



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

RECOMMENDED ACTION

- | | |
|---|----------------|
| <p>1. <u>PLN-22-00112 (Conditional Use Permit)</u></p> <p>Location: 8554 Firestone Boulevard</p> <p>Request: A Conditional Use Permit request to operate a tutoring center.</p> <p>CEQA: Categorical Exemption – Section 15301 (Class 1, Existing Facilities)</p> <p>Staff: Senior Planner Alfonso Hernandez</p> <p>Contact: ashernandez@downeyca.org
562-904-7154</p> | <p>Approve</p> |
| <p>2. <u>PLN-21-00175 (Tentative Parcel Map)</u></p> <p>Location: 11613 Adenmoor Avenue</p> <p>Request: A Tentative Parcel Map request to subdivide one parcel into two parcels.</p> <p>CEQA: Categorical Exemption – Section 15315 (Class 15, Minor Land Divisions)</p> <p>Staff: Principal Planner Guillermo Arreola</p> <p>Contact: garreola@downeyca.org
562-904-7154</p> | <p>Approve</p> |
| <p>3. <u>PLN-22-00120 (Lot Merger)</u></p> <p>Location: 11000 Florence Avenue</p> <p>Request: A Lot Merger request to merge six contiguous lots into one single, seven (7) acre lot.</p> <p>CEQA: Categorical Exemption – Section 15302 (Class 2, Replacement or Reconstruction)</p> | <p>Approve</p> |



Staff: Associate Planner Gerardo Marquez

Contact: gmarquez@downeyca.org

562-904-7154

- VIII. **NON-AGENDA/CONSENT CALENDAR/OTHER BUSINESS PUBLIC COMMENTS:** This portion of the agenda provides an opportunity for the public to address the Planning Commission on non-agenda, consent and other business 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 for non-agenda items to no more than four (4) 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.
- IX. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner requests separate actions. Further, any Consent Calendar items removed from the agenda will be considered by the Commission following the public hearing items.
- X. **OTHER BUSINESS:**
- XI. **STAFF MEMBER COMMENTS:**
- XII. **ADJOURNMENT:** To Wednesday, November 16, 2022 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 therefrom 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-City Clerk's Department, 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 (ADA), 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 - City Clerk's Department, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the City Clerk's Department or contact **(562) 904-7280** or TTY 7-1-1, **48 business hours prior to the Planning Commission 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 reunión de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, **48 horas antes de la reunión.**

I Guillermo Arreola, Principal Planner, 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 27th day of October, 2022

Guillermo Arreola

Guillermo Arreola
Principal Planner



STAFF REPORT
PLANNING DIVISION

DATE: NOVEMBER 2, 2022

TO: PLANNING COMMISSION

SUBMITTED BY: CRYSTAL LANDAVAZO, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT *CL*

PREPARED BY: ALFONSO HERNANDEZ, SENIOR PLANNER *AH*

SUBJECT: **CONDITIONAL USE PERMIT (PLN-22-00112) – A REQUEST TO OPERATE A TUTORING CENTER**

LOCATION: 8554 FIRESTONE BOULEVARD

ZONING: GENERAL COMMERCIAL (C-2)

REPORT SUMMARY

This is a request for a Conditional Use Permit (CUP) to allow the operation of a tutoring center. The establishment will function under the name of "Tutoring Club". The center provides, as described by the applicant, secondary education services to school aged children.

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 APPROVING A
CONDITIONAL USE PERMIT (PLN-22-00112) TO ALLOW THE OPERATION
OF A TUTORING CENTER ON PROPERTY LOCATED AT 8554 FIRESTONE
BOULEVARD, ZONED GENERAL COMMERCIAL**

BACKGROUND

The subject property is currently developed with a 9,600 square foot multi-tenant building, and is a part of a larger commercial center with one additional 12,027 square foot building. The proposed tutoring center will occupy a tenant space of 1,693 square feet. There are an additional six tenant spaces on the subject site. The shopping center was built in 2000, and no major renovations have occurred since the original permits were issued.

Overall, the shopping center is roughly 1.66 acres with two street frontages located on the northwest corner of Firestone Boulevard and Patton Road. It is within the city's General Commercial zone (C-2), and has a General Plan Land Use designation of "General Commercial". The properties to the east and west are also zoned C-2 and developed with commercial uses. The properties to the south are zoned Hospital-Medical Arts, and is developed with a high density condominium complex. Adjacent to the north is Downey Highschool.



View of shopping center from intersection

On August 18, 2022, the Applicant submitted an application for a CUP to operate a tutoring center at the subject property. The application was reviewed and deemed complete on September 21, 2022. On October 6, 2022, the notice of the pending public hearing was published in *the Downey Patriot* and mailed to all property owners within 500' of the subject site. On October 19, 2022 the Planning Commission meeting was canceled due to a lack of quorum, and all public hearing items were moved to the November 2, 2022 Planning Commission meeting.

DISCUSSION

The 1,693 square foot tutoring center will operate under the name of "Tutoring Club", services will include, as described by the applicant, academic assistance to school aged children and before and after school programs. Services such as daycare or private schooling is prohibited.

The site will consist of one main tutor room of 1,110 square feet, with the remaining area occupied by an office, break room, closet, and two ADA compliant restrooms.

The proposed hours of operation for the business are 2:30 p.m. – 8:30 p.m., Monday – Thursday and 9:30 a.m. – 12:30 p.m. on Saturday. The applicant anticipates up to 10 patrons at any given time. Staff will total no more than 4 people at any given time.

The subject site has 96 parking spaces located throughout the parcel, the tutoring center use requires six spaces per the Municipal Code. The last permitted use was a retail store with a parking ratio of one space for every 250 square feet of floor area. The proposed use is required to park at a ratio of one space for every 500 square feet (requiring seven parking spaces). The reduced demand means that the site will hold a sufficient amount of parking on site, and therefore the applicant meets all applicable standards within the zoning code. No further accommodations are required.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee (DRC) discussed and evaluated the project as it pertains to Planning, Police, Fire, Public Works, and Building and Safety matters. No department expressed concerns or opposition over the project, and issued standard conditions. Recommended conditions of approval have been included in the attached Resolution.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed CUP for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that the CUP is exempt from

CEQA pursuant to Section 15301 (Class 1, Existing Facilities), which have been determined not to have a significant effect on the environment, because the proposed use is contained within the existing building and will not result in an expansion of the building.

FINDINGS

Pursuant to the requirements of the Municipal Code Section 9824.06 (Conditional Use Permit), the Planning Commission must make the following findings to approve the request:

- A. The requested conditional use permit will not adversely affect the intent and purpose of Article IX of the Downey Municipal Code or the City's General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.**

The project will not adversely affect the intent and purpose of the Downey Municipal Code or the City's General Plan. Furthermore, the project should not provide a nuisance related to public convenience or general welfare to any nearby persons. Rather, the project aims to diversify the amount of goods and services available to nearby residents and patrons of city businesses. The following policies are promoted by the proposed CUP:

Policy 1.1.4 – Provide an appropriate amount of land use for people to acquire goods and services

The CUP promotes the above policy by introducing a business that is different from those within the surrounding area. Specifically, in close proximity to the subject property there are professional offices, medical offices, restaurants, a super market, personal service uses, and a school.

- B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.**

The proposed use will be compatible with other uses on the same lot and nearby areas. The proposed use will not expand its current footprint and changes are limited to the inside of the existing tenant space. The previous use was retail, and the tenant space can still be occupied by various use if the proposed use were to vacate. In addition, the parking requirement is a lesser demand than the previous use. The hours of operation function within, and are shorter, than regular business hours, and the noise emitted from the proposed use should not exceed what is expected from a regular commercial establishment. Conditions of approval have been incorporated in an effort to ensure compatibility with existing and future uses, as well as mitigate any potential impacts.

- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.**

The request for the proposed scope of work does not include changes to the building's square footage, rather changes are limited to the interior of the building. The changes proposed in this application do not warrant a need for additional accommodations to the site. In addition, the project is in full compliance with the Downey Municipal Code, including adequate parking requirements. The proposed work does not create alterations

that would restrict future permitted uses from occupying the site or an existing use located within the nearby area from altering their operations. Therefore, the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

The proposed request is not anticipated to generate significant traffic impacts. Firestone Boulevard and Patton Road are designed to accommodate the traffic demands generated by this application request. There are two double driveways providing sufficient opportunity for ingress/egress to the site. Therefore, traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

CORRESPONDENCE

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

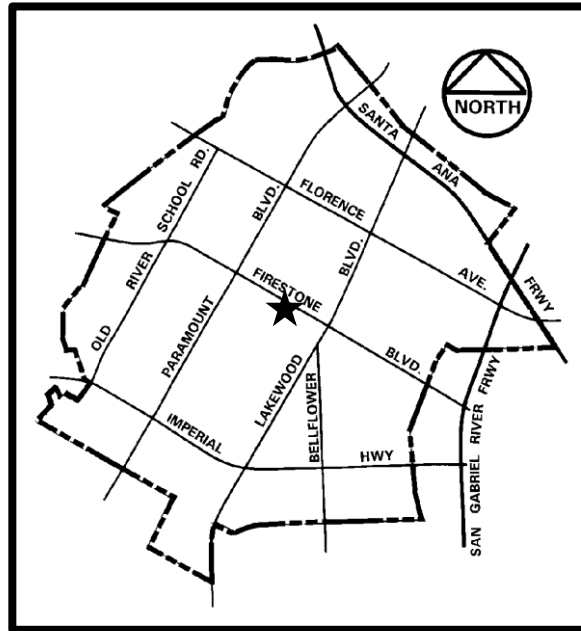
CONCLUSION

Based on the analysis contained within this report, staff is concluding that all findings required for approval can be made in a positive manner. Staff recommends that the Planning Commission approve the Conditional Use Permit (PLN-22-00112), thereby allowing a tutoring center use within the C-2 zone.

EXHIBITS

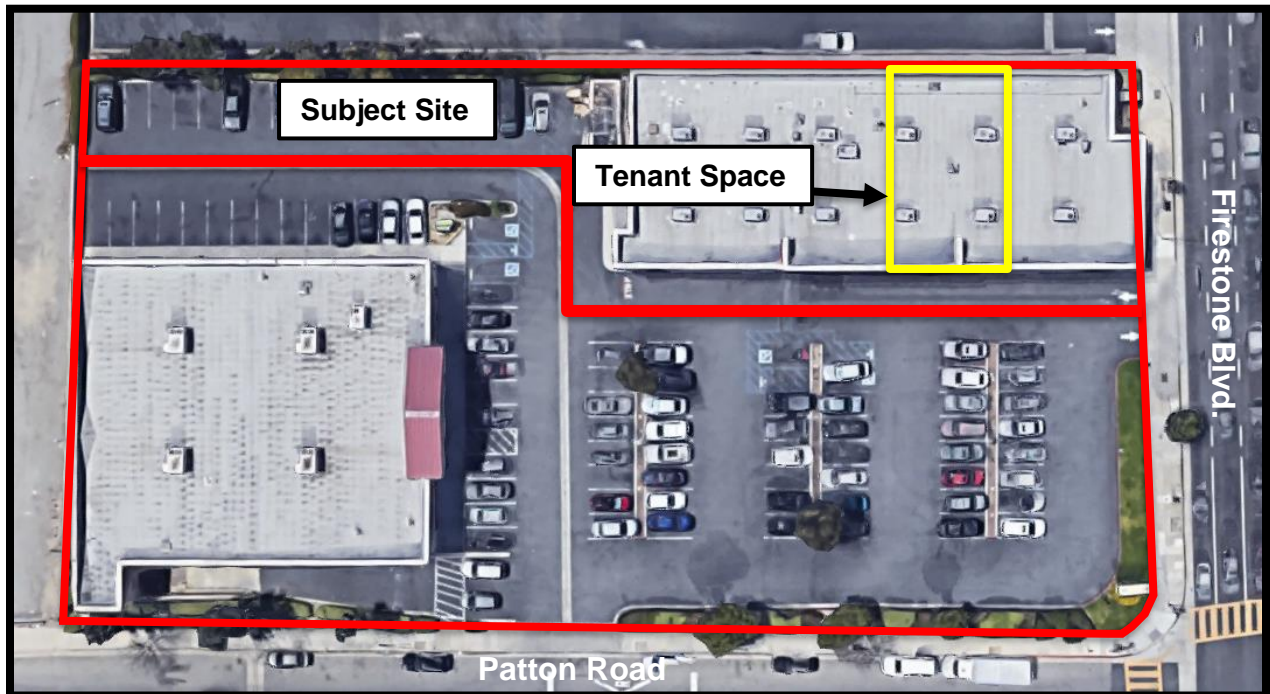
- A. Maps
- B. Draft Resolution
- C. Business Overview
- D. Plans

EXHIBIT A



LOCATION MAP

AERIAL PHOTOGRAPH





ZONING MAP

RESOLUTION NO. 22-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY
APPROVING CONDITIONAL USE PERMIT PLN-22-00112, THEREBY
ALLOWING A TUTORING CENTER**

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 18, 2022, David Hill (hereinafter “applicant”), submitted a request for a Condition Use Permit to allow for a tutoring center; and,
- B. On September 21, 2022, the applicant was issued a letter deeming the application complete.
- C. On October 6, 2022, 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. On October 19, 2022 the Planning Commission meeting was canceled due to a lack of quorum, and all public hearing items were moved to the November 2, 2022 Planning Commission meeting; and,
- E. The Planning Commission held a duly noticed public hearing on November 2, 2022, 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 the environmental impact of the proposed development has been reviewed and has been found to be in compliance with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1), Existing Facilities.

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

- A. The requested Conditional Use Permit will not adversely affect the intent and purpose of this article or the City’s General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof. The project will not adversely affect the intent and purpose of the Downey Municipal Code or the City’s General Plan. Furthermore, the project should not provide a nuisance related to public convenience or general welfare to any nearby persons. Rather, the project aims to diversify the amount of goods and services available to nearby residents and patrons of city businesses. The following policies are promoted by the proposed CUP:

Policy 1.1.4 – Provide an appropriate amount of land use for people to acquire goods and services

The CUP promotes the above policy by introducing a business that is different from those within the surrounding area. Specifically, in close proximity to the subject property there are professional offices, medical offices, restaurants, a super market, personal service uses, and a school.

- B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located. The proposed use will be compatible with other uses on the same lot and nearby areas. The proposed use will not expand its current footprint and changes are limited to the inside of the existing tenant space. The previous use was retail, and the tenant space can still be occupied by various use if the proposed use were to vacate. In addition, the parking requirement is a lesser demand than the previous use. The hours of operation function within, and are shorter, than regular business hours, and the noise emitted from the proposed use should not exceed what is expected from a regular commercial establishment. Conditions of approval have been incorporated in an effort to ensure compatibility with existing and future uses, as well as mitigate any potential impacts.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The request for the proposed scope of work does not include changes to the building's square footage, rather changes are limited to the interior of the building. The changes proposed in this application do not warrant a need for additional accommodations to the site. In addition, the project is in full compliance with the Downey Municipal Code, including adequate parking requirements. The proposed work does not create alterations that would restrict future permitted uses from occupying the site or an existing use located within the nearby area from altering their operations. Therefore, the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The proposed request is not anticipated to generate significant traffic impacts. Firestone Boulevard and Patton Road are designed to accommodate the traffic demands generated by this application request. There are two double driveways providing sufficient opportunity for ingress/egress to the site. Therefore, traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.

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 Conditional Use Permit PLN-22-00112, 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 2nd day of November 2022.

Patrick Owens, 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 2nd day of November, 2022, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Linda Thai
Deputy City Clerk

**PLN-22-00112
(CONDITIONAL USE PERMIT)
EXHIBIT A - CONDITIONS**

PLANNING

- 1) The approval of this Conditional Use Permit allows for the operation of a tutoring center.
- 2) The permitted hours of operation are as follows:

Monday – Thursday	2:30 p.m. – 8:30 p.m.
Saturday	9:30 a.m. – 12:30 p.m.
- 3) Daycare and private school activities are strictly prohibited.
- 4) Prior to the submittal of plans into Building and Safety Plan Check or commencement of business, whichever occurs first, the applicant and the property owner shall sign an affidavit of Acceptance of Conditions, as provided by the City of Downey.
- 5) The site shall remain in conformance with this request and the approved set of plans.
- 6) The Planning Commission reserves the right to revoke or modify this CUP if any violation of the approved conditions occurs, or any violation of the Downey Municipal Code occurs.
- 7) The Planning Commission reserves the right to revoke or modify this CUP if harm or operational problems such as criminal or anti-social behavior occur. Examples of harmful or operation behaviors include, but not limited to, violence, public drunkenness, vandalism, solicitation and/or litter.
- 8) Approval of Conditional Use Permit PLN-22-00112 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.
- 9) Applicant shall comply with all conditions of PLN-22-00112 before this Conditional Use Permit becomes valid.
- 10) 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.

- 11) 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.
- 12) All rules and regulations set forth by the California Department of Public Health and the Los Angeles County Department of Public Health shall be enforced and complied with. The applicant shall be subject to any and all applicable orders issued by these agencies to protect the public health such as the most recent orders for social distancing and operational restrictions related to the COVID-19 coronavirus pandemic.
- 13) Noise generated from the business shall comply with Municipal Code Section 4600 et. seq. In any case, noise shall not exceed 65 dBA, as measured at the property line.
- 14) The rear door shall only be accessible to employees (unless required for an emergency), and must remain shut when not in use.
- 15) Deliveries to the premises are prohibited between 10:00 P.M. and 7:00 A.M.
- 16) The Applicant shall incorporate a copy of this Exhibit A, Conditions of Approval for Conditional Use Permit PLN-22-00112, into the approved set of building plans.

BUILDING

- 17) All construction shall comply with the most recent version of the California Building Code, as adopted by the City of Downey.
- 18) Prior to the commencement of any construction, the applicant shall obtain all required permits. Once permits are issued, the applicant shall obtain all necessary inspections and permit final prior to occupancy of the business.
- 19) The Title Sheet of the plans shall include:
 - a) Occupancy Group
 - b) Occupant Load
 - c) Description of use
 - d) Floor area of building(s) and/or occupancy group(s).

FIRE

- 20) The applicant is responsible for obtaining all necessary permits prior to the commencement of construction.
- 21) Provide the City of Downey Fire Department with a final floor plan, schedule and specifications of all equipment.
- 22) If not already provided, install key boxes (e.g. Knox Boxes) to occupancy [CA Fire Code §506.1].
- 23) 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].

- 24) Provide occupancy load sign to the occupancy [CA Fire Code §1004].
- 25) Egress shall be designed to meet requirements of CA Building Code and Chapter 10 of the CA Fire Code for occupant load, number of egresses, egress sizing, etc.
- 26) The establishment shall comply with all current code requirements for the occupancy use and type.

PUBLIC WORKS

- 27) The applicant is responsible for obtaining all necessary plan approvals and permits.
- 28) 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.
- 29) 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]



WHAT IS TUTORING CLUB?

Tutoring Club is an education center that provides individualized academic assistance to students. We are a dedicated partner to the families with whom we work. As a trusted, longstanding member of the communities we serve, Tutoring Club fosters strong relationships between parents, students, and teachers to support our shared goal of long-term academic success. We strive not only to improve performance and ensure subject-matter mastery, but to cultivate strong study skills and build confidence that lasts a lifetime.

