _____
Scale _____

SHEET: **A-1**



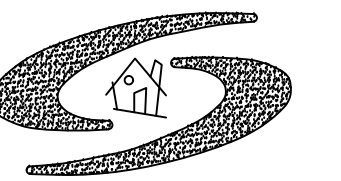
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1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
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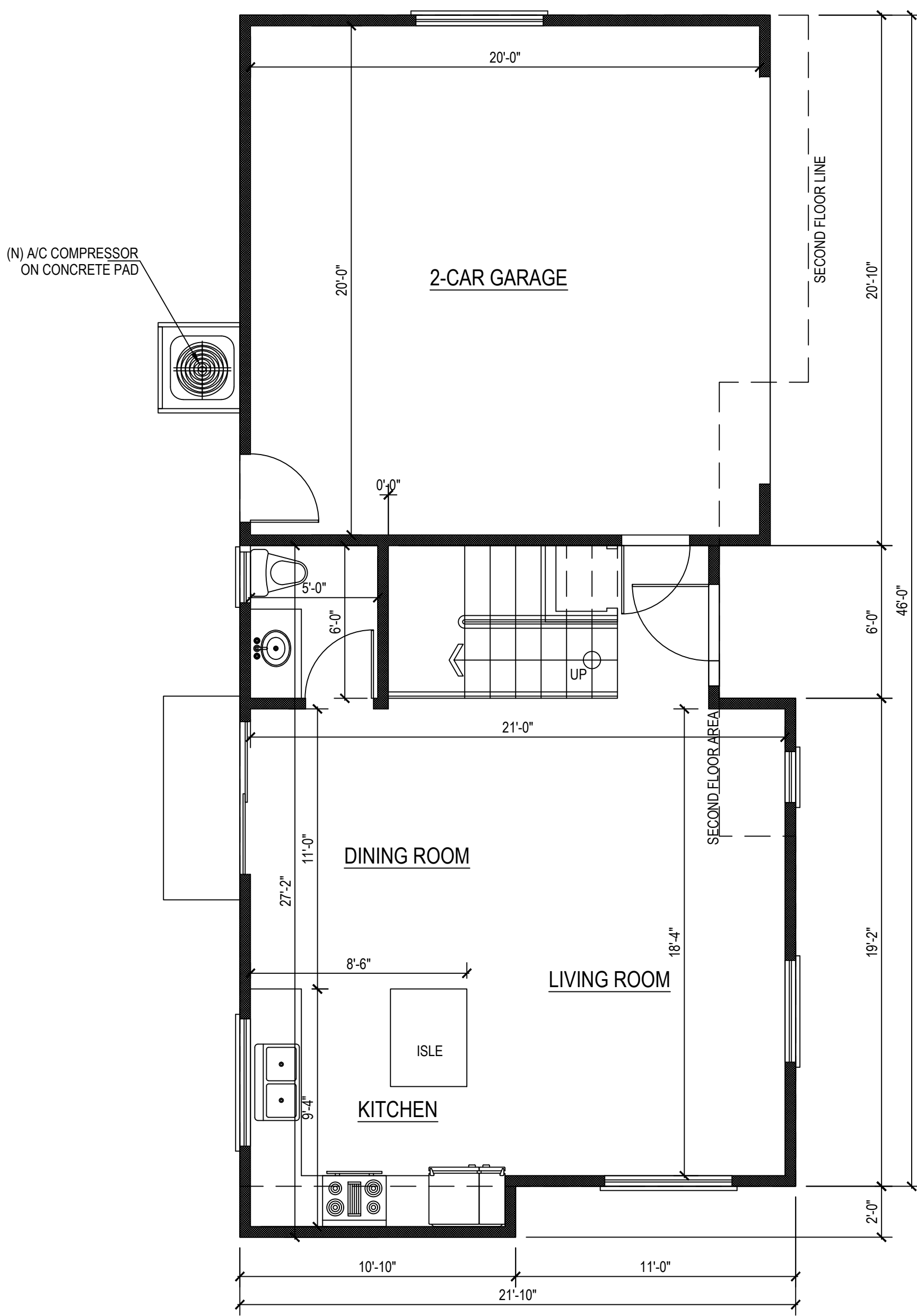
FLOOR PLANS

SEAL:

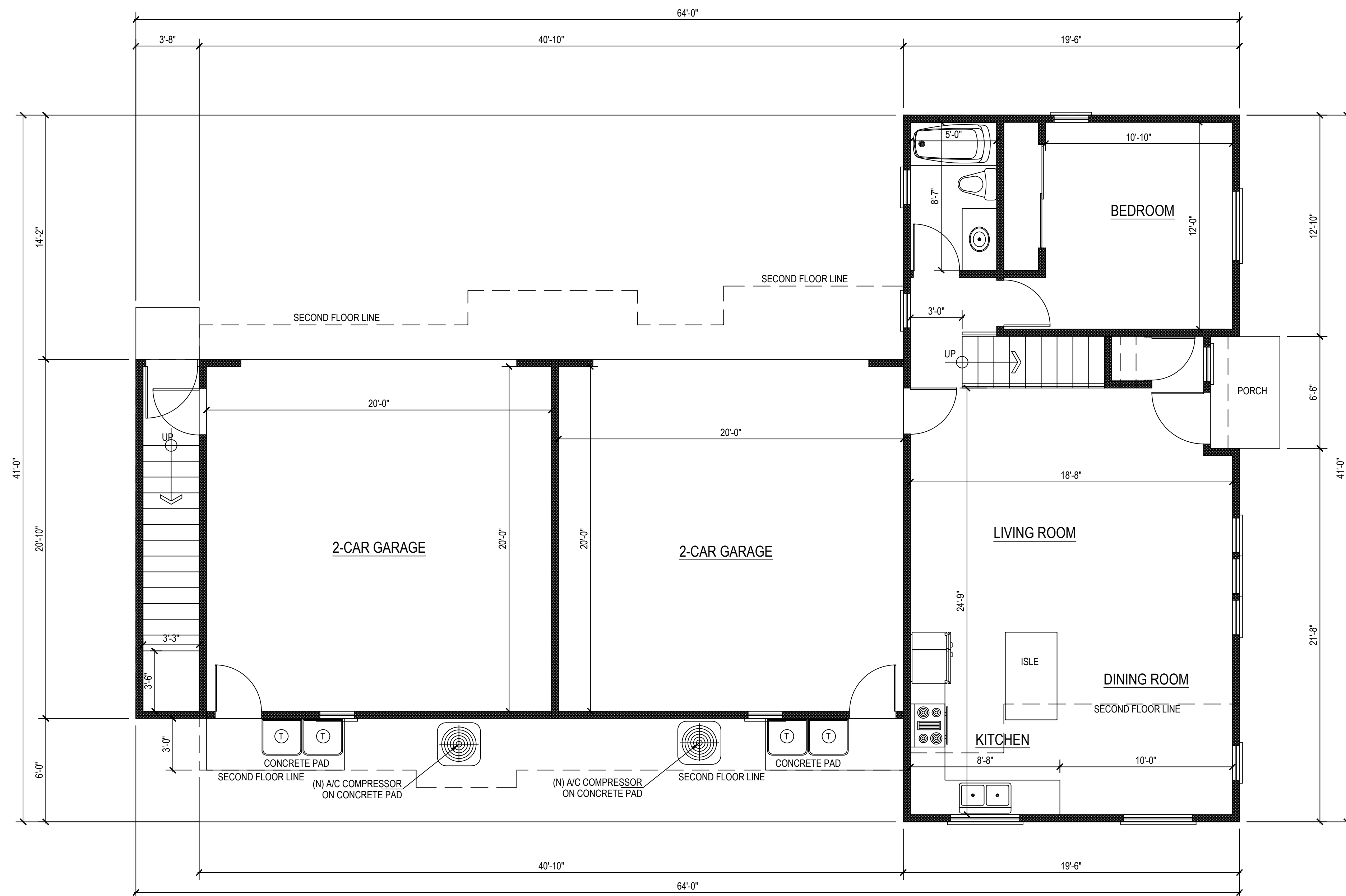
Project Name _____
Project Number _____
Description _____
Computer File _____
Scale _____

SHEET:

A-2



UNIT 3
FIRST FLOOR PLAN FLOOR AREA= 553.00 SQ.FT.
SCALE 1/4"=1'-0"



UNIT 1 AND GARAGES
FIRST FLOOR PLAN FLOOR AREA= 789.00 SQ.FT. GARAGE AREA= 851.00 SQ.FT.
SCALE 1/4"=1'-0"

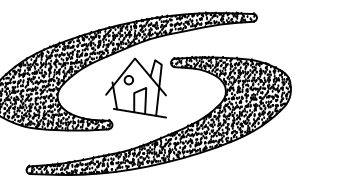
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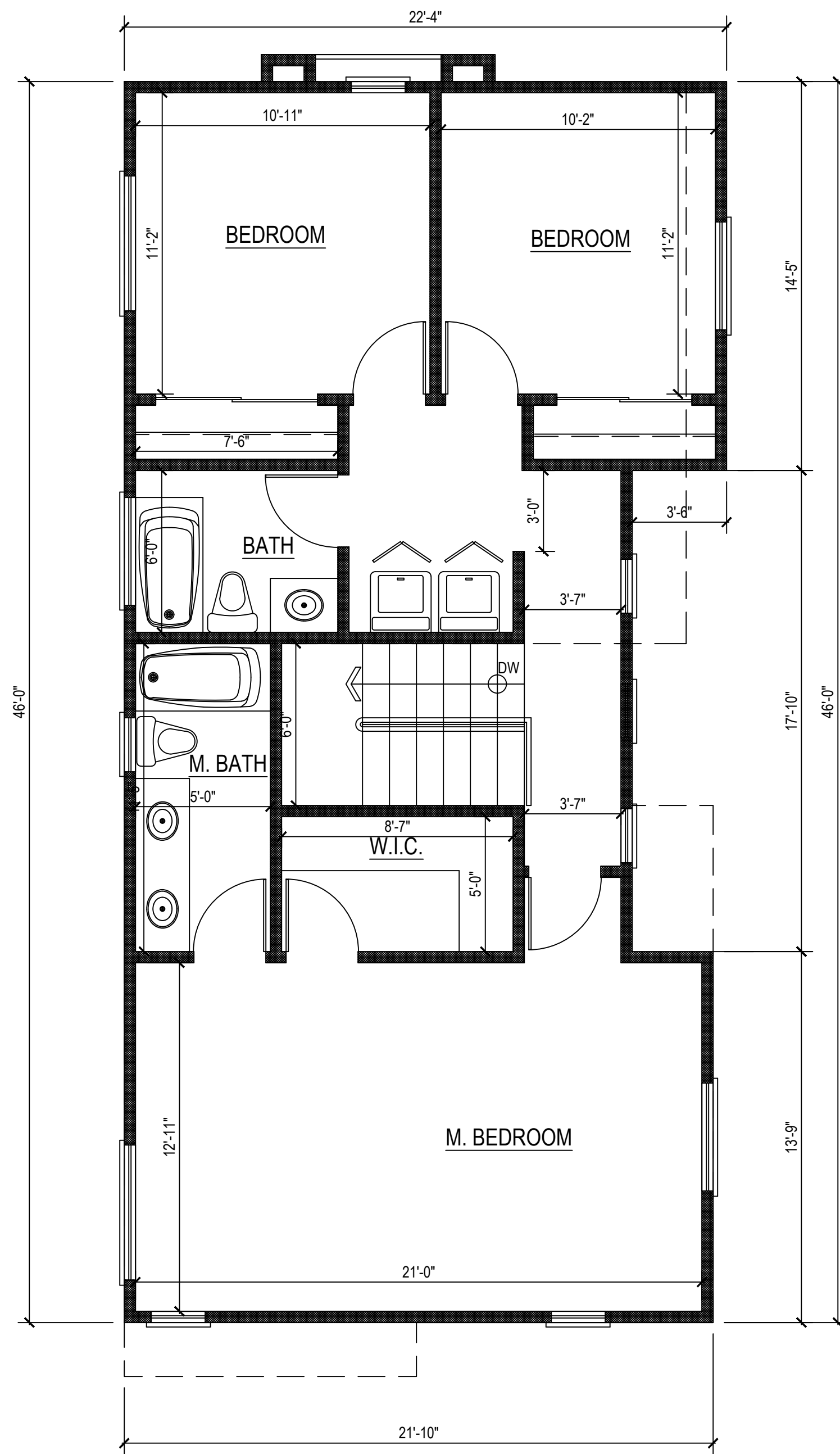
SECOND FLOOR PLANS

SEAL:

