



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **FLAG SALUTE**
- III. **ROLL CALL:** Chair Ortiz, Vice Chair Uva, Duarte, and Guerra
- IV. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- V. **PRESENTATIONS:** *Dixon Resources Unlimited* Parking Study - As part of the on-going efforts to ensure the growth in Downtown Downey is managed and not creating an impact, the City of Downey enlisted the help of Dixon Resources Unlimited to conduct a parking study over the course of 5-years of the downtown area. The study includes the monitoring of parking turnover rates of on-street and off-street public areas by manually counting and the use of camera-based technology. Data will be presented based on the gathered information from November 1st & 5th of 2022.

VI. **REPORT ON CITY COUNCIL ACTIONS:**

VII. **PUBLIC HEARINGS:**

RECOMMENDED ACTION
Approve

1. PLN-21-00181 (Site Plan Review and Conditional Use Permit)

Location: 12603 Paramount Boulevard
 Request: A Site Plan Review request to convert an auto repair building to a convenience store and Conditional Use Permit to allow the off-sale of beer and wine (Type 20 Alcoholic Beverage Control License).
 CEQA: Categorical Exemption – Section No. 15303 (Class 3 – Conversion of Small Structures)
 Staff: Senior Planner Gerardo Marquez
 Contact: gmarquez@downeyca.org

2. PLN-22-00138 (Planned Sign Program)

Location: 10303 Lakewood Boulevard
 Request: A request to establish sign standards on an existing multi-tenant commercial building.
 CEQA: Categorical Exemption – Section 15311 (Class 11, Accessory Structures)
 Staff: Assistant Planner Abraham Luna
 Contact: aluna@downeyca.org

Approve



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.

3. **2022 General Plan Progress Report**

X. **OTHER BUSINESS:**

4. **PLN-23-00005 (Special Event Permit)** Approve

Location: 11040 Brookshire Avenue
Request: A request to hold a fundraising carnival at Downey High School during Memorial Day Weekend
CEQA: Categorical Exemption – Section 15323 (Class 23, Normal Operations of Facilities for Public Gatherings)
Staff: Associate Planner Irving Anaya
Contact: ianaya@downeyca.org

5. **PLN-23-00026 (Special Event Permit)** Approve

Location: 11040 Brookshire Avenue
Request: A request to hold a car show fundraising event at Downey High School on April 1, 2023
CEQA: Categorical Exemption – Section 15323 (Class 23, Normal Operations of Facilities for Public Gatherings)
Staff: Associate Planner Irving Anaya
Contact: ianaya@downeyca.org

6. **PLN-23-00031 (Appeal of Interpretation)** Approve

Request: Appeal of City Planner’s interpretation regarding code sections 9824.04(i)(2) and 9820.06(l)
Staff: City Planner Art Bashmakian

XI. **ITEMS TO BE PLACED ON FUTURE AGENDAS:**

a. **Amendments to the Accessory Dwelling Units (ADU) Ordinance**

XII. **STAFF MEMBER COMMENTS:**



XIII. **ADJOURNMENT:** To Wednesday, April 5, 2023 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 Art Bashmakian, Interim City 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 9th day of March, 2023

Art Bashmakian

Art Bashmakian
Interim City Planner




STAFF REPORT
PLANNING DIVISION

DATE: MARCH 15, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: ART BASHMAKIAN, AICP INTERIM CITY PLANNER

REVIEWED BY: GERARDO MARQUEZ, SENIOR PLANNER 

SUBJECT: **SITE PLAN REVIEW TO ALLOW THE CONVERSION OF AN EXISTING 1,393 SQ. FT. AUTO REPAIR BUILDING INTO A CONVENIENCE MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE (TYPE 20 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE) IN CONJUNCTION WITH A SERVICE STATION (PLN-21-00181)**

LOCATION: 12603 PARAMOUNT BOULEVARD

ZONING: C-2 (GENERAL COMMERCIAL)

REPORT SUMMARY

This is a request to approve a Site Plan Review and Conditional Use Permit (PLN-21-00181) application to allow the conversion of an existing 1,393 sq. ft. of auto repair area of a service station to be converted to a convenience store and operate an ABC Type 20 (Off-Sale Beer & Wine) license in the C-2 (General Commercial) zone.

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING SITE PLAN REVIEW TO ALLOW THE CONVERSION OF AN EXISTING 1,393 SQ. FT. AUTO REPAIR BUILDING INTO A CONVENIENCE MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE (TYPE 20 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE) IN CONJUNCTION WITH A SERVICE STATION (PLN-21-00181)

BACKGROUND

The site is currently developed with an existing Gas N Go service station with four (4) pumping stations and a 1,393 square foot structure which provides five (5) service bays for auto repair services. The subject site is located on the southwest corner of Imperial Hwy and Paramount Boulevard. The site is zoned General Commercial (C-2) and has a General Plan Land Use designation of General Commercial (GC). The properties directly abutting from the north, south, east and west have a similar zoning designation of C-2.

DISCUSSION

Site Plan Review

The SPR evaluates the proposed changes to the building's exterior and circulation on site. The proposed project features a modern architectural design. The building façade will include varying architectural features as well as contrasting colors and materials. The proposed façade updates are expected to enhance the commercial aesthetic along Imperial Highway and Paramount Boulevard. The materials for the new façade will be a combination of stucco and stone veneer architectural features along all facades of the building and both pump island canopies. There will also be a band located at the top of the building as a crown molding feature for the majority of the building and will provide a sand stucco finish. The rest of the building material will be made of stucco in a beige color, called out on the set of plans as "Brandy Cream" and "Elephant Tusk". Additionally, the project includes a proposal to convert the auto repair portion of the site operation to a convenience store use. Per Downey Municipal Code, this specific use is required to provide 1 parking stall per 300 square feet of gross floor area which amounts to five parking stalls. The plans show the five required parking stalls along the southern and eastern portions of the site and shall meet minimum size requirements per the Downey Municipal Code.

Site Plan Reviews may be granted at the discretion of the Planning Commission only if the Commission can make the required seven findings listed in 9820.08 of the Zoning Code. The findings are discussed later in this report.

Conditional Use Permit

Section 9314 of the City of Downey Zoning Code states that off-sale alcohol establishments are only permitted if the Planning Commission grants a Conditional Use Permit. The purpose of a Conditional Use Permit is to review the location, site development and/or conduct of the uses that generally have unique and distinct impact on the area in which they are located. Conditional Use Permits may be granted at the discretion of the Planning Commission only if the Commission can make the required four findings listed in Section 9824.6 of the Zoning Code. The findings are discussed later in this report.

It is typical for convenience stores in conjunction with a service station to conduct the sale of beer and wine. The applicant proposes that the storage and display of the beer and wine, will be located within a portion of the coolers, a space measuring approximately 20 square feet and totals about one and one-half (1.5) percent of the 1,393 square foot convenience store. Alcoholic beverages will only be stored within the shelves of coolers and will be ordered as needed to re-stock cooler shelves. There is no separate area on the site to store beer and wine. All beer and wine will only be within the walk-in cooler. Additionally, all alcohol will be "pre-pack" and will not comprise of "single" alcoholic beverages. The convenience store will continue to operate 24 hours a day, seven days a week. The beer and wine sales will be consistent with State law and will take place between 6:00 am to 2:00 am daily. The request for a Conditional Use Permit will only add the sale of beer and wine as an accessory use along with the proposed conversion from an auto repair to convenience store use.



DEVELOPMENT REVIEW COMMITTEE

On April 12, 2022, the Development Review Committee (DRC) discussed and evaluated the project as it pertains to Planning, Police, Fire, Public Works, and Building 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 reflecting standard conditions of approval.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed Conditional Use Permit and Site Plan Review for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that this request is categorically exempt from CEQA, pursuant to CEQA Guideline Section No. 15303 (Class 3 – Conversion of Small Structures) Class 3 consists of conversion of existing small structure from one use to another where only minor modifications are made.

FINDINGS

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

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

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

Policy 8.1.1 – Promote architectural design of the highest quality.

Policy 8.2.2 – Promote the upgrading of properties.

The proposed architecture is a significant upgrade to the existing facilities on site initially built in 1998, and is compatible with surrounding properties. The redevelopment of this site will complement surrounding development and will provide higher quality architecture serving as an example for future developments within the city. The proposed façade and site improvements are consistent with program 9.1.1.5 by helping revitalize this commercial corridor.

Program 9.1.1.5 – Continue the revitalization of commercial and industrial corridors.

The site has remained relatively the same since 1998, and is surrounded by properties developed within the same time period. The quality of design proposed not only upgrades the subject property but complements the surrounding area as well.

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

The purpose of the C-2 (General Commercial) zone, as stated in the Downey Municipal Code, “is intended to provide for and encourage the orderly development of general commercial uses, with a wide variety of goods and services, for the residents of the entire City, with provisions designed to ensure that such commerce will be efficient, functionally related, and compatible with adjacent commercial development.” The proposed application is in full conformance with the objectives stated above. The service station and convenience store use is appropriate for the General Commercial zone and is consistent with the uses found along Paramount Boulevard. The sale of beer and wine is a conditionally permitted use and the project meets the findings required for issuing Conditional Use Permit as discussed separately under the Conditional Use Permit section of this resolution. .

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

The proposed design of the project will integrate harmoniously with the surrounding area by upgrading and providing aesthetically pleasing architecture. The proposed exterior modifications will serve as a significant upgrade from the existing facility on the site and nearby lots. In addition, the streetscape will be enhanced as well as the transition from the street onto the site through the proposed landscaping conditioned for the project.

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

The existing site layout has four entry points, two off of Imperial Highway and two off of Paramount Boulevard. As part of a Public Works Department right of way improvement project, two of the apron approaches closest to the intersection will be closed off. Additionally, there is access to the adjacent lot directly to the south. That point of access is not permanent due to the lack of shared access agreements between abutting parcels and property owners. In the case that this varying potential point of egress is blocked at any point in the future, the site will have ingress and egress occur at Paramount Boulevard and Imperial Highway. These points of access are sufficient enough to meet the circulation needs of the development.

Lastly, the lighting on site will remain the same as it has been observed to be well illuminated while simultaneously not causing any nuisance to the neighboring properties

or public right-of-way. Therefore, it is determined that proper consideration has been given to the functional aspects and visual effects of the development.

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

The proposed project reflects contemporary style architecture and keeps with a scale consistent of commercial developments. The proposed architectural style is neither dissimilar nor monotonous from other buildings in the area and this project will upgrade the overall appearance of the site and, in turn, improve the community appearance.

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

The proposed architecture is a significant upgrade to the existing facilities on site, and is compatible with surrounding properties although it will be newer than most developments within its proximity. In addition, the redevelopment of this site has the potential to serve as an example of higher quality architecture for future commercial developments within the City of Downey. Lastly, the operational procedures of the proposed development are also conditioned in an effort to ensure that any potential negative effects to public health, safety, comfort and general welfare are mitigated.

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

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

Pursuant to Municipal Code Section 9824.06, there are four (4) findings that must be adopted prior to approving the Conditional Use Permit. The findings are as follows:

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 proposed off-site sale of beer and wine is intended to serve only as a complement to the limited need for convenience goods and services that the convenience store provides in its immediate locality without detriment to the character of the area. Specifically, the following policy is promoted by the Conditional Use Permit:

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

The requested Conditional Use Permit will allow the operation of a convenience store with a Type 20 (Off-Sale, Beer and Wine, Package Store) license, and will continue to provide the surrounding neighborhood with limited shopping needs. The sale of beer and wine will

complement and enhance the variety of goods offered and will comply with state law which prohibits sales from 2:00 am to 6:00 am.

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 site was previously developed as a service station with an auto repair service bays. The proposed development will replace the auto repair component with a convenience store use. The use that requires a Conditional Use Permit is the sale of beer and wine. The sale of beer and wine will not generate increased activity on the site which could result in adverse impacts to adjoining land uses. The sale of beer and wine at a convenience store is incidental to the sale of other goods in the convenience store including pre-packaged food and sundries. Such uses are common within commercial areas and occasionally found in close proximity to residential areas.

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 proposed convenience market, with the ancillary sale of beer and wine will provide cooler space measuring approximately 20 square feet and total about one and one-half (1.5) percent of the 1,393 square foot convenience store. The alcoholic beverages will only be stored within the shelves of cooler doors and will be ordered as needed to re-stock cooler shelves. No additional storage is reserved within the walk-in cooler area and shall only be accessible by staff. The new market will occupy the existing 1,393 square foot structure and no new floor area is proposed. The additional sale of beer and wine will complement the convenience store without altering its operations or causing a detriment to the 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 for the off-sale of beer and wine, which will occupy approximately one and one-half (1.5) percent of the floor area of the proposed convenience market, is not anticipated to generate significant traffic impacts. The existing streets are designed to accommodate the traffic expected to be generated by the existing convenience store and the complementary sale of beer and wine will not generate a notable increase in traffic.

CORRESPONDENCE

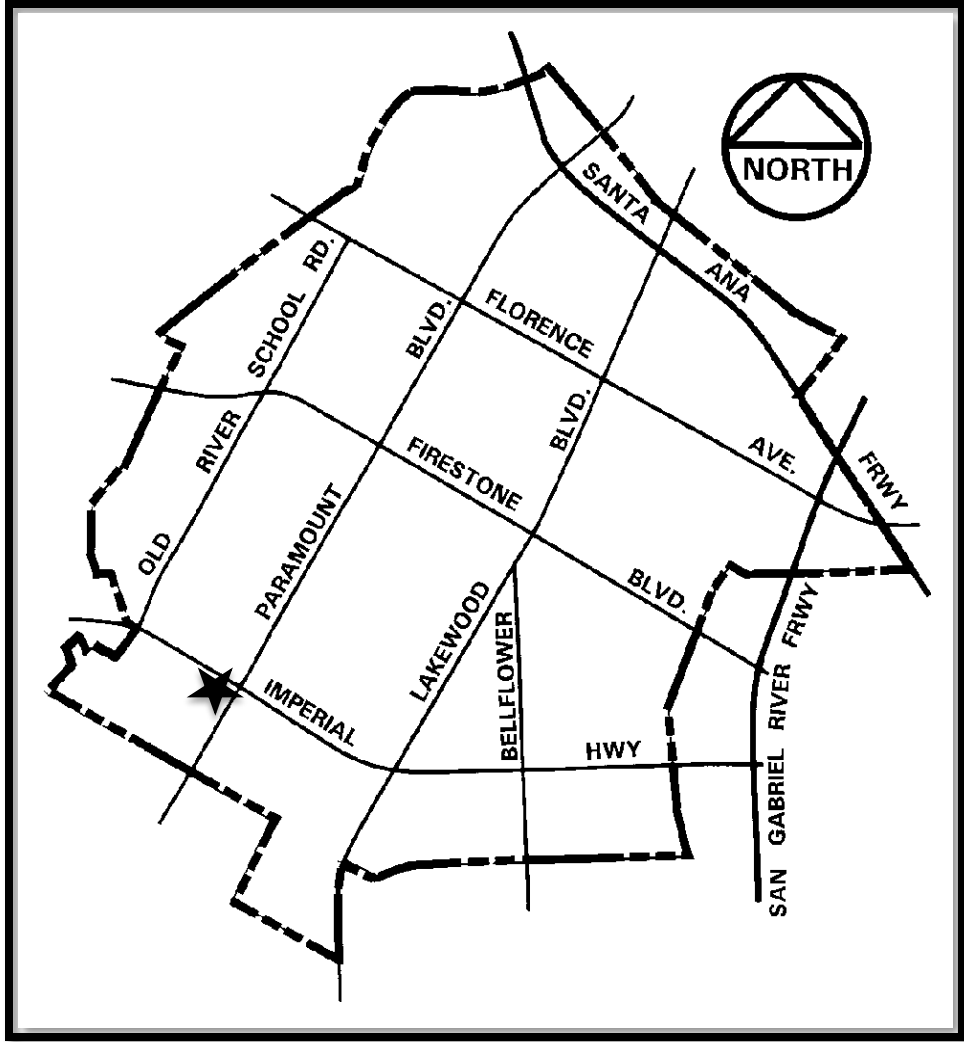
Staff had not received any correspondence as of the date this report was prepared.

CONCLUSION

Based on the analysis contained within this report, staff concludes that all required findings can be made in a positive manner, therefore staff recommends that the Planning Commission approve Site Plan Review and Conditional Use Permit (PLN-21-00181), subject to the recommended conditions of approval.

EXHIBITS

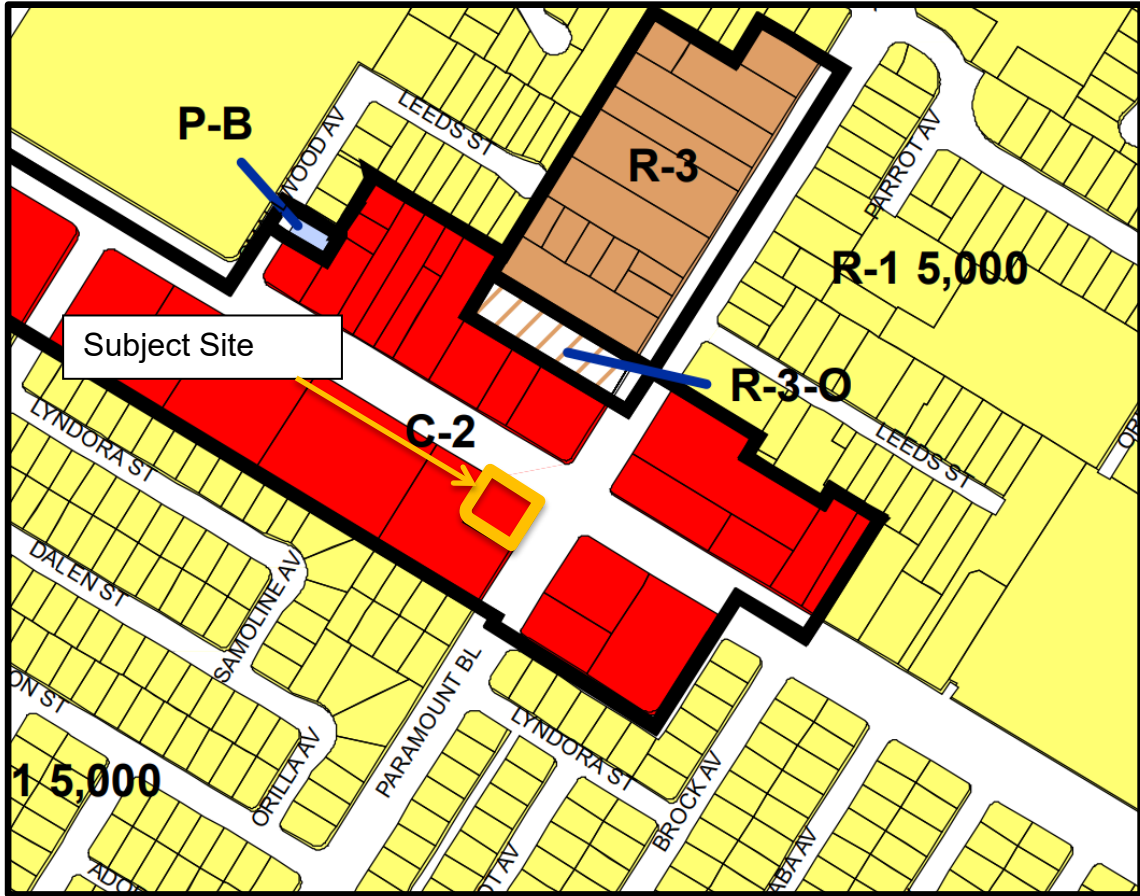
- A. Maps
- B. Draft Resolution
- C. Project Plans



Location



Aerial Photograph



Zoning

RESOLUTION NO. 23-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING SITE PLAN REVIEW TO ALLOW THE CONVERSION OF AN EXISTING 1,393 SQ. FT. AUTO REPAIR BUILDING INTO A CONVENIENCE MARKET AND CONDITIONAL USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE (TYPE 20 ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE) IN CONJUNCTION WITH A SERVICE STATION (PLN-21-00181)

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 December 22, 2021, Fred Cohen, representing Mohammad Bahmani (hereinafter “applicant”), submitted a request to convert existing auto repair area of an existing service station to a convenience store and allow the off-sale of beer and wine; and,
- B. On March 2, 2023, a notice of the public hearing was sent to all property owners within 500’ of the subject site and the notice was published on March 2, 2023 in the *Downey Patriot*; and,
- C. The Planning Commission held a duly noticed public hearing on March 15, 2023, 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 proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to . CEQA Guideline Section No. 15303 (Class 3, Conversion of Small Structures) Class 3 consists of conversion of existing small structure from one use to another where only minor modifications are made. .