Our proven method is defined by our individualized approach. Education is not one-size-fits-all; every student learns in different ways and has different academic needs. We take the time to get to know our students as individuals, beginning with a thorough evaluation. In addition to scholastic performance, we assess study habits, communication styles, and other aspects of learning that form the foundation of academic success. We then create a customized game plan to close fundamental skill gaps, master subject matter, and generate enthusiasm for independent learning.

Tutoring Club facilities bring out the best in every student. As educators and mentors, we create a welcoming social space where our energetic, personable team prepares students to thrive in any academic setting. Students are able to ask questions and absorb material at a comfortable pace, a welcome respite from the stress of school and home environments. Our comprehensive, hands-on skill instruction incorporates technology to maximize effectiveness and keep students engaged. The result is measurable academic improvement, increased motivation, and a new passion for education.

MISSION & VISION

Mission - Tutoring Club provides the resources and opportunity for every student to become a confident, self-motivated learner for life.

Vision - We strive to be the nation's preeminent education center, providing the highest quality academic support and creating confident, self-motivated learners for life.

PRODUCTS & SERVICES

- 1) Proprietary Curricula in Reading, Writing, Math, and Study Skills
- 2) Specific Subject Instruction in:

<u>AP</u>	<u>IB</u>	<u>CLEP</u>
Biology	Biology	Biology
Chemistry	Chemistry	Chemistry
Economics	Economics	Economics
Spanish	Spanish	Spanish
Physics	Physics	Precalculus
Calculus	Mathematics	Calculus
		Composition

- 3) SAT/ACT Preparation
- 4) Comprehensive College Planning & Financial Aid / Scholarship Advising

THE MARKET & OPPORTUNITY

Secondary education services in the U.S. market is a sector that has been growing year-over-year for the past decade. Academic standards for U.S. public primary and secondary institutions of learning have become increasingly difficult to navigate for non-professional tutors and parents alike. Based on this and based on the ever-heightening bar of entry set by institutions of higher learning, the market is ripe for opportunity. Further, the COVID pandemic has led to learning losses and interruptions at unprecedented scales, the likes of which have really never been seen; even students who were stellar performers 2.5 years ago are now often confronted with subject matter that is many grade levels ahead of their comfort level.

DIRECT & INDIRECT COMPETITORS IN DOWNEY

- Sylvan Learning (206 Stonewood St [Ste 206])
- Kumon (8143 Firestone Blvd)
- Private / In-Home / Non Brick & Mortar Services (Miscellaneous)

COMPETITIVE ADVANTAGE

Our competitors typically do not have any competitive advantage over our company. Many perceived competitors in the market do not cater to the depth of subjects / services that we do. Our competitors that are in-home eliminate the transportation variable, but lose out on the ability to control a keenly productive working environment for students.

SERVICE DIFFERENTIATION

We have a proprietary testing process that pinpoints weaknesses for all of our students and creates a program that is custom made. We also offer a large array of subject matter making us a one stop for supplemental education. As mentioned above, we also cater to a broader demographic and potential client pool than virtually any other learning center in the U.S. due to the fact that many of our clients have more than one child at different stages in their academic career. This is a distinct advantage that we have over our competitors. Further, we provide an elevated level of service that allows parents to utilize our curriculum in conjunction with the weekly school schedule (and the corresponding materials to be learned in each) and can essentially have our tutors serve as academic coaches / trainers as opposed to simply being content experts.

Tutoring Club prides itself in constantly adapting to the ever changing academic concerns of parents throughout the country. They have a curriculum/product development team in house and have a very hands on approach to how our curriculum is delivered to students.

TARGET CUSTOMERS / MARKETING PHILOSOPHY

We have a multi-pronged marketing plan that reaches our target customers through multiple channels (both traditional and digital mediums). Our ideal target market consists of mothers aged twenty-five to fifty-five years of age. In recent years, however, we have seen fathers take a more active role in seeking tutoring services like ours, and therefore, we have expanded our target audience to also include fathers of a similar age range. Our physical location plays some role in the attraction of clients to our business, and as such, having a prominent retail location is a key component. More critically, a focused online advertising effort consisting of review-based / reputation-based service businesses in combination with banner ads and retargeting makes up the biggest proportion of our allocated advertising dollars. We then push community-driven efforts centering on community events and school events.

SALES STRATEGY

Our sales strategy is tailored around the results of students based on the results of their student assessment tests. Once we have an understanding of what a student needs to be more successful academically, we then propose a membership to the parents based on said results and their goals for their children. One of the nice things is the flexibility of our pricing in which parents buy hour 'packages' in which their student can utilize services flexibly throughout the school year and summer. Parents are offered two options for payment, including pre-paying for all of the hours up front and alternatively financing (at 0% interest) the same hour-packages.

As mentioned above, our sales strategy is tailored around the results of students based on the results of their student assessment tests. Once we have an understanding of what a student needs to be more successful academically, we then propose a membership to the parents based on said results and their goals for their children. One of the nice things is the flexibility of our pricing in which parents buy hour 'packages' in which their student can utilize services flexibly throughout the school year and summer. Parents are offered two options for payment, including pre-paying for all of the hours up front and alternatively financing (at 0% interest) the same hour-packages. Our physical location plays some role in the attraction of clients to our business, and as such, having a prominent retail location is a key component. More critically, a focused online advertising effort consisting of review-based / reputation-based service businesses in combination with banner ads and retargeting makes up the biggest proportion of our allocated advertising dollars. We then push community-driven efforts centering on community events and school events.

WHAT TYPE OF STRATEGIC ALLIANCES ARE YOU PLANNING TO SEEK?

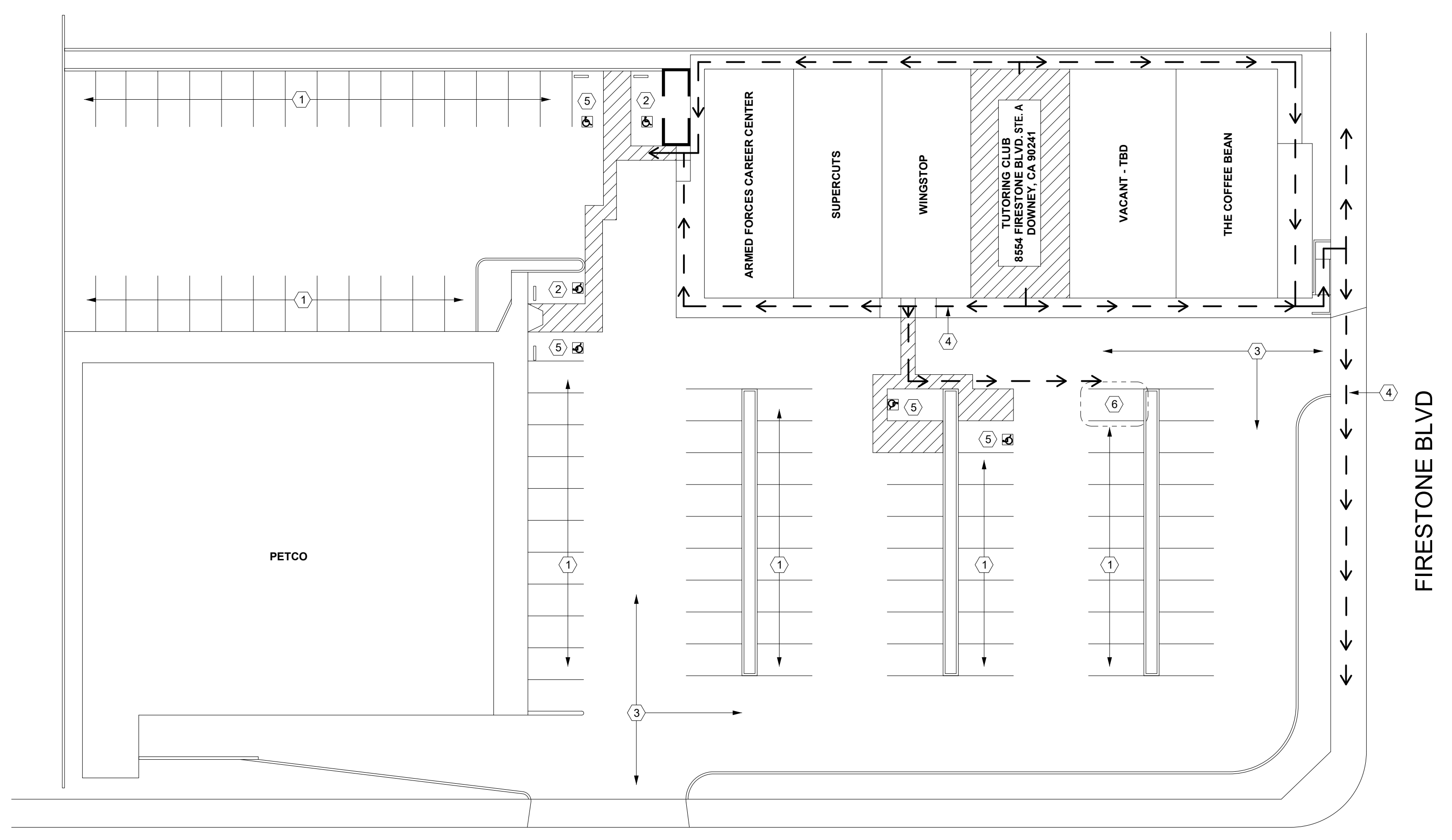
We seek strategic alliances with those in the community, including child-centric booster clubs, PTA/PTO, Chamber of Commerce, local arts houses, local sports leagues, etc. In addition, we partner with nonprofit organizations in the community to foster goodwill and expose our brand further. With Downey High School a few hundred feet across the street, we see this as our natural starting point.



8554 FIRESTONE BLVD. STE. A DOWNEY, CA 90241

SITE PLAN: SCALE: 1"=6'-4"

- ① EXISTING PARKING
- ② EXISTING HANDICAP PARKING STALL
- ③ EXISTING DRIVEWAY
- ④ EXISTING PATH OF TRAVEL
- ⑤ EXISTING VAN ACCESSIBLE PARKING STALL
- ⑥ DESIGNATED LOADING/OFFLOADING PARKING SPACE



GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF MISSION VIEJO.
- DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
- ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS DIMENSIONED TO THE SURFACE U.N.O.
- ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
- ALL CONTRACTORS MUST CONFORM TO CALIFORNIA LABOR CODE, SEC.3800
- THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ADEQUATE SHORING, BRACING, ETC. TO SAFELY EXECUTE ALL WORKS.
- ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED AND AND REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
- THE CONTRACTOR SHALL MAINTAIN FIRE ACCESS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPEDE THE ACCESS AND WORK OF OTHERS.
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, OR OTHER SHEETS.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED. FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY CONDITION AND DELIVERED TO THE JOBSITE IN AN UNDAMAGED CONDITION.
- ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS: THEY SHALL BE ONE AND THE SAME.
- THE CONTRACTOR SHALL COORDINATE THE WORK EFFORTS OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS

ADDITIONAL NOTES:

- THESE PLANS ARE PREPARED ON THE BASIS OF VISUAL OBSERVATION OR REFERENCE TO SOME LIMITED SOURCE OF ORIGINAL CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS AND CONDITIONS ON THE JOB. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR INTERPRETATIONS AND RESOLUTION.
- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2013 EDITIONS.
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 UNLESS OTHERWISE NOTED.
- MACHINE BOLTS SHALL CONFORM TO A-307. INSTALL WASHER OVER ALL SLOTTED OR OVERSIZE HOLES.
- SIMPSON SET XP-CONCRETE ANCHOR BOLTS SHALL BE INSTALLED UNDER CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR.
- ALL STRUCTURAL LUMBER TO BE GRADE MARKED DOUGLAS FIR S4S IN ACCORDANCE WITH THE LATEST EDITION OF W.C.L.I.B. GRADING RULES. ALL LUMBER TO BE #2 GRADE OR BETTER UNLESS NOTED.
- ALL BOLT HOLES IN WOOD SHALL BE NOMINAL DIAMETER OF 1/32"Ø STANDARD STEEL WASHER, STEEL WASHER SHALL BE PLACED UNDER ALL NUTS AND HEADS OF ALL BOLTS.
- TYPICAL CONNECTORS DESIGNATED ON PLANS ARE BY 'SIMPSON CO.' CONNECTORS WITH EQUIVALENT CAPACITIES BY THE MANUFACTURERS MAY BE SUBSTITUTED PRIOR TO THEIR USE, FURNISH COPIES OF OF I.C.C. APPROVALS TO THE ARCHITECT FOR REVIEW.
- FIELD VERIFY EXISTING FRAMING HARDWARES SUCH AS HANGERS, STRAPS, BENT PLATES, ETC., REPLACE DAMAGE HARDWARE AS NECESSARY.

PROJECT BUILDING DATA:

PROJECT ADDRESS:	TUTORING CLUB 8554 FIRESTONE BLVD. STE. A DOWNEY, CA 90241
TENANT USE:	OFFICE/TUTORING CENTER
TUTORING AREA:	1,110 SQ. FT.
OFFICE AREA:	583 SQ. FT.
TENANT AREA:	1,693 SQ. FT.
TYPE OF CONSTRUCTION:	SECTION 604-TYPE V NON-SPRINKLERED
OCCUPANCY:	C-2, TUTORING CENTER

SCOPE OF WORK:

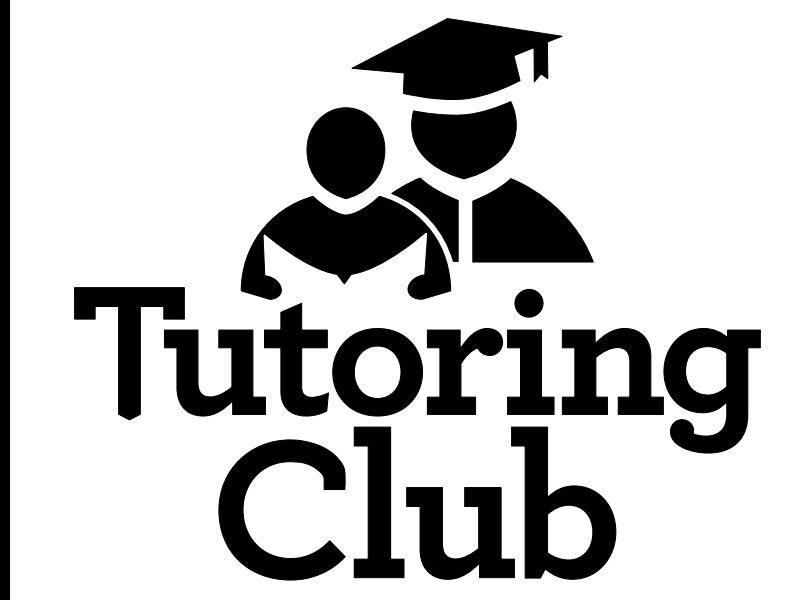
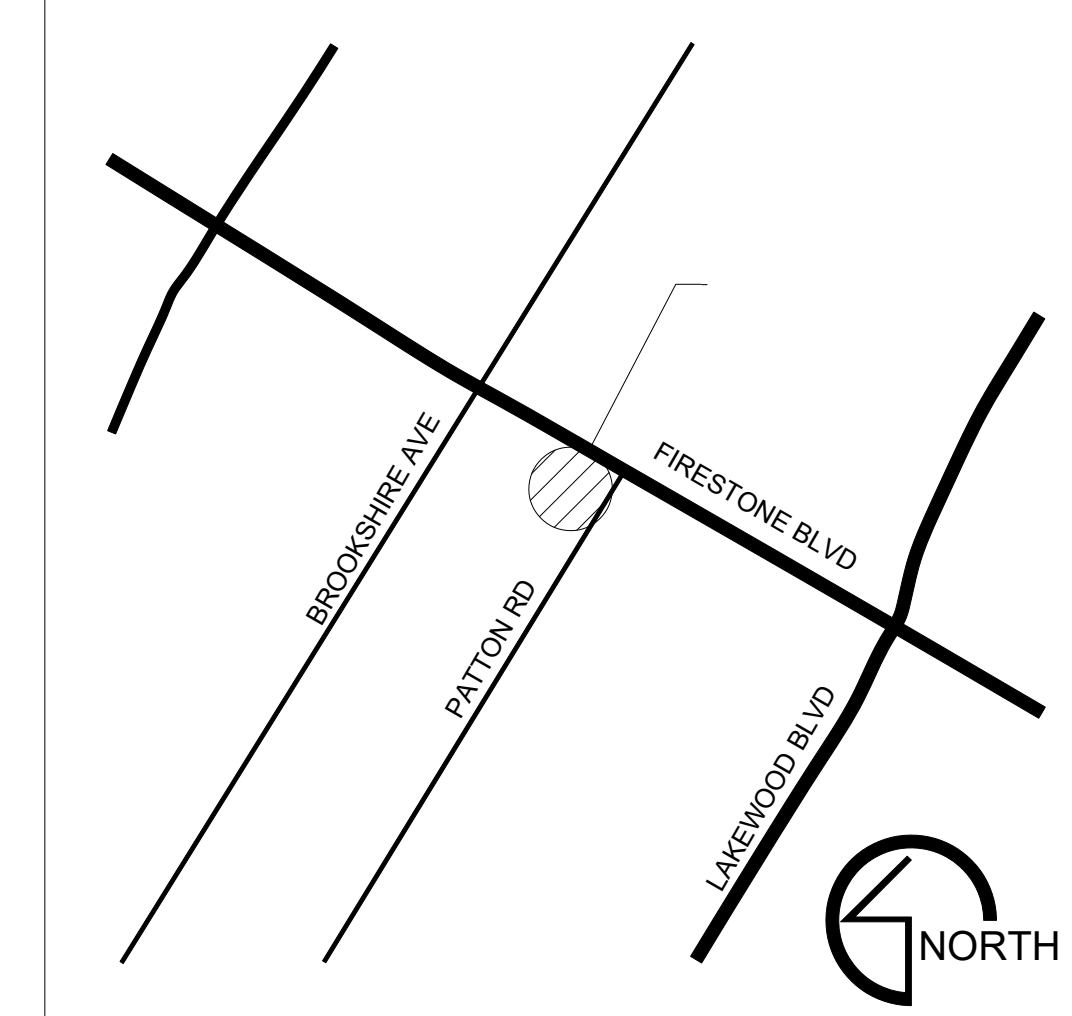
TENANT IMPROVEMENT TO EXISTING STORE AREA.

IMPROVEMENTS TO BE MADE:
NEW FINISHES, EXTENSION OF DROP CEILING,
PARTITIONS ADDED, PLUMBING TO REMAIN.
NO STRUCTURAL WORK REQUIRED.