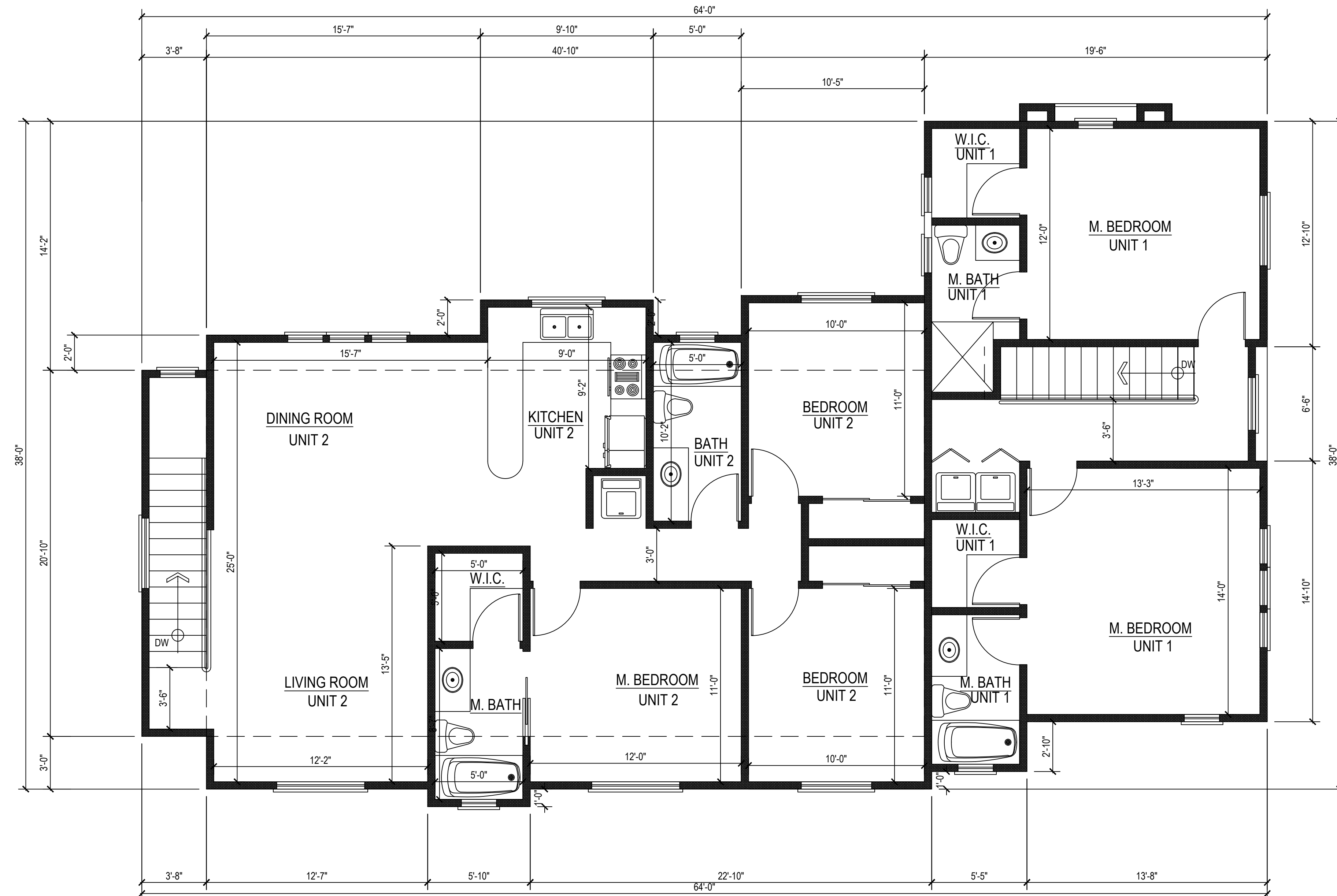
Project Name _____
Project Number _____
Description _____
Computer File _____
Scale _____

SHEET:

A-3



FLOOR AREA= 904.00 SQ.FT.
UNIT 3
SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



UNIT 2 AND UNIT 1
SECOND FLOOR PLAN
SCALE 1/4"=1'-0" FLOOR AREA= 1,180.00 SQ.FT.

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3-UNITS
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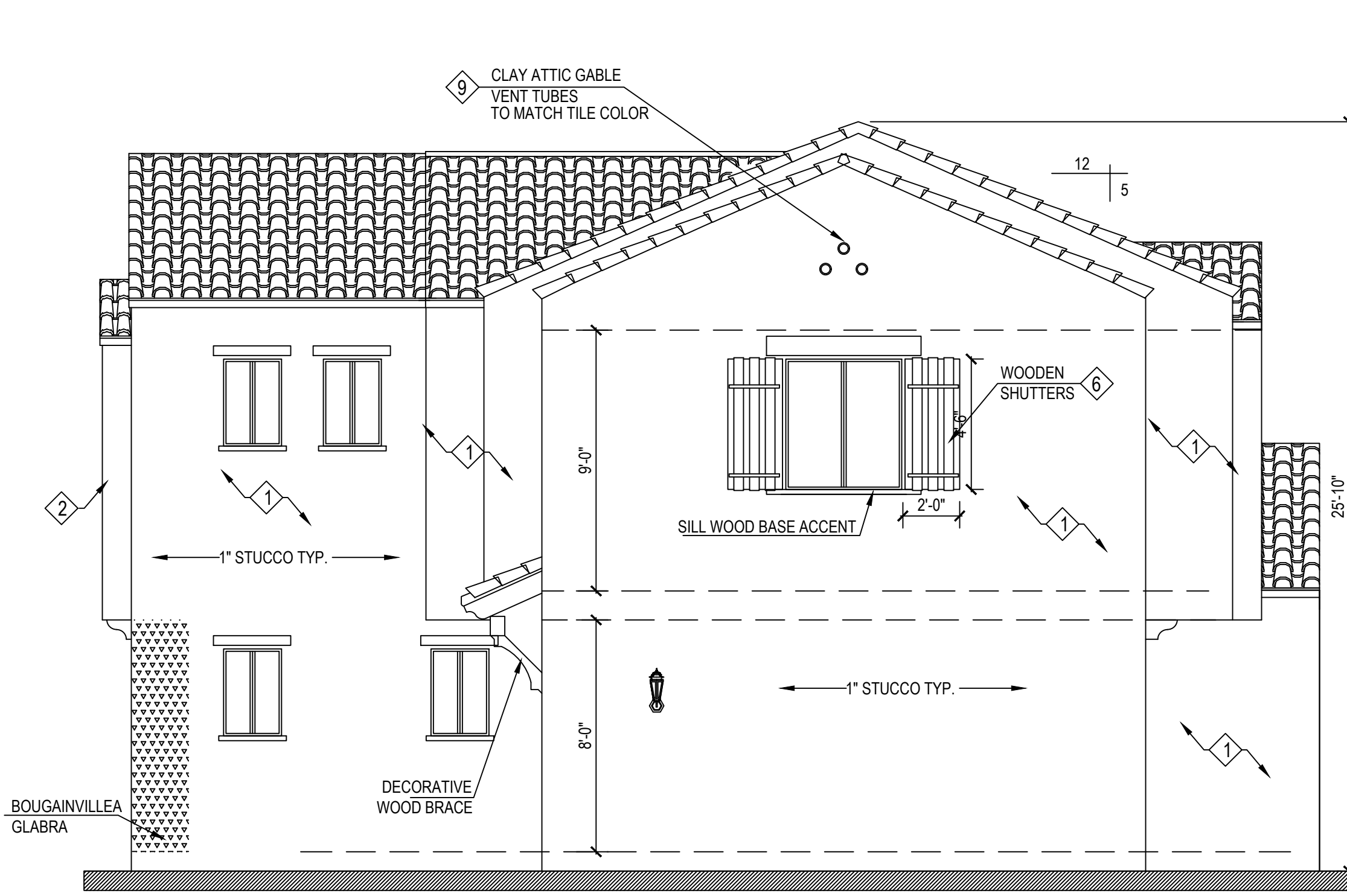
**ELEVATIONS FRONT
BUILDING UNITS 1 AND 2**

SEAL:

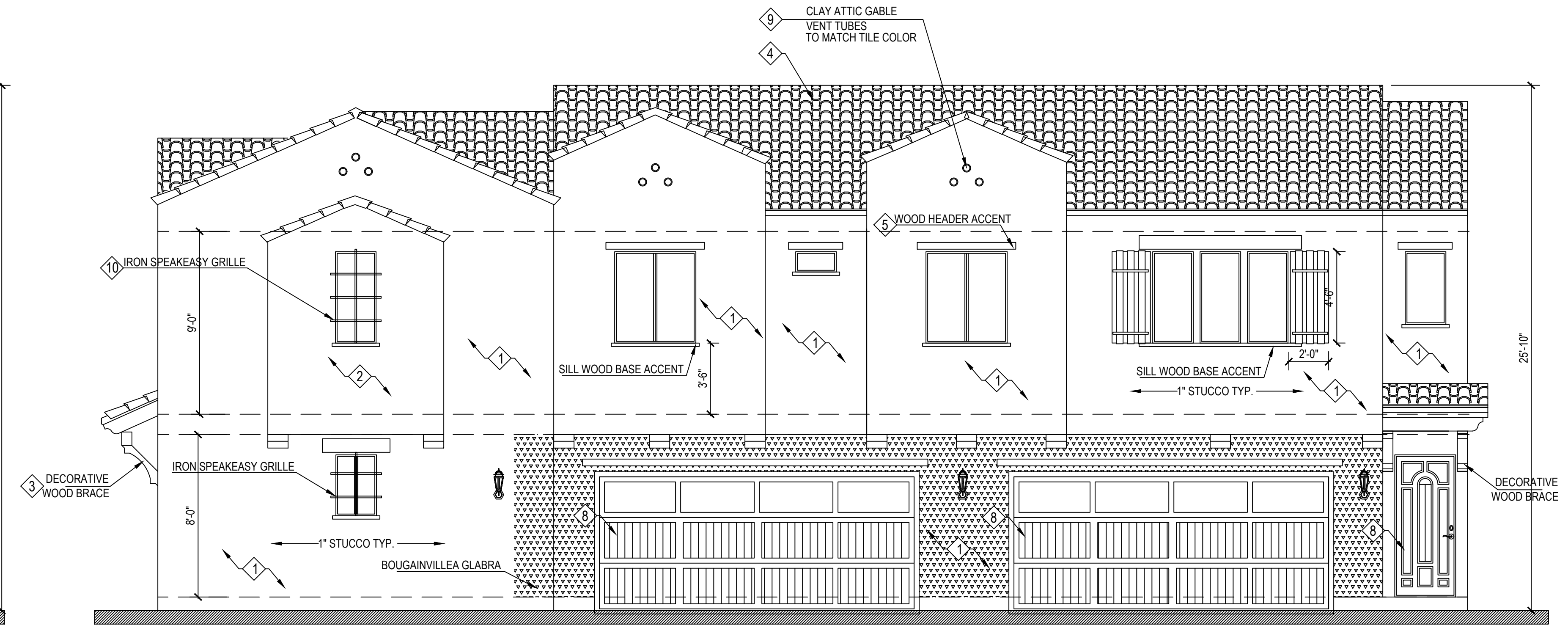
Project Name _____
Project Number _____
Description _____
Computer File _____
Scale _____

SHEET:

A-4



WEST ELEVATION
SCALE 1/4"=1'-0"
UNIT 1 AND UNIT 2



NORTH ELEVATION
SCALE 1/4"=1'-0"
UNIT 1 AND UNIT 2

ROOFING:

LIGHT WEIGHT TILE BY:
"EAGLE" ROOFING PRODUCTS
I.C.C. ESR-1900 OVER
30 FELT USE GALV. ROOFING
NAILS (FIRE RETARDANT)
MAX. WEIGHT SHALL BE 10 PSF

NOTE:

PROVIDE 44" MAX. SILL HGT.
ABOVE FINISH FLOOR FOR
EMERGENCY EXIT ON ALL
BEDROOM WINDOWS.

NOTE:

PROVIDE TWO LAYERS OF GRADE "D" PAPER
AS THE WEATHER-RESISTIVE BARRIER FOR
PORTLAND CEMENT PLASTER (STUCCO)
WHEN APPLIED OVER WOOD SHEATING
(SUCH AS PLYWOOD).