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

- A. The site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council. The project’s objective to revitalize the site helps achieve various long-term goals. Specifically, the following policies are promoted by the proposed development:
Policy 8.1.1 – Promote architectural design of the highest quality.

Policy 8.2.2 – Promote the upgrading of properties.

The proposed architecture is a significant upgrade to the existing facilities on site initially built in 1998, and is compatible with surrounding properties. The redevelopment of this site will complement surrounding development and will provide higher quality architecture serving as an example for future developments within the city. The proposed façade and site improvements are consistent with program 9.1.1.5 by helping revitalize this commercial corridor.

Program 9.1.1.5 – Continue the revitalization of commercial and industrial corridors.

The site has remained relatively the same since 1998, and is surrounded by properties developed within the same time period. The quality of design proposed not only upgrades the subject property but complements the surrounding area as well.

- B. The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located. The purpose of the C-2 (General Commercial) zone, as stated in the Downey Municipal Code, “is intended to provide for and encourage the orderly development of general commercial uses, with a wide variety of goods and services, for the residents of the entire City, with provisions designed to ensure that such commerce will be efficient, functionally related, and compatible with adjacent commercial development.” The proposed application is in full conformance with the objectives stated above. The service station and convenience store use is appropriate for the General Commercial zone and is consistent with the uses found along Paramount Boulevard. The sale of beer and wine is a conditionally permitted use and the project meets the findings required for issuing Conditional Use Permit as discussed separately under the Conditional Use Permit section of this resolution. .

- C. The proposed development’s site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. The proposed design of the project will integrate harmoniously with the surrounding area by upgrading and providing aesthetically pleasing architecture. The proposed exterior modifications will serve as a significant upgrade from the existing facility on the site and nearby lots. In addition, the streetscape will be enhanced as well as the transition from the street onto the site through the proposed landscaping conditioned for the project.

- D. The site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets. The existing site layout has four entry points, two off of Imperial Highway and two off of Paramount Boulevard. As part of a Public Works Department right of way improvement project, two of the apron approaches closest to the intersection will be closed off. Additionally, there is access to the adjacent lot directly to the south. That point of access is not permanent due to the lack of shared access agreements between abutting parcels and property owners. In the case that this varying potential point of egress is blocked at any point in the future, the site will have ingress and egress occur at Paramount Boulevard and Imperial Highway. These points of access are sufficient enough to meet the circulation needs of the development.

Lastly, the lighting on site will remain the same as it has been observed to be well illuminated while simultaneously not causing any nuisance to the neighboring properties or public right-of-way. Therefore, it is determined that proper consideration has been given to the functional aspects and visual effects of the development.

- E. The proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities. The proposed project reflects contemporary style architecture and keeps with a scale

consistent of commercial developments. The proposed architectural style is neither dissimilar nor monotonous from other buildings in the area and this project will upgrade the overall appearance of the site and, in turn, improve the community appearance.

- F. The site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare. The proposed architecture is a significant upgrade to the existing facilities on site, and is compatible with surrounding properties although it will be newer than most developments within its proximity. In addition, the redevelopment of this site has the potential to serve as an example of higher quality architecture for future commercial developments within the City of Downey. Lastly, the operational procedures of the proposed development are also conditioned in an effort to ensure that any potential negative effects to public health, safety, comfort and general welfare are mitigated.
- G. The proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code. The project has been conditioned to meet the requirements specified in Section 4960 of the Downey Municipal Code. Section 4960 discusses the installation of anti-graffiti materials and the appropriate allotted time limit for the removal of graffiti.

SECTION 4. 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 proposed off-site sale of beer and wine is intended to serve only as a complement to the limited need for convenience goods and services that the convenience store provides in its immediate locality without detriment to the character of the area. Specifically, the following policy is promoted by the Conditional Use Permit:

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

The requested Conditional Use Permit will allow the operation of a convenience store with a Type 20 (Off-Sale, Beer and Wine, Package Store) license, and will continue to provide the surrounding neighborhood with limited shopping needs. The sale of beer and wine will complement and enhance the variety of goods offered and will comply with state law which prohibits sales from 2:00 am to 6:00 am.

- 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 site was previously developed as a service station with an auto repair service bays. The proposed development will replace the auto repair component with a convenience store use. The use that requires a Conditional Use Permit is the sale of beer and wine. The sale of beer and wine will not generate increased activity on the site which could result in adverse

impacts to adjoining land uses. The sale of beer and wine at a convenience store is incidental to the sale of other goods in the convenience store including pre-packaged food and sundries. Such uses are common within commercial areas and occasionally found in close proximity to residential areas.

- 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 proposed convenience market, with the ancillary sale of beer and wine will provide cooler space measuring approximately 20 square feet and total about one and one-half (1.5) percent of the 1,393 square foot convenience store. The alcoholic beverages will only be stored within the shelves of cooler doors and will be ordered as needed to re-stock cooler shelves. No additional storage is reserved within the walk-in cooler area and shall only be accessible by staff. The new market will occupy the existing 1,393 square foot structure and no new floor area is proposed. The additional sale of beer and wine will complement the convenience store without altering its operations or causing a detriment to the 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 for the off-sale of beer and wine, which will occupy approximately one and one-half (1.5) percent of the floor area of the proposed convenience market, is not anticipated to generate significant traffic impacts. The existing streets are designed to accommodate the traffic expected to be generated by the existing convenience store and the complementary sale of beer and wine will not generate a notable increase in traffic.

SECTION 5. 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 Conditional Use Permit and Site Plan Review (PLN-22-00026), subject to 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.

SECTION 6. The Secretary shall certify the adoption of this Resolution.
PASSED, APPROVED AND ADOPTED this 15th day of March, 2023

Horacio Ortiz, 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 15th day of March, 2023 by the following vote, to wit:

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

Alfonso S. Hernandez
Principal Planner

**SITE PLAN REVIEW AND CONDITIONAL USE PERMIT (PLN-21-00181)
CONDITIONS OF APPROVAL**

- 1) Site Plan Review to allow the conversion of an existing 1,393 sq. ft. auto repair building into a convenience market and Conditional Use Permit to allow the off-sale of beer and wine (type 20 Alcoholic Beverage Control (ABC) license) in conjunction with a service station (PLN-21-00181)
- 2) Approval of this Site Plan Review and Conditional Use Permit (PLN-21-00181) 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 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) An affidavit of Acceptance of Conditions, as provided by the City of Downey, shall be signed, notarized, and returned to the Planning Division within fifteen (15) days of approval. This approval will be considered invalid until this condition has been fulfilled.
- 6) Prior to the operation of the Type 20 ABC license, the owner/Applicant shall obtain any and all required Police Department permits for this Conditional Use Permit.
- 7) A copy of this Resolution and any Police Department permit shall be prominently posted on the premises at all times. The applicant shall make available said copies upon request by any Police Officer or other City official charged with the enforcement of the City's laws, ordinances, or regulations.
- 8) Signs shall be posted at all entrances to the premises and business identifying a zero-tolerance policy for nuisance behavior at the premises (including the parking lot). Signs shall be posted along the exterior and shall also include verbiage prohibiting the possession and consumption of alcohol outside the premises.
- 9) The owner/applicant shall not permit any loitering on the subject site.
- 10) The Licensee shall be responsible for monitoring the business to prevent anyone under the age of 21 from purchasing alcohol.

- 11) The applicant/owner of the establishment shall comply with all state requirements. The applicant must obtain and maintain a valid Type 20 – Alcoholic Beverage License (ABC) for Off-Sale Beer and Wine. All conditions of the Type 20 – ABC license shall be maintained at all times and failure to do so will be grounds for revocation.
- 12) Refrigerators where beer is kept shall be locked during non-sale hours (from 2:00 am to 6:00 am).
- 13) The permitted hours of operation of the convenience store are 24 hours a day, seven days a week. Sales of beer and wine shall be prohibited between the hours of 2:00 a.m. and 6:00 a.m.
- 14) The sale of beer and wine for on-site consumption is strictly prohibited.
- 15) The sale of liquor/spirits is strictly prohibited.
- 16) The convenience store shall comply with the following conditions:
 - a) Wine shall not be sold in containers of less than 750 milliliters, with the exception of wine coolers sold in four-pack containers or more per sale;
 - b) Malt beverages shall not be sold in less than six-pack containers per sale;
 - c) Wine shall not be sold with an alcoholic content greater than 15 percent by volume;
 - d) The sale of beer or malt beverages in quantities of quarts, 40 oz., or similar size containers shall be prohibited;
 - e) Beer, malt beverages, or wine cooler products, regardless of container size, must be sold in manufacturer pre-packaged multi-unit quantities;
 - f) The sale of single cigarettes is prohibited.
- 17) No alcohol advertising will be located on the exterior walls, windows or door of the storefront. Windows shall be kept free and clear, except for temporary window signs, as allowed per section 9612 of the Downey Municipal Code.
- 18) Prior to the final of building permits, the applicant shall install and maintain “No Loitering” signage to prevent patrons from congregating or loitering in the parking lot.
- 19) The subject property, and the surrounding public sidewalks, shall be maintained free of trash, litter, and debris at all times.
- 20) For security purposes, lighting shall be placed in such a way as to illuminate the area surrounding the convenience store and trash enclosure. This lighting shall be un-switched and photo-sensor controlled. All lighting shall be designed/shielded to eliminate spillover onto the street and adjoining properties. Lighting plan shall be submitted to the Planning Department and approval of the plan is required prior to issuance of Building Permit.
- 21) All buildings and walls shall be finished with graffiti resistant materials. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the City Planner, that the finished materials will comply with this requirement.
- 22) Any graffiti applied to the site shall be removed within 48 hours.
- 23) Trucks making deliveries shall turn off all engines and not be allowed to idle on the site.
 - a) Deliveries shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

- 24) Noise levels shall be limited as required per the Downey Municipal Code.

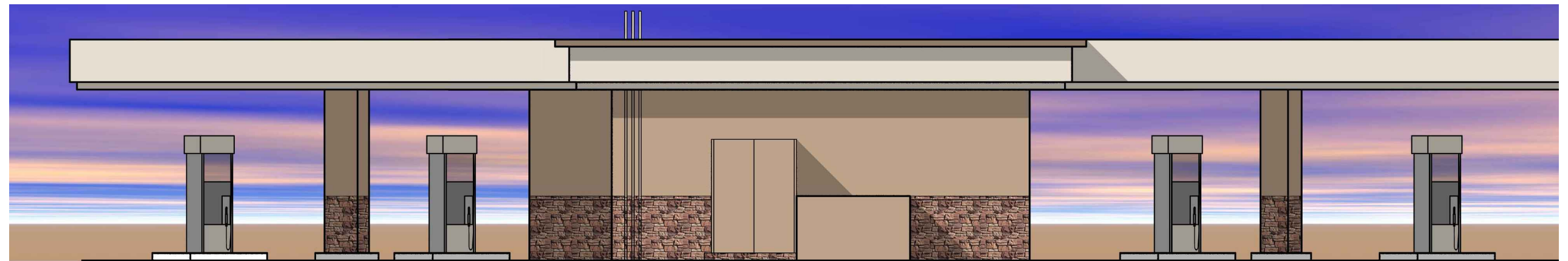
POLICE

- 25) The business shall have security video cameras operating during all hours that the business is open. All cameras must record onto a videotape or similar recording device. The recordings of the security video cameras shall be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras shall be located at the gas pump and parking lot areas and all areas of the cash register/cashier and where cash is stored. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.
- 26) The business shall be equipped with a panic/hold up alarm system. Employees shall have access to panic button(s) that will notify an alarm monitoring company of a robbery or other emergency at the location and who will in turn notify the Downey Police Department of the emergency. The business manager/owner will obtain an alarm permit from the Downey Police Department.
- 27) The business shall be equipped with an alarm system that covers break-ins and robberies. The alarm must be monitored by an alarm monitoring company who will notify the Downey Police of any break-ins or robberies. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is taking place. The manager/owner will obtain an alarm permit from the Downey Police Department.