INDEX OF DRAWINGS:

T-1	TITLE SHEET, PROJECT INFO, NOTES
A-1	EXISTING FLOOR PLAN AND DEMO PLAN
A-2	PROPOSED FLOOR PLAN
A-3	SECTION AND ELEVATION DETAILS
A-4	FIXTURE PLAN AND FINISH SCHEDULE

VICINITY MAP:



STORE #: 2325

SITE ADDRESS

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DOWNEY, CA 90241

PROJECT DIRECTORY

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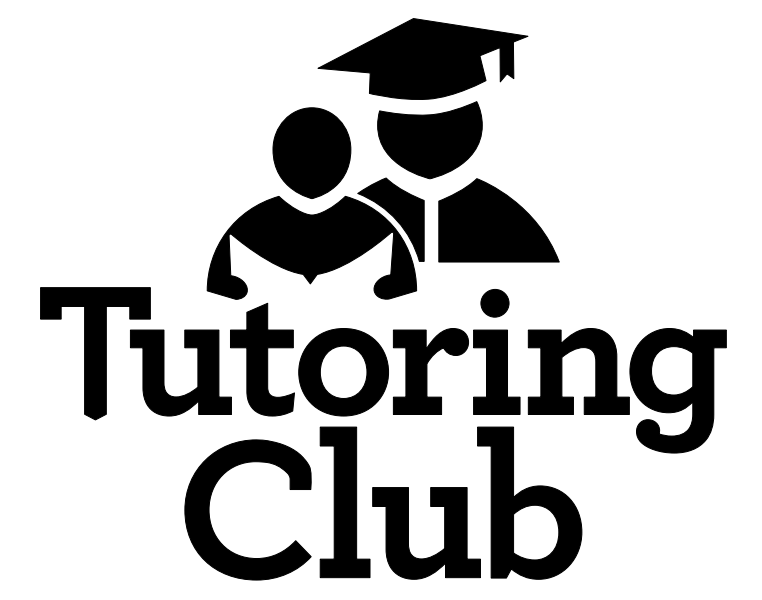
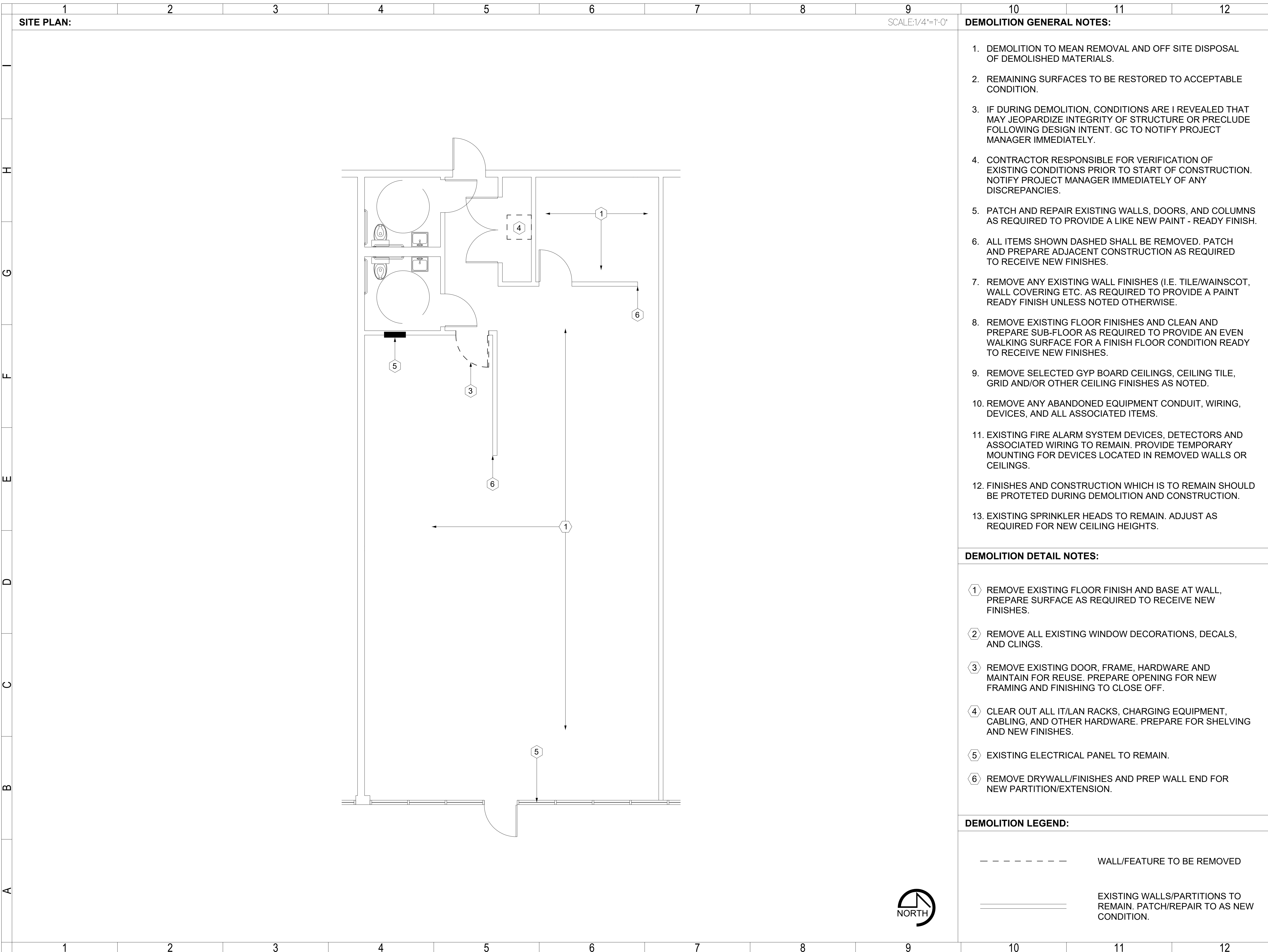
REVISIONS/SUBMISSIONS

NO.	DESCRIPTION	DATE
1	INITIAL RELEASE	8/11/2022

DESIGNER: E. SCHWARTZ
DATE: AUG. 2022
SCALE: AS NOTED

DRAWING TITLE
**EXISTING SITE PLAN,
VICINITY MAP & NOTES**

DRAWING NUMBER
T-1



STORE #: 2325

SITE ADDRESS

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DATE: AUG. 2022
SCALE: AS NOTED

DRAWING TITLE
**EXISTING FLOOR/
DEMO PLAN**

DRAWING NUMBER
A-1

SITE PLAN:

SCALE: 1/4"=1'-0"

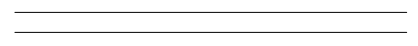

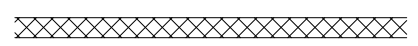

BUILD GENERAL NOTES:

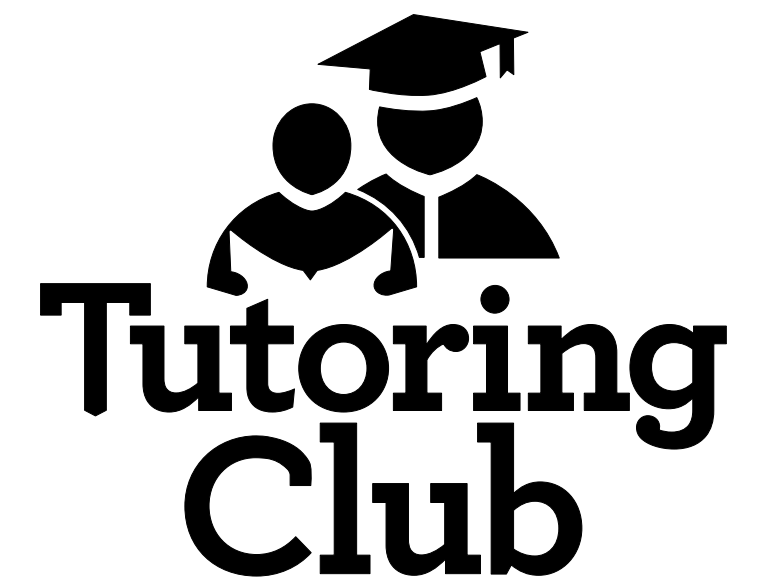
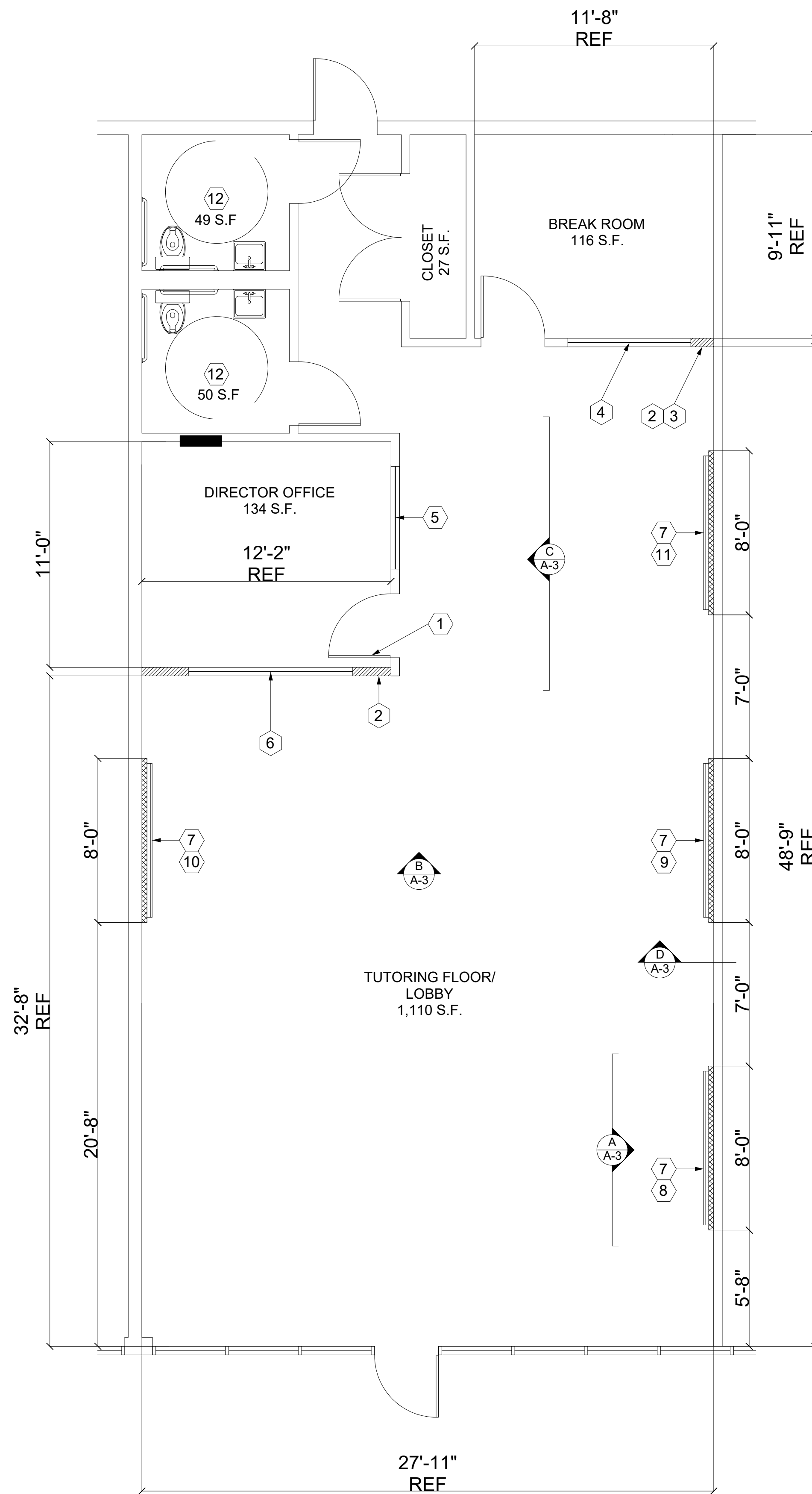
- G.C. IS TO PROTECT ALL SURFACES BEFORE CONSTRUCTION BEGINS AND RESTORE TO LIKE-NEW CONDITIONS ONCE CONSTRUCTION IS COMPLETED.
- G.C. TO PREP FLOOR AND WALLS AS REQUIRED TO RECEIVE NEW FINISHES.
- FINISHES CALLED OUT SHALL EXTEND OVER, UNDER, AND/OR BEHIND ANY ITEMS OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. AS INDICATED ON DRAWINGS.
- UPON RECEIPT FROM THE MANUFACTURER, THE INSTALLER SHALL INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR AND PATTERN. PRIOR TO BEGINNING WORK, DAMAGED OR WRONG MATERIALS SHALL BE RETURNED TO THE MANUFACTURER FOR IMMEDIATE REPLACEMENT TO PREVENT DELAYS IN THE COMPLETION OF THE WORK.
- COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION, AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE G.C. AND THEIR RESPECTIVE INSTALLERS.
- EXPOSED GLASS EDGES TO BE POLISHED UNLESS OTHERWISE NOTED.
- ALL FLOORING AT ALL FRONT OF THE HOUSE AREAS MUST BE INSTALLED TIGHT TO PARTITION.
- FINAL PROFESSIONAL CLEANUP BY G.C.
- G.C. TO PROVIDE 10 PERCENT OF ALL MATERIALS INCLUDING BUT NOT LIMITED TO FLOOR FINISHES, CEILING FINISHES, WALL BASES, ETC. FOR "ATTIC STOCK."
- G.C. TO VERIFY CONDITION OF EXISTING FLOOR AFTER ANY OR ALL DEMOLITION. EXPOSED CONCRETE TO BE PRESENTABLE; FREE OF GLUE, STAPLES, CRACKING, ETC. FLOOR CONDITION TO BE VERIFIED FOR EVEN LEVEL G.C. TO REPORT ANY DISCREPANCY & CONDITION TO THE PROJECT MANAGER.
- NO SEALERS OR FINISHES TO BE APPLIED UNTIL FLOORS ARE SWEEPED AND MOPPED CLEAN.
- WHEN DEMISING WALLS ARE EXISTING, THE G.C. SHALL MATCH THE EXISTING FINISH TEXTURE UNLESS DEMISING WALLS TO RECEIVE NEW TEXTURE OR UNLESS OTHERWISE NOTED.
- DIMENSIONS ON DRAWINGS ARE FINISH FACE TO FINISH FACE OF PARTITIONS, COLUMNS, ETC., OR WHERE SHOWN, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.

BUILD DETAIL NOTES:

- INSTALL INSWING 36" DOOR, TYPICAL WALL OFFSET.
- STUD WALL TO MATCH EXISTING CONSTRUCTION FLOOR TO CEILING.
- EXTEND STUD WALL TO DEMISING WALL.
- FRAME IN 72"W X 42"H WINDOW, CENTERED FROM WALL TO DOOR FRAME.
- FRAME IN 60"W X 42"H WINDOW, CENTERED FROM EXTERIOR WALL CORNER TO DOOR FRAME.
- FRAME IN 96"W X 42"H WINDOW, CENTERED FROM EXTERIOR WALL CORNER TO DEMISING WALL.
- WALL POPOUT DISPLAYS QTY 4 PER POPOUT, SEE FIXTURE PLAN.
- MATH WALL SIGNAGE, SEE DETAIL A SHEET A-3 FOR TYPICAL PLACEMENT.
- SCIENCE WALL SIGNAGE, SEE DETAIL A SHEET A-3 FOR TYPICAL PLACEMENT.
- READING WALL SIGNAGE, SEE DETAIL A SHEET A-3 FOR TYPICAL PLACEMENT.
- WRITING WALL SIGNAGE, SEE DETAIL A SHEET A-3 FOR TYPICAL PLACEMENT.
- EXISTING HANDICAP ACCESSIBLE RESTROOM. WALLS CONSTRUCTED OF WATER RESISTANT DRYWALL W/ A MIN. 4'-0" NON PERMEABLE WAINSCOT FINISH.

BUILD LEGEND:

-  STUD WALL TO REMAIN
-  STUD WALL/PARTITION WALL TO MATCH EXISTING
-  FURRED WALL POPOUT
-  FRAMED IN GLASS WINDOW



STORE #: 2325

SITE ADDRESS

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PROJECT DIRECTORY

TENANT:

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PROJECT MGR:

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1	INITIAL RELEASE	8/11/2022

DESIGNER: E. SCHWARTZ

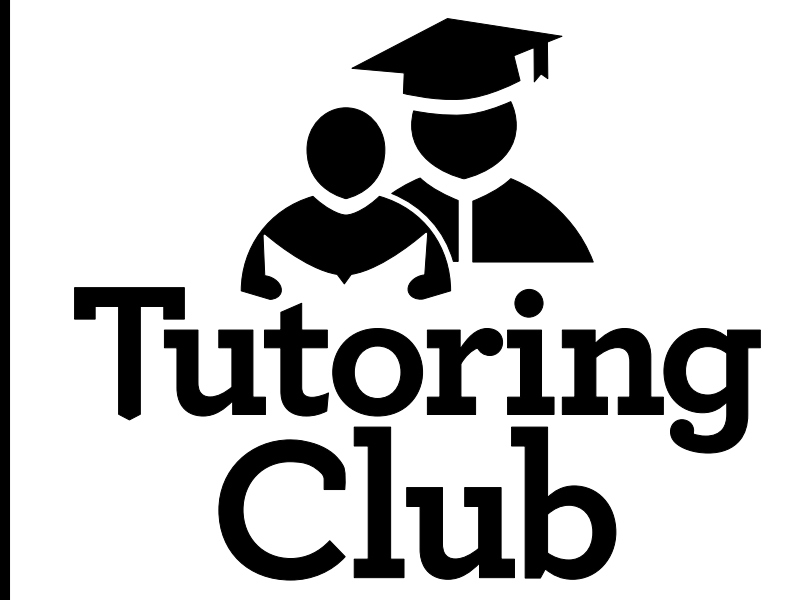
DATE: AUG. 2022

SCALE: AS NOTED

DRAWING TITLE
PROPOSED FLOOR PLAN

DRAWING NUMBER

A-2



Tutoring Club

STORE #: 2325

SITE ADDRESS

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DOWNEY, CA 90241

PROJECT DIRECTORY

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DATE: AUG. 2022

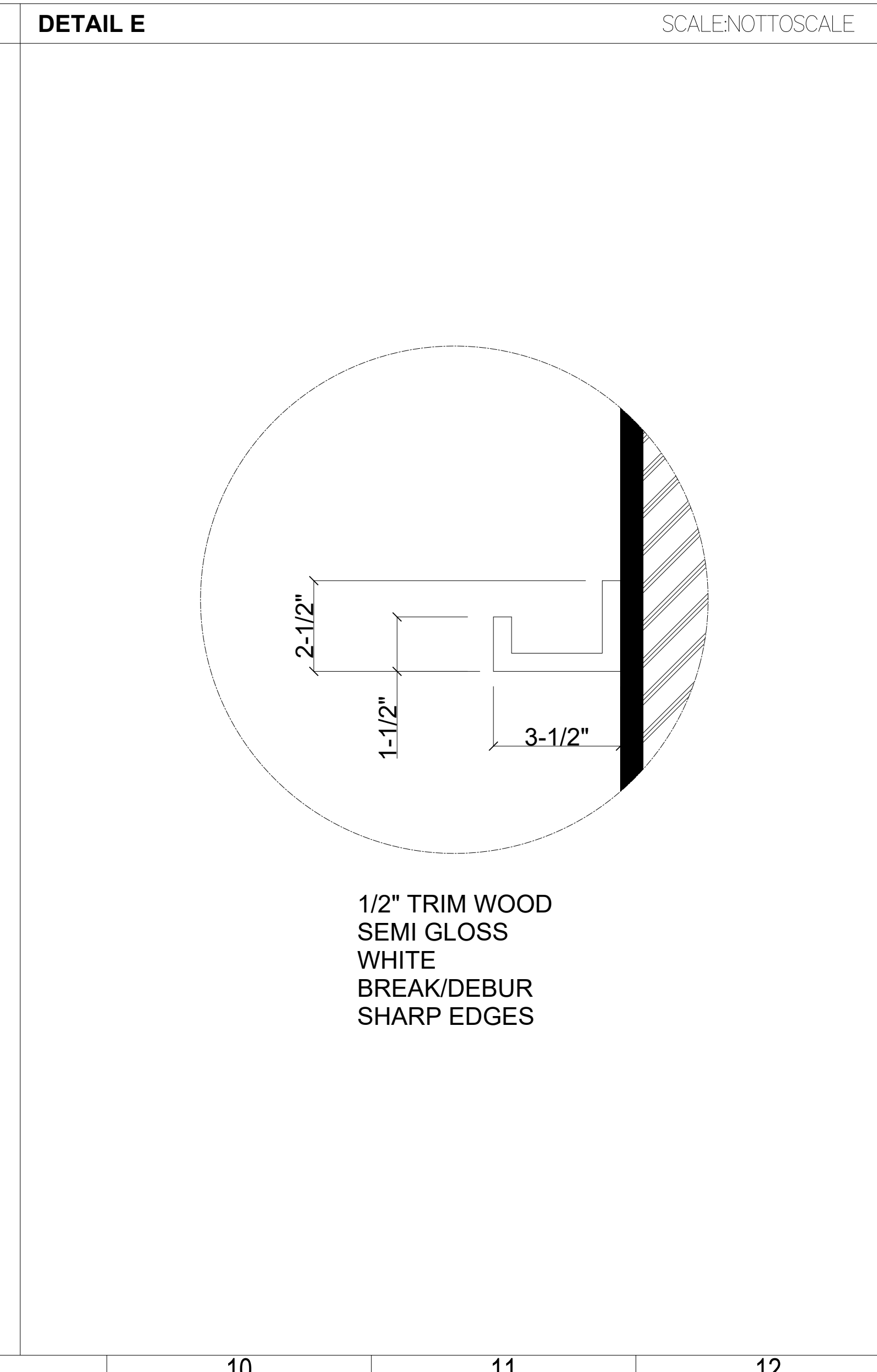
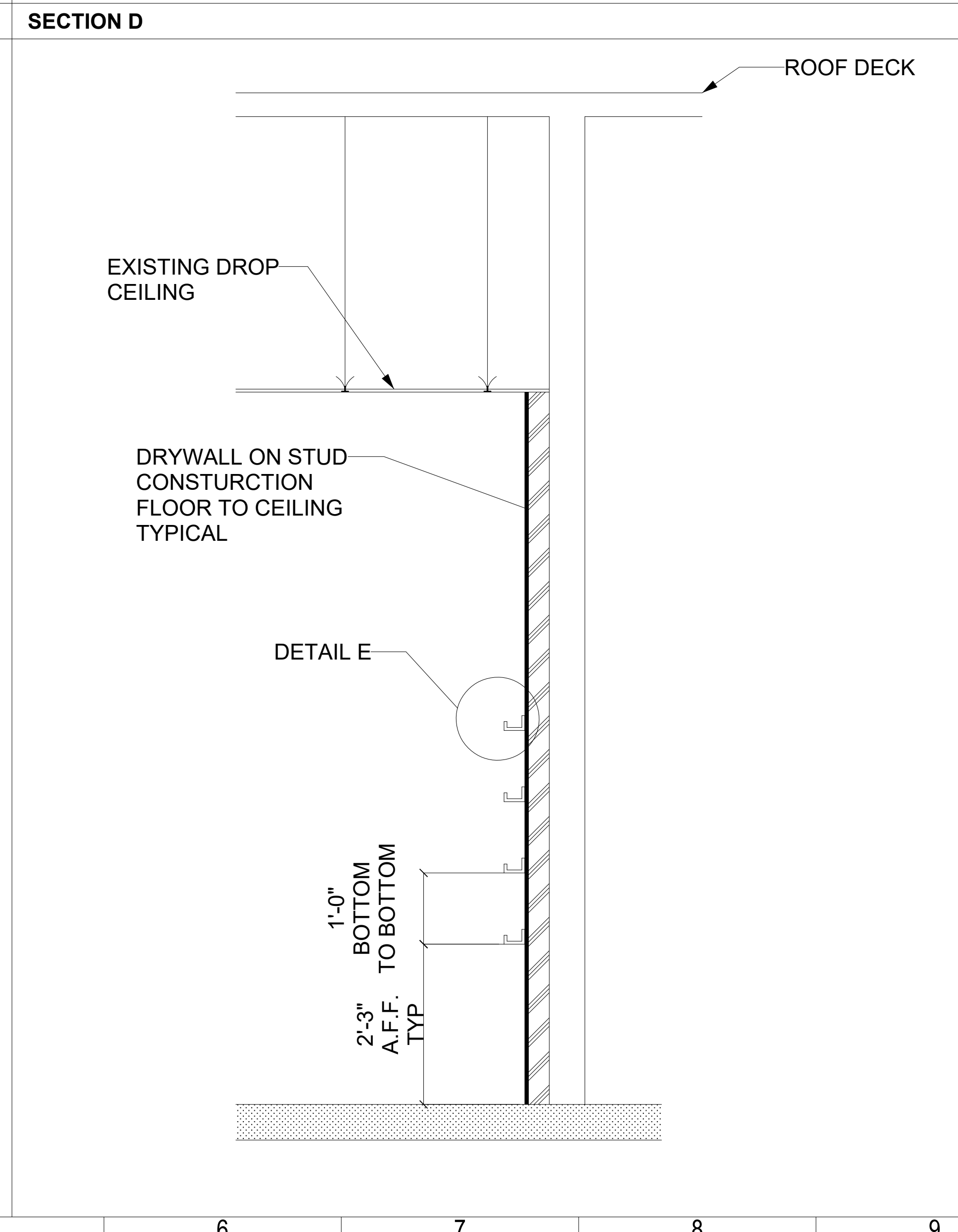
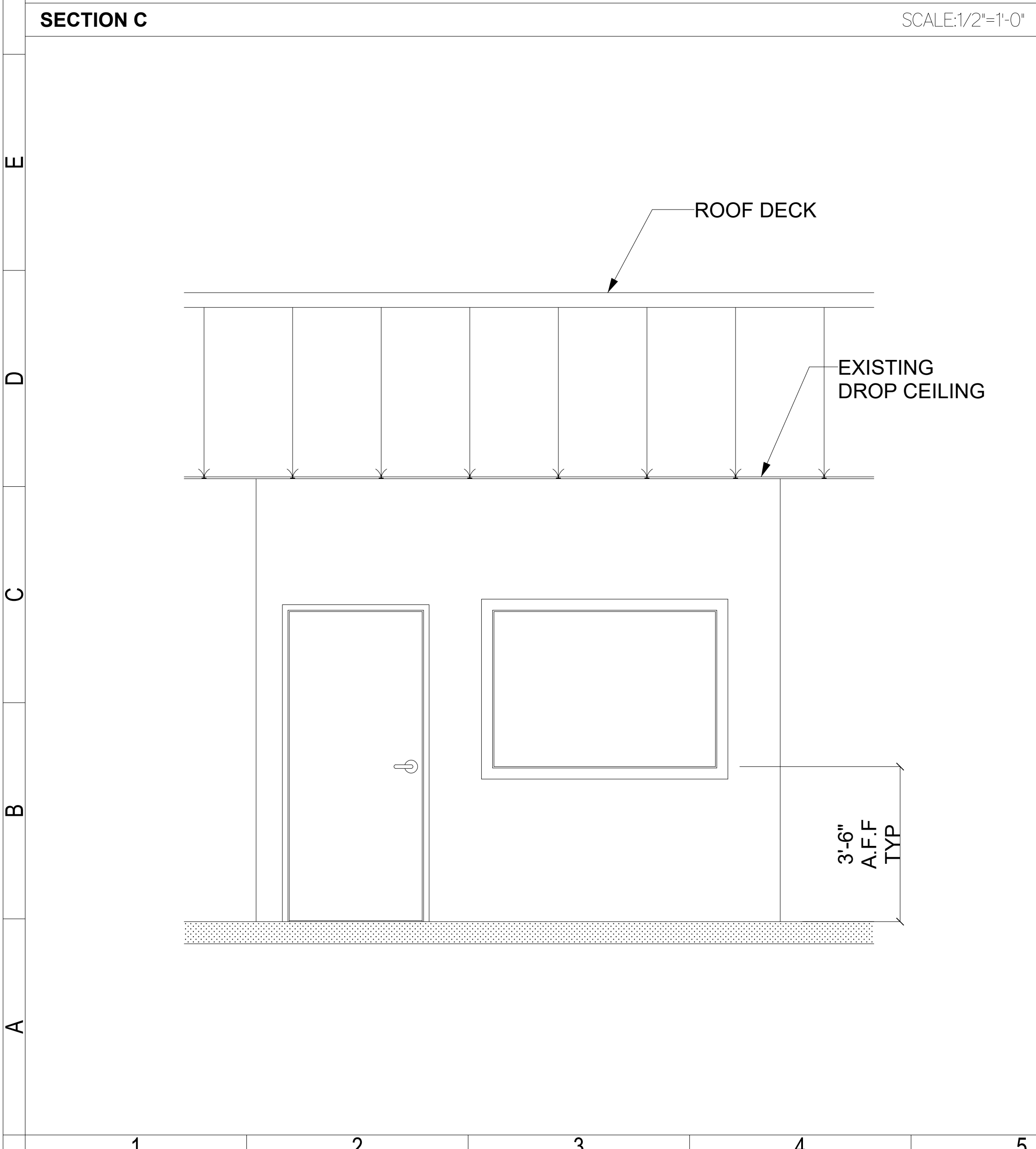
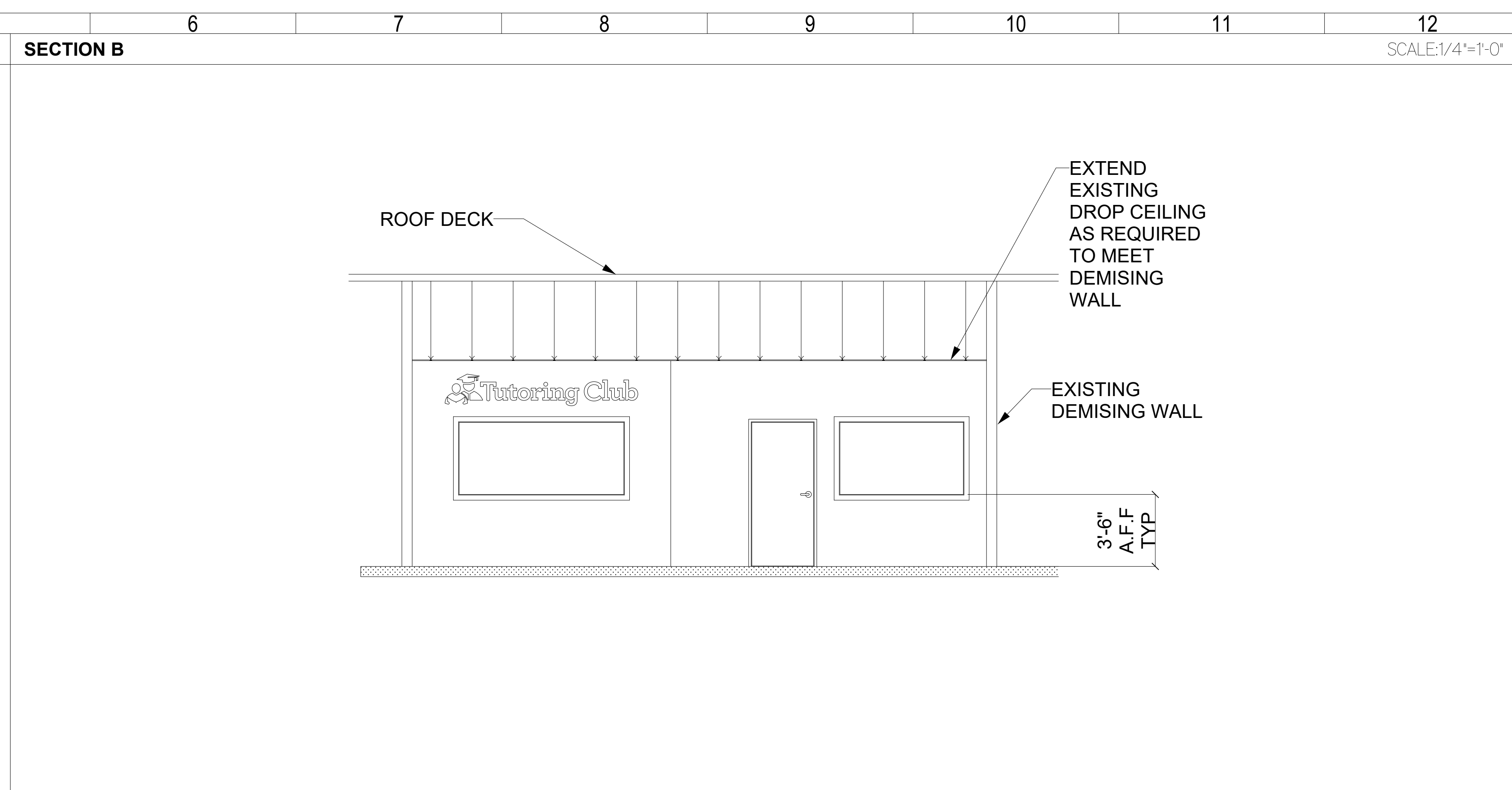
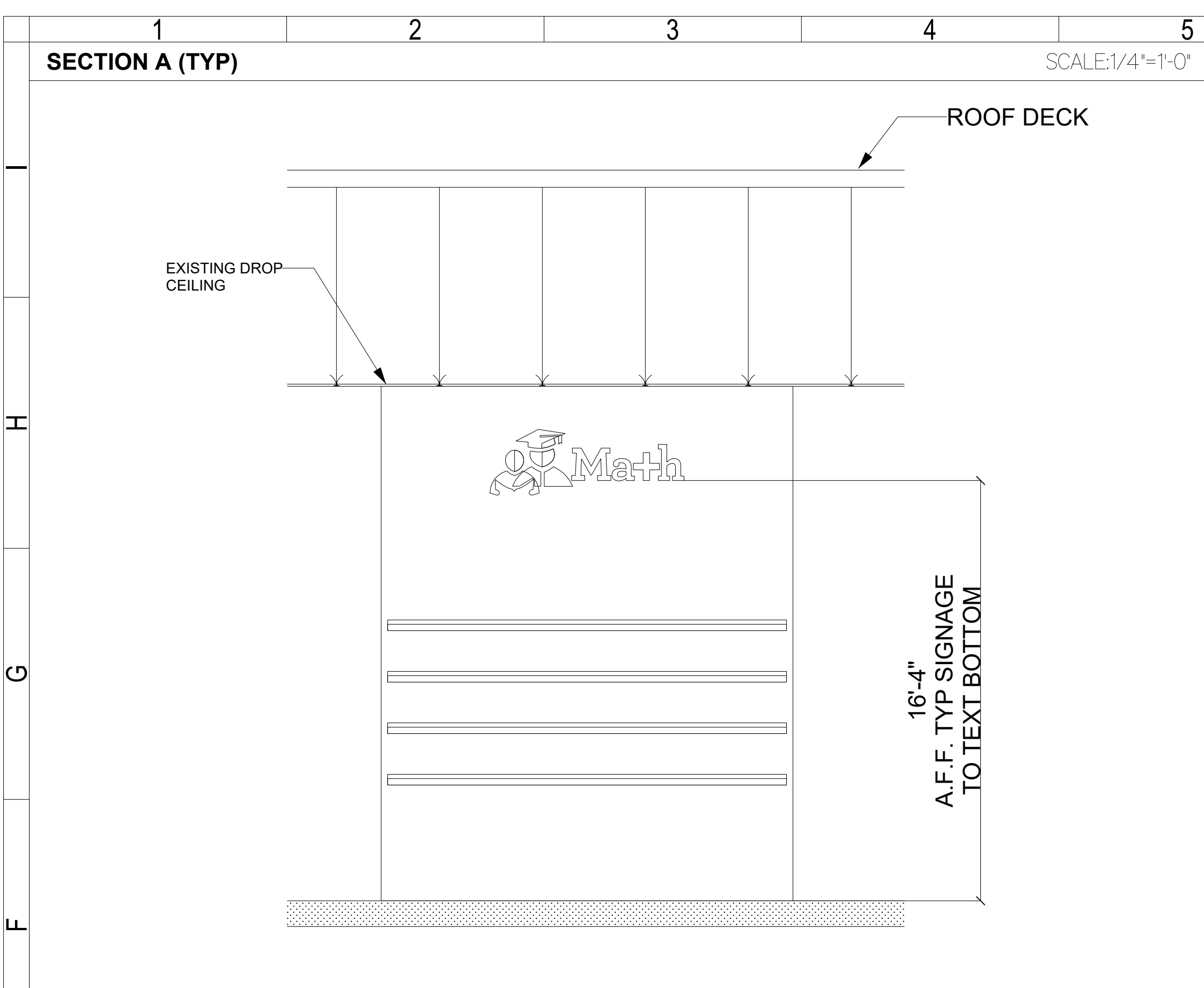
SCALE: AS NOTED

DRAWING TITLE

SECTION AND ELEVATION DETAILS

DRAWING NUMBER

A-3

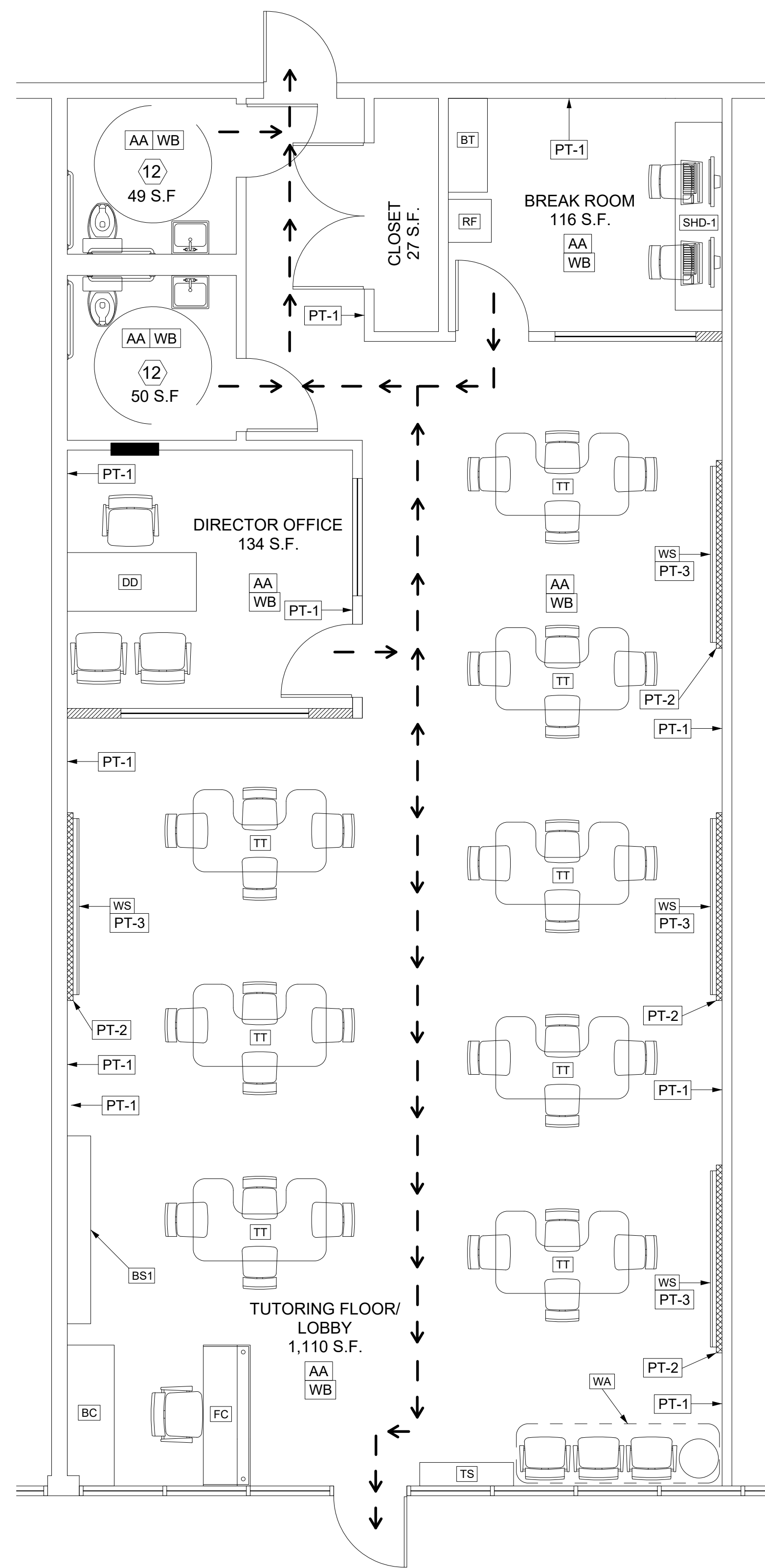


SECTION A (TYP)