HOUSE STREET NUMBER NOTE:

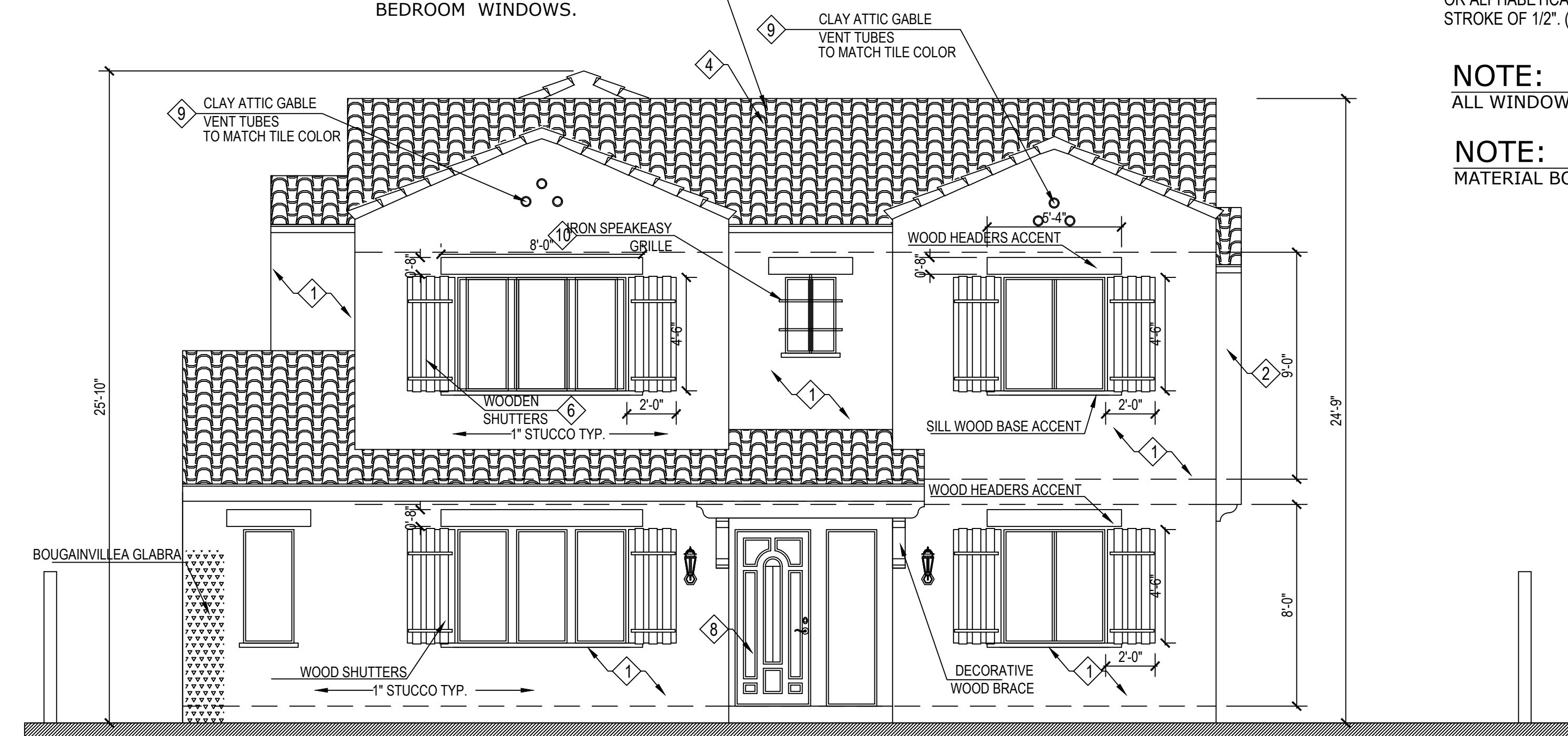
BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS
PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING
THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC
OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM
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NOTE:

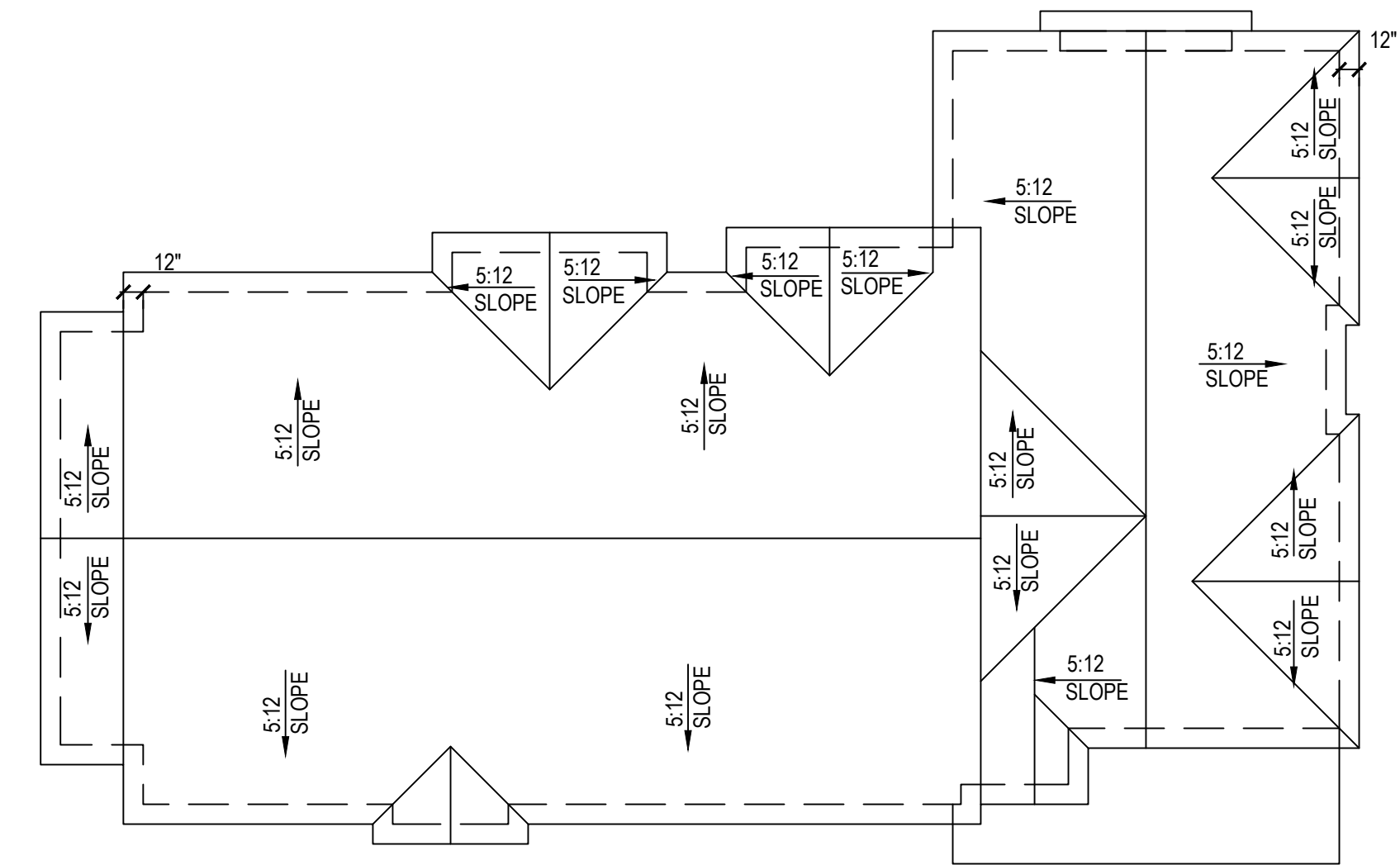
ALL WINDOWS TO BE RECESS

NOTE:

MATERIAL BOARD LOCATED ON PAGE A-7



EAST ELEVATION
SCALE 1/4"=1'-0"
UNIT 1



FRONT UNIT ROOF PLAN
SCALE 1/8"=1'-0"

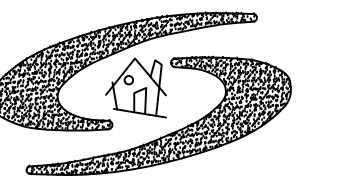
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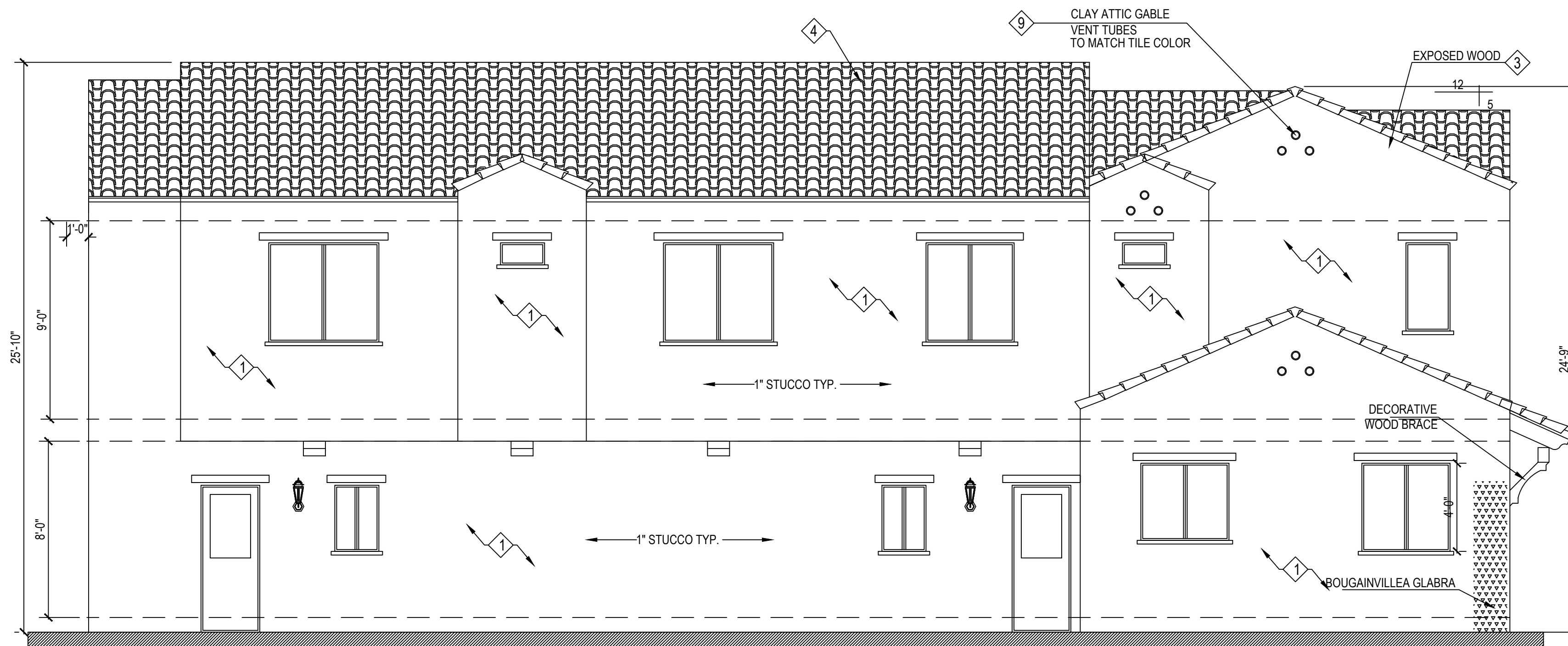
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SOUTH ELEVATION
SCALE 1/4"=1'-0"
UNIT 1 AND UNIT 2

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3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

**ELEVATIONS FRONT
BUILDING UNITS 1 AND 2**

SEAL:

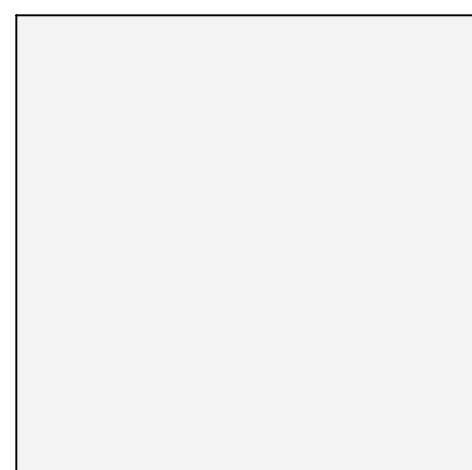
Project Name _____
Project Number _____
Description _____
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Scale _____

SHEET:

A-4.1

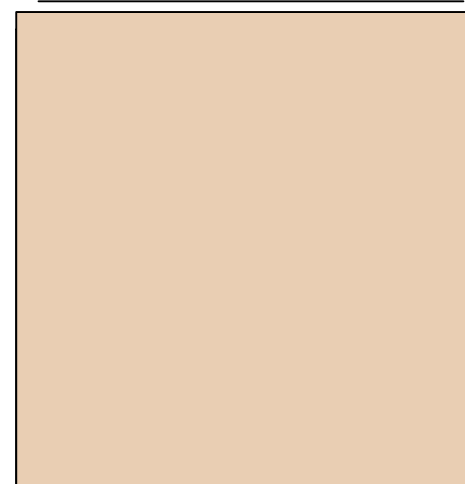
MATERIAL SAMPLE BOARD

EXTERIOR WALL



1 LAHABRA CYRSTAL
WHITE STUCCO

FACADE POP OUT



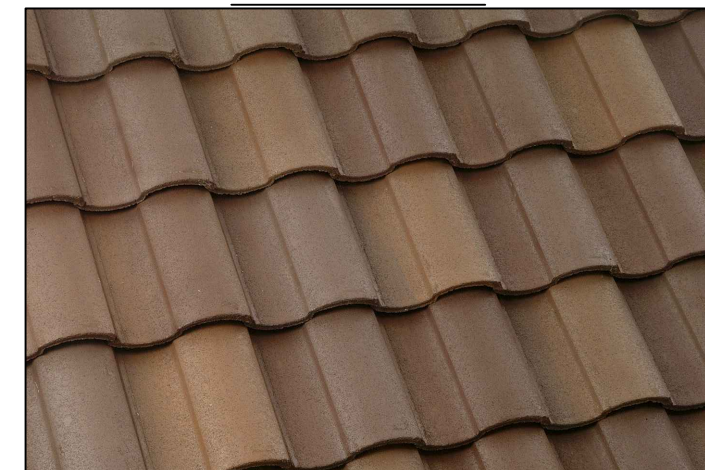
2 LAHABRA ALAMO
(X-524) STUCCO

EXPOSED WOOD BEAMS



3 BEHR #PPU5-19
DARK TRUFFLE

ROOF TILE



4 SPANISH CAPISTRANO TILE
BY: EAGLE ROOF
COLOR: MORADO BLEND
9709

WOOD ACCENT



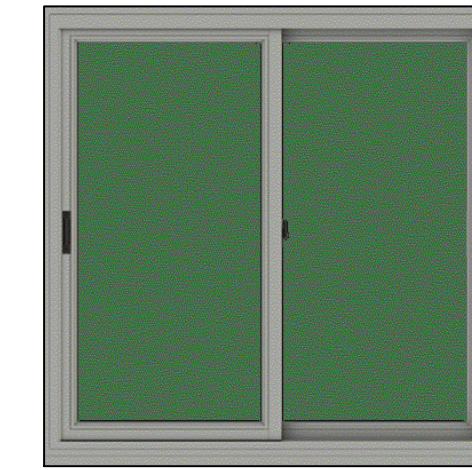
5 BEHR #PPU5-19
DARK TRUFFLE

WINDOW SHUTTERS



6 BEHR #PPU5-19
DARK TRUFFLE

WINDOW



7 ALUMINUM SLIDING
WINDOW BY ANDERSON
COLOR: BLACK

DOOR/GARAGE DOOR



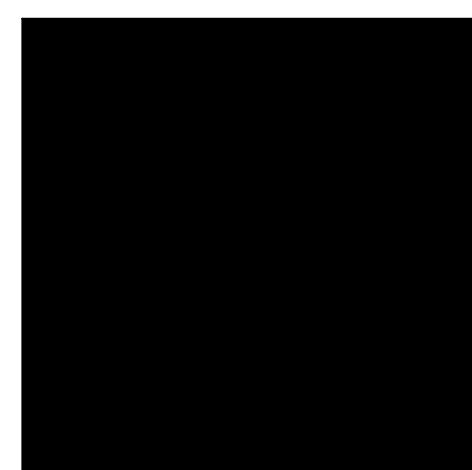
8 BEHR #PPU5-19
DARK TRUFFLE

CLAY VENT TUBES



9 COLOR TO MATCH
ROOF COLOR

IRON SPEAKEASY



10 COLOR: BLACK

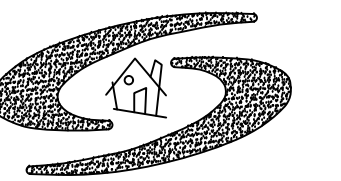
**PROPOSED 2-STORY
3-UNITS
APARTMENTS**

10225 LA REINA AVE.
DOWNEY, CA. 90241

CONTACT:
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Mobile: (323) 495 7208

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CONSULTANT



C&C
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ISSUES AND REVISIONS

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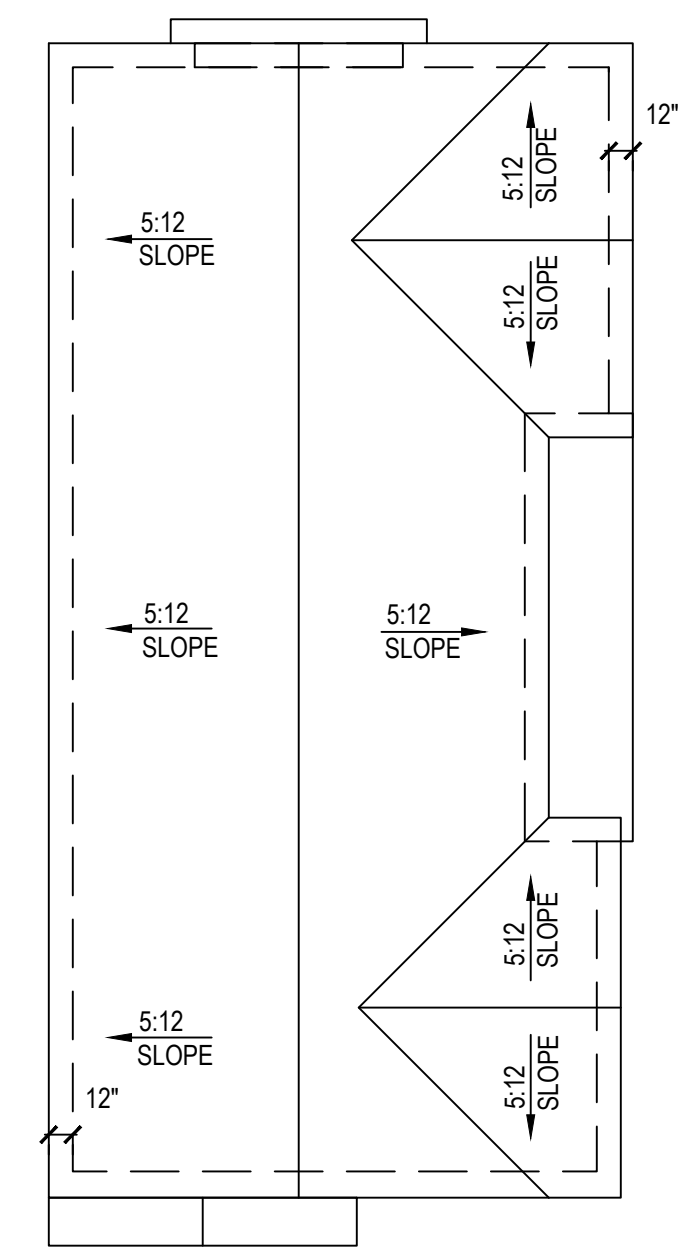
**ELEVATIONS REAR
BUILDING UNIT 3**

SEAL:

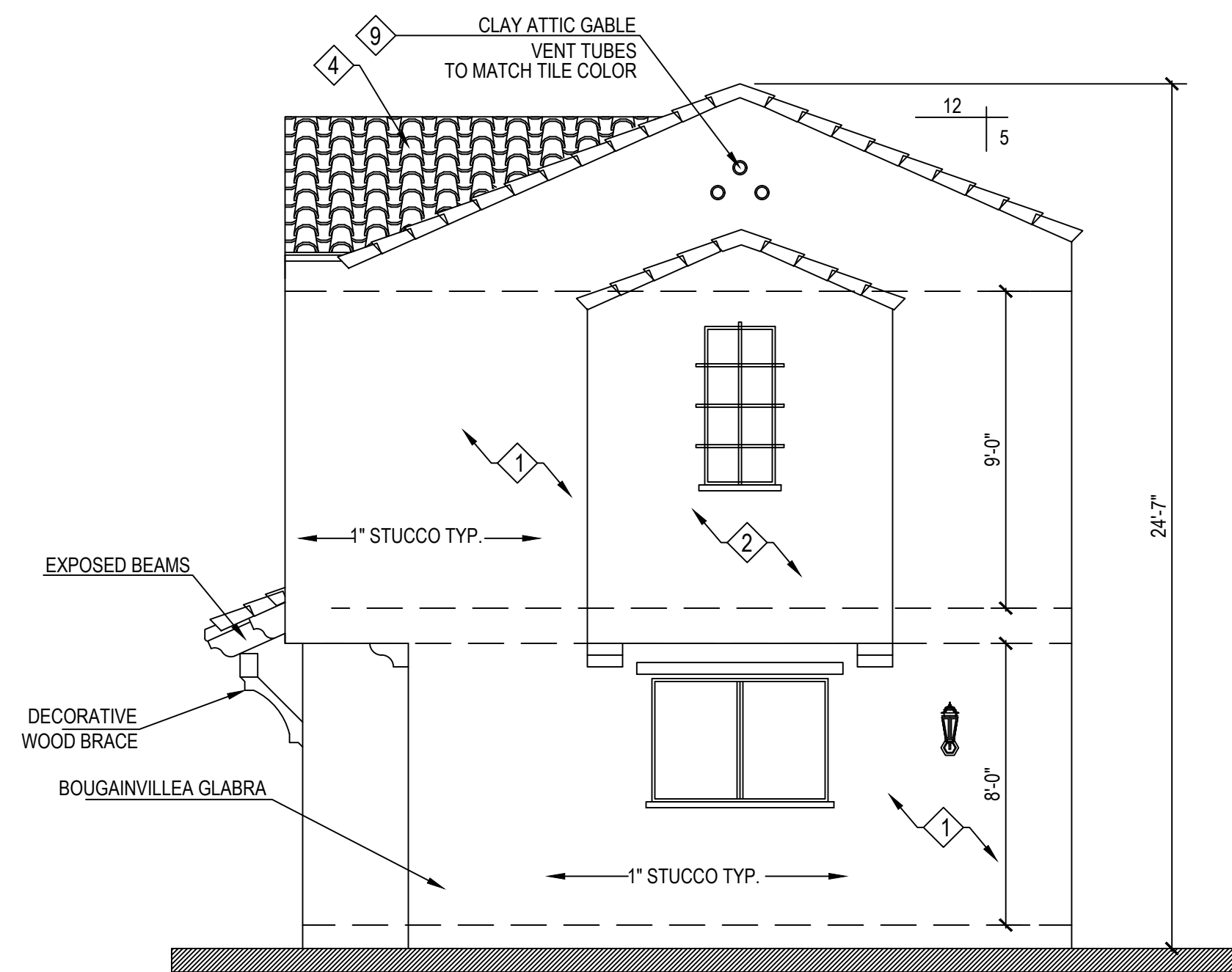
Project Name _____
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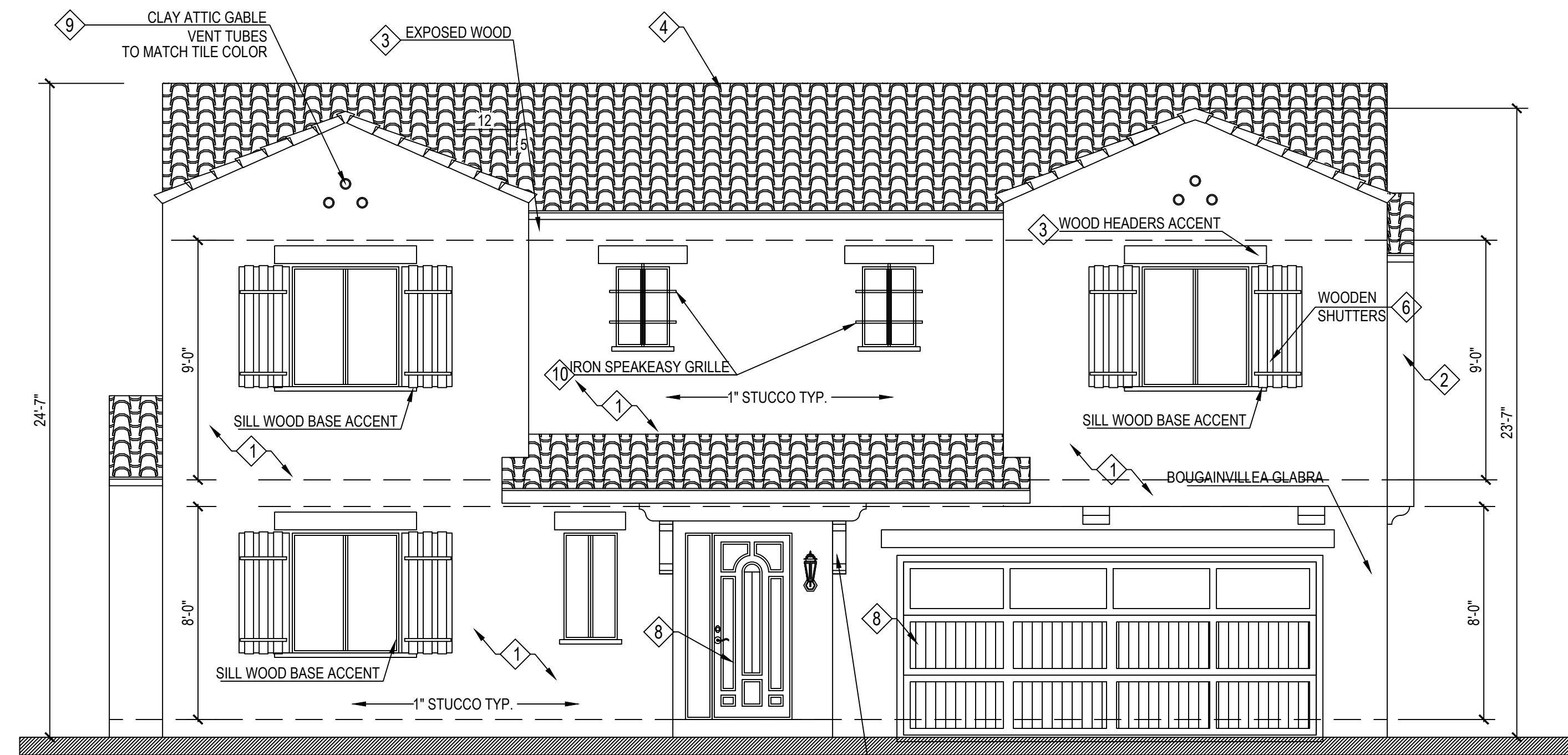
BACK UNIT ROOF PLAN
SCALE 1/8"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"
UNIT 3