END OF CONDITIONS



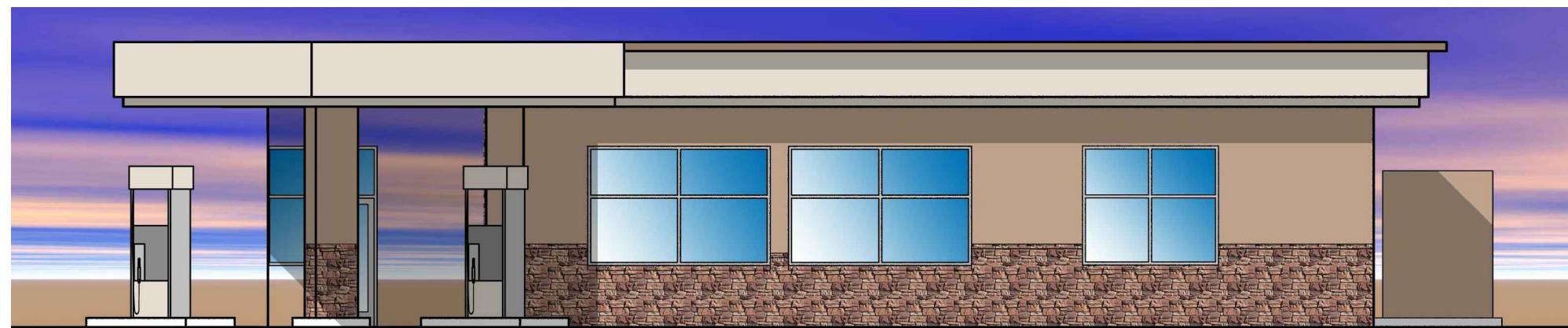
NORTH/EAST ELEVATION



SOUTH/WEST ELEVATION

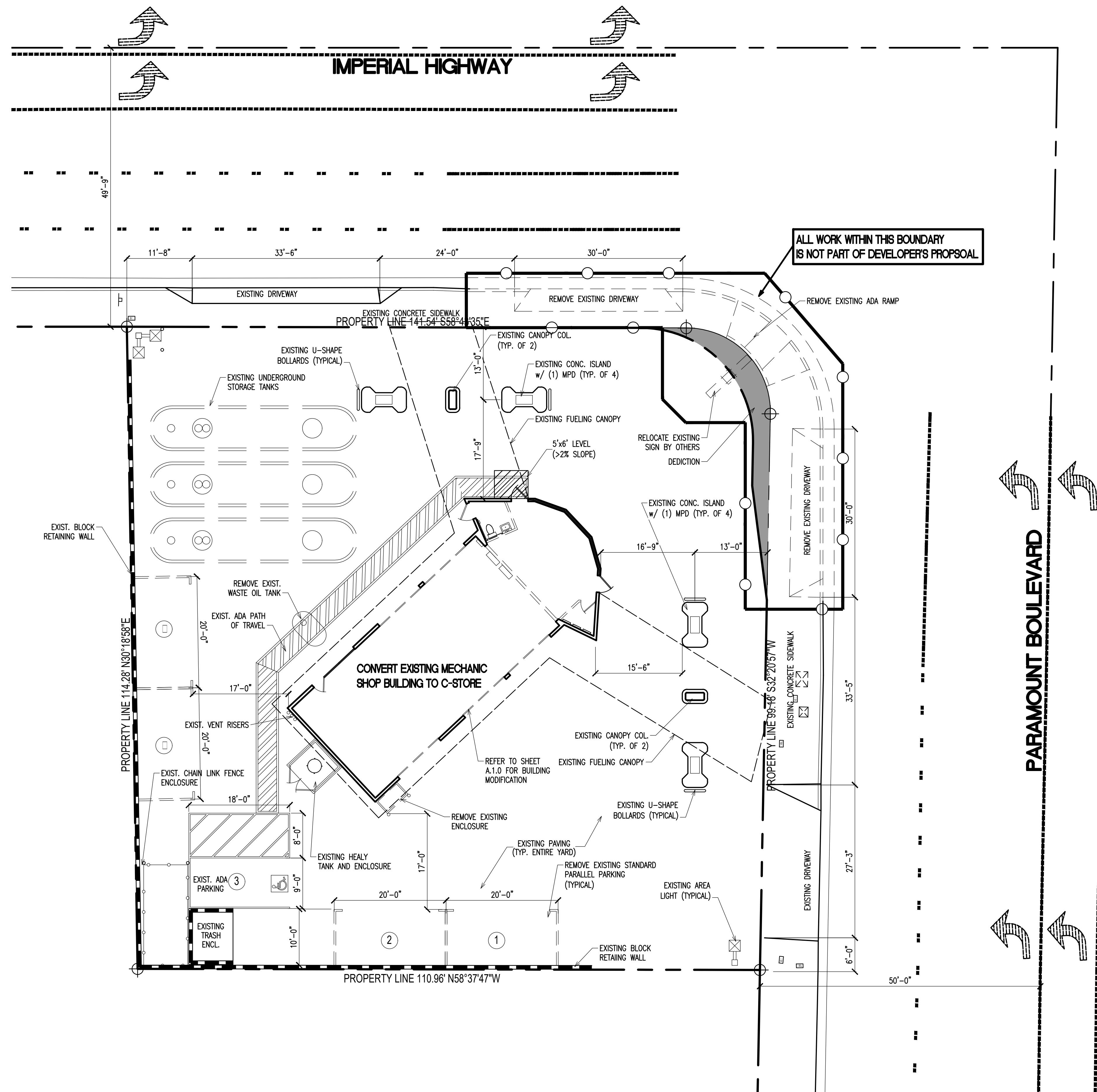


SOUTH/EAST ELEVATION

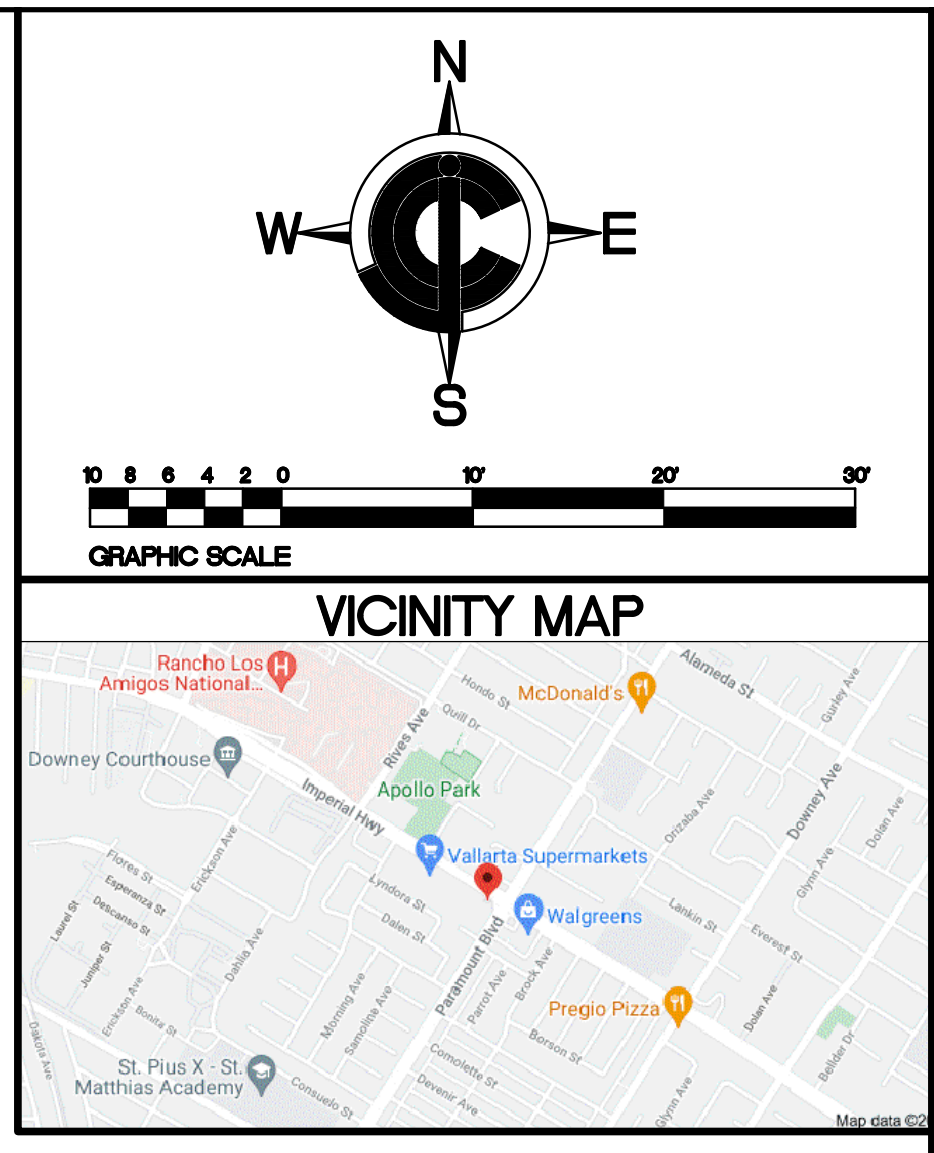


NORTH WEST ELEVATION





ALL WORK WITHIN THIS BOUNDARY IS NOT PART OF DEVELOPER'S PROPOSAL



REVISIONS

NO.	DATE	DESCRIPTION
1	03/25/22	REVISED PER PLANNING
2	06/17/22	RESTRIPE PARKING, REMOVED ADDITION
3		
4		
5		

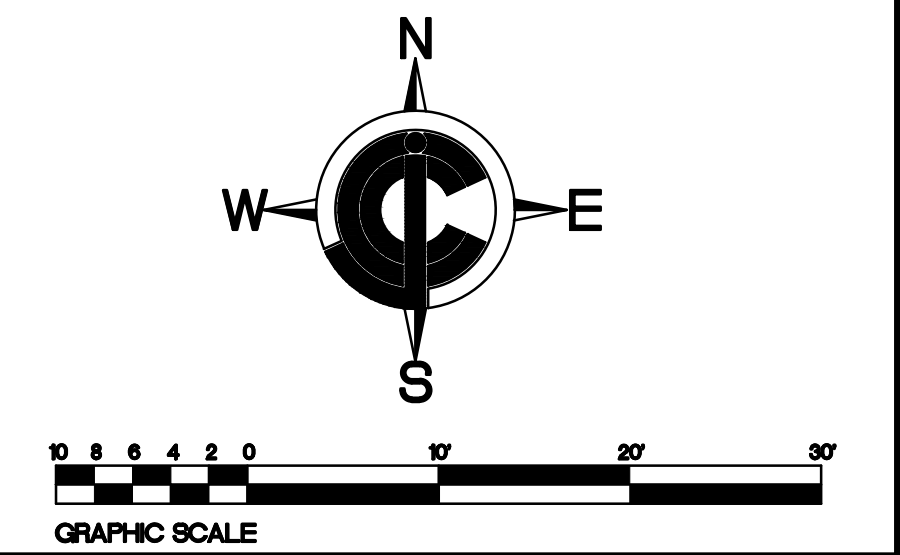
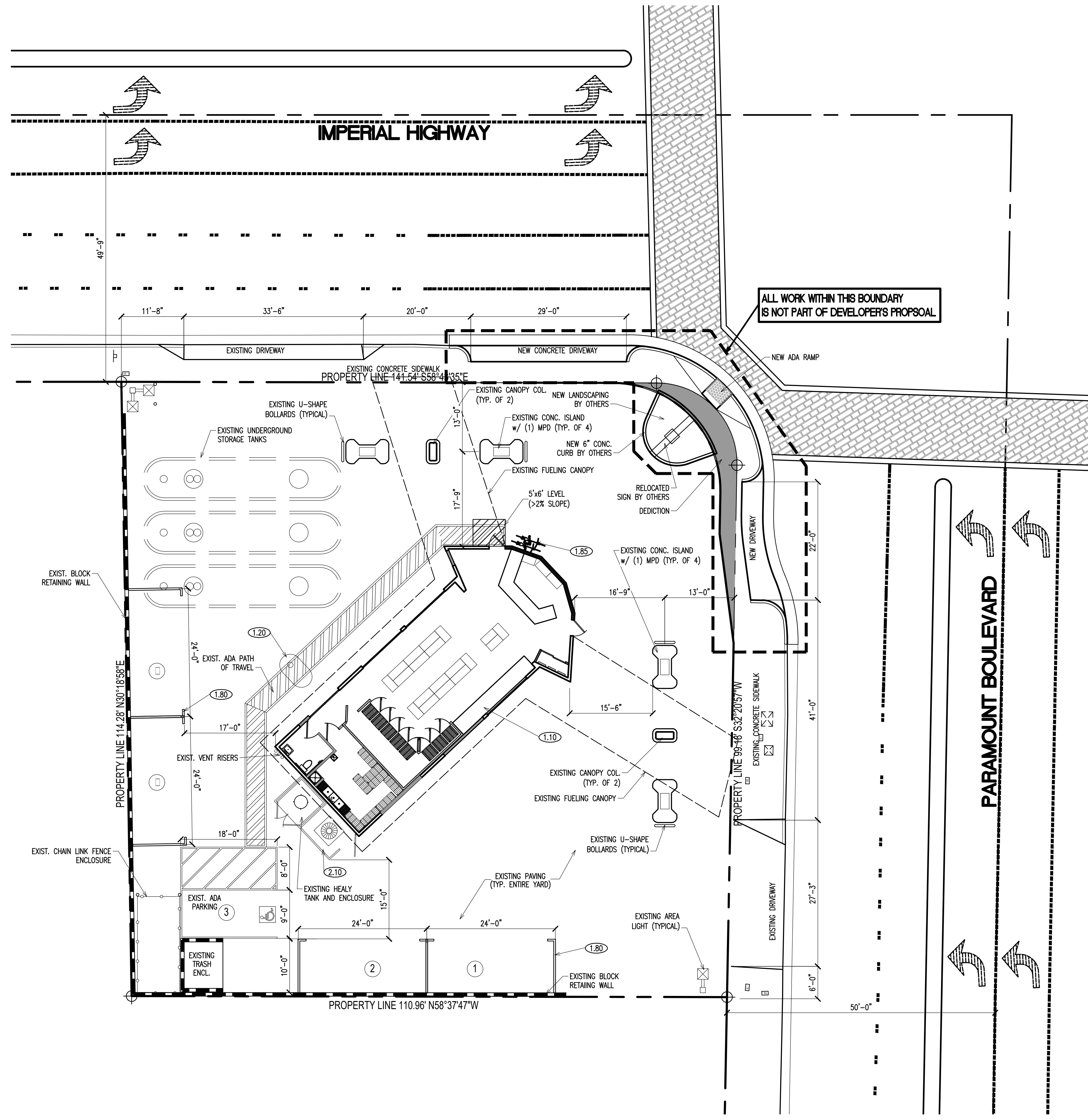
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 Fax: (714) 917-0250
 www.cjccorp.com

GAS 'N' GO

PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
 EXISTING/DEMO PLOT PLAN

DATE ISSUED: 09/21/21
SCALE: 1"=10'-0"
DRAWN BY: F. COHEN
CHECKED BY: F. COHEN
PROJECT NUMBER: 21053
STORE NUMBER: GAS N GO
SHEET:

C.10



SCOPE OF WORK

- 1.10 CONVERT EXISTING MECHANIC SHOP BUILDING TO CONVENIENCE STORE REFER TO SHEET A.1.1 FOR DETAILS
- 1.20 REMOVE EXISTING WASTE OIL TANK
- 1.80 RE-STRIPE NEW 10'X24' PARKING SPACES
- 1.85 NEW BICYCLE PARKING (CAPACITY 2)
- 2.10 NEW SPLIT SYSTEM HVAC UNIT INSIDE 54"H METAL ENCLOSURE

BUILDING DEPARTMENT NOTES

1. HAZMAT (FUEL) WILL BE STORED INSIDE UNDERGROUND TANKS AND DISPENSED BY FUEL DISPENSERS.

SITE DATA INFORMATION

DEVELOPER'S INFORMATION:		ACCESSOR'S:	
DOWNEY GAS N GO INC.		PARCEL NUMBER	
12603 PARAMOUNT BOULEVARD		6245-017-01	
DOWNEY, CA.		ZONING:	
ENGINEER CONTACT:		C-2 GENERAL COMMERCIAL	
MOHAMMAD BAHMANI			

	SQ. FT.	ACRE	RATIO
LOT AREA:	BEFORE DEDICATION: 12,885.0	0.3	-
	DEDICATION: 154.0		
	AFTER DEDICATION: 12,731.0		
C-STORE			
OCCUPANCY:	M	EXIST. 1393.0	- 11.0%
CONSTRUCTION:	V-B		
FUELING CANOPY			
OCCUPANCY:	M	880.0	- 7.0%
CONSTRUCTION:	II-B		
TOTAL LANDSCAPING AREA	110.0	-	0.8%

PARKING ANALYSIS

C-STORE
 REQUIRED: 1 / 300
 GROSS AREA: 1,393 / 300 = 5 REQUIRED
 TOTAL SITE PARKING REQUIREMENT = 5 SPACES
 TOTAL SITE PARKING PROVIDED = 5 SPACES
 TOTAL HDPC PARKING PER CBC TABLE 11B-6: 1 SPACE

REVISIONS

NO.	DATE	DESCRIPTION
1	02/01/22	REVISED PER PLANNING
2	03/29/22	REVISED PER PLANNING
3	06/17/22	REMOVED ADDITION AND RESTRIPE PARKING
4		
5		

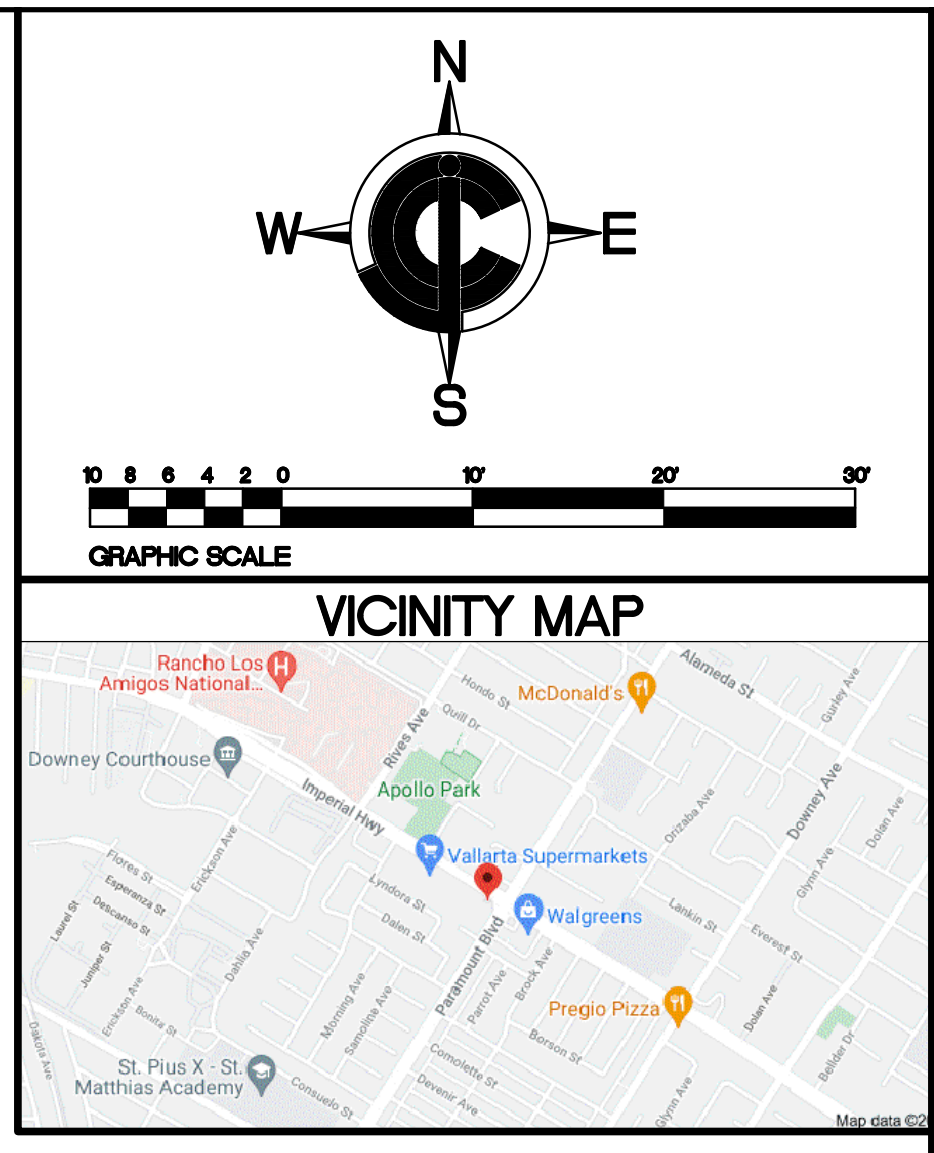
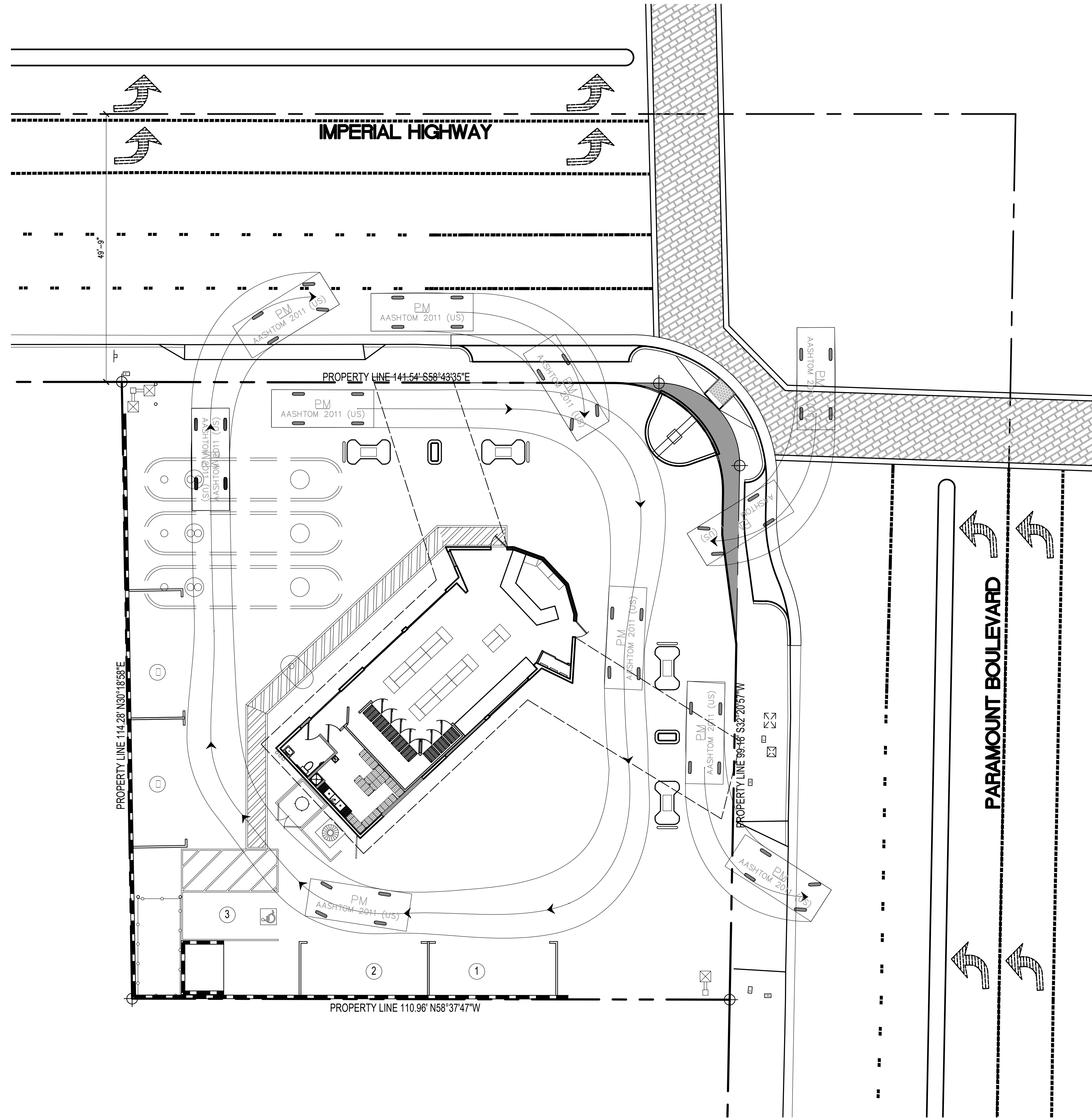
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GAS 'N' GO

PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
PROPOSED PLOT PLAN

DATE ISSUED:	09/21/21
SCALE:	1" = 10'-0"
DRAWN BY:	F. COHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	21053
STORE NUMBER:	GAS N GO
SHEET:	