SCALE: 1/4"=1'-0"

1 2 3 4 5 6 7 8 9 10 11 12

H
G
F
E
D
C
B
A



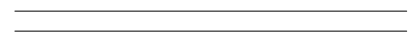




FIXTURE SCHEDULE:

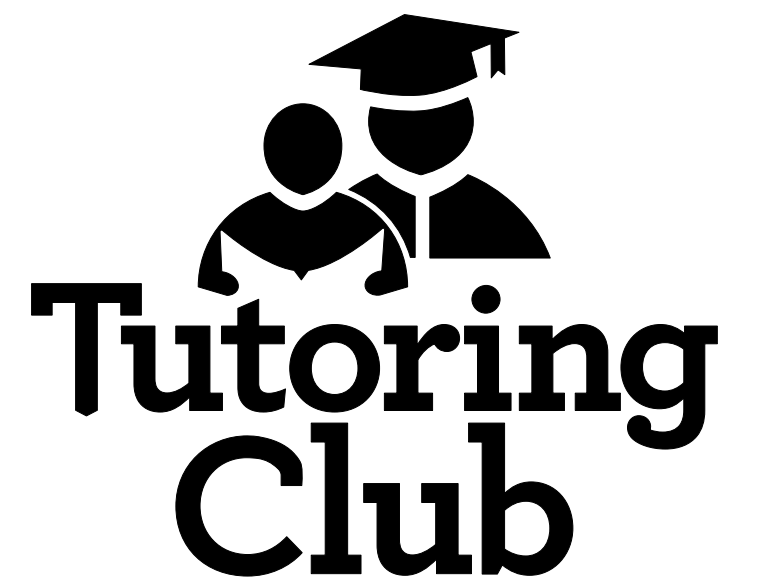
MARK	DESCRIPTION	FURNISH BY	INSTALL BY
FC	FRONT COUNTER: 6'-0" L. X 24"D. X 34" H. GLOSS WHITE LAMINATE FINISH.	T	G.C.
BC	BLACK COUNTER: 6'-0"L X24"DX30"H.,GLOSS WHITE LAMINATE FINISH.	T	G.C.
TS	TOY SHELF: 4'-0"L.X12"D.X60"H., MATTE WHITE LAMINATE FINISH.	T	G.C.
BS1	MAIN BINDER SHELF:8'-0"L.X12"D.X4'-0"H., MATTE WHITE LAMINATE FINISH.	T	G.C.
TT	TUTOR TABLE:5'-8"L.X3'-6"W.X28"H.,NEUTRAL LAMINATE TOP FINISH, LEGS BRUSHED NICKEL FINISH	T	G.C.
WS	WALL SHELF FIXTURE:9'-6"L.X3"D.X3"H., PAINTED FINISH PT-3.QTY(4) PER POPOUT WALL.	G.C.	G.C.
SHD-1	STUDY HALL WALL DESK:8'-0"L.X24"W.X30"H., MATTE WHITE LAMINATE FINISH.	T	G.C.
DD	DIRECTOR DESK:6'-0"L.X30"W.X30"H.,MATTE WHITE TOP FINISH, GLOSS WHITE LEG FINISH.	T	G.C.
WA	WAITING AREA FURNITURE. GRAY FABRIC, GRAY PAINTED LEGS. END TABLE MATTE WHITE LAMINATE FINISH.	T	G.C.
BT	BREAK AREA CAFE CART. 4'-0"L. X 20"D. X 36H., NATURAL WOOD TOP, NAVY PAINTED SIDES.	T	G.C.
RF	BREAK AREA MINIATURE REFRIGERATOR. 20"L. X 21"D. X 32H., BLACK OR STAINLESS STEEL FINISH.	T	G.C.

FINISH SCHEDULE:

MARK	DESCRIPTION	LOCATION
AA	REPUBLIC FLOORING 12 MM URBANICA COLLECTION. COLOR REUR760-12 SOHO.	ALL FLOORING AREAS
WB	WALL BASE: 6" H. X " THICK MOISTURE RESISTANT BASE BOARD, STYLE 34" THICK MOISTURE RESISTANT BASE BOARD, STYLE PER TENANT DESIGN, PAINTED FINISH PT-3	ALL AREAS
PT-1	SHERWIN WILLIAMS PROMAR400 HGSW 3456 BALL AND TWINE EGG SHELL FINISH	ALL AREAS
PT-2	SHERWIN WILLIAMS PROMAR 400 SW6249 STORM CLOUD - EGG SHELL FINISH	POPOUT FUR WALLS
PT-3	WALL SHELF PAINT: SEMI-GLOSS WHITE, BASE BOARDS DOORS, AND WALL SHELF FIXTURES.	WALL SHELVES BASEBOARDS

BUILD LEGEND:

-  STUD WALL TO REMAIN
-  STUD WALL/PARTITION WALL TO MATCH EXISTING
-  FURRED WALL POPOUT
-  FRAMED IN GLASS WINDOW
-  PATH OF TRAVEL



STORE #: 2325

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DESIGNER: E. SCHWARTZ

DATE: AUG. 2022

SCALE: AS NOTED

DRAWING TITLE

FIXTURE PLAN AND
FINISH SCHEDULE

DRAWING NUMBER


A-4




STAFF REPORT
PLANNING DIVISION

DATE: NOVEMBER 2, 2022

TO: PLANNING COMMISSION

**SUBMITTED BY/
REVIEWED BY:** CRYSTAL LANDAVAZO, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT 

PREPARED BY: GUILLERMO ARREOLA, PRINCIPAL PLANNER 

SUBJECT: PLN-21-00175 (TENTATIVE PARCEL MAP) – A REQUEST FOR A TENTATIVE PARCEL MAP TO SUBDIVIDE ONE PARCEL INTO TWO LETTERED LOTS

LOCATION: 11613 ADENMOOR AVENUE

ZONING: R-3

REPORT SUMMARY

Mohammed Azzam (hereinafter “the applicant”) is requesting approval of a Tentative Parcel Map (TPM) for the future construction of a two-unit, two-story townhome project. The subject site currently consists of one R-3 zoned lot located at 11613 Adenmoor Avenue. The proposed Tentative Parcel Map will subdivide the existing parcel for townhome purposes and sold as individual units. 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 APPROVING TENTATIVE PARCEL MAP NO. 74786 (PLN-21-00175) THEREBY ALLOWING THE SUBDIVISION OF AN EXISTING 8,450 SQUARE FOOT LOT ON PROPERTY LOCATED AT 11613 ADENMOOR AVENUE.

BACKGROUND

The subject property is located on the west side of Adenmoor Avenue, between Hall Road and Stewart & Gray Road. The site is improved with a 1,140 square foot single-family house and a garage with block walls along the north, south, and west property lines. The subject site is zoned R-3 (Multiple-Family Residential) with a General Plan Land Use Designation of “Low Medium Density Residential.” Properties in the vicinity of Hall Road, Bellflower Boulevard, and Stewart & Gray Road are developed with a variety of residential uses including single-family residences, duplexes, and multi-unit apartments. Adjacent properties include apartment complexes to the south and west, and a single-family residence to the north. Another apartment complex exists on the opposite side of Adenmoor Avenue to the east. Also, properties within

the R-1 5,000 (Single Family Residential) zone are located approximately 150' to the south of the subject site.



View from Adenmoor Avenue

On August 25, 2022, the applicant submitted an application for a proposed Tentative Parcel Map in order to subdivide the existing parcel into two parcels for townhome development purposes.

On September 16, 2022, staff deemed the application complete for further processing. On October 6, 2022, notice of pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500' of the subject area.

The October 19, 2022 Planning Commission meeting was canceled due to a lack of quorum and all public hearing items were moved to the November 2, 2022 Planning Commission meeting.

DISCUSSION

The property is zoned R-3, however, it will be developed to the R-2 development standards, as the property has a General Plan land use designation of Low Medium Density Residential (LMDR), which is equivalent to the R-2 zoning designation. The applicant is requesting approval of a Tentative Parcel Map to subdivide the 8,450 square foot parcel into two new parcels so that he can develop them with townhome units. As required by DMC §9948, the applicant is requesting the Planning Commission's approval of Tentative Parcel Map No. 74786. The subject site complies with the minimum lot size dimensions for lots in the R-2 zone, which allows up to one unit for every 2,500 square feet. The proposed density for the subject site is one unit for every 2,817 square feet of lot area, which is in compliance with the General Plan's Low Medium Density residential requirements. Please be aware that only the Tentative Parcel Map is under the purview of the Planning Commission, and the future development of the site with two proposed units, attached garages, and ADUs are permitted by right.

The applicant provided architectural renderings of the proposed development. The new development will consist of two attached, two-story townhomes, which are basically mirror images of themselves, and both measuring the same square footage. The development includes a contemporary architectural style, that includes a combination of wood siding, stone

vener, stucco, and an asphalt shingle roof. The townhomes will include decorative window surrounds and shutters on all first and second story windows. In addition, the applicant is proposing all façades to have “staggered” building lines in order to break-up the buildings’ two-story mass.

The Tentative Parcel Map was reviewed for compliance with the Subdivision Map Act and applicable Downey Municipal Code Regulations.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee and general comments were provided to Planning staff. The departments’ comments were included as part of the conditions of approval.

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. 15315 (Class 15, Minor Land Divisions). 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. Specifically, Class 15 exemptions consist of the division of property in urbanized areas zoned for residential uses into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available. The proposed TPM for townhome use is consistent with the site’s General Plan designation being that the designation is Low Medium Density Residential, which allows for this specific type of use. Lastly, the site is currently improved with all required utilities and public services as existing residential development exists.

FINDINGS

Pursuant to the requirements of Subdivision Map Act Article 1 Section 66474, staff recommends that the Planning Commission make the following findings to recommend the overall request:

1. *The proposed map is consistent with the General and Specific Plans.*

The TPM proposes to subdivide the existing parcel for townhome purposes, in order to construct two townhomes on an 8,450 square foot lot. The proposed TPM and future development is consistent with the General Plan, specifically supporting goals, policies, and programs of both the Land Use and Housing Elements. The proposed project is consistent with Goal 1.4 of the Land Use Element, and supported policies, which promotes not only harmonious residential development with surrounding neighborhoods (Policy 1.4.2), but also home ownership opportunities (Policy 1.4.3). In addition, the future housing development will help achieve Goal 2 and Policy 2.2 of the Housing Element, which encourages in-fill development and the recycling of land to provide adequate residential sites. As previously stated in the report, the project site also has a General Plan Land Use designation of Low Medium Density Residential, which supports the proposed townhome development.

2. *The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.*

The proposed subdivision complies with the Subdivision Map Act and applicable Downey Municipal Code Regulations. The site is located in the R-3 Zone, but will be developed in compliance with the R-2 zone development standards, as the site has a General Plan Land Use Designation of Low Medium Residential. The architectural design and overall scale of the buildings will be similar to those found in the neighborhood. The proposed development will be consistent with Policy 1.4.2 whereas the development will be no greater than two stories and will complement the neighborhood through a contemporary architectural design. In addition, based on the proposed building setbacks, the design of the project will also be consistent with Policy 1.4.2 by considering impacts to privacy, views, and sunlight on adjacent properties.

3. *The site is physically suitable for the type of development.*

The overall subject site measures 8,450 square feet in size, and approval of the TPM will create two lettered parcels for the development of two townhome units. As proposed, the future development of the site will comply with the maximum allowed. Based on the Tentative Parcel Map and architectural renderings provided, the proposed development will be able to meet all development standards for the R-2 zone, in compliance with the General Plan land use designation of Low Medium Density Residential. These standards include, lot coverage, setbacks, building height, dwelling unit size, parking, and landscaping. Therefore, the overall site is physically suitable for the type of development and future construction.

4. *The site is physically suitable for the proposed density of development.*

The Tentative Parcel Map will subdivide the existing 8,450 square foot parcel into two lettered parcels for townhome parcel map purposes. The subdivision of the existing site complies with General Plan land use designation of Low Medium Density Residential, which allows 9 to 17 units per acre, or one unit for every 2,500 square feet of lot area. The proposed density for the subject site is one unit for every 2,817 square feet of lot area, and thus the site is physically suitable for the proposed density of the development.

5. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The proposed Tentative Parcel Map facilitates a two-unit townhome development which will be constructed in a residential zone, situated adjacent to existing multi-family developments to the south, west and east. The proposed Tentative Parcel Map and two-unit residential townhome development is consistent with the intended use of the residentially designated property and is not anticipated to cause serious health problems in the area.

6. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

During the review of the preliminary title report for the subject site, there is a four (4) foot wide water main line easement running along the rear property line. The proposed building footprints will not be located on the existing easement. In addition, as part of the future plan check review process for the proposed development, the City's Building and Safety and Public Works Department will conduct further review of all plans to ensure appropriate compliance with all codes.

7. *The design of the subdivision of the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat.*

The subject site is in an urban setting surrounded by urban uses. There is also no known wildlife habitat in this area of the City. The proposed subdivision will be developed on a lot that is currently improved/disturbed with existing residential development. Therefore, the project would not cause substantial environmental damage to the site or its surrounding areas.

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 approve Tentative Parcel Map No. 74786 (PLN-21-00175), subject to the recommended conditions of approval.

EXHIBITS

- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Tentative Parcel Map No. 74786

Exhibit 'A' – Maps

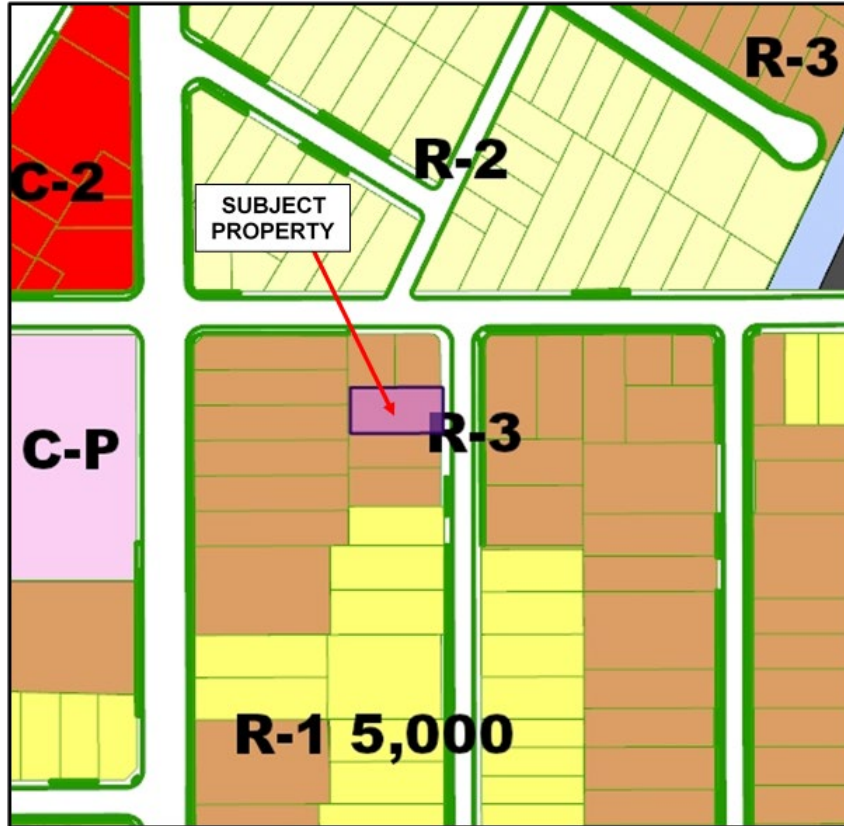


AERIAL PHOTOGRAPH

LOCATION MAP



ZONING MAP



RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING TENTATIVE PARCEL MAP NO. 74786 (PLN-21-00175), THEREBY ALLOWING THE SUBDIVISION OF AN EXISTING 8,450 SQUARE FOOT LOT ON PROPERTY LOCATED AT 11613 ADENMOOR 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 25, 2022, the applicant revised the project and submitted for a proposed Tentative Parcel Map in order to subdivide the existing parcel into two parcels for townhome development purposes; and,
- B. On September 16, 2022, staff deemed the application complete for further processing. On October 6, 2022, notice of pending public hearing was published in the Downey Patriot and mailed to all property owners within 500' of the subject area; and,
- C. The October 19, 2022 Planning Commission meeting was canceled due to a lack of quorum, and all public hearing items were moved to the November 2, 2022 Planning Commission meeting; and,
- D. The Planning Commission held a duly noticed public hearing on November 2, 2022, 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 the environmental impact of the proposed development has been reviewed and has been found categorically exempt from CEQA, pursuant to Guideline Section No. 15315 (Class 15, Minor Land Divisions). 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 15 exemptions consist of the division of property in urbanized areas zoned for residential uses into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available.

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

- A. The proposed map is consistent with the General Plan. The TPM proposes to subdivide the existing parcel for townhome purposes, in order to construct two townhomes on an 8,450 square foot lot. The proposed TPM and future development is consistent with the General Plan, specifically supporting goals, policies, and programs of both the Land Use and Housing Elements. The proposed project is consistent with Goal 1.4 of the Land Use Element, and supported policies, which promotes not only harmonious residential development with surrounding neighborhoods (Policy 1.4.2), but also home ownership opportunities (Policy 1.4.3). In addition, the future housing development will help achieve Goal 2 and Policy 2.2 of the Housing Element, which encourages in-fill

development and the recycling of land to provide adequate residential sites. As previously stated in the report, the project site also has a General Plan Land Use designation of Low Medium Density Residential, which supports the proposed townhome development.

- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The proposed subdivision complies with the Subdivision Map Act and applicable Downey Municipal Code Regulations. The site is located in the R-3 Zone, but will be developed in compliance with the R-2 zone development standards, as the site has a General Plan Land Use Designation of Low Medium Residential. The architectural design and overall scale of the buildings will be similar to those found in the neighborhood. The proposed development will be consistent with Policy 1.4.2 whereas the development will be no greater than two stories and will complement the neighborhood through a contemporary architectural design. In addition, based on the proposed building setbacks, the design of the project will also be consistent with Policy 1.4.2 by considering impacts to privacy, views, and sunlight on adjacent properties.
- C. The site is physically suitable for the type of development. The overall subject site measures 8,450 square feet in size, and approval of the TPM will create two lettered parcels for the development of two townhome units. As proposed, the future development of the site will comply with the maximum allowed. Based on the Tentative Parcel Map and architectural renderings provided, the proposed development will be able to meet all development standards for the R-2 zone, in compliance with the General Plan land use designation of Low Medium Density Residential. These standards include, lot coverage, setbacks, building height, dwelling unit size, parking, and landscaping. Therefore, the overall site is physically suitable for the type of development and future construction.
- D. The subject site is physically suitable for the proposed density of the development. The Tentative Parcel Map will subdivide the existing 8,450 square foot parcel into two lettered parcels for townhome parcel map purposes. The subdivision of the existing site complies with General Plan land use designation of Low Medium Density Residential, which allows 9 to 17 units per acre, or one unit for every 2,500 square feet of lot area. The proposed density for the subject site is one unit for every 2,817 square feet of lot area, and thus the site is physically suitable for the proposed density of the development.
- E. The design of the subdivision or type of improvements is not likely to cause serious public health problems. The proposed Tentative Parcel Map facilities a two-unit townhome development which will be constructed in a residential zone, situated adjacent to existing multi-family developments to the south, west and east. The proposed Tentative Parcel Map and two-unit residential townhome development is consistent with the intended use of the residentially designated property and is not anticipated to cause serious health problems in the area.
- F. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. During the review of the preliminary title report for the subject site, there is a four (4) foot wide water main line easement running along the rear property line. The proposed building footprints will not be

located on the existing easement. In addition, as part of the future plan check review process for the proposed development, the City's Building and Safety and Public Works Department will conduct further review of all plans to ensure appropriate compliance with all codes.

- G. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat. The subject site is in an urban setting surrounded by urban uses. There is also no known wildlife habitat in this area of the City. The proposed subdivision will be developed on a lot that is currently improved/disturbed with existing residential development. Therefore, the project would not cause substantial environmental damage to the site or its surrounding areas.

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 PLN-21-00175, subject to the Conditions of Approval attached hereto, 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.

Resolution No.
Downey Planning Commission

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

PASSED, APPROVED AND ADOPTED this 2nd day of November 2022.

Patrick Owens, 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 2nd day of November 2022, by the following vote, to wit:

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

Linda Thai
Deputy City Clerk

**TENTATIVE PARCEL MAP NO. 74786
(PLN-21-00175)
CONDITIONS OF APPROVAL**

PLANNING

1. The approval of this Tentative Parcel Map No. 74786 (PLN-21-00175) allows for the development of an 8,450 square foot parcel into a two-unit townhome project, on property located at 11613 Adenmoor Avenue.
2. Approval of PLN-21-00175 must be substantially compliance with Tentative Parcel Map No. 74786 and project plans dated August 25, 2022.
3. Approval of PLN-21-00175 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.
4. The use approved herein must be executed within one year of approval or shall be subject to revocation where this approval will be deemed null and void.
5. Approval of this Tentative Parcel Map No. 74786 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.
6. 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.
7. 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.
8. No later than November 17th, 2022, the applicant/property owner shall sign an affidavit of Acceptance of Conditions, as provided by the City of Downey.
9. The guest parking space shall not be assigned and be limited to 72-hour parking only and be duly marked.
10. All conditions of approval set forth in this resolution shall be complied with before the approval of the Tentative Parcel Map Permit becomes valid.

Resolution No.
Downey Planning Commission

11. Prior to the issuance of building and/or grading permits, the Final Parcel Map shall be approved by the City and recorded with the County of Los Angeles.
12. Prior to the recording of the Final Parcel Map, the applicant shall pay all Park in-lieu fees, as required by Municipal Code Section 9931.8.
13. Prior to the final of building permits, the applicant shall record CC&R's on the property to govern the maintenance, repair, and improvement of all common areas. This shall include, but may not be limited to, landscaping, all utilities, exterior of buildings, exterior lighting, and internal streets and walkways. Additionally, the CC&R's shall require the following:
 - a. Provisions restricting the use of each residential unit to use as a single-family residence;
 - b. Provisions establishing each individual unit owner's exclusive right to the use of not less than two (2) specifically designated covered parking spaces for each unit;
 - c. Require all garages be maintained in a manner to accommodate two vehicles at all times;
 - d. Require guest parking space be duly marked and not assigned to the residents;
 - e. Shall prohibit parking anywhere on the site, except in the garages and marked guest parking spaces.
 - f. CC&R's shall run with the land and shall not expire. Prior to the recording of the CC&R's, the applicant shall submit the CC&R's to the City Attorney for review and approval. A copy of the recorded CC&R's shall be provided to the City Planner to be filed with the City.
14. The owner/applicant shall remove or paint over any graffiti painted upon the premises, within twenty-four (24) hours.
15. Noise generated from the proposed use shall comply with Municipal Code Section 4600 et. seq. In any case, noise shall not exceed 65 dBA, as measured at the property line.
16. 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.
17. All signs shall comply with the requirements set forth in the Downey Municipal Code.
18. The applicant/owner shall incorporate anti-graffiti elements into the building design, such as non-porous coatings on exterior wall surfaces, plant materials, and anti-graffiti film on windows, subject to the approval of the Community Development Director.
19. Planting areas shall be maintained permanently, which includes proper watering, pruning, mowing of lawns, weed abatement, removal of litter, fertilizing, and replacement of plants and other materials when necessary.

20. Exterior lighting shall be un-switched and photo-sensor controlled. Exterior lights shall be on from dusk to dawn. Porch lights for the individual units shall be excluded from this condition.
21. All exterior lights on the property shall comply with Downey Municipal Code Section 9520.06 (Outdoor lighting standards for R-3 zoned properties). Said exterior lights 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.
22. 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 building and the public street.
23. The applicant/owner shall post signs to address noise and loitering on the subject site.
24. 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.
25. 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.
26. 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.
27. The driveway entrance shall have an enhanced paving system in the form of decorative pavers. The applicant shall provide brochures/samples of the proposed paving materials to the City Planner for review and approval prior to installation.
28. Each unit shall be photovoltaic ready and garages shall be electric vehicle charger ready.
29. The finish colors and materials for the townhome units shall be in conformance to the plans presented in the architectural plans approved under PLN-21-00175.
30. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m., Saturdays. There shall be no construction outside of these hours.

FIRE

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].
 - a) All proposed structures shall be required to have automatic fire sprinkler systems, including any accessory units.

32. 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]
33. 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]
34. 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]
35. Project construction shall comply with requirements set forth in the CA Building and Residential Codes for egress, construction type and height, etc.

BUILDING

36. All construction shall comply with the most recent adopted City and State building codes:
 - 2019 California Building Code
 - 2019 California Residential Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Fire Code
 - 2019 California Green Code
37. 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.
38. The Title Sheet of the plans shall include:
 - Occupancy Group
 - Occupant Load
 - Description of use
 - Type of Construction
 - Height of Building
 - Floor area of building(s) and/or occupancy group(s)
39. School impact fees shall be paid prior to permit issuance.
40. Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
41. All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
42. 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 consumptions light fixtures, and insulation and shall use to the extent feasible draught landscaping.

43. A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
44. 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.

PUBLIC WORKS

45. The owner/applicant shall demonstrate on the building plans that the proposed building(s) will not encroach onto or over the existing water utility easement.
46. 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.
47. The owner/applicant shall be required to complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.
48. 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).
49. The owner/applicant shall 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.
50. Encroachment Permit shall be issued to a contractor whom possess a valid State of California Contractor's License in the Classification of A, "General Engineering Contractor" or C-08, "Concrete Contractor".
51. The owner/applicant shall remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
52. The owner/applicant shall submit public improvement plan(s) for review and approval by Public Works Department.
53. The owner /applicant shall construct all driveway approaches as wide as the driveway or parking aisle they serve. The final layout and site driveway approach design shall be subject to approval by the Public Works Department.

54. Driveway approaches shall match driveway width as specified in City Standard Drawing No. 19.
55. 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).
56. Broken, uneven, or sub-standard sidewalk, driveway, pavement, curb and gutter along the property frontage shall be replaced to the satisfaction of the Department of Public Works. Contact the Public Works Inspection Office at (562) 904-7110 to have these areas identified just prior to applying for a Public Works Excavation Permit. The owner/applicant shall obtain all necessary plan approvals and permits and shall provide that the standards of improvements, construction materials, and methods of construction shall be in conformance with the Standard Plans and Specification for Public Works Construction and as modified by the City of Downey's Standard Plans and Specifications.
57. The owner/applicant shall provide that all construction graffiti created as part of this project in the public right of way to be removed.
58. The owner/applicant shall 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) for approval by the Engineering Division and Building and Safety Division. All 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 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.
59. The owner/applicant shall install pavement, which consists of a minimum section of 4" thick aggregate base, and a minimum 2-1/2" thick asphalt concrete pavement.

Water and Sewer Improvements

60. Any utilities and/or above ground utility structures that are in conflict with the development shall be relocated at the owner/applicant's expense. Owner/applicant shall coordinate the relocation with the utility owner and proper Public Works permit will need to be pulled.
61. The owner/applicant shall furnish and install a new (min. 1-inch) dedicated potable water service line, meter, and meter box for each unit.
62. The owner/applicant shall furnish and install a (min. 1-inch) dedicated water service line, meter, and meter box for the landscaping irrigation system.

Resolution No.
Downey Planning Commission

63. The owner/applicant shall furnish and install the public potable water improvements, including extension and/or replacement of existing mains and associated facilities, necessary to provide adequate fire flow and pressure to the site.
64. The owner/applicant shall install a sewer main and sewer lateral (to the front property line) for each unit in the subdivision, and shall provide that the design and improvements of sewers shall be to the standards of the City Engineering Division. Septic systems are not acceptable.
65. The owner/applicant is responsible for coordinating with and payment to the City and County Sanitation District of Los Angeles County for all sanitary sewer connection and capacity charges.
66. The owner/applicant shall provide separate sewer improvement plan sets for review and approval from the City of Downey Engineering Division.
67. The owner/applicant shall furnish and install dedicated fire protection lateral(s) including backflow devices, fire department connections and other appurtenances as required by the Department of Public Works and the Downey Fire Department. Such improvements may include removal and/or replacement of existing fire hydrants, laterals, backflow devices, and associated facilities with new facilities to current Downey standards and materials. Backflow devices, fire department connections, and associated appurtenances are to be located on private property and shall be readily accessible for emergency and inspection purposes. Backflow devices shall be screened from street view by providing sufficient landscaping to hide it.
68. The owner/ applicant shall confirm availability of adequate fire flow and pressure in accordance with the Department of Public Works and Downey Fire Department requirements.
69. The owner/applicant shall retrofit existing fire hydrant(s) 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.
70. The owner/ applicant shall furnish and install backflow device(s) in accordance with the Department of Public Works and the State and County Department of Health Services requirements.
71. The owner/applicant shall provide and record utility easement(s) for access to, and inspection and maintenance of, public water lines, meters and appurtenances, and backflow devices.
72. 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.
73. The owner/applicant shall provide separate water improvement plan sets for review and approval from the City of Downey Utilities Division consisting of the following:
 - a. Potable Water Improvement Plans (all City-owned potable water and fire service lateral improvements)

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.

Improvement plans for potable main improvement shall be both plan and profile.

74. Upon completion of water improvements, owner/applicant shall submit red-lined construction plans to City noting all changes to the plan and profile of all water improvements installed. Such changes shall be incorporated into a final record drawing mylar which shall be signed and stamped by the original engineer and/or architect of record and submitted to the City along with digital files (AutoCAD – latest edition).

NPDES/Low Impact Development

75. The 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 Storm Water Quality Management Plan (SQMP).
76. Owner/applicant shall comply with the Low Impact Development requirements. The owner/applicant shall provide separate Low Impact Development plan and report for review and approval from the City of Downey Engineering Division.
77. 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.
78. If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
79. Paint property address numbers (4” height) on the curb face in front of the proposed development to the City’s satisfaction.
80. The owner/applicant shall obtain all necessary plan approvals and permits.

Subdivision

81. The owner/applicant shall provide that no easements of any type be granted over any portion of the subdivision to any agency, utility or organization (private or public), except to the City of Downey prior to recordation of the tract map. The owner/applicant shall grant easements in the name of the City, including:
 - a. Vehicular easements
 - b. Walkway easements
 - c. Drainage easements
 - d. Utility easements
82. The filed map shall comply with the latest edition of the state subdivision Map Act, the City of Downey Municipal Code and all the applicable state and local laws. Prior to recordation, the Applicant shall:
 - a. Prepare map under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor. The map must be processed through the Dept. of Public Works prior to being filed with the County Recorder.

Resolution No.
Downey Planning Commission

- b. A preliminary Title Report (or a chain of title) prepared by the title company for the subdivision is required showing all fee interest holders and encumbrances. An updated title report shall be provided (not older than 90 days) before the final tract/parcel map is released for filing with the County Recorder.
 - c. Monumentation of the tract/parcel map boundaries, street centerline and lot boundaries is required for a map based on a record of survey. In the absence of such record, a licensed land surveyor shall set up all the missing monumentation.
 - d. Upon City Council approval, the final tract/parcel map shall be filed by the Engineer of Record with the Los Angeles County Public Works Department for its recordation. One (1) Mylar copy of the filed map shall be submitted to the City Dept. of Public Works prior to Certificate of Occupancy.
 - e. Certificate of Occupancy is contingent upon the completion the public improvements required in these conditions. If the improvements are not completed prior to approval of the map, the owner/applicant must enter into a subdivision agreement and post a necessary Faithful and Performance Bond in the amount estimated by the Public Works Dept. guaranteeing the completion of the improvements.
83. Provide proof establishing that the Tract Map was created in accordance with subdivision requirements (deed prior to City incorporation with current metes and bounds description, City subdivision action, or other proof).
84. Upon completion of the Parcel Map owner/applicant shall submit submitted to the City digital files (AutoCAD – latest edition).

Attachment A
Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Projects/Certification Statement

The following is intended as an attachment for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size.

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Project Name: _____

Project Address: _____

Print Name _____

(Owner or authorized agent of the owner)

Signature _____ Date _____

(Owner or authorized agent of the owner)

Building Footprint

Name	Area
ADU #1	838 SF
ADU #2	838 SF
UNIT #1	830 SF
UNIT #1 GARAGE	423 SF
UNIT #2	830 SF
UNIT #2 GARAGE	423 SF
Total	4181 SF

GARAGES

Name	Area	Use
UNIT #1 GARAGE	423 SF	
UNIT #2 GARAGE	423 SF	
Total	845 SF	

PAVED AREA

Name	Area
PAVED AREA	1136 SF
PAVED AREA	1324 SF
Total	2460 SF

Site Area Calculations

Area Usage	Area - Sq. Ft.	% Allowed	% Provided
Lot Coverage	4,181	50%	49.5%
Paved Area	2,460		29.1%
Planted Area	1,805		21.4%
Total	8,450	N/A	100%

LANDSCAPED AREA

Name	Area
FRONT SETBACK	678 SF
LANDSCAPED AREA	844 SF
LANDSCAPED AREA A	16 SF
LANDSCAPED AREA B	167 SF
LANDSCAPED AREA C	16 SF
LANDSCAPED AREA D	87 SF
LANDSCAPED AREA F	1805 SF

TENTATIVE PARCEL MAP No. 74786

IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF LOT "A" OF TRACT 6003
 AS PER MAP RECORDED IN BOOK 69, PAGE 90 OF MAPS IN THE
 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
 FOR CONDOMINIUM PURPOSE

ABBREVIATIONS :

- AB = AGGREGATE BASE
- AC = ASPHALT PAVEMENT
- AD = AREA DRAIN
- BRMP = BOTTOM OF RAMP
- CB = CATCH BASIN
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
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- TS = TRAFFIC SIGNAL
- TW = TOP OF WALL
- WDFCE = WOOD FENCE
- WIFCE = WROUGHT IRON FENCE
- WM = WATER METER
- WV = WATER VALVE
- (0.0) = EXISTING ELEVATION
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APN: 6284-014-015

EASEMENT NOTES :

NOTE : TITLE ITEMS PER FIDELITY NATIONAL TITLE DATED OCTOBER 7, 2021 ORDER 989-30075356-LD1. ITEMS NO. INSIDE HEXAGONAL INDICATES THAT THESE ITEMS ARE PLOTTED ON THE MAP WITH THE SAME SYMBOL AND ITEM NO.

- ⑥ EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES IN BOOK 22664, PAGE 120 OF OFFICIAL RECORDS.
- ⑦ EASEMENT FOR PUBLIC STREET, ROAD AND HIGHWAY RECORDED ON MAY 15, 1944 IN BOOK 23153, PAGE 360 OF OFFICIAL RECORDS.
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- ⑩ EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY PURPOSES RECORDED ON MARCH 30, 1964 IN BOOK D2413 PAGE 126 OF OFFICIAL RECORDS.

BASIS OF BEARING :

THE BEARING OF N 89° 53' 50" E OF THE CENTERLINE OF HALL ROAD AS SHOWN ON RECORD OF SURVEY NO. R.S. 57-11 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCHMARK :

FOUND RDBM TAG IN WEST CB. S/O BCR AT SW CORNER OF WOODRUFF AVENUE & STEWART AND GRAY ROAD.