ROOFING:
LIGHT WEIGHT TILE BY:
"EAGLE" ROOFING PRODUCTS
I.C.C. ESR-1900 OVER
30 FELT USE GALV. ROOFING
NAILS (FIRE RETARDANT)
MAX. WEIGHT SHALL BE 10 PSF

NOTE:
PROVIDE 44" MAX. SILL HGT.
ABOVE FINISH FLOOR FOR
EMERGENCY EXIT ON ALL
BEDROOM WINDOWS.

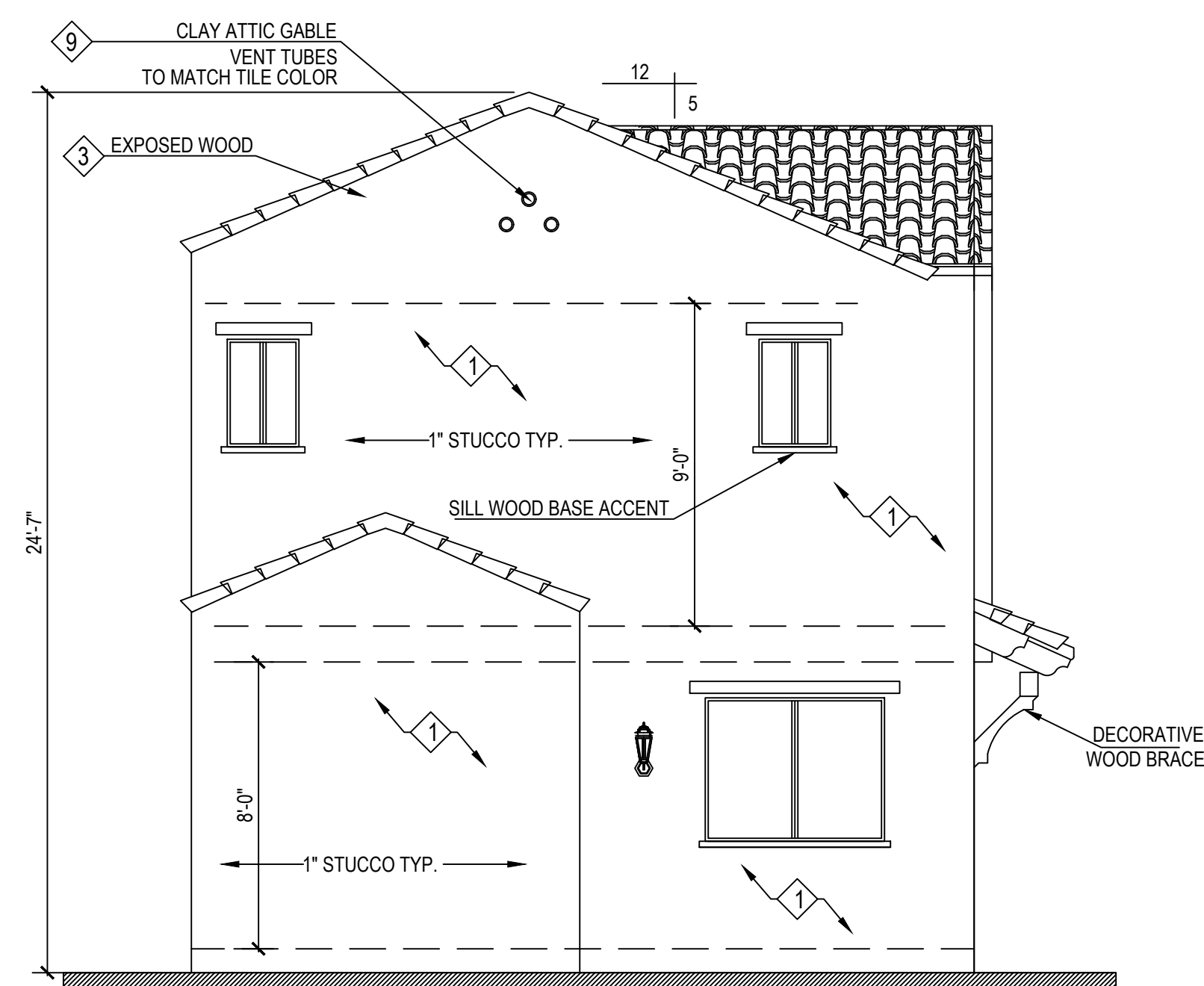


EAST ELEVATION
SCALE 1/4"=1'-0"
UNIT 3

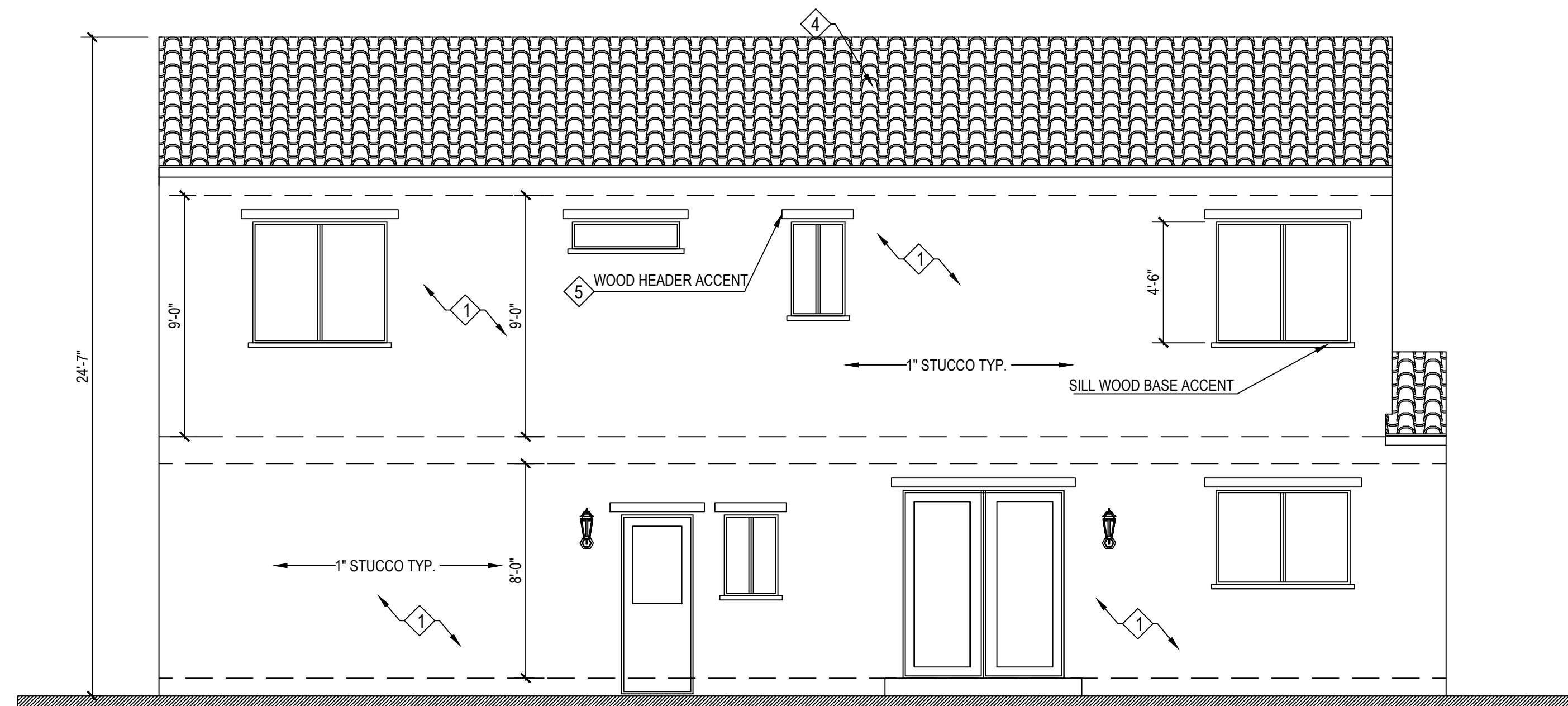
NOTE:
PROVIDE TWO LAYERS OF GRADE "D" PAPER
AS THE WEATHER-RESISTIVE BARRIER FOR
PORTLAND CEMENT PLASTER (STUCCO)
WHEN APPLIED OVER WOOD SHEATING
(SUCH AS PLYWOOD).

HOUSE STREET NUMBER NOTE:

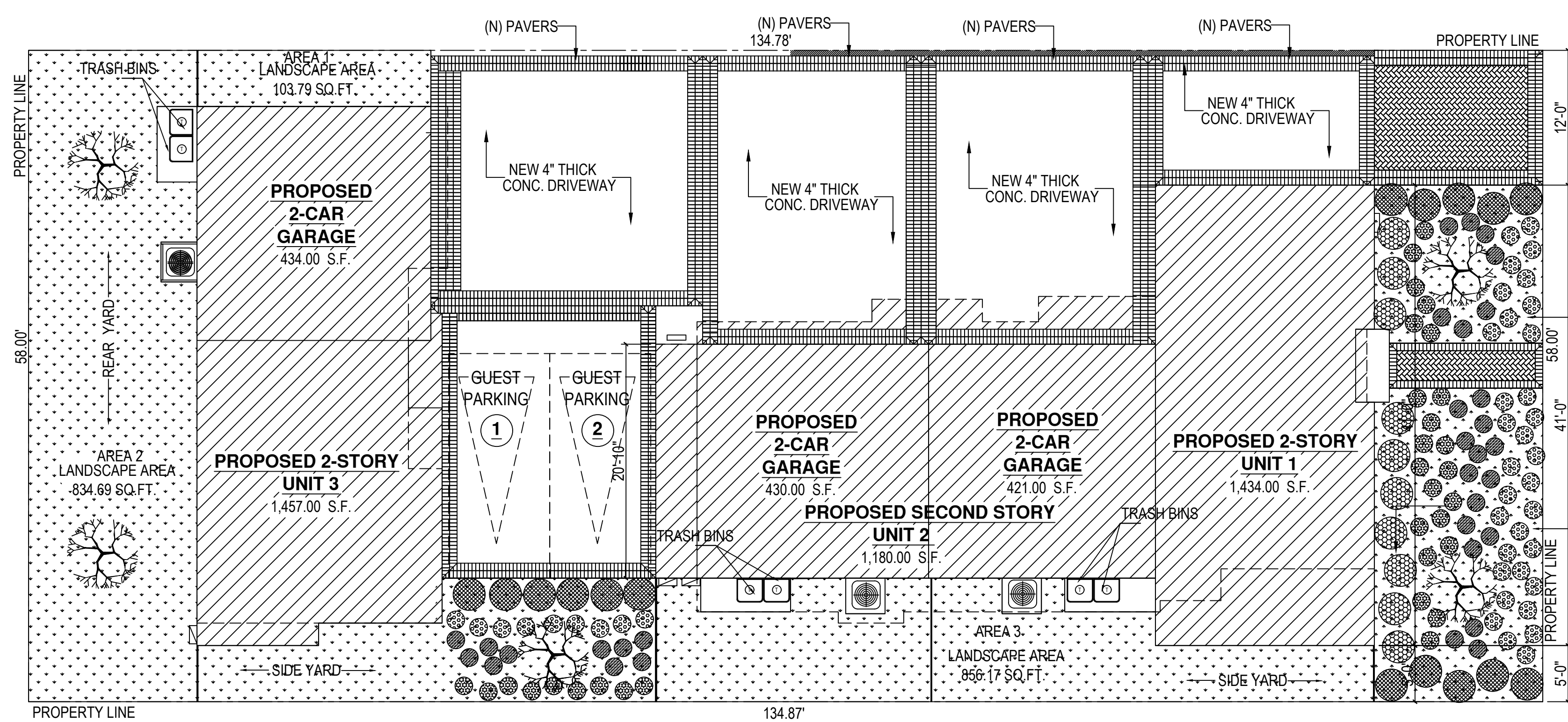
BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 4" HIGH WITH A MINIMUM