C.11



NO.	DATE	DESCRIPTION
1		
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5		

NO.	DATE	DESCRIPTION
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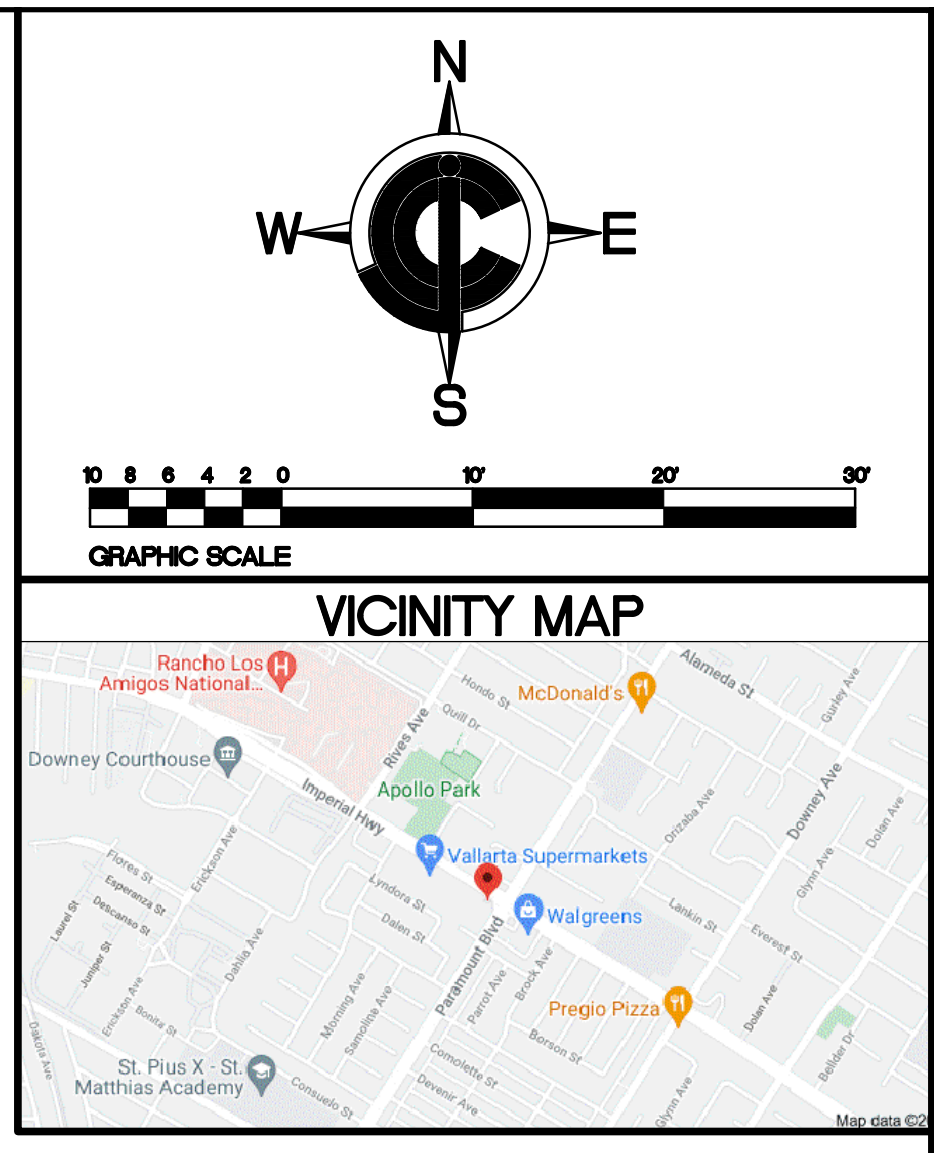
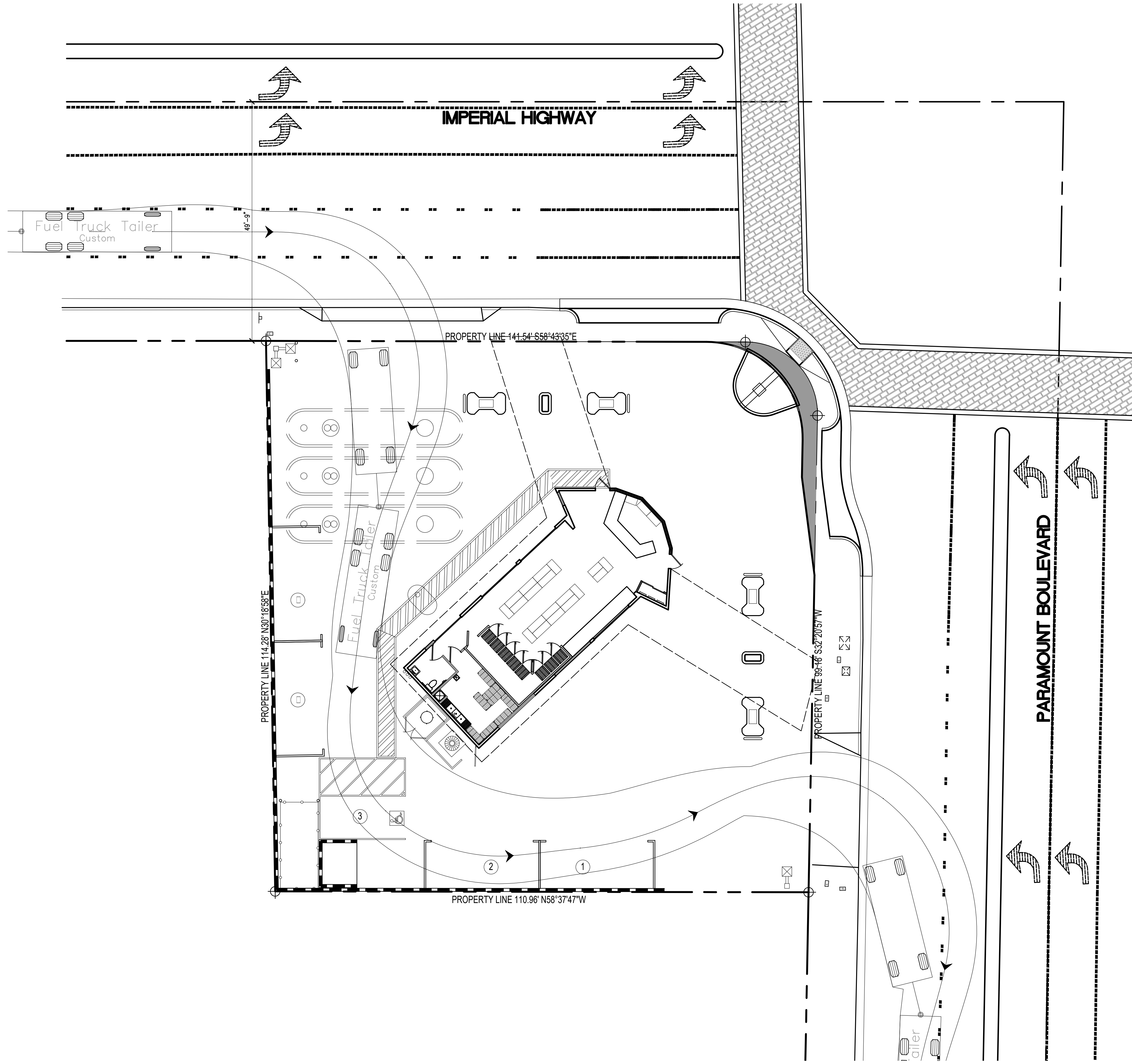
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GAS 'N' GO

PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
 TRAFFIC CIRCULATION PLAN

DATE ISSUED: 09/21/21
 SCALE: 1" = 10'-0"
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 21053
 STORE NUMBER: GAS N GO
 SHEET:

C.12



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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GAS 'N' GO

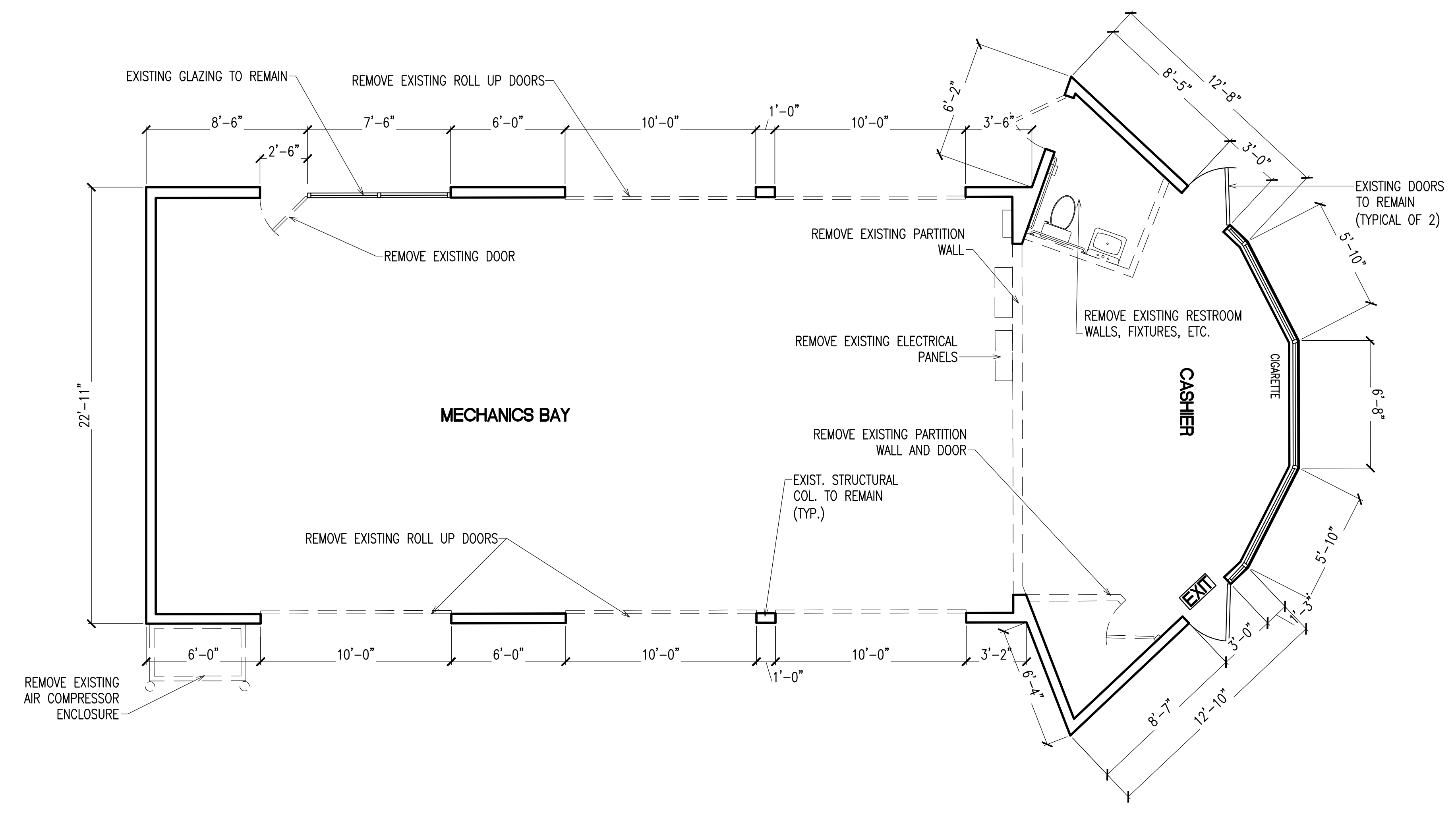
PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
TRUCK CIRCULATION PLAN

DATE ISSUED: 09/21/21
SCALE: 1" = 10'-0"
DRAWN BY: F. COHEN
CHECKED BY: F. COHEN
PROJECT NUMBER: 21053
STORE NUMBER: GAS N GO

SHEET:
 C.12

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED



REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1				
2				
3				
4				
5				

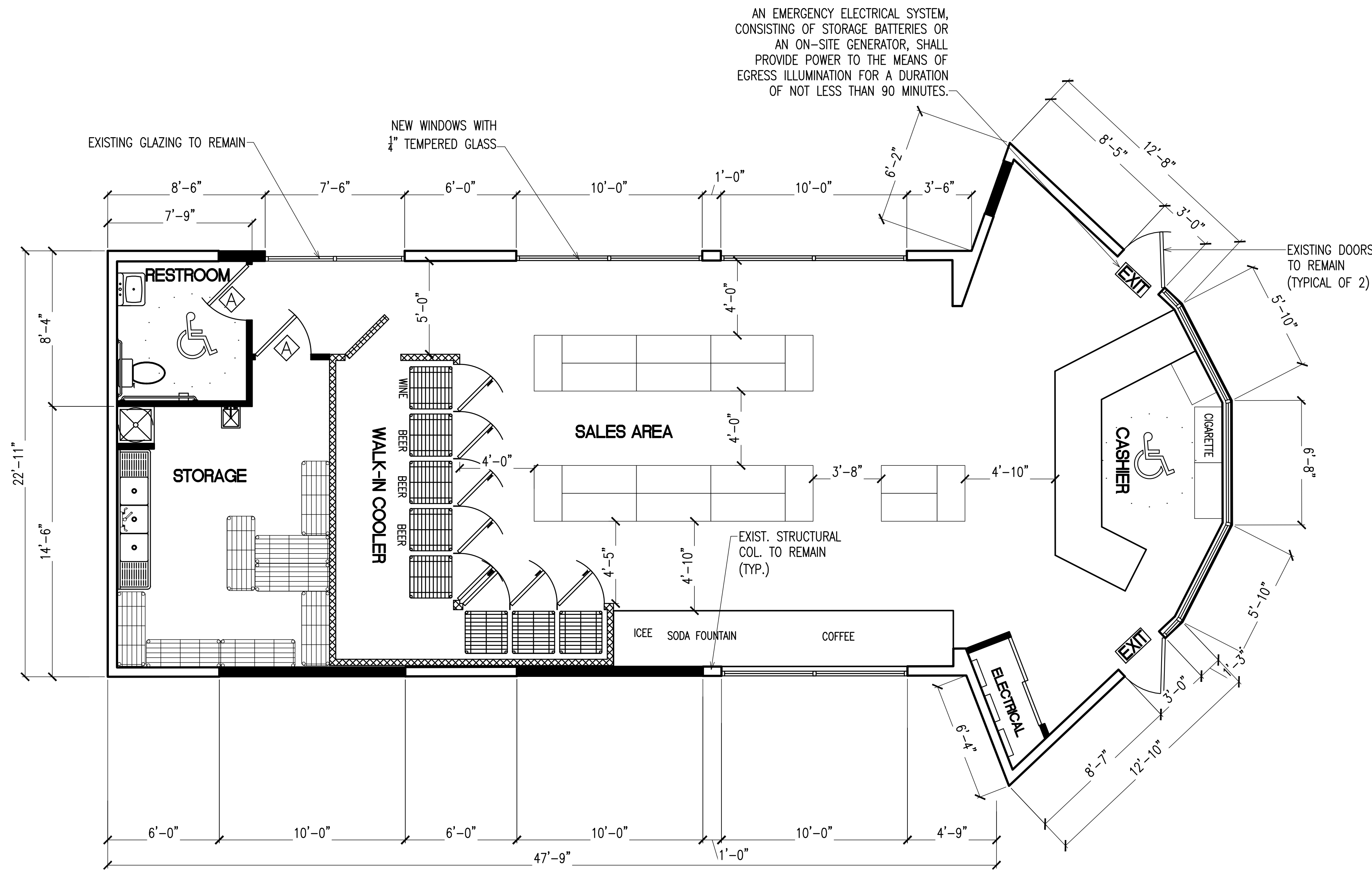
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GAS 'N' GO

PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
 EXISTING/DEMO FLOOR PLAN

DATE ISSUED: 09/21/21
 SCALE: 1/4"=1'-0"
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 21053
 STORE NUMBER: GAS N GO

SHEET: A.10



LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS
	INSULATED WALLS
	EXISTING WALLS TO BE REMOVED

DOOR SCHEDULE

DESCRIPTION	3'X 7' HOLLOW CORE METAL DOOR
HINGES	: 1 1/2 PR, 4 1/2 x 4 1/2 BUTT HINGES
HARDWARE	: SCHLAGE OLYMPIAD D50 PD-28D (LEVEL HANDLES)
DOOR CLOSER	: INTERNATIONAL #54 ALUMINUM
THRESHOLD	: N/A
FINISH	: PAINT WHITE (BOTH SIDES)

FLOOR PLAN NOTES

1. WALL DIMENSIONS ARE TO FACE OF STUD. OR CMU. FLOOR SINK DIMENSIONS ARE FROM FACE OF SLAB U.N.O.
2. ALL SEALANT TO BE PAINTABLE.
3. ALIGN EXTERIOR FACE OF PLYWOOD AND FOUNDATION FACE OF CONCRETE (TYP.).
4. ALL DOORS, DOOR FRAMES AND HARDWARE ARE AVAILABLE FROM UNIVERSAL MANUFACTURING CO.
5. ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED DOUGLAS FIR U.O.N. TYP.

STOREFRONT NOTES

1. STOREFRONT: AL. FRAME AS MANUFACTURED BY VISTAWALL OR EQ., SERIES PER GLAZING REQ'TS., 2" X 4 1/2", FRONT LOADED GLAZING, w/ CLEAR ANODIZED ALUMINUM FINISH, ALTERNATE AND EQUIVALENT STOREFRONT FRAME AS MANUFACTURED BY U.S. ALUMINUM OR OTHER AS APPROVED BY CHEVRON REPRESENTATIVE.
2. STANDARD STOREFRONT GLAZING SHALL BE 1/4" CLEAR TEMPERED GLASS. (TYP.)
3. VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
4. GLAZING AND STOREFRONTS SHALL CONFORM TO LOCAL WIND LOAD REQUIREMENTS. GLAZING MATERIAL THICKNESS, AND LAMINATION AND/OR MULLION DESIGN IS SUBJECT TO CHANGE.

BUILDING DEPARTMENT NOTES

1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
3. EXIT SIGN ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES (54 LUX).
4. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1011.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.19 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.12
 - i. AN EGRESS DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30# FORCE. THE DOOR SHALL SWING TO THE FULLY OPEN POSITION WHEN AN OPENING FORCE NOT TO EXCEED 15 POUNDS IS APPLIED TO THE LATCH SIDE. CBC 1008.1.2
 - ii. THE OPENING FORCE FOR INTERIOR SIDE SWING DOORS WITHOUT CLOSERS SHOULD NOT EXCEED 5 POUNDS. CBC 1008.1.2
10. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM - TO - MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
11. "ADDITIONAL DIRECTIONAL EXIT SIGNAGE MAY BE REQUIRED BY THE CITY AT THE TIME OF FINAL INSPECTION."
12. WALL, FLOOR, AND CEILING SHALL NOT EXCEED THE FLAME-SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.
13. THE PATH OF EGRESS TRAVELED AND EXIT DOORS SHALL BE MARKED WITH READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. INTERVENING DOORS WITHIN THE SPACE SHALL ALSO BE MARKED WITH EXIT SIGNS. SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIT SIGNS SHALL BE PROVIDED WITH EMERGENCY POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES BY STORAGE BATTERIES OR ON-SITE GENERATOR. (1011 CBC)

EXCEPTIONS:

 - i. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT.
 - ii. MAIN EXTERIOR EXIT DOORS OR GATES THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIED AS EXITS NEED NOT HAVE EXIT SIGNS.
14. LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE LESS THAN 1/2 INCH BELOW THE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. CBC 1008.1.7.
15. WHERE COMBUSTIBLE CONSTRUCTION OCCURS, FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS
 - b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

REVISIONS

NO.	DATE	DESCRIPTION
1	02/01/22	REVISED PER PLANNING
2	06/16/22	REMOVED ADDITION
3		
4		
5		

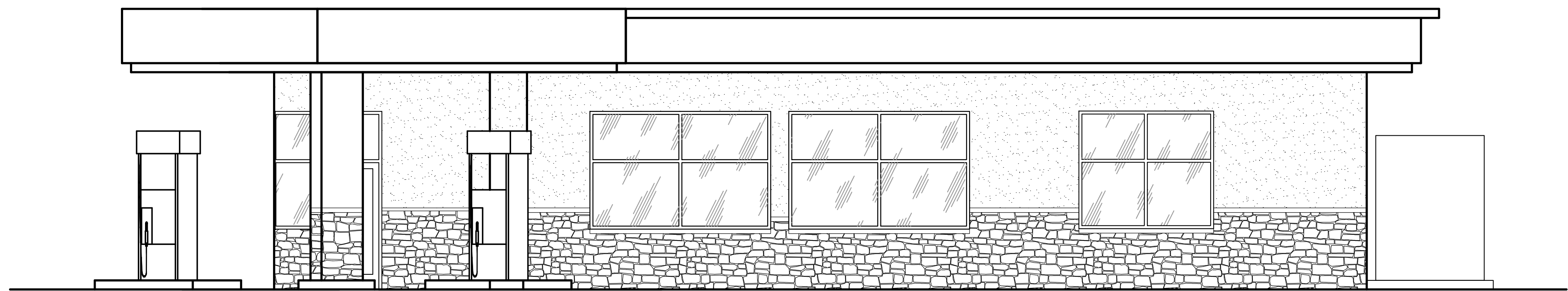
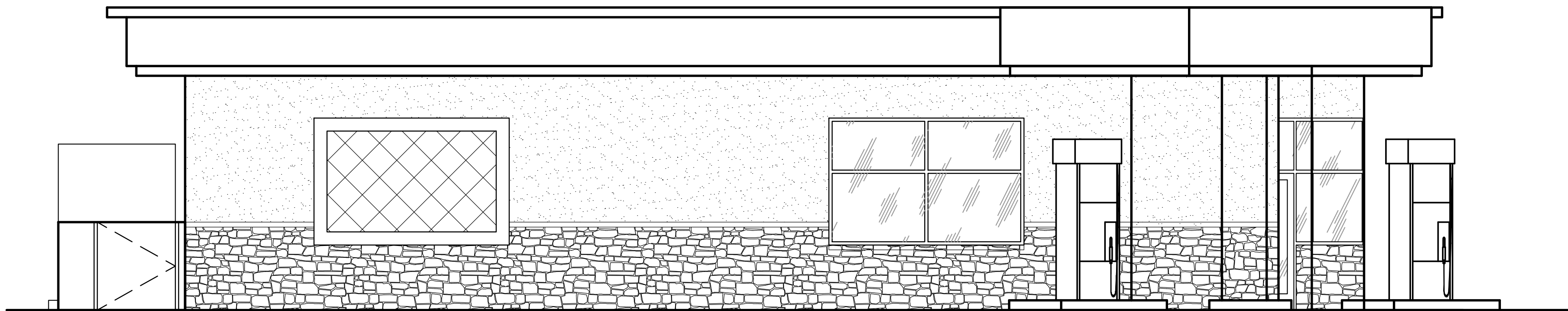
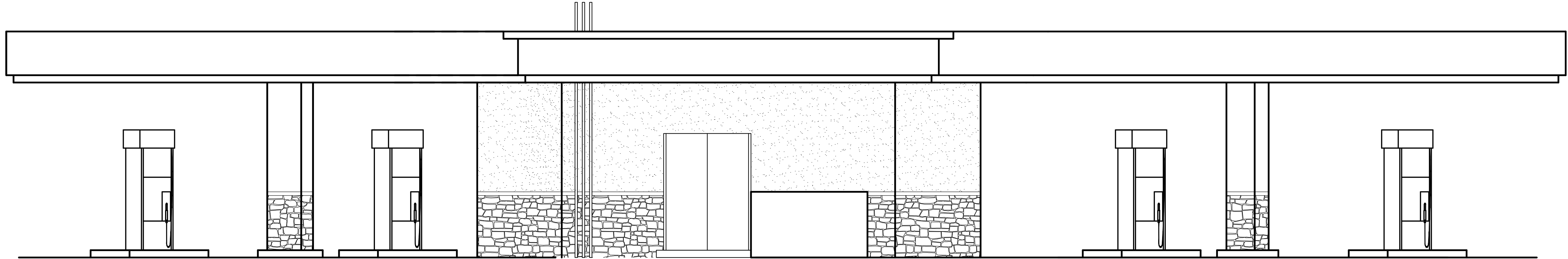
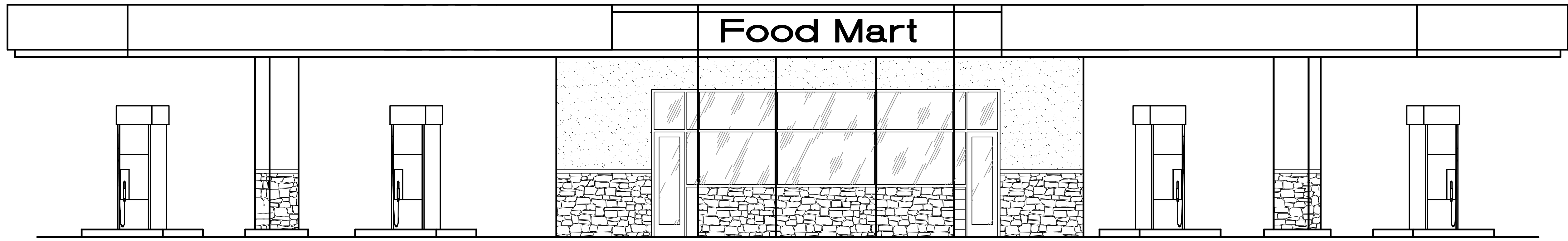
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 www.cjccorp.com