ELEV. = 106.091 (2005)

OWNER

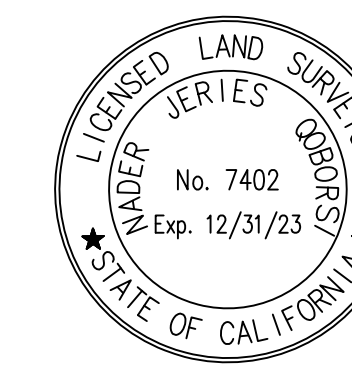
KHM DOWNEY DEVELOPMENT LLC
 CONTACT PERSON: MOHAMMED AZZAM
 TEL: (310) 625-3000

NOTES:

1. EXISTING ZONING: R2
2. PROPOSED USE: MULTI-FAMILY 2 UNITS SUBDIVISION
3. SEWAGE DISPOSAL: EXISTING PUBLIC SEWER
4. DRAINAGE TOWARDS THE STREET CONTROLLED BY BMP'S
5. WATER SUPPLY IS VIA PUBLIC WATER
6. THE PROJECT IS NOT WITHIN KNOWN HAZARDOUS AREA
7. TOTAL GROSS SITE AREA IS 8450 SF
8. ALL EXISTING ONSITE IMPROVEMENTS TO BE DEMOLISHED

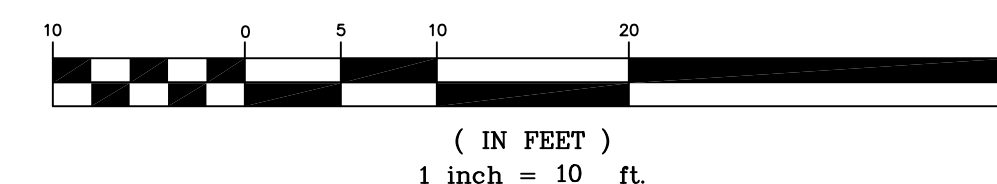
LEGEND

- P.C.C. SLAB
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- BLOCK WALL
- WOOD FENCE
- CENTER LINE
- GAS LINE
- SEWER LINE
- DIRECTION OF DRAINAGE



PREPARED UNDER THE SUPERVISION OF
 NADER J. QOBORS, PLS 7402 EXP. 12/31/23

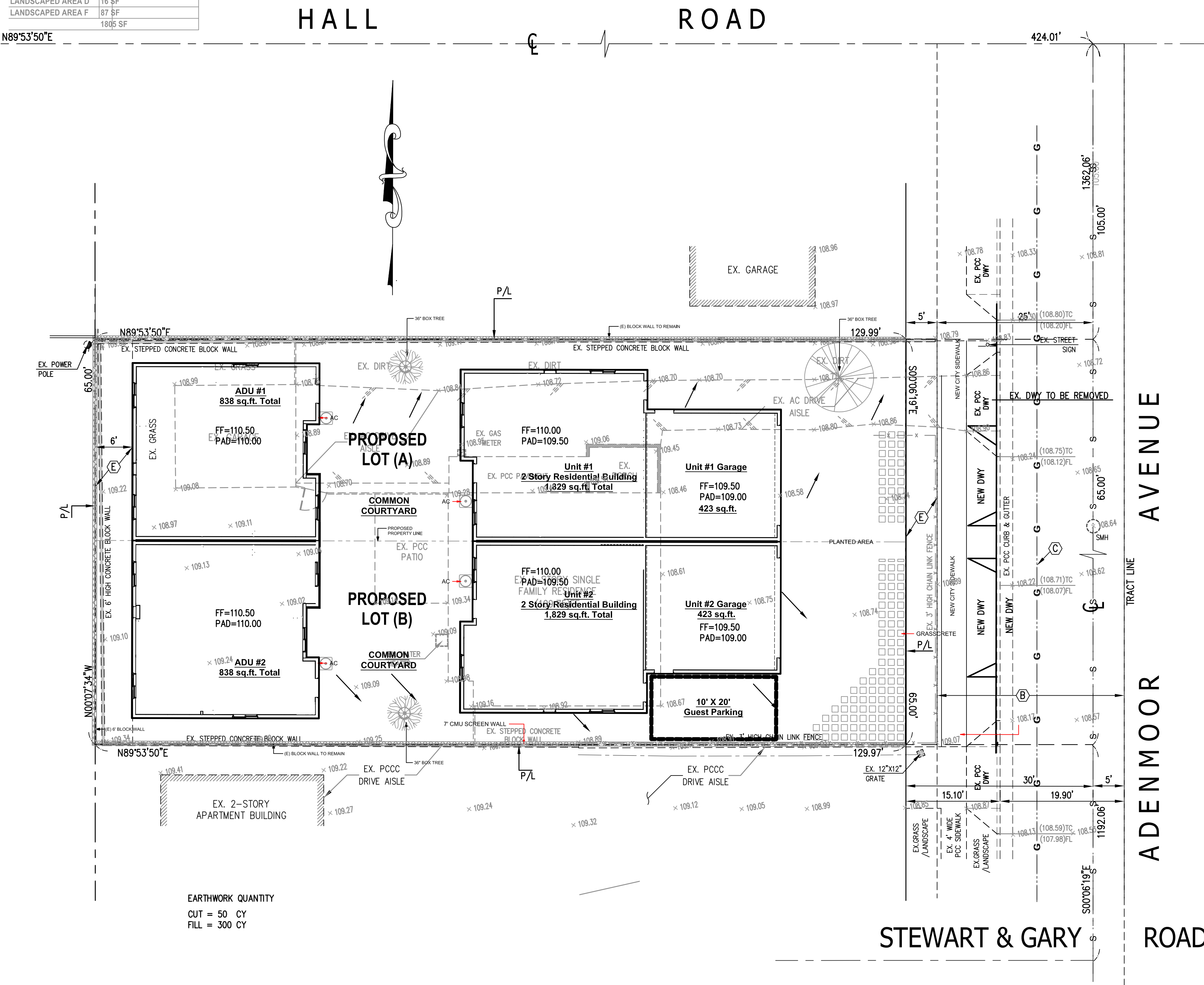
GRAPHIC SCALE



FORESIGHT ENGINEERING INC.
 CIVIL ENGINEERING & LAND SURVEYING
 17621 IRVINE BLVD, SUITE 210
 TUSTIN, CA 92780
 TEL (714)542 1214 • FAX (714)542 0117

TENTATIVE PARCEL MAP No. 74786
 11613 ADENMOOR AVENUE,
 DOWNEY, CA 90241

DRAWING PREPARED FOR: KHM DOWNEY DEVELOPMENT LLC		
DRAWN BY: JLB	SCALE: 1" : 10'	8/06/2022
CHECKED BY: NJQ	PROJ. NO. 411-107	SHEET 1 OF 1



EARTHWORK QUANTITY
 CUT = 50 CY
 FILL = 300 CY

HALL ROAD

ADENMOOR AVENUE

ADENMOOR AVENUE

STEWART & GARY ROAD

ABBREVIATIONS :

AB	=	AGGREGATE BASE
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SCALE: 1" = 10'

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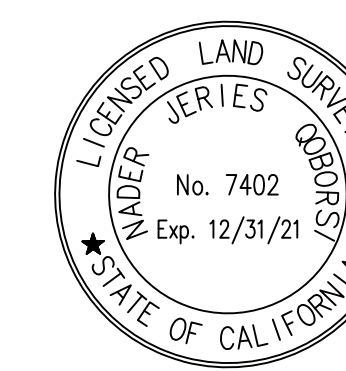
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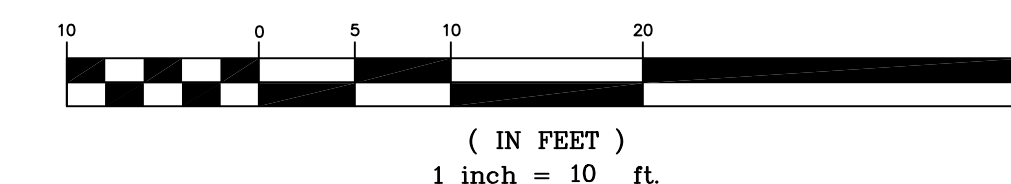
LEGEND

P.C.C. SLAB	
WROUGHT IRON FENCE	
CHAIN LINK FENCE	
BLOCK WALL	
WOOD FENCE	
TOP OF SLOPE	
TOE OF SLOPE	
TREES	
STUMP	
PALM	



PREPARED UNDER THE SUPERVISION OF
NADER J. QOBORS, PLS 7402 EXP. 12/31/21

GRAPHIC SCALE



FORESIGHT ENGINEERING INC.
CIVIL ENGINEERING & LAND SURVEYING
17621 IRVINE BLVD, SUITE 210
TUSTIN, CA 92780
TEL (714)542 1214 • FAX (714)542 0117

TOPOGRAPHIC SURVEY
11613 ADENMOOR AVENUE,
DOWNEY, CA 90241

DRAWING PREPARED FOR:		
DRAWN BY: JLB	SCALE: 1" = 10'	10/06/2021
CHECKED BY: NJQ	PROJ. NO. 411-107	SHEET 1 OF 1



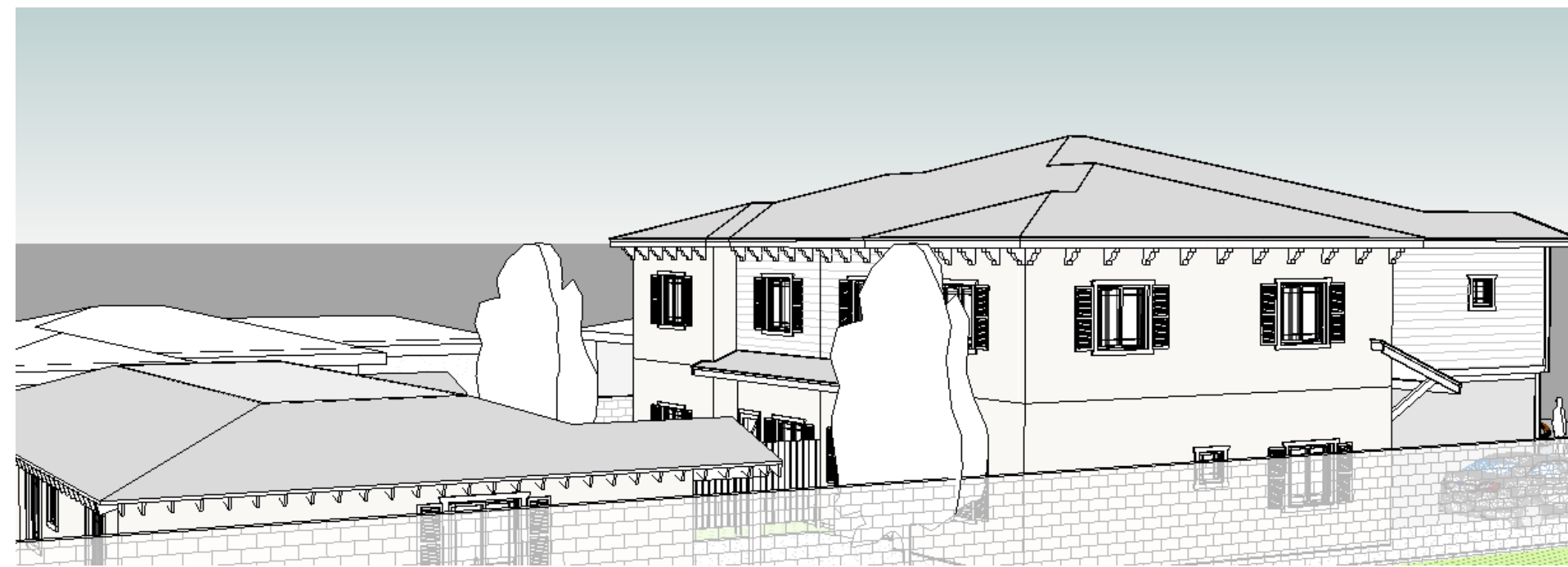
SOUTH ELEVATION



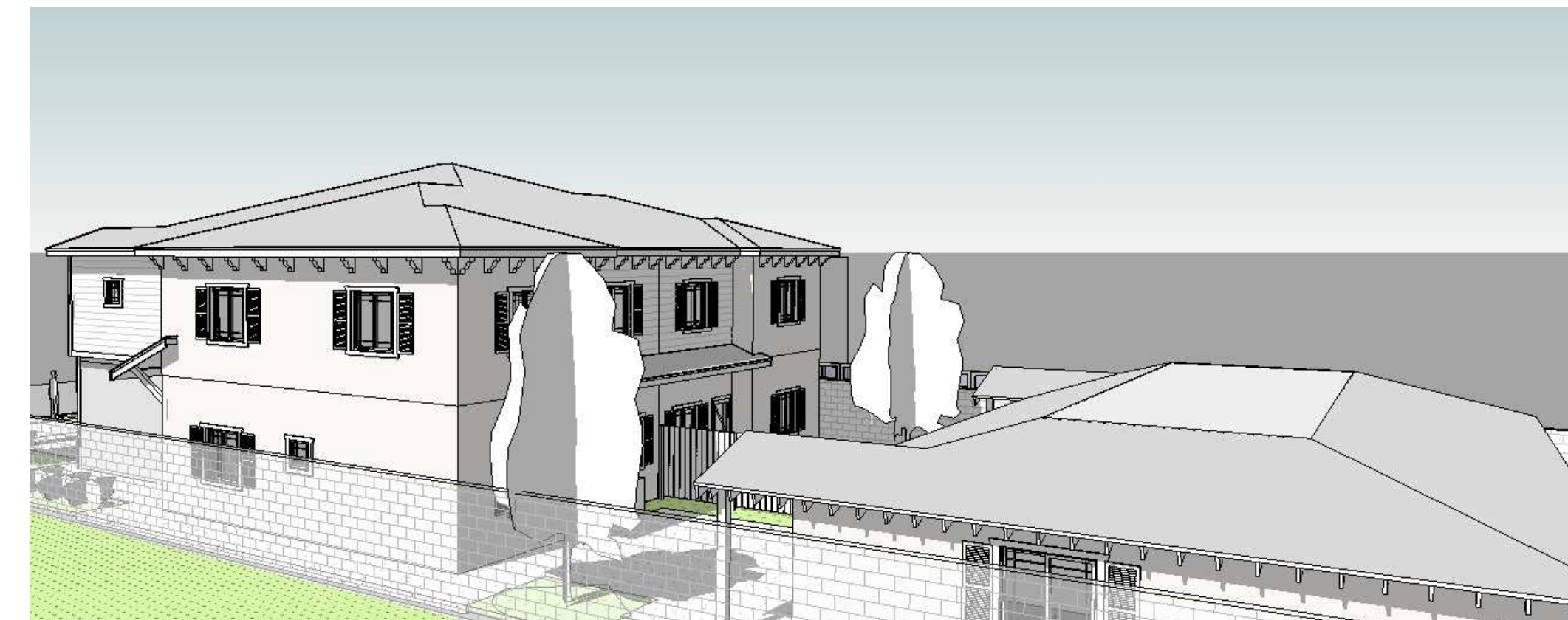
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SITE EAST LEFT



SITE EAST RIGHT

ARCHISSANCE

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(949)215-1544
info@archissance.com
www.archissance.com

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2022 - ARCHISSANCE DESIGN GROUP

CONSULTANT

STAMP

PROJECT

Adenmoor Downey Condos

PROJECT ADDRESS

**11613 Adenmoor Ave
Downey, CA 90241**

OWNER

**KMH Downey Investments LLC
15228 Cherise Ave.
Gardena , CA 90249**

CONCEPTUAL DESIGN

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

PERSPECTIVES

PROJECT NO. 20-012

DRAWN BY RS

CHECKED BY SH

SCALE

DATE: 9/2/21


SHEET NUMBER


A0.20

Scale

DATE: NOVEMBER 2, 2022

TO: PLANNING COMMISSION

SUBMITTED BY: CRYSTAL LANDAVAZO, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT 

PREPARED BY: GERARDO MARQUEZ, ASSOCIATE PLANNER 

SUBJECT: **PLN-22-00120 LOT MERGER REQUEST TO MERGE SIX (6) CONTIGUOUS LOTS INTO ONE (1) SINGLE LOT OF APPROXIMATELY SEVEN (7) ACRES LOCATED AT 11000 FLORENCE AVENUE WITHIN THE FLORENCE AVENUE/ I-5 SPECIFIC PLAN 90-1 AREA**

LOCATION: 11000 Florence Avenue

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

REPORT SUMMARY

The applicant requests approval of a lot merger to consolidate six (6) contiguous lots into one single lot measuring approximately seven (7) acres. If approved, the proposed Resolution for PLN-22-00120 will incorporate appropriate conditions for the new proposed building and use, consistent with prior approval of PLN 21-00043 for a new dealership and service use.

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 APPROVING PLN-22-00120 A LOT MERGER TO CONSOLIDATE SIX (6) CONTIGUOUS LOTS INTO ONE (1) SINGLE LOT, LOCATED AT 11000 FLORENCE AVENUE, WITHIN THE FLORENCE AVE/ I-5 SPECIFIC PLAN 90-1 AREA

BACKGROUND

On September 21, 2022, the Planning Commission approved a Site Plan Review application for a new 81,915 square foot car dealership building with roof deck parking, a detached service building and additional site improvements. The approval also included a request for a Conditional Use Permit to allow for the ancillary operation of a service center, auto body shop and quick lube in conjunction with a car dealership. Lastly, the commission also approved a Variance to allow for: (1) deviation from the required front setback, (2) perimeter fence height deviation, (3) light fixtures height deviation and (4) vehicular access via Dollison Drive. As a condition of this approval, the consolidation of the underlying parcels is required prior to the issuance of building permits.

On September 6, 2022, the applicant applied for a Lot Merger for the consolidation of the six (6) lots. Staff deemed the application complete and moved forward with processing of the merger. This application was submitted separately given that the current owner of the site did not fully own all six parcels when the development plans were originally submitted. The owner has since acquired all parcels and is moving forward with the Lot Merger application.

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 October 20, 2022.

DISCUSSION

Section 66499.20-3/4 of the California Government Code, State Subdivision Map Act, permits merger of parcels when contiguous parcels are held in common. It is the intent of the City to permit parcel mergers, since mergers will create larger parcels, furthering good planning practices and revitalization of the City (Downey Municipal Code 9960.01).

The consolidation of the six lots will comply with standards of the underlying specific plan in that it specifically calls for no parcel within the specific plan area to be smaller than one (1) acre in size. Merging of the lots will result in a 7.026-acre site (306,055 square feet). Additionally, no new easements or parking agreements will be required given that the entire site will be developed and operated by a single operator.

The new lot will serve as the site for a new 81,915 square foot multi-story building operated as The Honda World Car Dealership. The applicant currently operates at two sites adjacent to the project site directly to the south at 11136 Dollison Drive and to the west at 10645 Studebaker Road. Once the proposed development is complete, the service operation use at 11136 Dollison Drive shall be relocated to the newly developed site. The Studebaker Road site will be utilized as part of the Honda World Center by featuring other Honda products while new vehicle sales will be the focus of the new development on the subject site.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee (DRC) and comments were provided to Planning staff. Standard conditions were provided by all departments that are in line with the already approved development of the site. Department comments were incorporated into the conditions of approval for the project.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed Site Plan Review 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. 15302 (Class 2, Replacement or Reconstruction). 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 the California Environmental Quality Act. Class 2 exemptions allow the replacement of a commercial structure on the same site, provided the new structure has substantially the same size, purpose, and capacity. It is staff's opinion that the proposed lot merger shall allow the project to accomplish the same purpose of former uses on the site at the

same capacity, thus qualifies for the Class 2 exemption. Additionally, the Specific Plan was established along with an adopted Environmental Impact Report (EIR) which identifies the proposed use along with the ancillary uses.

FINDINGS

In accordance with Section 9960.09, staff has developed the following findings to support the approval of the requested lot merger application.

A. The merged parcel conforms with the general plan, zoning ordinance and the applicable specific plan.

The subject site is within the Florence Avenue/I-5 Specific Plan. According to the Specific Plan, *“it is intended to provide attractive, high intensity, revenue producing commercial developments”*. Additionally, in accordance with the Specific Plan, the project will “provide the specific plan area with a unified character through compatible development and complementary site planning and building design”. The merging of the parcels shall facilitate the development of the car dealership site. Furthermore, consolidation of the six lots shall comply with standards of the underlying specific plan in that it specifically calls for no parcel within the specific plan area to be smaller than one (1) acre in size. Merging of the lots will result in a 7.026-acre site (306,055 square feet). Merging the parcels and developing the subsequent project will also implement several General Plan programs and a General Plan goal. Programs include: 1) Encourage the grouping of small or odd- shaped parcels in order to create more viable developments and 2) Minimize parking demand and spillover effects onto adjacent streets and properties. The proposed lot merger will accomplish both of these goals.