SOUTH ELEVATION
SCALE 1/4"=1'-0"
UNIT 3



WEST ELEVATION
SCALE 1/4"=1'-0"
UNIT 3



LANDSCAPE PLAN
SCALE 1/8"=1'-0"

LANDSCAPE NOTE:
Landscaping Plan. A landscaping plan showing the location of all turf, plant materials, and irrigation systems shall be required for all uses that include landscaping projects. Landscaping plans for projects within the R-1, R-2, and R-3 Zones shall be reviewed by the City Planner. In lieu of City inspections, the installer shall sign a self-certification certificate. Landscaping projects for all other zones shall be approved by the Planning Commission during Site Plan Review. Plans submitted for the issuance of a building permit or a site plan may be used in lieu of a landscaping plan provided that compliance with all of the requirements of a landscaping plan is achieved to the satisfaction of the Commission during Site Plan Review. The Commission may reject such plans if they determine that they are not consistent with the purpose of this chapter. Landscaping plans shall demonstrate a recognizable pattern or theme for the overall development through conformance with the following:

| Material | Quantity |
|----------|----------|
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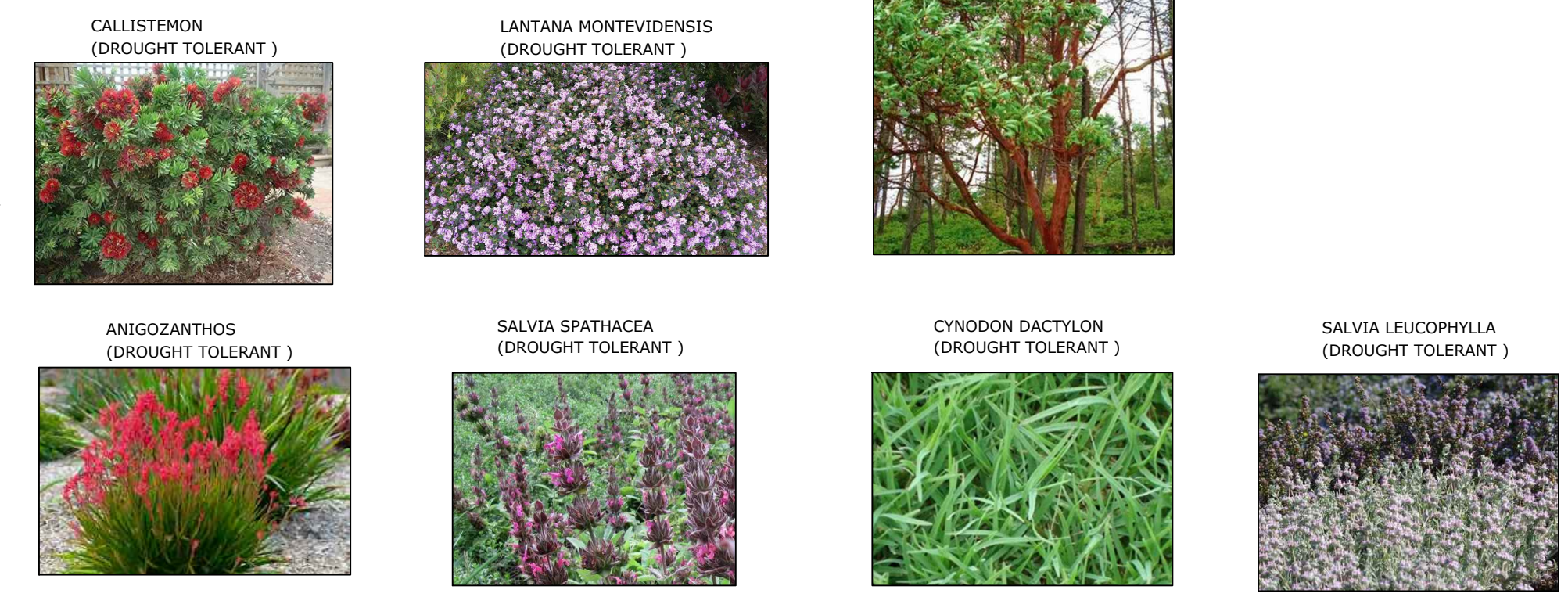
NOTE: NO EXISTING TREES CURRENTLY ON THE PROPERTY. ALL NEW TREES.

PLANTING LEGEND:

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|--------|--|------------------------------------|---------|------------------|
| | Arbutus Menziesii (Drought Tolerant) | PACIFIC MADRONE (Drought Tolerant) | 15 GAL. | 5 |
| | CYNODON DACTYLON (DROUGHT TOLERANT) | BERMUDA GRASS COOL SEASON GRASS | | 2,428.82 SQ. FT. |
| | SALVIA LEUCOPHYLLA (DROUGHT TOLERANT) | POINT SAL PURPLE SAGE | 5 GAL. | 16 |
| | SALVIA SPATHACEA (DROUGHT TOLERANT) | HUMMINGBIRD SAGE | 5 GAL. | 10 |
| | LANTANA MONTEVIDENSIS (DROUGHT TOLERANT) | PURPLE TRAILING LANTANA | 2 GAL. | 42 |
| | ANIGOZANTHOS (DROUGHT TOLERANT) | DWARF KANGAROO PAW | 2 GAL. | 32 |
| | CALLISTEMON (DROUGHT TOLERANT) | DWARF BOTTLEBRUSH | 2 GAL. | 31 |

LANDSCAPE AREA

| AREA | SQ. FT. |
|--------|---------------|
| AREA 1 | 103.75 S.F. |
| AREA 2 | 834.69 S.F. |
| AREA 3 | 856.17 S.F. |
| AREA 4 | 417.08 S.F. |
| AREA 5 | 209.58 S.F. |
| TOTAL | 2,421.72 S.F. |



PROPOSED 2-STORY 3-UNITS APARTMENTS

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CONSULTANT



Residential | 1100 Orangethorpe Ave.
& Commercial | # 200w, Anaheim
Design | Ca. 92801
(562) 916 7505 | (714) 813 6555
e_mail: ccdraftingdesign@yahoo.com

ISSUES AND REVISIONS

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LANDSCAPE PLAN CONCEPTUAL LID PLAN

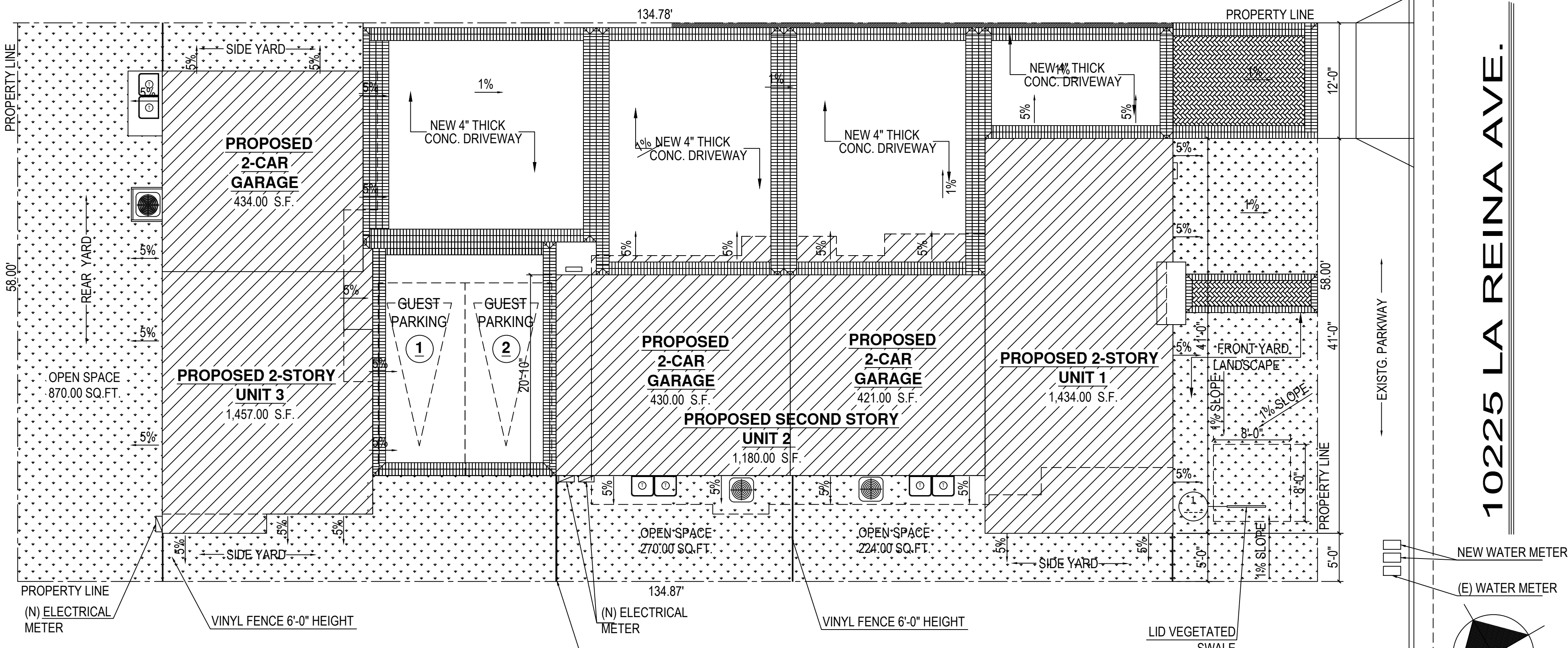
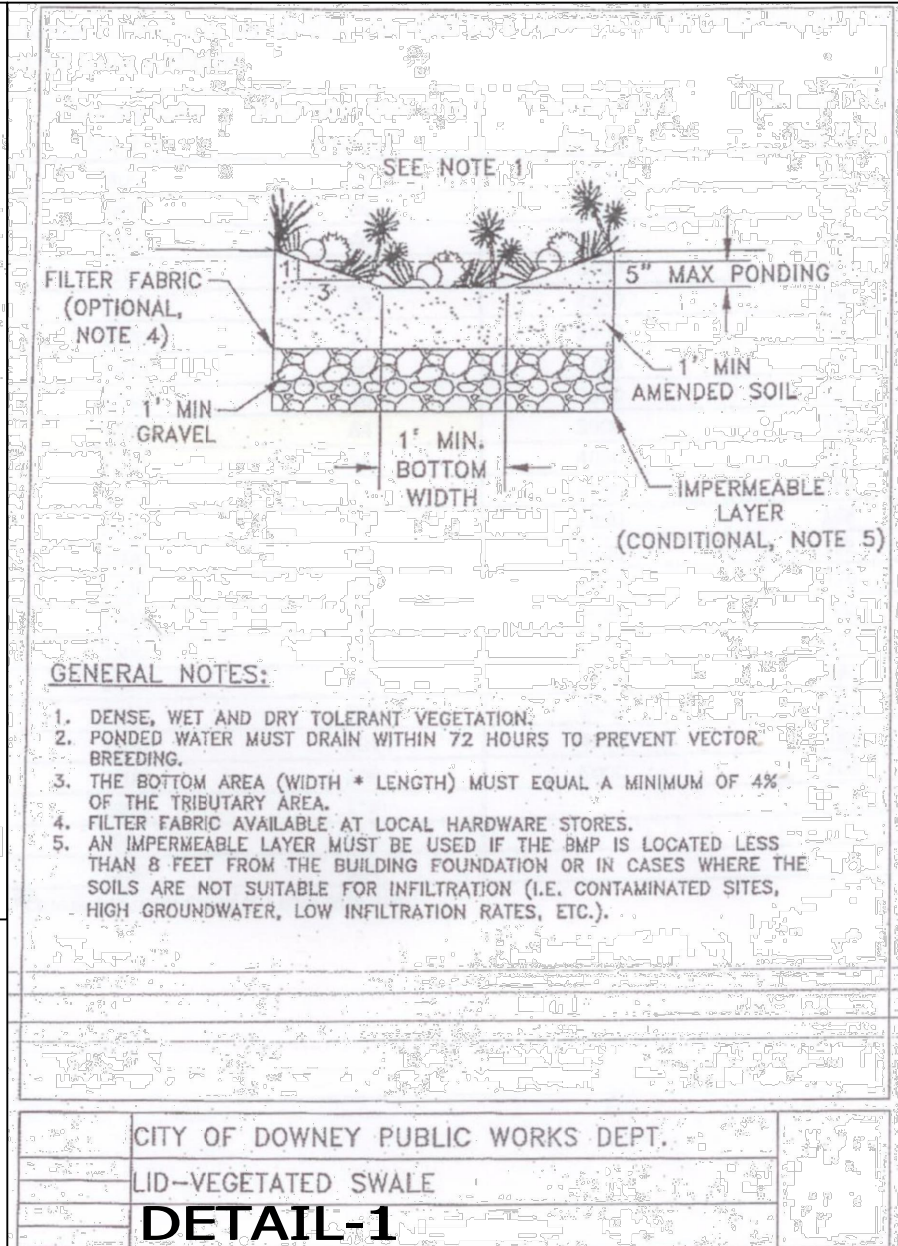
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Project Name _____
Project Number _____
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Computer File _____
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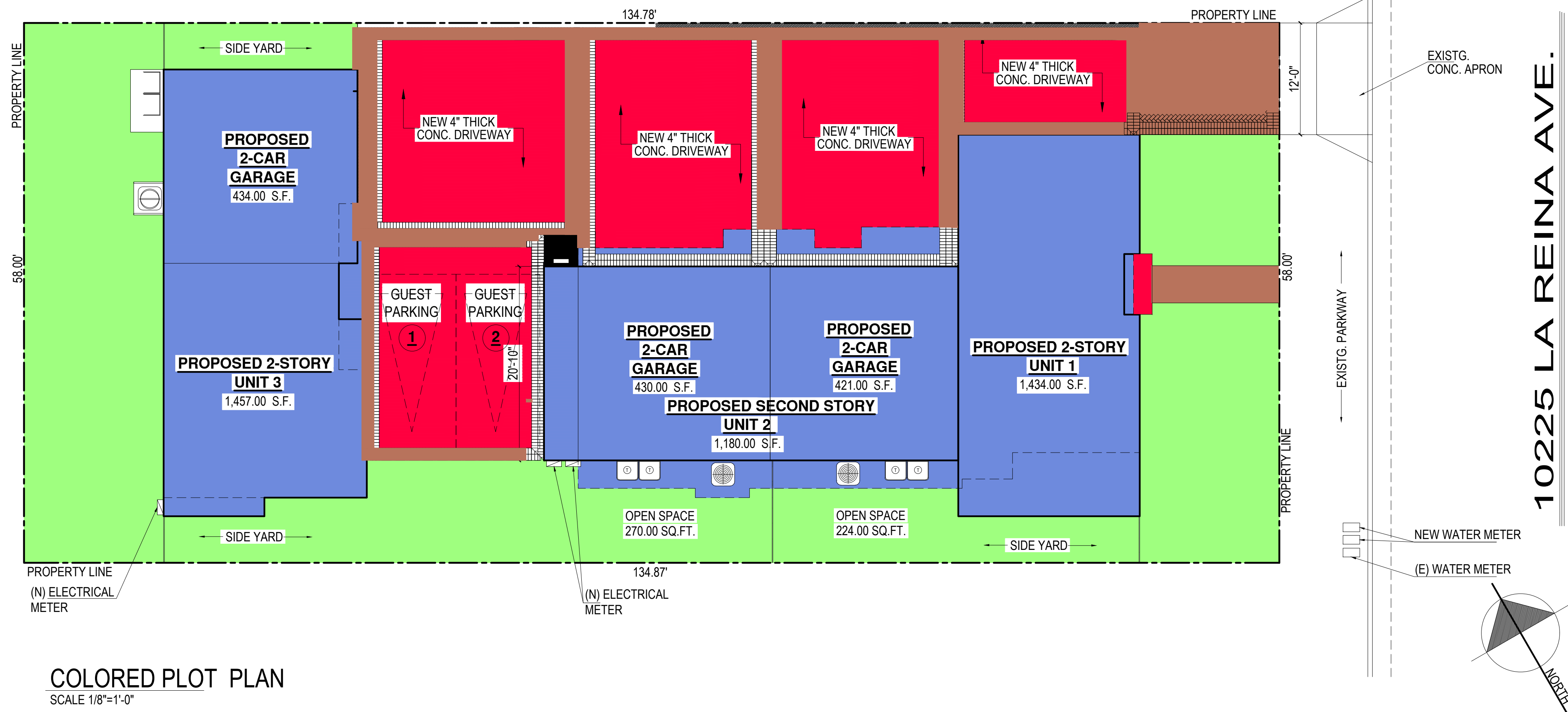
LID INFORMATION AND DETAIL