GAS 'N' GO

PROJECT:
 12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242
PROPOSED FLOOR PLAN

DATE ISSUED:	09/21/21
SCALE:	1/4"=1'-0"
DRAWN BY:	F. COHEN
CHECKED BY:	F. COHEN
PROJECT NUMBER:	21053
STORE NUMBER:	GAS N GO

SHEET:
A.11



REVISIONS

NO.	DATE	DESCRIPTION
1	02/01/22	RE: SED PER PLACE
2	03/21/22	RE: SED PER PLACE
3	07/11/22	RE: SED PER PLACE
4		
5		

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 Fax: (714) 317-0250
 www.cjccorp.com

GAS 'N' GO

PROJECT:
**12603 PARAMOUNT BOULEVARD
 DOWNEY, CA. 90242**
 PROPOSED BUILDING ELEVATIONS

DATE ISSUED: 09/21/21
 SCALE: 1/4"=1'-0"
 DRAWN BY: F. COHEN
 CHECKED BY: F. COHEN
 PROJECT NUMBER: 21053
 STORE NUMBER: GAS N GO

SHEET:
A.21



STAFF REPORT

PLANNING DIVISION

DATE: MARCH 15, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: ART BASHMAKIAN, AICP, INTERIM CITY PLANNER *AB*

PREPARED BY: ABRAHAM LUNA, ASSISTANT PLANNER *AL*

SUBJECT: **PLN-22-00138 (PLANNED SIGN PROGRAM) – A REQUEST FOR A PLANNED SIGN PROGRAM TO ESTABLISH SIGN STANDARDS FOR THE SIZE, LOCATION, AND APPEARANCE OF SIGNS ON AN EXISTING MULTI-TENANT COMMERCIAL BUILDING**

LOCATION: 10303 LAKEWOOD BOULEVARD

ZONING: C-1 (NEIGHBORHOOD COMMERCIAL)

REPORT SUMMARY

Lee R. Weston (hereinafter “the applicant”) is requesting a Planned Sign Program to establish sign standards for a multi-tenant commercial building for the size, location, and appearance of new wall signs. Pursuant to Downey Municipal Code (DMC) Section 9610.04, a Planned Sign Program shall be required for a site having three (3) or more nonresidential tenants. 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-22-00138 (PLANNED SIGN PROGRAM), THEREBY REGULATING THE SIZE, LOCATION, AND APPEARANCE OF SIGNS FOR A MULTI-TENANT COMMERCIAL BUILDING, LOCATED AT 10303 LAKEWOOD BOULEVARD, ZONED C-1 (NEIGHBORHOOD COMMERCIAL)

BACKGROUND

The subject site is comprised of two properties, (APN: 6252-002-040 & 6252-002-041) totaling 48,592 square feet in size and is improved with a 15,440 square foot multi-tenant commercial building, located on the south side of Florence Avenue, east of Lakewood Boulevard. The zoning of the surrounding area is summarized in the table below:

	Land Use	General Plan	Zoning
North	Wide variety of goods and services	General Commercial	C-2 (General Commercial)
South	Convenience goods and services	General Commercial	C-1 (Neighborhood Commercial)
East	Single-Family Residences	Low Density Residential	R-1 (Single-Family Residential)
West	Single-Family Residences	Low Density Residential	R-1 (Single-Family Residential)

On October 4, 2022, the applicant submitted an application for a Planned Sign Program requesting to establish sign standards to regulate the size, location, and appearance for wall signs on an existing multi-tenant commercial building. Due to missing information, staff deemed the application incomplete on October 27, 2022 and again on January 18, 2023. After multiple revisions, February 17, 2023 staff deemed the application complete for further processing. The notice of pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500' of the subject site on March 1, 2023.

DISCUSSION

As previously mentioned, Downey Municipal Code Section 9610.04 states that a Planned Sign Program shall be required for any site having three (3) or more nonresidential tenants and shall be approved by the Planning Commission before any sign permit is issued. The purpose of the Planned Sign Program is to establish sign standards to enhance the overall appearance of the commercial site through cohesive signage.



Figure 1: Existing view of property from Lakewood Boulevard

The applicant is proposing one (1) illuminated primary channel letter wall sign for each tenant space and a secondary channel letter wall sign for the tenant spaces at 10303 & 10315 Lakewood Blvd located at the corners of the commercial building. Examples of illuminated channel letter wall signs are shown in *Figure 2* below. The Municipal code restricts a secondary wall sign to no more than half the allowable square footage of the primary wall sign oriented towards Lakewood Boulevard. The primary wall signs will be centered above each tenant space and have a maximum height of 18 inches and a maximum sign area of 1.5 square feet per lineal foot of tenant space frontage. The wall sign widths will vary with each tenant space lineal frontage. The maximum sign copy area will be 75 percent of the sign area for each

primary wall sign. Any logos within the allowable sign area cannot exceed 25 percent of the sign copy area. The depth of the channel letter and logo signs shall not exceed 5 inches.

As part of this planned sign program, hanging, projecting, and awning signs are listed in the sign program, but fulfill the same requirements as listed in Chapter 6 of the Downey Municipal Code. The existing pole sign for the “Downey Square Plaza” will be kept in size and location, but will be updated with paint and material. No major facade improvements will be part of this application, however the property owner will be updating the exterior paint for the entire commercial building prior to the installation of the new signs.



Figure 2: Examples of illuminated channel letter wall signs

DEVELOPMENT REVIEW COMMITTEE

The project did not require a review from the Development Review Committee (DRC). However, all proposed wall signs submitted at a later date will require all applicable departmental reviews to ensure sign program and code compliance.

ENVIRONMENTAL ANALYSIS

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

FINDINGS

Pursuant to the requirements of DMC Section 9610.06 (Planned Sign Program), staff recommends that the Planning Commission make the following findings to approve the overall request:

1. ***The proposed sign is permitted within the zone and it complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards.***

Policy 8.2.2. – Promote the upgrading of properties.

The subject commercial site is located within the C-1 (Neighborhood Commercial) zone, which permits a variety of signage types. The proposed Planned Sign Program will regulate the appearance of signs and limits the number of wall signs for each tenant space. The standards in regards to letter height, sign area, projection listed in the program comply with Chapter 6 (Signs) of the Downey Municipal Code and will improve the property in removing the outdated cabinet signs. Approval of this Planned Sign Program will comply with the City's General Plan and with all other applicable provisions of the Downey Municipal Code.

2. ***The sign is in proper proportion to the structure or site on which it is located.***

The Planned Sign Program will ensure that all proposed illuminated channel letter wall signs will be well spaced and in proper proportion to the building façades of the tenant space. The size of the wall signs will vary based on the lineal foot frontage for each tenant space, in accordance with the City's Chapter 6 (Signs) of the Zoning Code.

3. ***The sign materials, color, texture, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which is a part.***

As mentioned, the Planned Sign Program proposes illuminated channel letter wall signs that will be mounted onto the building's façade. The illuminated channel letter wall signs will be compatible with the design of the existing structure because all primary signs will be centered above each tenant space and create a uniform appearance to the building and site. The existing signage consists of dated cabinet signs whereas the Planned Sign Program will require channel letters with a font style of Acumin Variable Concept Bold and any choice of color upon approval from the property owner. A condition has been placed for the City Planner to approve the color when formally submitted to the City. The Planned Sign Program will allow flexibility for logo signs by allowing their nationally recognized trademark image and colors. The neighborhood is commercially developed, and both the height and placement of the proposed wall signs will not negatively impact surrounding businesses.

4. ***The sign's illumination is at the lowest reasonable level as determined by the City Planner, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it.***

All new wall signs shall include LED internal illumination in order to reduce the brightness of the signs, but will maintain adequate identification and readability for each business viewed from the street. The Planned Sign Program has been conditioned to ensure that the LEDs

and power supplies will be enclosed behind the channel letters attached to the wall and will not interfere or cause nuisance to any residentially zoned property.

5. *The sign is not detrimental to the public interest, health, safety, or welfare.*

The proposed signs comply with Chapter 6 (Signs) of the Downey Municipal Code which is designed to ensure signs are not able to create a detrimental impact to the public interest, health, safety, and or welfare. Wall signs will be affix safely above each tenant space to the existing stucco façade. All new wall signs will be subject to review and approval by city departments ensuring conformance with the Building Code and local and state electrical standards.

6. *The sign complies with Section 9624, Lighting and Design Standards.*

All proposed signs on the building will be internally illuminated using LED light units. The signs will not conflict with Downey Municipal Code Section 9624. Conditions have been added to allow the adjustment to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

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 the Planned Sign Program (PLN-22-00138), subject to the conditions of approval as stated in the Planning Commission Resolution.

EXHIBITS

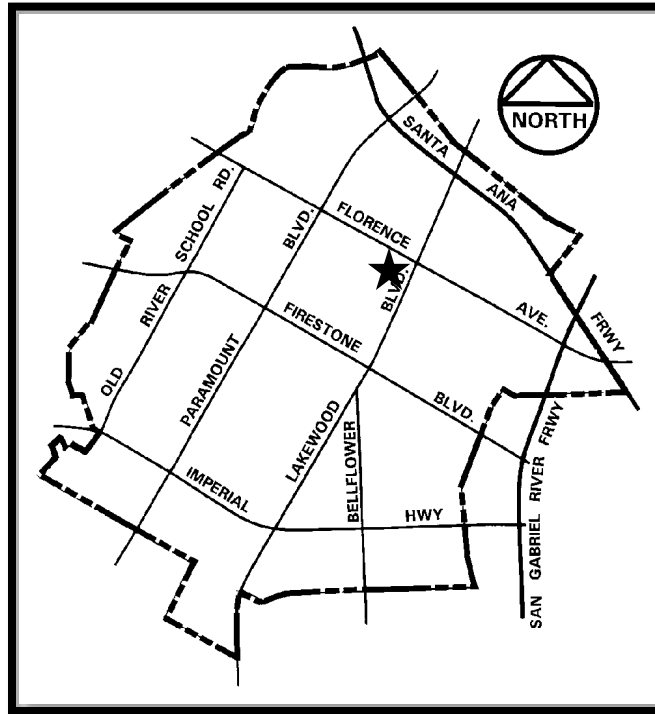
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Planned Sign Program

Exhibit 'A' – Maps

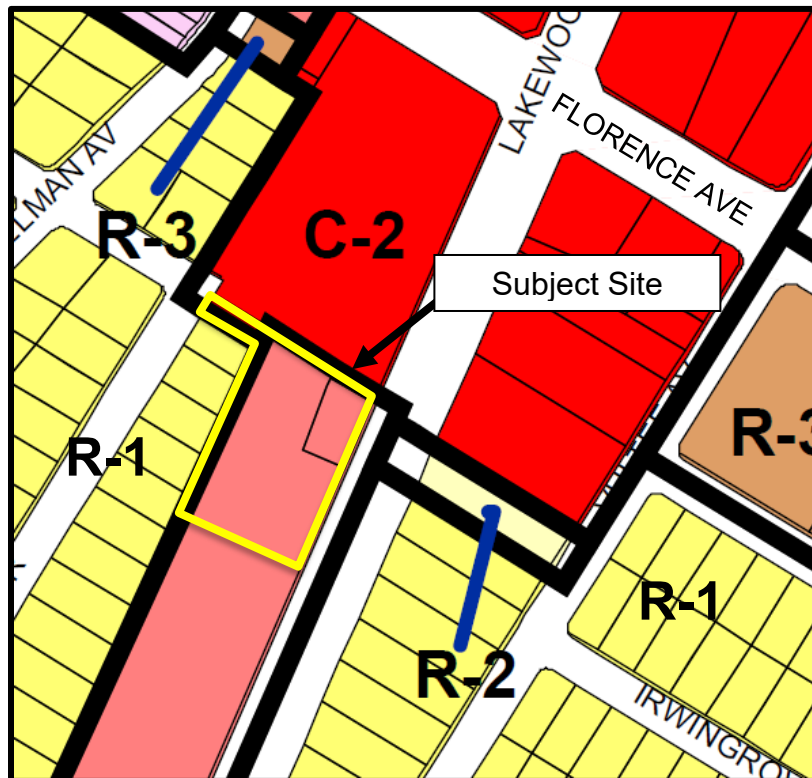
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO. 23-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-22-00138 (PLANNED SIGN PROGRAM), THEREBY REGULATING THE SIZE, LOCATION, AND APPEARANCE OF SIGNS FOR A MULTI-TENANT COMMERCIAL BUILDING, LOCATED AT 10303 LAKEWOOD BOULEVARD, ZONED C-1 (NEIGHBORHOOD COMMERCIAL)

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 October 4, 2022, Lee R. Weston (hereinafter “applicant”), submitted a request for Planned Sign Program establishing the size, location, and appearance of all signs at the newly approved commercial development; and,
- B. On October 27, 2022, the application was deemed incomplete; and, on January 18, 2023, after receiving all necessary material and the application was deemed complete; and,
- C. On March 1, 2023, 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,
- E. The Planning Commission held a duly noticed public hearing on March 15, 2023, 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 for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15311 (Class 11, Accessory Structures). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of CEQA. Class 11 consists of projects that involve replacement of minor structures accessory to (appurtenant to) existing commercial including on-premise signs.

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

- 1. The proposed sign is permitted within the zone and it complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards. *Policy 8.2.2 – Promote the upgrading of properties.* The subject commercial site is located within the C-1 (Neighborhood Commercial) zone, which permits a variety of signage types. The proposed Planned Sign Program will regulate the appearance of signs and limits the number of wall signs for each tenant space. The standards in regards to letter height, sign area, projection listed in the program comply with Chapter 6 (Signs) of the Downey Municipal Code and will improve the property in removing the outdated cabinet signs. Approval of this Planned Sign Program will comply with the City’s General Plan and with all other applicable provisions of the Downey Municipal Code.

- 2. The sign is in proper proportion to the structure or site on which it is located. The

Planned Sign Program will ensure that all proposed illuminated channel letter wall signs will be well spaced and in proper proportion to the building façades of the tenant space. The size of the wall signs will vary based on the lineal foot frontage for each tenant space, in accordance with the City's Chapter 6 (Signs) of the Zoning Code.

3. The sign materials, color, texture, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which is a part. As mentioned, the Planned Sign Program proposes illuminated channel letter wall signs that will be mounted onto the building's façade. The illuminated channel letter wall signs will be compatible with the design of the existing structure because all primary signs will be centered above each tenant space and create a uniform appearance to the building and site. The existing signage consists of dated cabinet signs whereas the Planned Sign Program will require channel letters with a font style of Acumin Variable Concept Bold and any choice of color upon approval from the property owner. A condition has been placed for the City Planner to approve the color when formally submitted to the City. The Planned Sign Program will allow flexibility for logo signs by allowing their nationally recognized trademark image and colors. The neighborhood is commercially developed, and both the height and placement of the proposed wall signs will not negatively impact surrounding businesses.
4. The sign's illumination is at the lowest reasonable level as determined by the City Planner, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it. All new wall signs shall include LED internal illumination in order to reduce the brightness of the signs, but will maintain adequate identification and readability for each business viewed from the street. The Planned Sign Program has been conditioned to ensure that the LEDs and power supplies will be enclosed behind the channel letters attached to the wall and will not interfere or cause nuisance to any residentially zoned property.
5. The sign is not detrimental to the public interest, health, safety, or welfare. The proposed signs comply with Chapter 6 (Signs) of the Downey Municipal Code which is designed to ensure signs are not able to create a detrimental impact to the public interest, health, safety, and or welfare. Wall signs will be affix safely above each tenant space to the existing stucco façade. All new wall signs will be subject to review and approval by city departments ensuring conformance with the Building Code and local and state electrical standards.
6. The sign complies with Section 9624, Lighting and Design Standards. All proposed signs on the building will be internally illuminated using LED light units. The signs will not conflict with Downey Municipal Code Section 9624. Conditions have been added to allow the adjustments to the illumination of a sign if it is found that a nuisance is caused by any particular sign.

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 Planned Sign Program (PLN-22-00138), subject to 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.