B. Development of the merged parcel creates no public health, safety or welfare hazards.

The combined area of the newly-merged parcel, 7.026-acres (306,055 square feet), is of sufficient size to avoid public health, safety and welfare hazards. This project will help facilitate the development of a car dealership and is consistent with current practices, as well as provides an upgrade to the aesthetics of the area. The consolidation of the lots will facilitate the development of the property and will enhance the streetscape, thus promoting better health, safety, and welfare of those who work or reside in the area.

C. The merged parcel has adequate access and is served by all necessary utilities.

Access to the merged site will be provided through four access points throughout the site. Two access points will be provided along Studebaker Road, one along Florence Avenue and one (1) on Dollison Drive. The existing transportation infrastructure and available parking facilities are adequate to support the type and quantity of traffic generated by the proposed use. In addition, it adheres to the standards of the Planning Division and the design requirements of the Public Works Department. All utilities are already in

place to serve the merged lot and its improvements.

D. The merged parcel consists of legally - created standard parcels, owned in common by the same person(s).

The properties under consideration are held in common ownership by MHM Real Estate Holdings, LLC, and they presently are legal lots; the subject site is currently vacant. Per the Commission's September 21, 2022 approval of PLN 21-00043, the site is slated to be developed as a new 81,915 square foot car dealership with ancillary uses. As a condition of approval these lots must be merged prior to issuance of building permits.

E. The merged parcel does not require right-of-way or utility easement dedications. The merged parcel does not require parking or access agreements.

The merging of the subject sites shall not create any new easements or require parking agreements given that the entire site will be operated by a single operator. Additionally, the subject site shall be developed as a car dealership which will encompass the entire site and no other business will be developed in conjunction or part of said development.

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 approving Lot Merger (PLN-22-00120).

EXHIBITS

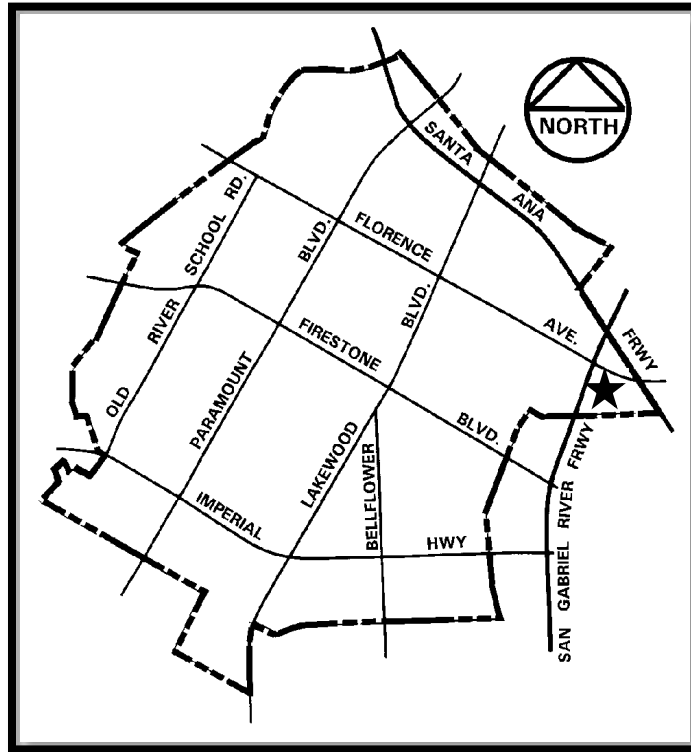
- A. Aerial Photograph, Location Map & Zoning Map
- B. Resolution and Conditions of Approval
- C. Set of Plans and proposed Legal Description

Exhibit 'A' – Maps

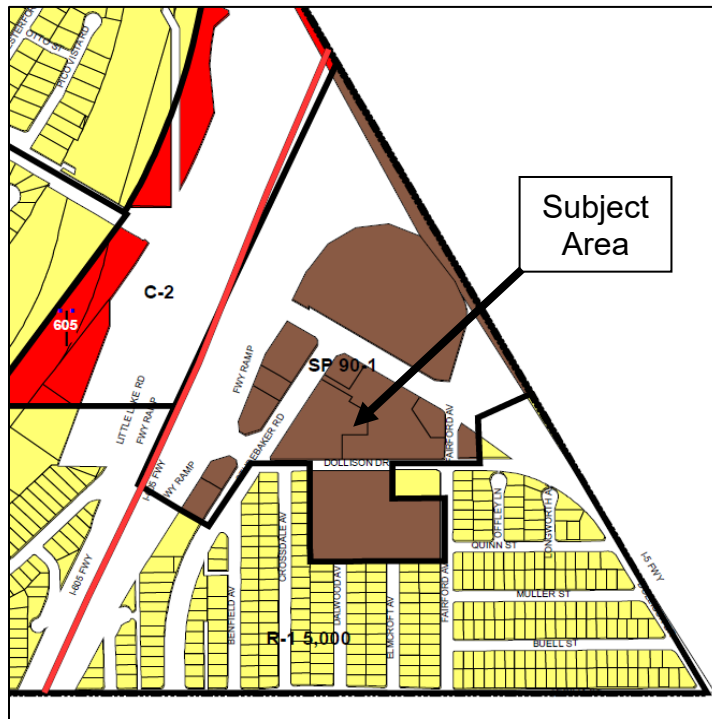
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-22-00120 A LOT MERGER TO CONSOLIDATE SIX (6) CONTIGUOUS LOTS INTO ONE (1) SINGLE LOT, LOCATED AT 11000 FLORENCE AVENUE, WITHIN THE FLORENCE AVE/ I-5 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 September 6, 2022, the applicant applied for a Lot Merger for the consolidation of the six (6) lots. At the time staff deemed the application complete and moved forward with processing of the merger and,
- B. On September 21, 2022, the Planning Commission held a duly noticed public hearing and approved PLN 21-00043 for the development of new car dealership building and ancillary service uses. A condition of PLN 21-00043 was to consolidate all underlying lots into a single lot prior to issuance of building permit and,
- C. On October 20, 2022, notice of the pending application published in the *Downey Patriot* and mailed to all property owners within 500' of the subject site; and,
- D. The Planning Commission held a duly noticed public hearing on November 2, 2022, 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 that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15302 (Class 2, Replacement or Reconstruction). 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 the California Environmental Quality Act. Class 2 exemptions allow the replacement of a commercial structure on the same site, provided the new structure has substantially the same size, purpose, and capacity. It is staff's opinion that the proposed lot merger shall allow the project to accomplish the same purpose of former uses on the site at the same capacity, thus qualifies for the Class 2 exemption. Additionally, the Specific Plan was established along with an adopted Environmental Impact Report (EIR) which identifies the proposed use along with the ancillary uses.

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

- 1. The merged parcel conforms with the general plan, zoning ordinance and the applicable specific plan.**

The subject site is within the Florence Avenue/I-5 Specific Plan. According to the Specific Plan, "*it is intended to provide attractive, high intensity, revenue producing*

commercial developments". Additionally, in accordance with the Specific Plan, the project will "provide the specific plan area with a unified character through compatible development and complementary site planning and building design". The merging of the parcels shall facilitate the development of the car dealership site. Furthermore, consolidation of the six lots shall comply with standards of the underlying specific plan in that it specifically calls for no parcel within the specific plan area to be smaller than one (1) acre in size. Merging of the lots will result in a 7.026-acre site (306,055 square feet). Merging the parcels and developing the subsequent project will also implement several General Plan programs and a General Plan goal. Programs include: 1) Encourage the grouping of small or odd- shaped parcels in order to create more viable developments and 2) Minimize parking demand and spillover effects onto adjacent streets and properties. The proposed lot merger will accomplish both of these goals.

2. Development of the merged parcel creates no public health, safety or welfare hazards.

The combined area of the newly-merged parcel, 7.026-acres (306,055 square feet), is of sufficient size to avoid public health, safety and welfare hazards. This project will help facilitate the development of a car dealership and is consistent with current practices, as well as provides an upgrade to the aesthetics of the area. The consolidation of the lots will facilitate the development of the property and will enhance the streetscape, thus promoting better health, safety, and welfare of those who work or reside in the area.

3. The merged parcel has adequate access and is served by all necessary utilities.

Access to the merged site will be provided through four access points throughout the site. Two access points will be provided along Studebaker Road, one along Florence Avenue and one (1) on Dollison Drive. The existing transportation infrastructure and available parking facilities are adequate to support the type and quantity of traffic generated by the proposed use. In addition, it adheres to the standards of the Planning Division and the design requirements of the Public Works Department. All utilities are already in place to serve the merged lot and its improvements.

4. The merged parcel consists of legally - created standard parcels, owned in common by the same person(s).

The properties under consideration are held in common ownership by MHM Real Estate Holdings, LLC, and they presently are legal lots; the subject site is currently vacant. Per the Commission's September 21, 2022 approval of PLN 21-00043, the site is slated to be developed as a new 81,915 square foot car dealership with ancillary uses. As a condition of approval these lots must be merged prior to issuance of building permits.

5. The merged parcel does not require right-of-way or utility easement

dedications. The merged parcel does not require parking or access agreements.

The merging of the subject sites shall not create any new easements or require parking agreements given that the entire site will be operated by a single operator. Additionally, the subject site shall be developed as a car dealership which will encompass the entire site and no other business will be developed in conjunction or part of said development.

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 the Lot Merger (PLN-22-00120), 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 2nd day of November, 2022.

Patrick Owens, 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 2nd day of November, 2022, by the following vote, to wit:

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

Linda Thai
Deputy City Clerk

LOT MERGER (PLN-22-00120)
EXHIBIT A - CONDITIONS

PLANNING

- 1) The approval of this lot merger is to consolidate six (6) contiguous lots into one (1) single lot. The subject site, cumulatively, is an approximately seven (7) acre site located at 11000 Florence Avenue within the Florence Avenue/ I-5 Specific Plan 90-1 Area.
- 2) Approval of this Lot Merger 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.
- 3) 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.
- 4) 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.
- 5) All conditions of approval set forth in this resolution shall be complied with before the Lot Merger becomes valid.
- 6) Prior to issuance of building and/or grading permits, the Final Parcel Map shall be approved by the City and recorded with the County of Los Angeles.
- 7) This approval shall not supersede any condition of approval issued under PLN-21-00043 Resolution No. 22-3188.
- 8) 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. Landscape plan shall adhere to Downey Municipal Code requirements and will be approved by the City Planner prior to building permit issuance.

BUILDING

- 9) All construction shall comply with the most recent adopted City and State building codes:
2019 California Building Code
2019 California Residential Code
2019 California electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Fire Code
2019 California Green Code
- 10) 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.
- 11) The Title Sheet of the plans shall include:
Occupancy Group
Occupant Load
Description of use
Type of Construction
Height of Building
Floor area of building(s) and/or occupancy group(s)
- 12) School impact fees shall be paid prior to permit issuance.
- 13) Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
- 14) All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
- 15) 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.
- 16) A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
- 17) 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 DEPARTMENT

- 18) Premises shall be appropriately addressed. 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]
- 19) Provide fire hydrants (yard hydrant) on property with required clear space around hydrant of 3 feet, and to be located on portion of an appropriately sized fire apparatus road [CA Fire Code §507.5.1; 507.5.5; 507.5.6]
- 20) Submit a separate fire lane/access plan. Separate fire access/lane plan shall be submitted to Fire for review and shall include the location of fire hydrants along fire access road(s)/lane(s), fire lane markings, fire lane and access road widths, turnarounds, etc. [CA Fire Code §503.2; 503.3]
- 21) Fire access road shall have a minimum unobstructed width of 26-feet to allow for aerial fire apparatus access when the vertical distance between grade plane and highest roof surface exceeds 30-feet [CA Fire Code Appendix D105.1; 105.2]
- 22) Parking stalls, including wheel stops, shall be of sufficient size as to accommodate vehicles and not have said parked vehicles encroach into fire lane/access road
- 23) Install approved key boxes (e.g. Knox Boxes) to occupancies [CA Fire Code §506.1]. Building shall be provided with Knox Key box and gates shall be provided with either approved Knox pad lock or electronic key switch
- 24) If gates or other barriers are installed across the fire apparatus access road, they shall be approved by Fire Code Official and if electric gate is provided, it shall be listed in accordance with UL 325 and be designed, constructed and installed to comply with requirements of ASTM F2200 [CA Fire Code §503.5; §503.6]. Gates shall be provided with an approved key boxes (e.g. Knox Entry System) [CA Fire Code §506.1].
- 25) Buildings egress shall be designed to meet requirements of the CA Building Code and Chapter 10 of the CA Fire Code for occupant load, number of egresses, egress sizing, door swing direction, exit sign illumination, etc.
- 26) Design and construction of proposed project shall adhere to all conditions for applicable occupancy type and use.
- 27) Elevator sizing for emergency transport -elevators installed in building(s) as required by the Building Department shall be appropriately sized to accommodate both emergency medical staff (minimum of three (3) persons plus patient) and associated local emergency equipment such as gurneys and medical supplies [DMC 3326]
- 28) A deferred automatic fire sprinkler plan shall be submitted. Automatic fire sprinkler system design, installation, and testing shall be per NFPA 13 [CFC § 903; DMC 3317]

- 29) A deferred fire alarm and detection system plan shall be submitted. Automatic fire alarm and detection system design, installation, and testing shall be per NFPA 72 [CA Fire Code § 907; DMC 3316]
- 30) A deferred plan submittal and permit required for the installation of above-ground combustible liquid tanks [CA Fire Code §105.7.9]
- 31) Business shall adequately establish and implement a hazardous materials business plan when storing/handling a hazardous material at or above reportable quantities [CA HSC 25507(5)(C)]
- 32) For storage of hazardous materials, provide a visible NFPA 704 hazard warning placard to address side of building. NFPA 704 placard shall be required where hazardous substances equal to or above permitted quantities are handled, stored, or used [CA Fire Code §5003.5].
- 33) Emergency Responder Radio Coverage shall be provided to the building in accordance with CA Fire Code 510, NFPA 72 and NFPA 1221. A deferred plan submittal shall be required [CA Fire Code §105.7.6]

PUBLIC WORKS

- 34) All public utilities shall be installed underground.
- 35) 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).
- 36) 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, at (562) 904-7110 for information.
- 37) Remove and replace damaged, uneven or sub-standard curb, gutter, sidewalk, driveway approaches, 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.
- 38) Owner/Applicant shall construct all proposed driveway approaches per Standard Plans of Public Works Construction (SPPWC) No. 110-2 Type C. Driveway width bottom of X to bottom of X shall be a minimum of 26 feet in order accommodate for two-way traffic. The proposed widen driveways shall be at least five (5) feet away from any above-ground obstructions (including storm drains) in the public right-of-way to the top of the driveway "X." Otherwise, the obstruction shall be relocated at the applicant's expense. Ensure that each driveway provides proper pedestrian access across, in compliance with ADA standards. The final layout and site driveway approach design shall be subject to the review and approval by the Public Works Department.

- 39) All unused driveway approaches shall be removed and constructed with full-height curb gutter, and sidewalk to match existing improvements.
- 40) Submit public improvement plan for review and approval by Public Works Department prior to the start of construction and the issuance of any encroachment permit for improvements within the public right of way.
- 41) Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
- 42) Paint property address numbers (4" height) on the curb face in front of the proposed development to the City's satisfaction.
- 43) 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.
- 44) The facility design must provide for refuse/recycle enclosure with roof cover (location, size).
- 45) The owner/applicant shall provide that all construction graffiti created as part of this project in the public right of way to be removed.
- 46) Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense. Owner/applicant shall coordinate the relocation with the utility owner and proper Public Works permit will need to be pulled.
- 47) Complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.
- 48) Construct onsite pavement, consisting of a minimum section of 4" thick aggregate base, and a minimum 2-1/2" thick asphalt concrete pavement. Construct Pavement on-site parking and circulation areas as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
- 49) 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.
- 50) Install new LED street lights with full-cutoff fixture optics per City of Downey standards with underground service along Dollison Drive. Provide a site plan/street light improvement plan showing the location of the existing and proposed streetlights.

- 51) Plant new 24-inch box street trees along Dollison Drive and Studebaker Road frontage. Protect existing street trees in-place. Construct additional tree wells and plant additional 24-inch box street trees as needed to provide consistent spacing with the existing street trees (contact City arborist for tree species and spacing). The species of any new street trees to be planted shall be in accordance with the City's Tree Master Plan. Please submit a plan for Public Works to review and approve prior to planting any trees.

Grading

- 52) The owner/applicant shall 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) for approval by the Engineering Division and Building and Safety Division. All 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 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.
- 53) Include any other applicable site-specific conditions.
- 54) The drainage plan must provide for the site having an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement.
- 55) Surface water generated from the site shall not drain over the sidewalk or driveway into the gutter on Florence Avenue, Studebaker Road, Fairford Avenue or Dollison Drive. A parkway drain(s) is required for commercial development sites.

NPDES

- 56) 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 and Storm Water Pollution Prevention plan (SWPPP). 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).
- 57) Owner/applicant shall comply with the Low Impact Development requirements. The owner/applicant shall provide separate Low Impact Development plan and report for review and approval from the City of Downey Engineering Division. Low Impact Development design shall comply with Attachment H of the City of Downey's MS4 Permit per the design criteria set by the County Regional Water Quality Control Board.

- 58) 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 from the State Regional Water Quality Control Board.
- 59) If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
- 60) The owner/applicant shall deploy Best Management Practices during and after construction.

Water & Sewer

- 61) The owner/applicant shall coordinate with the City of Santa Fe Springs in regards to the public potable water improvements. The owner/applicant shall submit all water improvement plans to the City of Santa Fe Springs for approval.
- 62) Obtain excavation permit from the Public Works Department for utility improvements within the public right of way at least two weeks prior to commencing work. Contact Brian Aleman, Assistant Civil Engineer, at (562) 904-7110 for information.
- 63) The owner/applicant shall furnish and install sanitary sewer improvements to City of Downey Utilities Division standards.
- 64) The owner/applicant shall provide a fire sprinkler system(s) in accordance with Fire Department and Building and Safety standards.
- 65) Owner/applicant shall furnish and install new fire hydrants along the property frontage to City of Santa Fe Springs and Fire Department standards. Owner/applicant shall also install any other onsite privately-owned fire hydrants in accordance with City Fire Department requirements.
- 66) The owner/ applicant shall furnish and install backflow device(s) in accordance with the City Santa Fe Springs Standards and the Los Angeles County Department of Public Health requirements.
- 67) The owner/applicant shall install/construct any new sewer laterals to connect to existing sewer main off of Studebaker Road and/or Dollison Drive. Owner/applicant shall provide for the design and improvements of sewers in a separate Off-site Sewer Improvement Plan and shall be to the standards of the City Utilities Division. Septic systems are not acceptable.
- 68) The owner/applicant is responsible for coordinating with and payment to the City and County Sanitation District of Los Angeles County for all sanitary sewer connection and capacity charges.
- 69) Upon completion of public water and sewer improvements, owner/applicant shall submit red-lined (record drawings) construction plans to City of Downey noting all changes to

Resolution No. _____
Downey Planning Commission

the plan and profile of all water and sewer improvements installed. Such changes shall be incorporated into a final record drawing mylar(s) which shall be signed and stamped by the original engineer and/or architect of record and submitted to the City along with digital files (AutoCAD – latest edition).