| Tributary Area (sq. ft.) | Minimum BMP Size (sq. ft.)* | Tributary Area (sq. ft.) | Minimum BMP Size (sq. ft.)* |
|--------------------------|-----------------------------|--------------------------|-----------------------------|
| 800 | 32 | 3100 | 124 |
| 900 | 36 | 3200 | 128 |
| 1000 | 40 | 3300 | 132 |
| 1100 | 44 | 3400 | 136 |
| 1200 | 48 | 3500 | 140 |
| 1300 | 52 | 3600 | 144 |
| 1400 | 56 | 3700 | 148 |
| 1500 | 60 | 3800 | 152 |
| 1600 | 64 | 3900 | 156 |
| 1700 | 68 | 4000 | 160 |
| 1800 | 72 | 4100 | 164 |
| 1900 | 76 | 4200 | 168 |
| 2000 | 80 | 4300 | 172 |
| 2100 | 84 | 4400 | 176 |
| 2200 | 88 | 4500 | 180 |
| 2300 | 92 | 4600 | 184 |
| 2400 | 96 | 4700 | 188 |
| 2500 | 100 | 4800 | 192 |
| 2600 | 104 | 4900 | 196 |
| 2700 | 108 | 5000 | 200 |
| 2800 | 112 | | |
| 2900 | 116 | | |
| 3000 | 120 | | |

*Calculated from 4% of the tributary area.



CONCEPTUAL LID PLAN
SCALE 1/8"=1'-0"

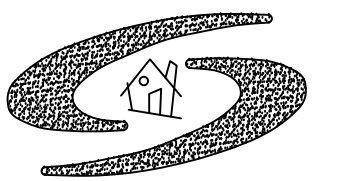


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**IRRIGATION PLAN
EXISTING SITE PLAN**

SEAL:

Project Name _____

Project Number _____

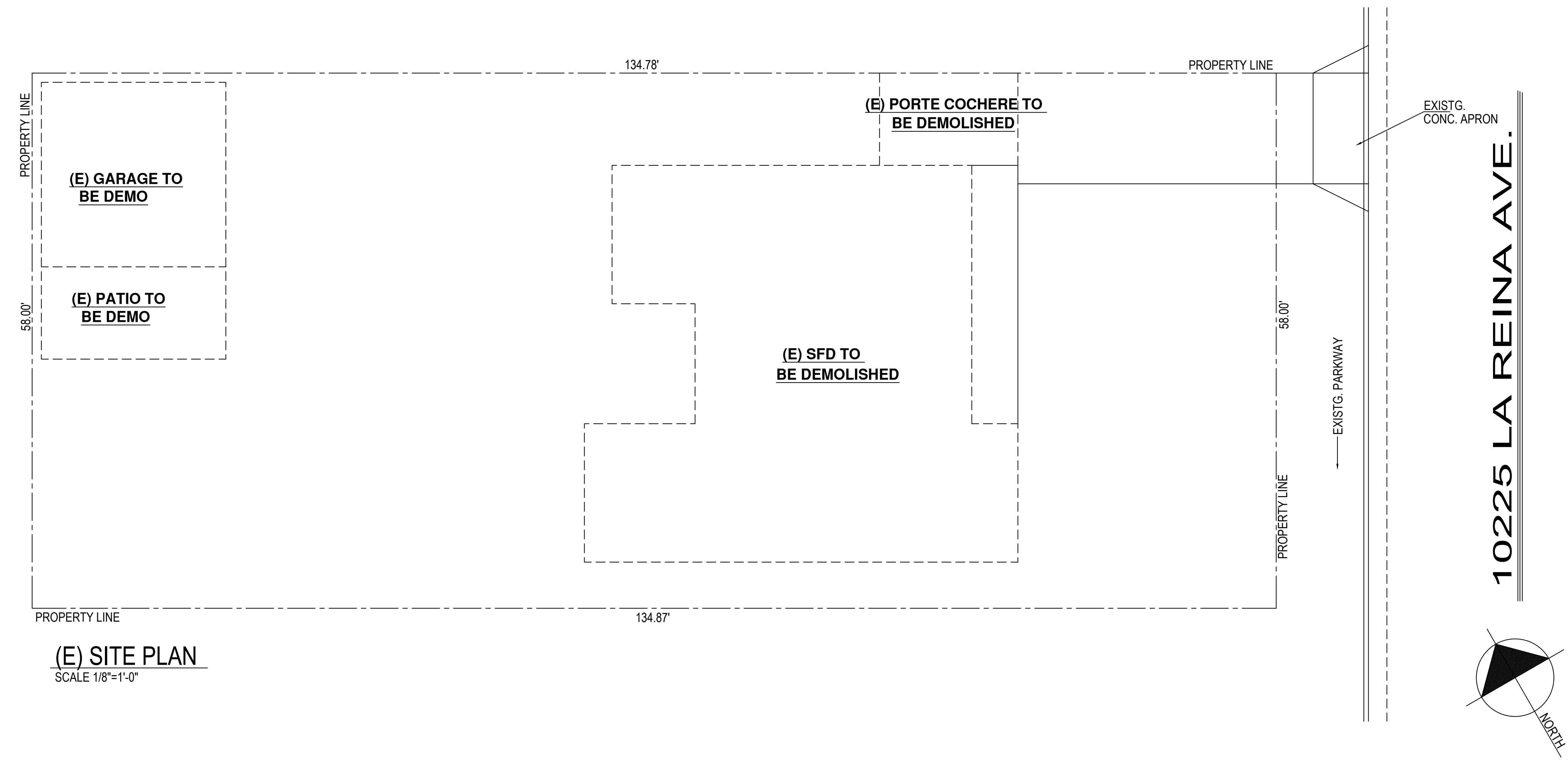
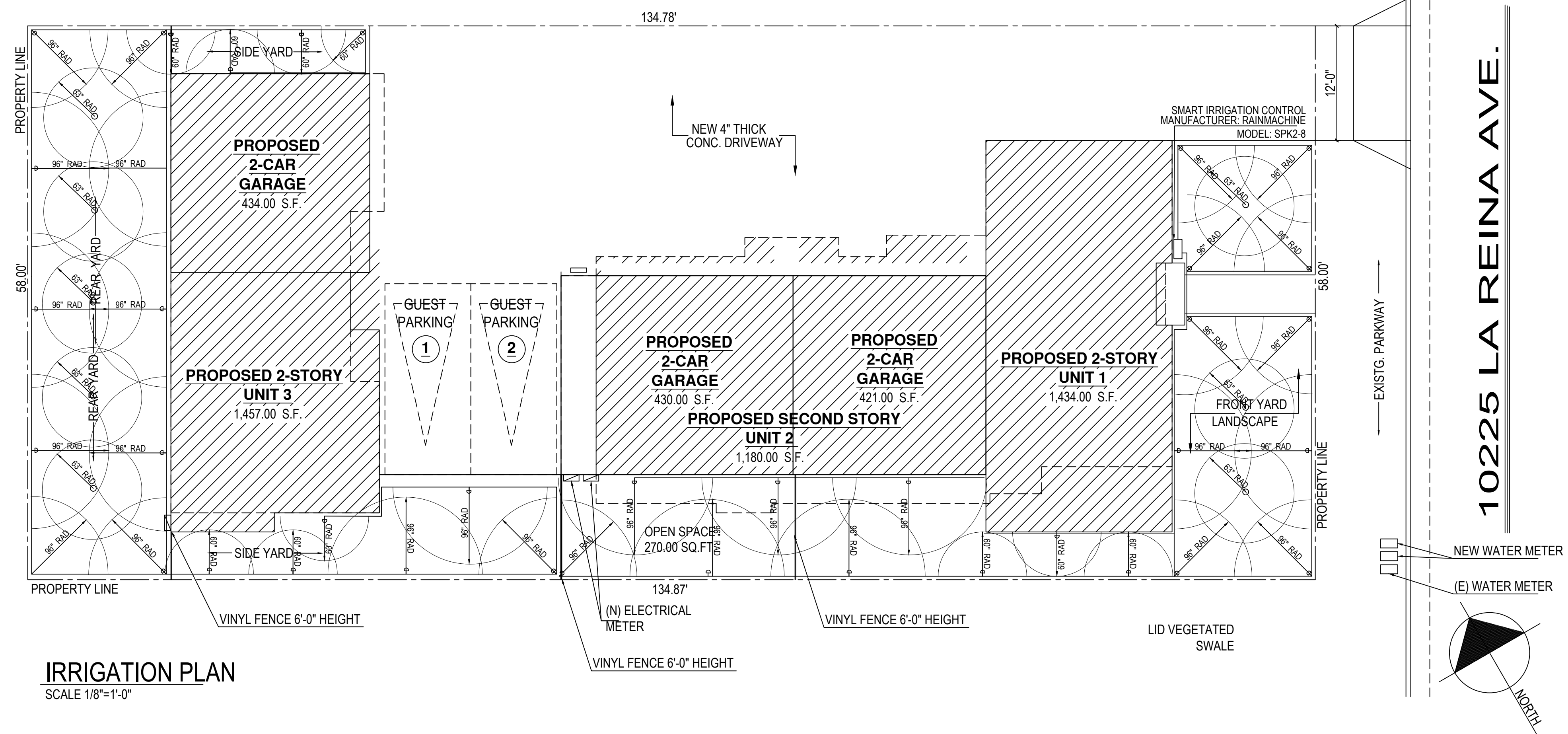
Description _____