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

PASSED, APPROVED AND ADOPTED this 15th day of March, 2023

Horacio Ortiz, 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 15th day of March, 2023 by the following vote, to wit:

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

Alfonso Hernandez, Principal
Planner
City Planning Commission

**PLANNED SIGN PROGRAM (PLN-22-00138)
CONDITIONS OF APPROVAL**

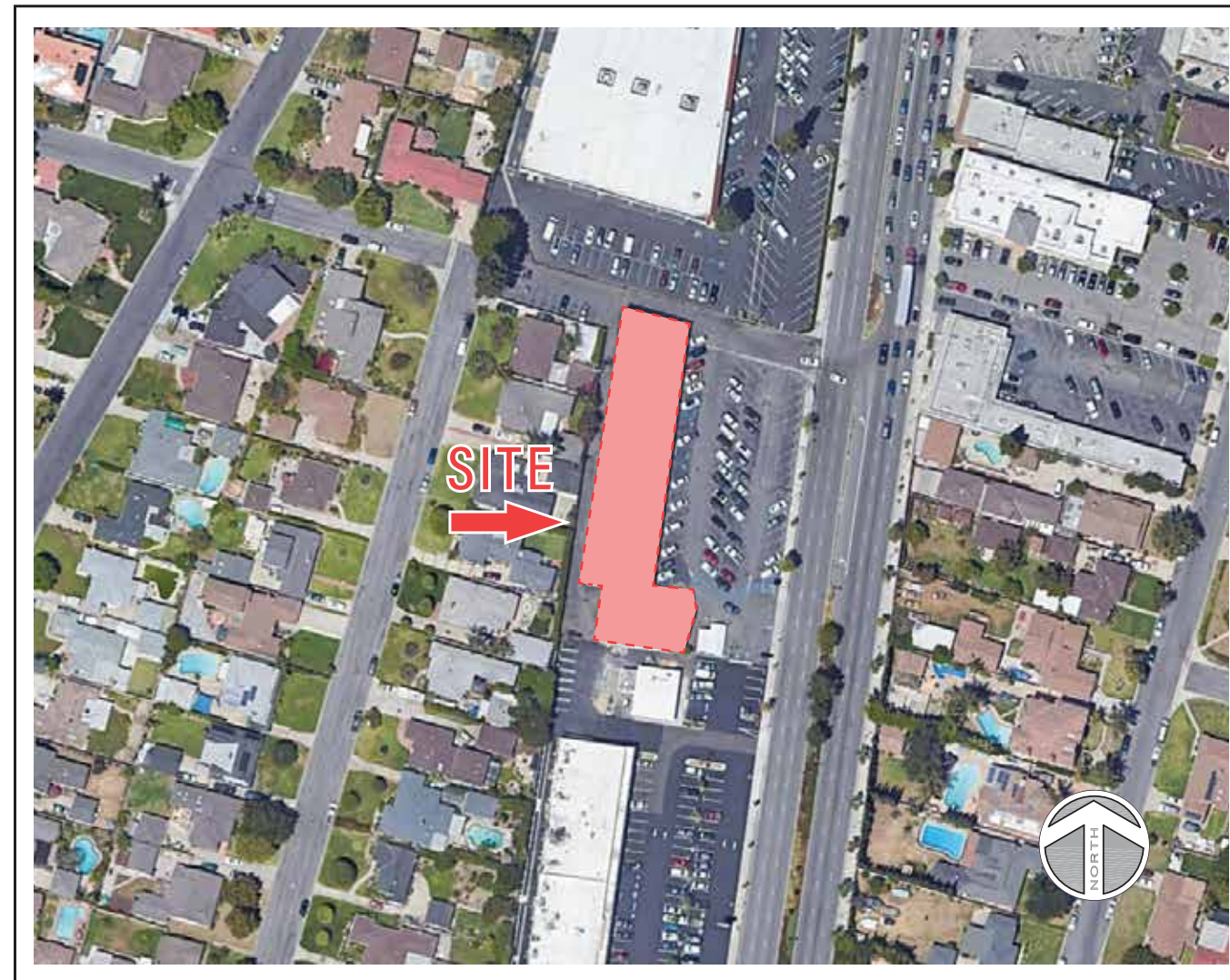
- 1) The approval of this Planned Sign Program approves the size, location, appearance, and number of the signs for a multi-tenant commercial center located at 10303 Lakewood Boulevard.
- 2) Approval of this Planned Sign Program shall not be construed to mean any waiver of applicable and appropriate 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) An affidavit of Acceptance of Conditions, as provided by the City of Downey, shall be signed, notarized, and returned to the Planning Division within fifteen (15) days of approval. This approval will be considered invalid until this condition has been fulfilled.
- 6) Primary wall signs shall only be mounted on the store front façades (facing Lakewood Blvd) of the subject buildings. Secondary wall signs for specific tenant spaces shall be mounted on a secondary frontage that faces off-street parking on the same lot or a driveway with access to required off-street parking.
- 7) Future tenant of 10315 Lakewood Blvd "Sizzler" must conform to this sign program. New signs shall be placed to follow conditions No. 6 and shall not exceed to maximum square footage allowed for the tenant length ($68'-9" \times 1.5 = 103.12$ square feet).
- 8) If an illuminated wall sign is found to be a nuisance to any neighboring property, the City Planner can make adjustments to the sign or illumination of such sign to prevent any further nuisance.
- 9) At the time of formal submittal, the City Planner shall have authority to modify any proposed color on any sign if deemed incompatible with the façade of the building.
- 10) Prior to the issuance of any building permit for a sign, said sign shall comply with this Planned Sign Program, with exception of window signs and exempt signs, which shall comply with the requirements of the Downey Municipal Code.

- 11) Prior to the installation of new wall signs, the applicant shall obtain all required Building permits. The applicant shall also obtain all required building inspection for all signs.
- 12) The property owner shall notify all tenants that all individual tenant signs shall be brought into compliance with the Planned Sign Program at such time that the tenant's lease is renewed or when any changes are proposed to the sign, whichever occurs first. In any case, the property owner shall bring all signage into compliance within one (1) year of this Planned Sign Program approval.

END OF CONDITIONS

DOWNEY SQUARE MASTER SIGN PROGRAM

10301 - 10315 LAKEWOOD BLVD.
Downey, CA 90241



402 W. 5th St. San Pedro, CA 90731 | T: (310) 547-0991 | F: (310) 547-9032 | wellingtonsigns.com

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General Requirements

SIGNAGE SPECIFICATIONS

- The intent of these criteria is to maintain consistency of colors and manufacturing methods. An exception may be made for nationally recognized and trademarked signs with landlord approval.
- The following types of construction will be allowed:
 - Internally illuminated channel letters signs.
 - Hanging signs.
 - Projecting signs.
 - Awning signs, and freestanding/pole signs, while permitted by Downey Municipal Code, are not allowed by landlord.
 - At new lease, the Tenant is required to comply with these sign criteria.
 - Sign face colors should be selected to provide sufficient contrast against building background colors and still be compatible.

WALL SIGNS

- Face of wall signs must be parallel to the plane of the wall.
- Wall signs cannot project more than 5 inches from the face of the building. Signs shall not extend beyond the exterior lines of the building façade.
- Size of primary wall sign shall not exceed 1.5 square feet per lineal foot of the tenant space frontage.
- Signs shall be centered above tenant space and shall not exceed 75% of the tenant space width.
- Supplemental logos, text, etc. shall not exceed 25% of the overall sign size.
- Signs shall be internally illuminated.
- Secondary wall signs shall be permitted for tenants with a corner space. The size of the secondary wall sign shall not exceed one-half the allowable area of the primary wall sign and shall be centered above window façade.
- No wall sign shall cover any window or doorway of a building.

HANGING SIGNS

- Size of hanging signs must not exceed a maximum sign area of five (5) square feet.
- Size of sign copy area must not exceed seventy-five (75) percent of the sign area.
- Such signs shall not extend above the building façade and in no event higher than twenty (20) feet.
- Signs must have a vertical clearance of eight (8) feet above grade.
- Each business is allowed one (1) hanging sign.
- Signs must not extend more than one-half (1/2) of the parkway width.

PROJECTING SIGNS

- Size of projecting signs must not exceed a maximum sign area of fifteen (15) square feet.
- Size of sign copy area must not exceed seventy-five (75) percent of the sign area.
- Such signs must be equal to or below the height of the building façade and in no event, higher than twenty (20) feet.
- Signs must have a vertical clearance of eight (8) feet above grade.
- Signs must be above the minimum building frontage of fifty (50) feet.
- Each business is allowed one (1) hanging sign.
- Signs must project with a minimum of ten (10) feet from a side building line.
- Signs can be internally or indirectly illuminated only.

WINDOW SIGNS

- Window Vinyl graphics letters are permitted inside the window. All graphics should not exceed 30% of total area of all windows.

PROHIBITED SIGNS

- Canvas signs (excluding awning signs), paper or cardboard signs, banners, pennants, flags, streamers, balloons, or other wind signs.
- A-frame, portable, or sandwich board signs.
- Signs or sign structures which by color, wording, or symbols, resemble or conflict with any traffic control sign or signal.
- Signs with an intensity of illumination that creates a safety hazard for pedestrian, bicycle, or vehicular traffic.
- Signs which produce odor, sound, smoke, fire, or other such emissions.
- Signs advertising commercial uses, day care homes, residential care facilities, and similar uses on sites where the principal use is a residential dwelling unit unless otherwise allowed in accordance with State law.
- Signs that rotate, move, or cause uncontrolled direction of lights, flash, reflect, blink, or appear to do any of the foregoing with the exception of public service signs stating time and temperature.
- On-premises signs that identify or advertise a product, business, or service that is not located on the property on which the sign is located.
- Off-premises signs, including billboards, and/or advertising signs as defined in this chapter, which do not advertise a product, an interest, a service, or entertainment available on the premises, except as permitted by Downey sign code.
- Any other sign, sign structure, or advertising device which is not specifically permitted by the zone regulations in which the sign is located or which may have been erected in violation of the laws in effect at the time of erection. String lights, except in connection with permissible holiday decorations. Outlining of a building or structure with lights shall be construed as being string lighting.
- Statuary sign, excepting those statuary signs legally established before January 12, 1978.
- Lamps or incandescent lights are prohibited from use in any sign. This includes but is not necessarily limited to stroboscopic lights; spotlights; revolving beacons; any lamp with internal metallic reflectors; any lamp with external reflectors; and any exposed lamp or bulb with a rated wattage in excess of twenty-five (25) watts.
- Signs extending above a building roof. However, a wall sign may be architecturally integrated with a sloping roof fascia or mansard roof with approval of a sign permit or a planned sign program.
- Exposed neon, unless the neon is approved by the Commission as a contributing architectural or historical feature of the building.
- Any painted wall sign.
- Any sign or portion thereof that physically rotates about an axis (a revolving sign).
- Changeable copy.
- Animals or human beings, live or simulated, utilized as signs.
- Cabinets signs.

SIGN MAINTENANCE AND REMOVAL

- All tenants are solely responsible for keeping their signs well maintained and in good working order, with clean appearance, and illuminated.
- Tenant shall remove and dispose of all signage, and complete required patching and painting prior to vacating their space in the center.
- In the event tenant does not do so, landlord will remove and dispose of any signage remaining 14 days after tenant's departure, and shall consider the sign(s) abandoned.
- Landlord will withhold the cost of any necessary removal, disposal, and repair from tenant's deposit.
- Upon approval of this program, existing tenant signage (with the exception of anchor tenants) shall be deemed non-conforming if said signs do not adhere to the requirements of this program.

General Requirements

- Tenants shall have one (1) year after approval of this program to remove existing signage and install conforming signage / apply for permits as required for new, conforming signage.
- New tenants must adhere to the standards of this program.
- In the event a tenant lease is signed or renewed, this program will be in effect for said tenant except as outlined herein.
- After proper written notice by landlord, non-conforming signage may be repaired or replaced by landlord, at tenant's expense, with signage that conforms to this program and the City of Downey's Municipal Code.

ANCHOR TENANT

- Existing anchor tenant (Sizzler) or future anchor tenant may keep existing building signage, or install branded, non-conforming signage (provided said signage is approved by both landlord and the City of Downey and complies with the maximum allowed square footage of this program), as long as tenant remains anchor tenant of Downey Square. New anchor tenant shall comply with the provisions of this sign program.

REQUIREMENTS FOR WALL SIGNS

Maximum Sign Area

1.5 sf per lineal foot of frontage of the tenant's space.

Maximum Sign Copy Area

Seventy five (75) percent of the sign area. Supplemental sign copy and/or logos on the same sign may constitute no more than twenty-five (25) percent of the copy area. For a channel letter wall sign, it may constitute no more than twenty-five (25) percent of the sign area. Letter heights must be in a range between the minimum of twelve (12) inches tall and the maximum of eighteen (18) inches tall.

Maximum Projection

Five (5) inches from the wall to which it is attached. Signs shall not extend beyond the exterior lines of the building façade.

Setback Requirements

Illuminated wall signs shall be a minimum one hundred (100) feet from any adjacent residential zone.

Locational Requirements

No wall sign shall cover any window or doorway of a building.

The following regulations shall also apply to wall signs:

(A) Signs located on the façade or façade fascia of a building or structure shall be considered wall signs.

(B) Primary Wall Sign. The primary wall sign shall be considered the main wall sign of the building. The frontage it is located on shall have a main public entrance and must side onto either a street or parking area.

(C) Secondary Wall Sign. A secondary wall sign not exceeding one-half (½) the allowable area of the primary wall sign may be established on a second, third, or fourth frontage, provided that the frontage sides onto either a street, required off-street parking on the same lot, or a driveway with access to required off-street parking. The secondary wall sign shall not exceed the area of the primary wall sign.

(D) Wall signs may be located on a mansard or parapet, provided the sign does not exceed the height of the mansard or parapet. Such signs shall be architecturally integrated with the roof.

LEASE AGREEMENT

These sign criteria shall be part of lease terms for all future tenant leases and all tenant signs shall follow these sign criteria.

SUBMITTAL / APPROVAL REQUIREMENTS

SUBMITTAL TO LANDLORD

- Tenant shall submit two (2) sets of detailed shop drawings to the Landlord for written approval prior to city submittal. Sign drawings to be prepared by a State of California licensed sign contractor. All signs must conform to the Downey Planning Division requirements.
- The shop drawings shall indicate size, materials, colors, location, construction details, attachment details, and lighting techniques of the proposed signage, all conforming with the sign criteria outlined herein.

SUBMITTAL TO CITY

- The Tenant or Tenant's sign company shall obtain and pay for all necessary permits and related costs. If Tenant has received written approval from Landlord, Tenant may submit the proposed sign to the Downey Planning Division for review. Tenant must submit three (3) full sets of Landlord-approved color drawings.
- The Tenant shall pay for all signs, related materials, and installation fees (including final inspection costs).
- It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
- Should a sign be removed, it is the Tenant's responsibility to patch all holes and paint surface to match the existing color.
- The Tenant shall be responsible for fulfillment of all requirements of these sign criteria.
- The Tenant shall be responsible for acquiring all permits and inspections necessary from the city.

GENERAL CONSTRUCTION REQUIREMENTS

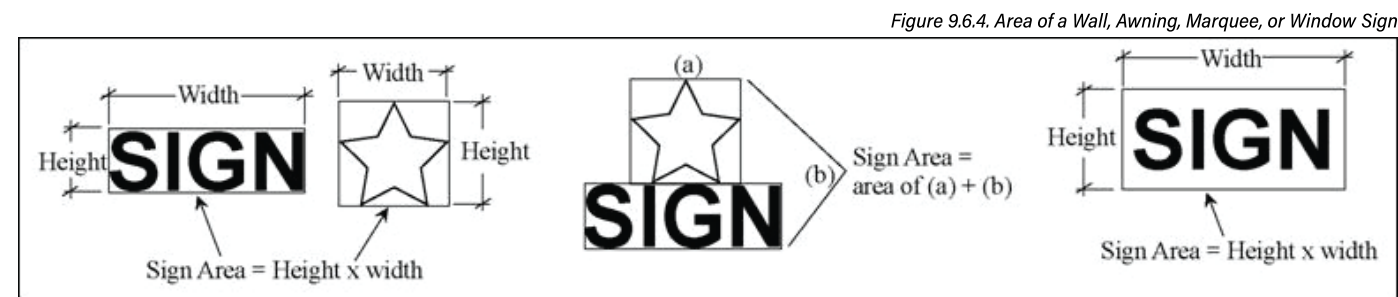
- Sign company to be fully licensed with the county and state and shall have full workman's compensation and general liability insurance.
- All signs and their installation shall comply with all local building and electrical codes.
- All electrical signs shall be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. labels. U.L. labels shall be placed in an inconspicuous location.
- In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
- All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. The owner reserves the right to reject any fabrication work deemed to be below standard.
- Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
- Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drip, and runs, and shall have a uniform surface conforming to the highest standards of the industry.
- Exposed junction boxes, conduit, lamps, tubing, or neon crossovers of any type are not permitted.
- All signs shall comply with the requirements of the City of Downey Municipal Code.

Standard Sign Area Calculation

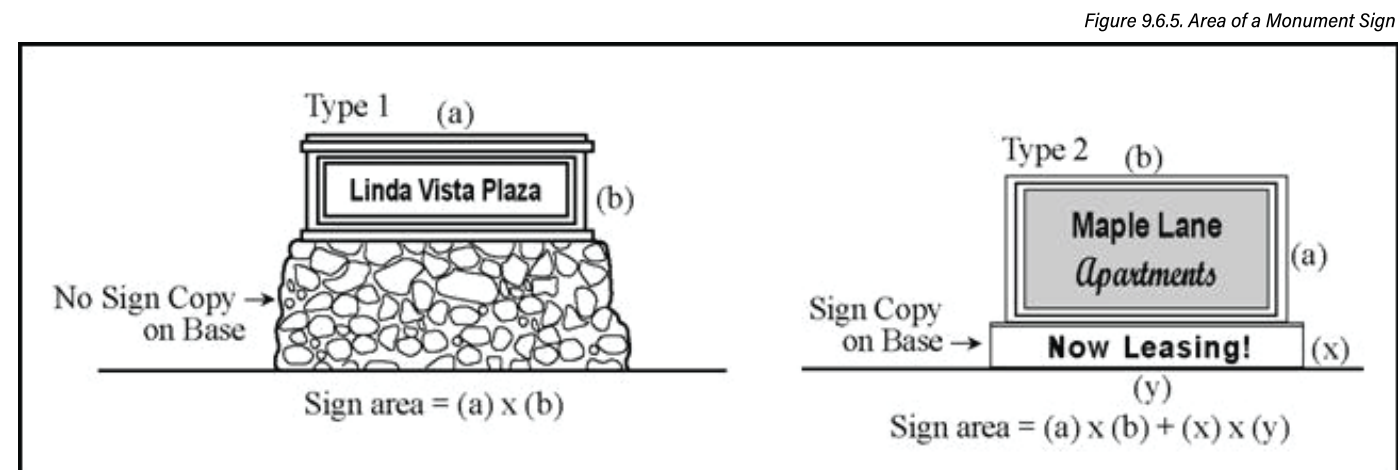
SECTION 9616. COMPUTATION OF SIGN AREA, HEIGHT, AND COPY AREA.

(a) Sign area shall be computed as follows:

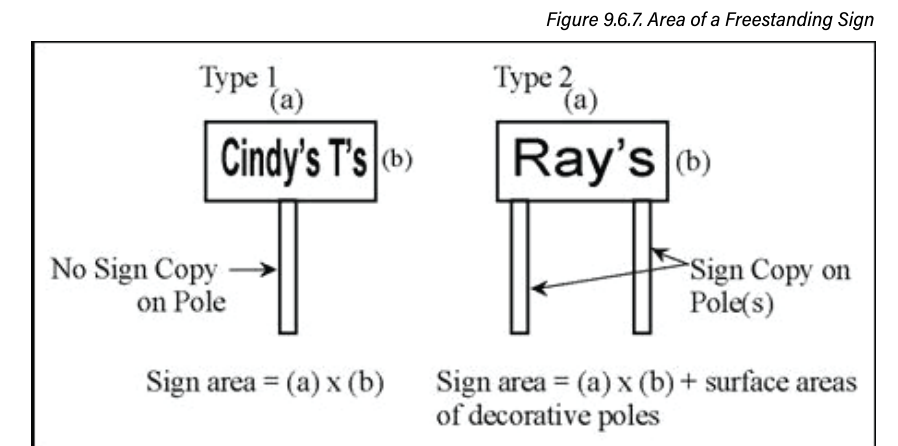
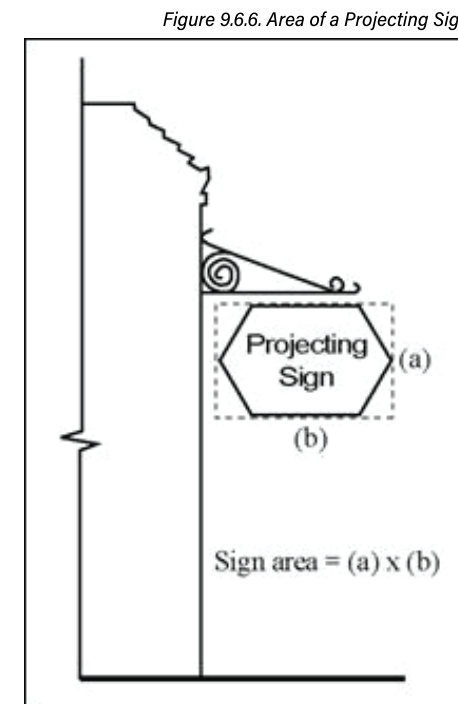
(1) Wall, Awning, Marquee, and Window Signs. Sign area shall be computed by measuring the square or rectangle that will encompass the extreme limits of the writing, graphic representation, emblem, or other display, together with any material or color forming an integral part of the background of the message or display or otherwise used to differentiate the sign from the backdrop or structure against which it is placed, including any supporting framework. When signs are composed of individual elements, the area of all sign elements, which together convey a single complete message, shall be considered a single sign (see Figure 9.6.4).



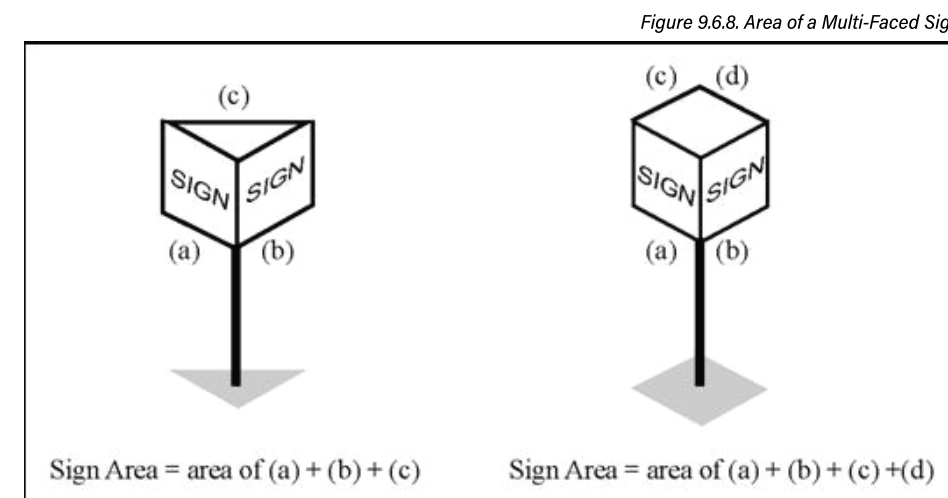
(2) Monument Signs. Sign area shall be computed by measuring the entire area contained within the frame or cabinet but excluding the monument base if it contains no advertising and is clearly distinguishable from the sign copy area through the use of different texture, color, and design (see Figure 9.6.5).



(3) Projecting and Hanging Signs. Sign area shall be computed by measuring the entire area contained within the frame or cabinet (see Figure 9.6.6).
 (4) Freestanding Signs. Sign area shall be computed as the entire area of the surface(s) upon which the sign message is placed, including the supporting column(s) if decorated or displayed with advertising (see Figure 9.6.7).

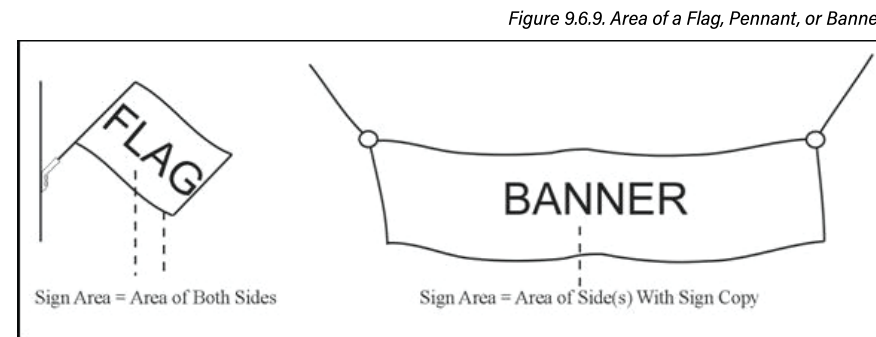


(5) Multi-Faced Signs. The sign area for a two-sided or multi-faced sign shall be computed by adding together the area of all sign faces (see Figure 9.6.8).

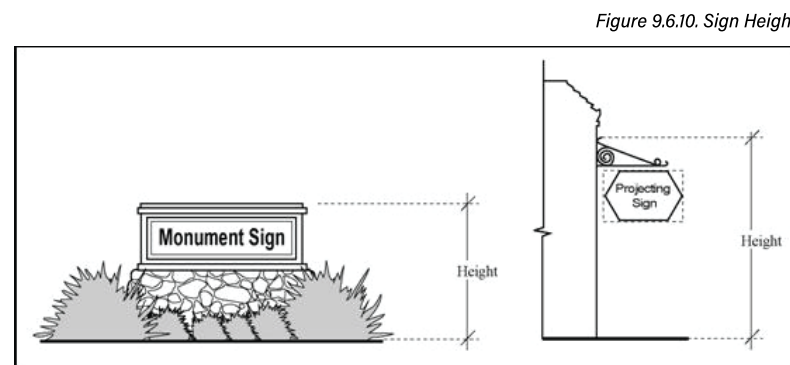


Standard Sign Area Calculation

(6) Flags, Banners, Pennants, etc. Sign area shall be computed as the surface area of both sides of the flag or pennant. For banners, the side(s) containing sign copy shall be counted as sign area (see Figure 9.6.9).

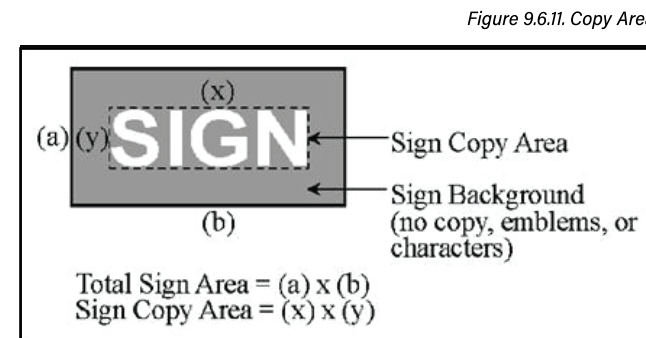


(b) Sign height shall be measured as the greatest vertical distance from the finished grade adjacent to the sign footing or wall or below a suspended sign to the top of the sign, including any support structure and any design element as shown in Figure 9.6.10.



Except as otherwise provided by this chapter, copy area shall be measured as defined as shown in Figure 9.6.11.

(1) The total copy area shall not exceed seventy-five (75) percent of the sign area. Supplemental sign copy and/or logos on the same sign may constitute no more than twenty-five (25) percent of the total copy area.



REQUIREMENTS FOR AWNING SIGNS

Maximum Sign Area

Sixty (60) percent of the length or height of any portion of an awning. The limitation on sign area shall apply to each portion of the valance of an awning (including the shed, ends, and flap) as shown in Figure 9.6.24.

Maximum Sign Copy Area

Seventy-five (75) percent of the sign area.

Maximum Projection

No additional requirement beyond compliance with the applicable sign area requirements.

Maximum Height

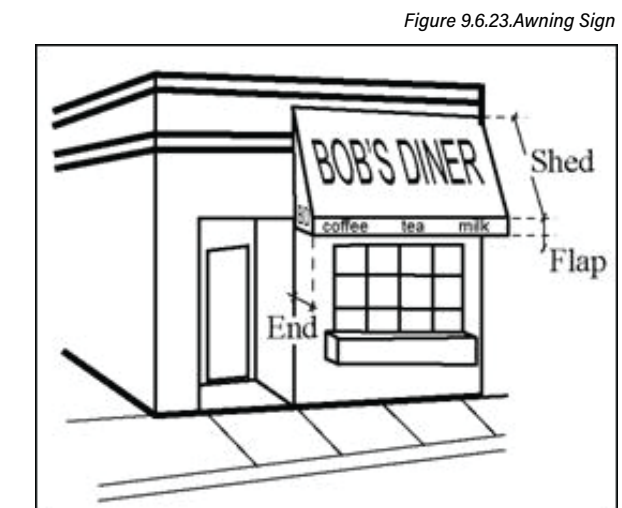
Awnings shall not project above an apparent eave or parapet including the eave of a mansard roof.

Minimum Vertical Clearance

Eight (8) feet above grade.

Maximum Projection

Five (5) feet into a public right-of-way.



(i) The following additional standards shall also apply to awning signs:

- (A) Awning signs with backlit graphics or otherwise internally illuminated is not permitted. Lighting directed downward that does not illuminate an awning may be allowed if the lighting is complementary to and compatible with the architectural design of the building.
- (B) Awnings or canopies shall be permanently attached to a building.
- (C) Awnings without sign area or copy are not subject to the issuance of a sign permit. (Amended by Ord. 1248, adopted 7-28-09)

* Awning signs, and freestanding/pole signs, while permitted by Downey Municipal Code, are not allowed by landlord.

Standard Sign Examples

EXAMPLE OF SINGLE LINE TEXT



14.66 Total sq. ft.
21.75 sq. ft. Allowable

EXAMPLE OF DOUBLE LINE TEXT



22.17 Total sq. ft.
26.49 sq. ft. Allowable

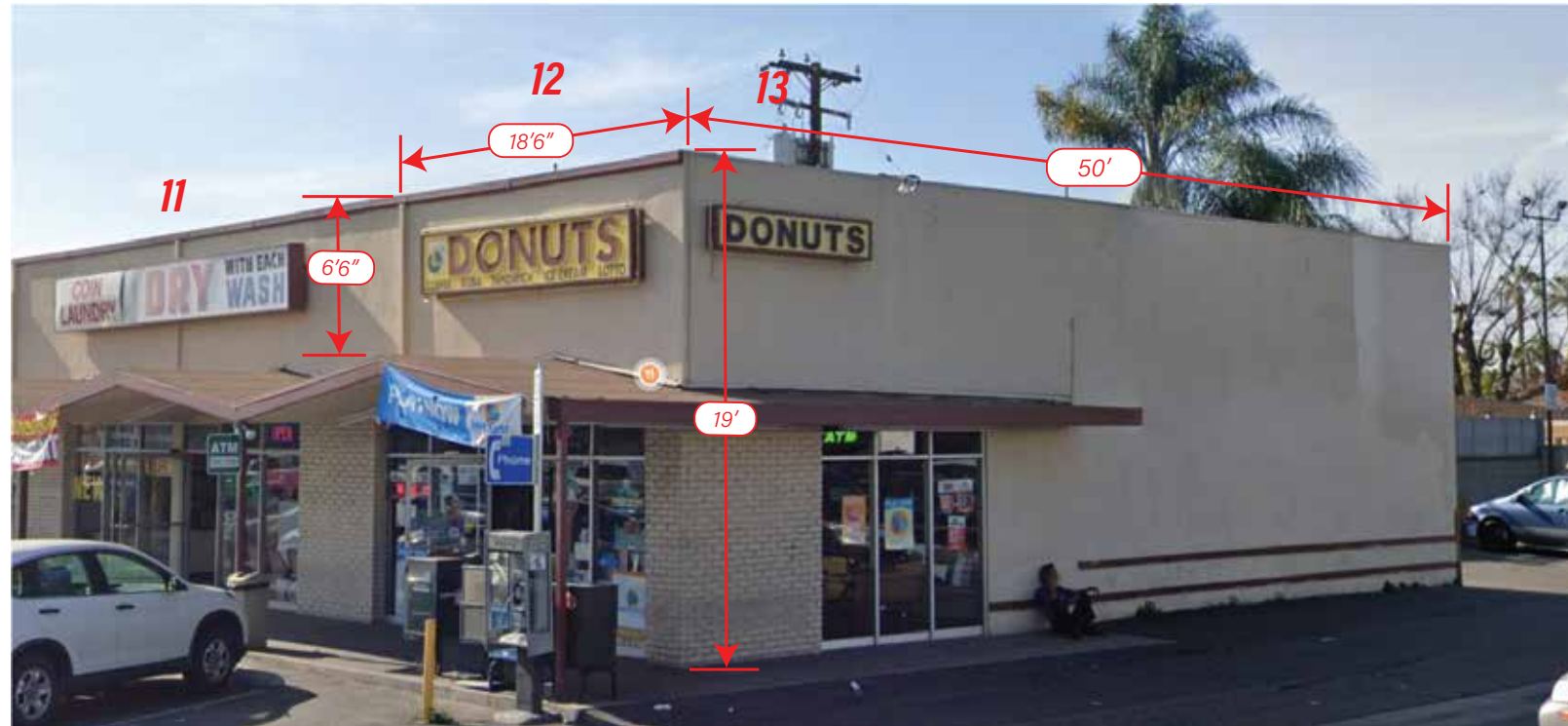
EXAMPLE OF TEXT WITH LOGO



21.40 Total sq. ft.
22.5 sq. ft. Allowable

Current Building Conditions

10301 - 10315 LAKEWOOD BLVD. DOWNEY, CA 90241 - SIGN PROGRAM



Sign 1 - 31.9sf

Sign 2 - 31.9sf

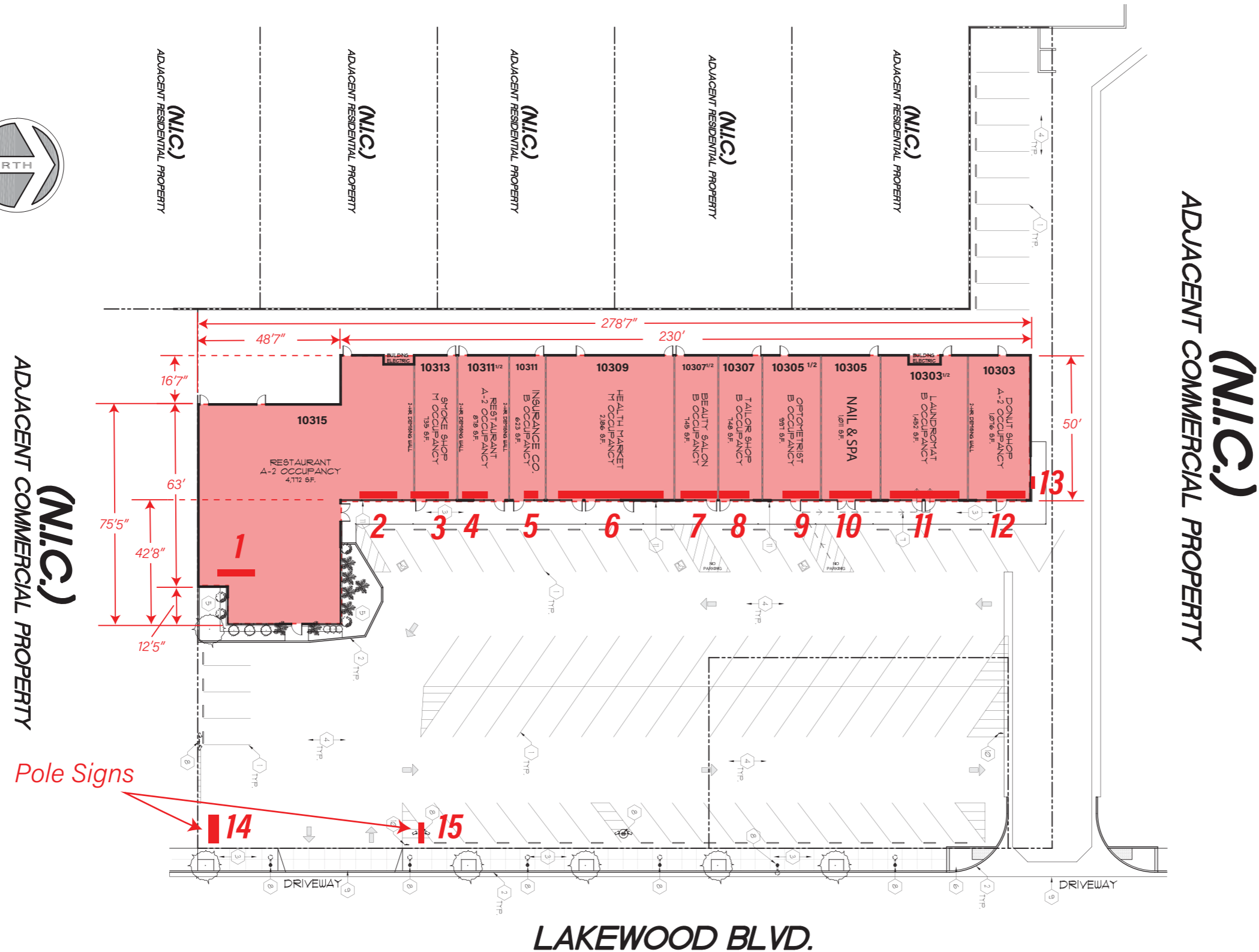


* Sizzler wall signs and pole sign are in good condition and do not require any updates.

Site Plan

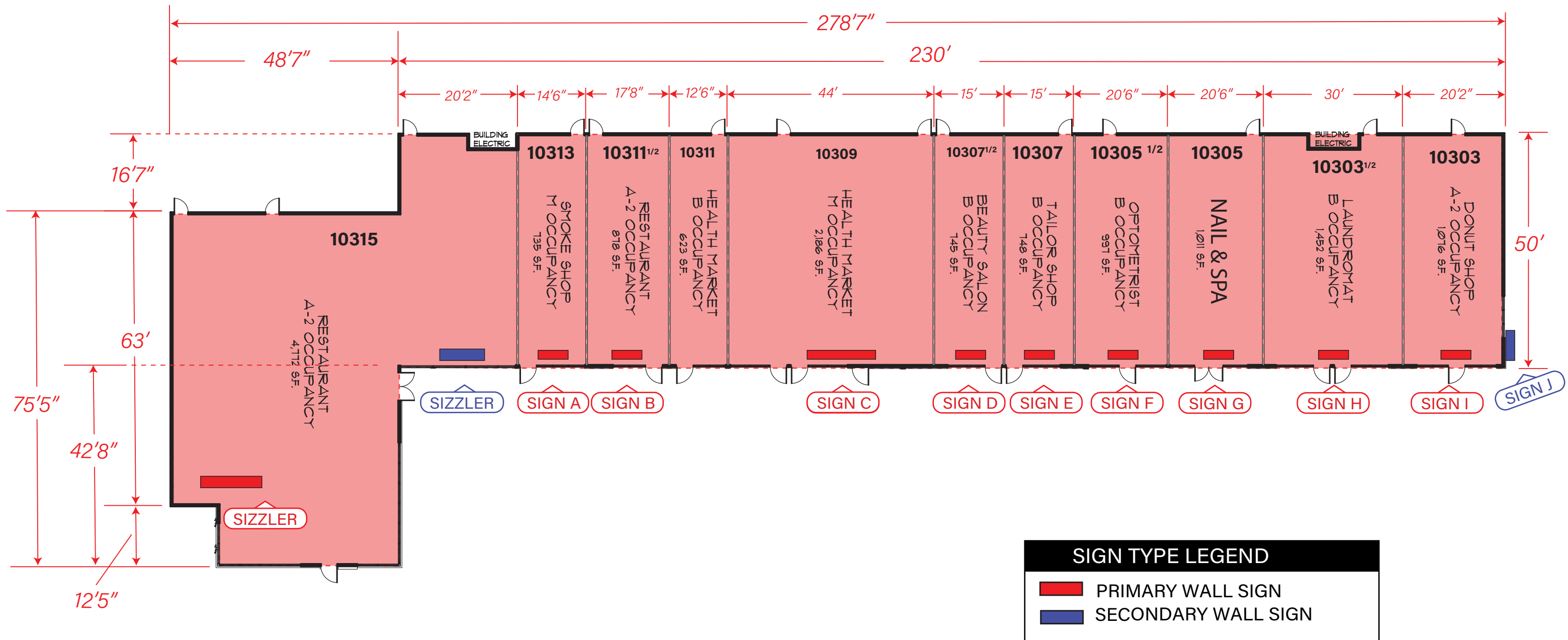
10301 - 10315 LAKEWOOD BLVD. DOWNEY, CA 90241 - SIGN PROGRAM

Numbered are existing signage on property.



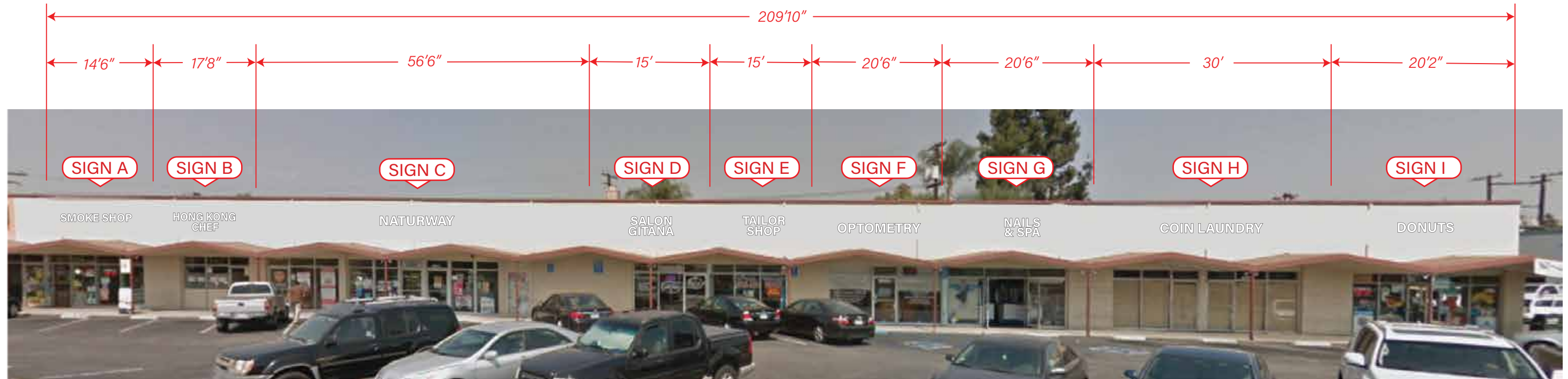
Floor Plan

10301 - 10315 LAKEWOOD BLVD. DOWNEY, CA 90241 - SIGN PROGRAM



Building Elevations

- *Canopy, facade, and building walls will be updated with paint by the property owner upon Master Sign Package approval.