Computer File _____

Scale _____

SHEET:

A-8



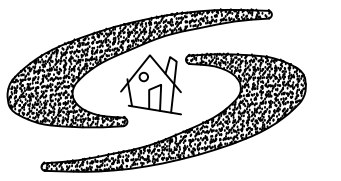
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RENDERING

SEAL:

Project Name _____

Project Number _____

Description _____

Computer File _____

Scale _____

SHEET:

A-9



**DRAFT MINUTES
DOWNEY CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 15, 2021
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE
DOWNEY, CALIFORNIA
6:30 P.M.**

Chair Duarte called the September 15, 2021, Regular Meeting of the Planning Commission to order at 6:30 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
Arturo Montoya, District 3
Carmela Uva, District 4

COMMISSIONERS ABSENT: Patrick Owens, District 2, Vice Chair
Horacio Ortiz, Jr., District 5

OTHERS PRESENT: Deputy City Manager / Community Development Director
Aldo E. Schindler
Development Director
Yvette Abich Garcia, City Attorney
Crystal Landavazo, City Planner
Alfonso Hernandez, Senior Planner
Mary Cavanagh, Secretary

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

PRESENTATIONS:

1. Resolution of Appreciation for Nolveris Frometa

Mr. Frometa was unable to attend the Planning Commission meeting due to a scheduling conflict, and requested a continuing the presentation to a future Planning Commission meeting.

REPORT ON CITY COUNCIL ACTION: None.

PUBLIC HEARINGS:

2. PLN-21-00058 (Conditional Use Permit): Chair Duarte opened the public hearing for PLN-21-00058 and Ms. Cavanagh affirmed proof of publication.

Senior Planner Alfonso Hernandez presented the request for a Conditional Use Permit to allow for the off-site sale of alcohol at 9514 Firestone Boulevard, zoned C-2 (General Commercial). He explained that the applicant, Marc Shelton, proposes to operate the business as a consultation and logistics office under the business name "Allocated Liquor". The business will offer online and appointment based alcohol sales for off-site consumption provide home bar consulting and design services, stock private home bars for clients, and sell high end liquor to compliment this service. The applicant currently provides professional services for designing home bars and alcohol recommendations only. The proposed business will operate under a California Department of Alcoholic Beverage Control (ABC) Type 21 license (Off-Sale General), and function as an office showroom and distribution center, as opposed to a typical liquor store. Patrons can only visit the site by scheduling a consultation appointment or by making a purchase online and selecting to pick up their order.

The proposed hours of operation for the business are 9:00 a.m. – 5:00 p.m., Tuesday - Saturday. The applicant anticipates a maximum of four patrons at any given time. The business will be staffed with two employees at all times.

The applicant spoke in favor of his request.

The Commissioners commented on the uniqueness of the business and spoke in favor of the project.

It was moved by Commissioner Montoya, second by Commissioner Uva and passed by a vote of 3 in favor, with Vice Chair Owens and Commissioner Ortiz absent, adopt Resolution 21-3152, thereby approving the request for a Conditional Use Permit PLN-21-00058.

NON-AGENDA PUBLIC COMMENTS: None.

CONSENT CALENDAR ITEMS: None.

OTHER BUSINESS: Chair Duarte reported a resident inquired as to the status of the previously approved 7-Eleven convenience store to be constructed at 13034 Downey Avenue at Gardendale Street. The site has not begun construction and the resident commented on the property looking unmaintained.

Deputy City Manager / Director of Community Development Aldo Schindler advised the Commission that Staff will look into the complaint and will respond to the Planning Commission with current status of project. He stated the Code Enforcement Division will drive by the site and, if it looks unmaintained, they will have the owner clean it up.

STAFF MEMBER COMMENTS: Deputy City Manager / Community Development Director Schindler informed the Commission that the City of Downey will host a Housing Resource Fair on September 27, 2021 at 6:30 p.m. at the Barbara J. Riley Senior Center located at 7810 Quill Drive. Housing Service Providers will be in attendance to provide a multitude of Housing Services for our Community. The event will be posted on our City website and social media. Please spread the word and follow us on Instagram and Facebook for further information.

ADJOURNMENT: Chair Duarte adjourned the meeting at 6:48 p.m., to Wednesday, October 6, 2021, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 1st day of December, 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 1st day of December, 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, NOVEMBER 17, 2021
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE
DOWNEY, CALIFORNIA
6:30 P.M.**

Vice Chair Owens called the November 17, 2021, Regular Meeting of the Planning Commission to order at 6:32 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, Vice Chair
Arturo Montoya, District 3
Horacio Ortiz, Jr., District 5
Carmela Uva, District 4

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Aldo E. Schindler, Deputy City Manager / Community Development
Yvette Abich Garcia, City Attorney
Crystal Landavazo, City Planner
Guillermo Arreola, Principal Planner
Mary Cavanagh, Secretary

PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS: Commissioners Ortiz, Uva and Montoya commented on their attendance of the 65th Anniversary of the City of Downey’s Incorporation and the Groundbreaking of the City’s Residential Streets Rehabilitation Program. Vice Chair Owens thanked his fellow Commissioners for representing the Planning Commission.

PRESENTATIONS: None.

REPORT ON CITY COUNCIL ACTION: None.

PUBLIC HEARINGS:

1. **PLN-21-00061 (Conditional Use Permit):** Chair Duarte opened the public hearing for PLN-21-00061 and Ms. Cavanagh affirmed proof of publication.

Principal Planner Guillermo Arreola presented a request to allow an existing liquor/retail store “Bottle Caps & Spirits” currently operating under an Alcoholic Beverage Control (ABC) Type 21 (Off-Sale General) license, to operate in conjunction with a proposed Type 86 (Instructional Tasting) ABC license. Mr. Arreola described the Floor Plan and proposed instructional tasting proposed to occur within a 10’-0” x 6’-6” (65 square feet) area adjacent to the entrance to the store that would be cordoned off during any tasting event. The current hours of operation of the liquor/retail store are Sunday-Thursday, 7:00 a.m. – 11:00 p.m., and Friday and Saturday, 7 a.m. – 12:00 a.m. The applicant has indicated that instructional tastings would only occur Friday, Saturday, and Sunday, from 4:00 p.m. to 6:00 p.m. and a condition has been added to reflect this.

Mr. Arreola explained the subject site is made up of two parcels and developed with two commercial tenant spaces (Pina Pizza Restaurant and Bottle Caps & Spirits). The two properties have historically shared the vehicle access and parking; however, there is no formal agreement on the property. As such, the City will require the applicant formalize the vehicular access and parking by recording a shared access and parking agreement between the two parcels. The site is developed with 22 parking spaces, of which two are ADA compliant; per the Downtown Downey Specific Plan (DDSP), the required parking for both uses is 34 spaces. Due to the expansion

of services, the Specific Plan requires the establishment to enter into a Parking Waiver Agreement when a site lacks sufficient parking.

Mr. Arreola explained that no other departments expressed concern over the proposed use and the Police Department issued standard conditions for alcohol related uses.

Commissioner Ortiz asked if there were any calls for service at the Trading Post since they began offering this service, and inquired if that was the only other business in the City that offers the tasting service.

Principal Planner Arreola stated there was no increase in calls for service since they began offering this service.

Commissioner Uva asked for an explanation of the need for parking waivers.

Principal Planner Arreola explained that the parking requirement was triggered by the expansion of their services. The parking requirement for both establishments exceeds the number of parking spaces on site, and requires 12 additional parking spaces. The applicant can enter into a parking agreement with the City to provide the parking that is lacking, which is paid on an annual basis.

Vice Chair Owens inquired as to the occupancy limit for the establishment. Mr. Arreola explained that he did not have the exact number; however, both the Fire and Building Departments had no issues with the proposed use.

City Planner Landavazo explained that the occupancy limit will remain the same because of the square footage and use of the tenant space. She clarified that the use itself and the occupancy rating that the Building Department issued has not changed. She further explained, if there is a small group of 3-5 people doing the tasting, the business ownership is still required to monitor and make sure that they're not exceeding the overall occupancy for the store.

Vice Chair Owens asked if the applicant can enter into an agreement with the owner of a dirt lot located area north of the alley.

City Planner Landavazo explained, that for the purpose of compliance with the City Code and Specific Plan, that area cannot be counted because it is private property belonging to another owner. The reason for the waiver is because they are located in our Downtown Specific Plan which allows use of different City lots and structures throughout the downtown area.

City Planner Landavazo stated that nonconformities are something that the Planning Commission will often run across when dealing with land use. She explained, in the current case, the use was nonconforming because it was in existence before Conditional Use Permit requirements were in place for alcohol sales and before the Specific Plan was in place. She explained that nonconformities are allowed to operate as they always have without the City retroactively going back and requiring that they comply. Only when there is a change to an existing use, like in this situation by adding a new feature, the change triggered the need for compliance; and as a matter of housekeeping staff is trying to make sure that the agreement is recorded on the property to ensure they have continued shared access and parking onsite, while bringing them into conformance so they have use of the City lots as well.

Disclosures: None

Sherrie Olson, representing the applicant/owner who was also present, to address any concerns of the Planning Commission. She stated that they read the conditions of approval, and the occupancy limit is 45 and posted over a wall and doorway. They had approached the owner of the dirt lot and the owner was not interested in entering into an agreement so they sought an agreement with the City to enter into a Parking Waiver Agreement. The tastings will be done by the vendors who will also do the pouring and are regulated by the State.

Correspondence: None

Chair Duarte closed the public hearing.

Public Comment: None

The Commissioners spoke in favor of the project.

It was moved by Commissioner Ortiz, second by Commissioner Montoya, and passed by a unanimous vote of 5-0 in favor, to adopt Resolution 21-3155, thereby approving the request for a Conditional Use Permit (PLN-21-00061).

NON-AGENDA PUBLIC COMMENTS: None.

CONSENT CALENDAR ITEMS: None.

OTHER BUSINESS: The Commissioners wished everyone a Happy Thanksgiving Holiday.

STAFF MEMBER COMMENTS: Deputy City Manager / Community Development Aldo Schindler thanked the members of the Planning Commission, who attended the City events and informed the Commission of a Groundbreaking Ceremony at the Civic Center for the Solar Energy Project for all City Facilities that will be held at 10:00 a.m. on November 18, 2021.

He informed the Planning Commission that the Rancho Los Amigos South Campus Specific Plan is now completely codified and the Environmental Impact Report has past its appeal period. He stated the plan is now live and active and staff is working with the County on a couple of different Housing options for that entire area. He stated the Metro line is still within the same timeline to be completed by 2028 and staff hopes to see some action within the next coming years.

Vice Chair Owens inquired as to the City of Southgate Hollydale Community and their concerns about that area. Deputy City Manager / Community Development Aldo Schindler advised the Commission that no one attended the City Council Meetings, the only pressure from that community placed on the Planning Commission and have since been nonexistent.

ADJOURNMENT: Chair Duarte adjourned the meeting at 6:57 p.m., to Wednesday, December 1, 2021, at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this this 1st day of December, 2021.

Miguel Duarte, Chairman
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 1st day of December, 2021, by the following vote:

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

Mary Cavanagh, Secretary
City Planning Commission