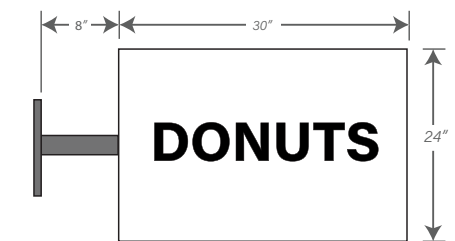
MAXIMUM SIGN AREA FOR PRIMARY WALL SIGN (PER TENANT):
 1.5 SQ. FT. PER LINEAL FOOT OF TENANT FRONTAGE
 TENANT FRONTAGE X 1.5 + ____ SQ. FT.
 A SECONDARY WALL SIGN NOT EXCEEDING ONE-HALF (1/2) THE
 ALLOWABLE AREA OF THE PRIMARY WALL SIGN IS ALLOWABLE FOR CORNER TENANTS

Tenant Suite #	Primary Sign	Secondary Sign	Maximum Allowable
10313	SIGN A		14.5' x 1.5 = 21.75 sq. ft.
10311 ^{1/2}	SIGN B		17.66' x 1.5 = 26.49 sq. ft.
10311/10309	SIGN C		56.5' x 1.5 = 84.75 sq. ft.
10307 ^{1/2}	SIGN D		15' x 1.5 = 22.5 sq. ft.
10307	SIGN E		15' x 1.5 = 22.5 sq. ft.
10305 ^{1/2}	SIGN F		20.5' x 1.5 = 30.75 sq. ft.
10305	SIGN G		20.5' x 1.5 = 30.75 sq. ft.
10303 ^{1/2}	SIGN H		30' x 1.5 = 45 sq. ft.
10303	SIGN I		20.16' x 1.5 = 30.24 sq. ft.
10303		SIGN J	20.16' x 1.5 = 30.24 sq. ft.

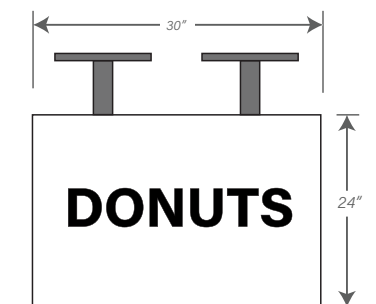


* Sign J is centered above window façade.

Example of Projecting Sign



Example of Hanging Sign



Pole Sign Updates

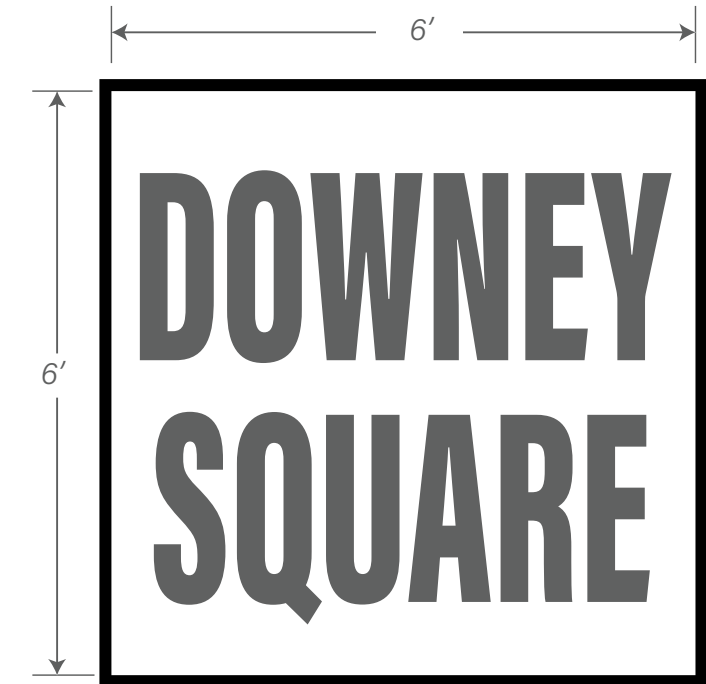
ILLUMINATED DOUBLE SIDED POLE SIGN

- 6'h x 6'w
- 1/8" White Acrylic
- Translucent Gray Letters
- Repaint Pole and Sign Box Black

EXISTING POLE SIGN



PROPOSED POLE SIGN



SIZZLER FREESTANDING POLE SIGN

- Future updates shall not exceed existing square footage of freestanding pole sign



Sign A

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 14.66 s.f.

Sign B

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 22.17 s.f.

Sign C

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 13.66 s.f.

Sign D

SIGN TYPE PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 19.40 s.f.

Sign E

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 20.16 s.f.

Sign F

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 15.22 s.f.

Sign G

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



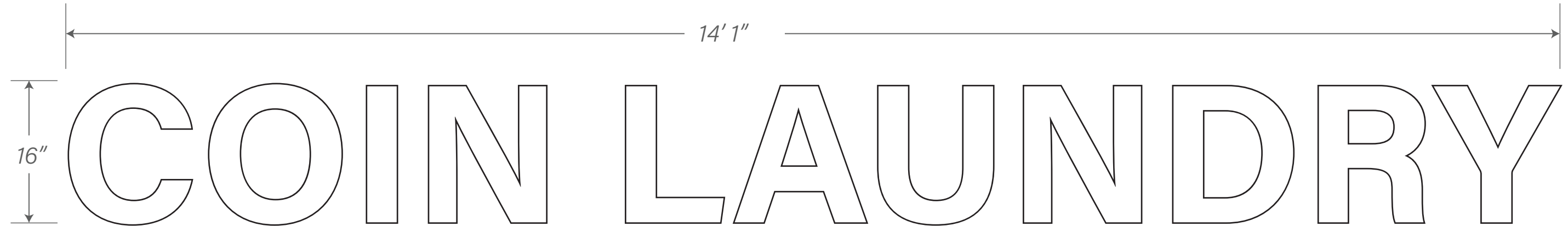
PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 14.22 s.f.

Sign H

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 18.77 s.f.

Sign I

SIGN TYPE - PRIMARY WALL SIGN EXAMPLE

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store front facing street.
Maximum of 1.5 square feet of sign area per linear foot of lease holding frontage. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on tenant façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



PRIMARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 10.22 s.f.

SIGN TYPE - SECONDARY WALL SIGN EXAMPLE

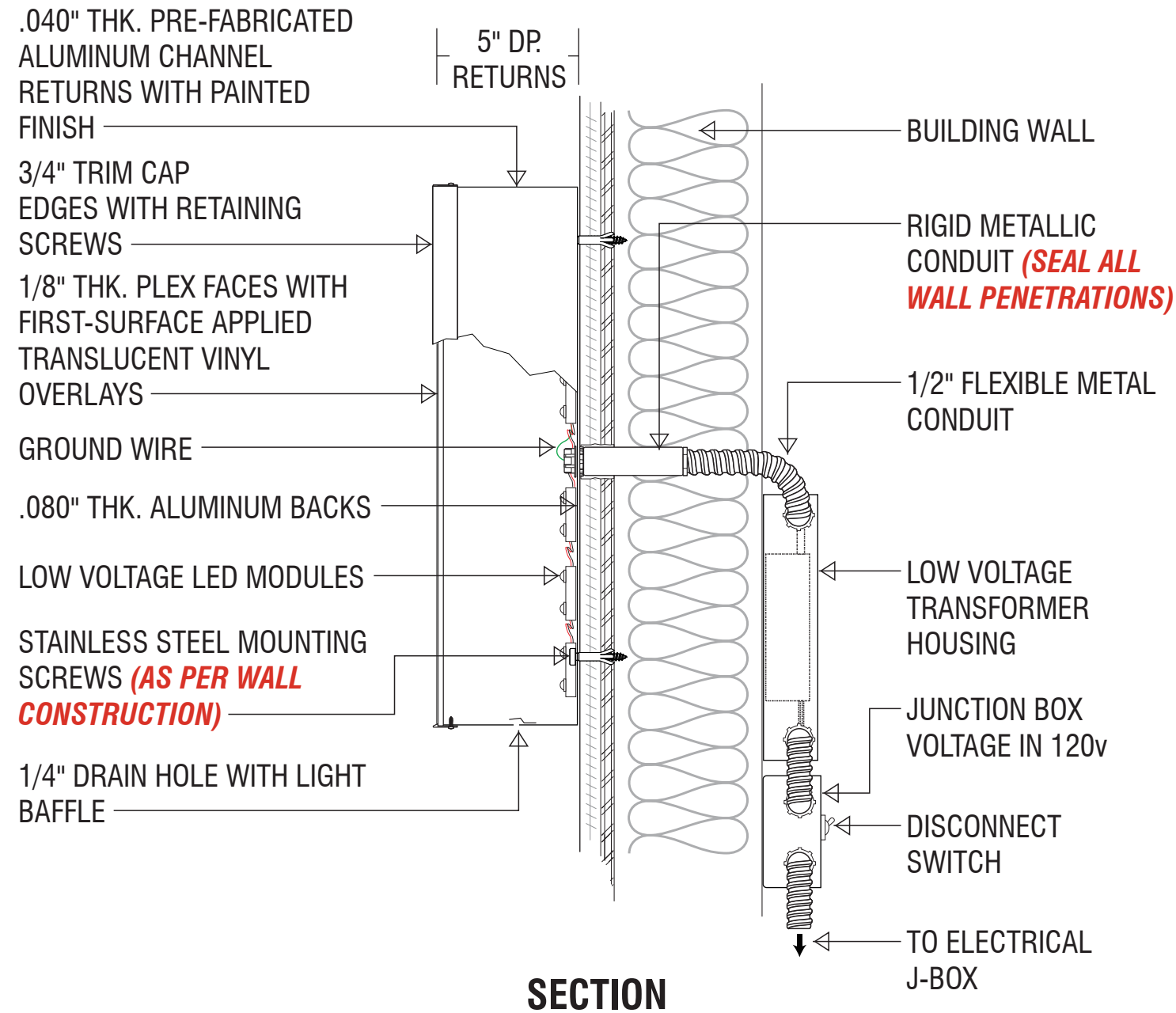
- Quantity: Tenants occupying corner space will be allowed (1) secondary sign on secondary frontage.
A secondary wall sign not exceeding one-half (1/2) the allowable area of the primary wall sign may be established on a second frontage, provided that the frontage side onto either a street, required off-street parking on the same lot, or a driveway with access to required off-street parking. Sign area to be computed by including each word, symbol, or logo within a rectilinear perimeter of no more than 8 straight lines, or a circle or ellipse, enclosing the extreme limits of the signage. The secondary wall sign shall not exceed the area of the primary wall.
- Content: Tenant name or description of services.
- Width: Not to exceed 75% of tenant lease holding width.
- Letter Height: Between a minimum of 12 inches and a maximum of 18 inches.
- Sign Materials: A. Letter face material minimum 1/8" thick acrylic with optional non-illuminated acrylic cut out logo / sub copy.
B. Letter Returns: In semi gloss black.
C. 1" black trim cap.
Registered/trademark logos can utilize their Nationally Recognized Trademark image and colors with landlord and city approval.
- Installation: Centered on window façade.
- Illumination: Internally illuminated.
- Standard Fonts: Acumin Variable Concept, Bold.



SECONDARY SIGN TYPE - INTERNALLY ILLUMINATED CHANNEL LETTERS

SIGN AREA = 9.06 s.f.

Section Details



SIGN TO BE UL APPROVED AND BEAR UL LABEL

PLEX FACED CHANNEL LETTERS WITH LED ILLUMINATION

Parcel Profile Report

10301 - 10315 LAKEWOOD BLVD. DOWNEY, CA 90241 - SIGN PROGRAM

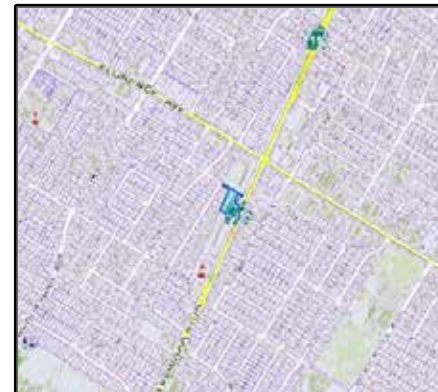
Parcel Profile Report

Report date: 9/15/2022 4:22:45 PM



APN: 6252-002-040

Address: 10303 LAKEWOOD BLVD DOWNEY CA 90241



Address: 10303 LAKEWOOD BLVD

City: DOWNEY CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 48592

Lot Size Acres: 1.12

Legal Description:

TRACT NO 6486 LOT COM AT MOST E COR OF LOT 1 TR NO 16110 TH NW ON NE LINE OF SD LOT TO SE LINE OF TRISTAN DR TH NE THEREON 27 FT TH S 57°55'30" E TO NW LINE OF LAKEWOOD BLVD TH SW THEREON 15 FT TH N 57°55'30" W 63.74 FT TH S 25°23'13" W 110.49 FT TH S 65°43'40" E 65 FT TH SW ON SD NW LINE 157 FT TH N 65°43'40" W 187.23 FT TH N 25°22'33" E 271.29 FT TO BEG PART OF LOTS 2 AND LOT 3

Use Code: 1100

Use Description: Stores

Tax Rate Area: 03304

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1101 Bedrooms: 0

Quality Class Shape: D6C Baths: 0

Year Built: 1964 Bldg Sq Ft: 15440

Units: 0 Effective Yr: 1964

APN: 6252-002-040

Address: 10303 LAKEWOOD BLVD DOWNEY CA 90241

General

Census Tract 2010

TRACT: 550902

TOT_POP: 5572

City and Community

City Name: DOWNEY

Type:

Community Name:

Jurisdiction: INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

Name: East Service Area

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 4TH SUP. DISTRICT

Supervisor Name: 4TH DISTRICT:

District: 4

Transit Oriented District

No Results Found

Watershed

Name: SAN GABRIEL RIVER

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

No Results Found

APN: 6252-002-040

Address: 10303 LAKEWOOD BLVD DOWNEY CA 90241



View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

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DATE: MARCH 15, 2023
TO: PLANNING COMMISSION
SUBMITTED BY: ART BASHMAKIAN, INTERIM CITY PLANNER *AB*
PREPARED BY: ALFONSO HERNANDEZ, PRINCIPAL PLANNER *AH*
SUBJECT: 2022 GENERAL PLAN ANNUAL PROGRESS REPORT

REPORT SUMMARY

The 2022 General Plan Annual Progress Report summarizes the City's progress with regards to implementation of the goals, policies and programs of the City's General Plan. It also summarizes the activities of the Planning Commission and the Community Development Department from January 1, 2022 through December 31, 2022. Staff recommends that the Planning Commission approve and forward the 2022 General Plan Annual Progress Report to the City Council.

DISCUSSION

The report has been prepared in compliance with California Government Code Section 65400 et. seq., which mandates the Planning Commission annually submit to the City Council, State Office of Planning and Research, and the Department of Housing and Community Development the status of the General Plan and the progress the City has made on implementing the goals and policies of the General Plan.

During 2022, the Planning Division also accepted and processed 165 applications including Administrative, Planning Commission, and legislative applications to the City Council.

The Planning Commission conducted 19 meetings and considered 42 items. A majority of the items considered by the Planning Commission were Special Events and Conditional Use Permits. Some of the larger projects that the Planning Commission considered include:

- Honda World (11000 Florence Avenue) - A new 88,915 square foot new car sales dealership. The main components include warehousing and storage. An office space of 8,020 square feet is also included. The applicant proposed a completely restored site with new parking, lighting, and landscaping. The site was previously vacant but originally occupied by the Cadillac Automobile Company. Building permits were submitted for review in October 2022.
- Housing Element Update (City Wide) – The Planning Commission recommended approval of the City's General Plan Housing Element Update to the City Council, and was adopted

by the City Council in October 2022. The element outlines the City's approach to new housing development and programs that will be implemented over the course of the next eight years. The Housing Element was certified by the California Department of Housing and Community Development in late 2022.

In 2022, the Building and Safety Division issued 2,065 permits for a total construction valuation of \$132,422,960.27. These permits are for new construction, residential additions, commercial improvements, and other minor improvements such as electrical, re-roof, plumbing, and window change-outs.

A copy of the 2022 General Plan Annual Progress Report is attached hereto for the Planning Commission's consideration. The report is broken into three major sections, an introduction, a review of the department activities, and a review of the General Plan policies that have been carried out in 2022.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the General Plan Annual Progress Report for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff determined that this request is not a project under the guidelines outlined within CEQA and is therefore exempt.



City of Downey

2022 General Plan Annual Report Community Development Department



11111 Brookshire Avenue, Downey, CA

City of Downey

11111 Brookshire Avenue
Downey, CA 90241

City Council

(at the time of adoption)

Timothy Horn

District 1

Hector Sosa

District 2

Claudia Frometa, Mayor

District 4

Mario Trujillo, Mayor Pro Tem

District 5

Planning Commission

(at the time of adoption)

Miguel Duarte

District 1

Mario Guerra

District 2

Carrie Uva

District 4

Horacio Ortiz, Jr.

District 5



City of Downey

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City of Downey

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Introduction



Executive Summary

The City of Downey's 2022 General Plan Annual Progress Report is prepared by the Community Development Department with input from various City Departments including Public Works, Fire, Police, and Parks and Recreation. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan Elements. It also reviews the activities of the Community Development Department including the Planning, Building and Safety, Economic Development & Housing, and Code Enforcement Divisions.

The City of Downey General Plan is a long range comprehensive plan that will control and regulate land uses and development in the City. The individual Elements (land use, circulation, housing, conservation, open space, noise, safety, design, and economic development) of this General Plan contain policies and programs that will guide future development in the City.

California Government Code Section 65400 et seq. requires the City to annually review the General Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office.

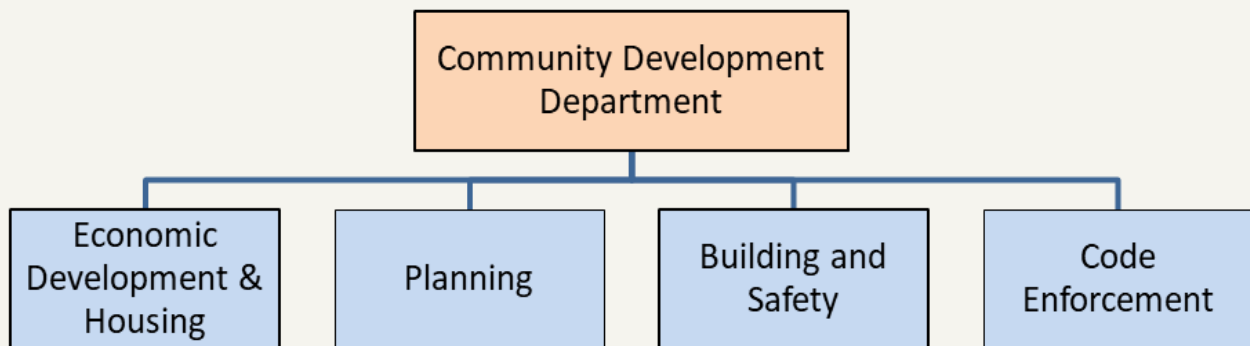
Background Information

Downey is 12.8 square miles in area. Its topography is relatively level. The City is located in the southeastern part of Los Angeles County, about 12 miles southeast of downtown Los Angeles. It is bounded by: the Rio Hondo River channel to the west; Telegraph Road to the north; the San Gabriel River channel to the east; and Gardendale Street and Foster Road to the south. Cities bordering Downey include Pico Rivera, Santa Fe Springs, Norwalk, Bellflower, Paramount, South Gate, and Commerce. The City of Downey is provided regional access by four interstate highways: the I-605 Freeway, the I-5 Freeway, the I-105 Freeway, and the I-710 Freeway. These freeways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County.

The City of Downey has matured from its farming roots from its founding in 1873 to become the premier city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population of 112,584 residents (Source: Finance Department, City of Downey *Comprehensive Annual Financial Report for Fiscal Year—ended June 30, 2022.*)

The issues addressed by General Plan Vision 2025 will work towards achieving this vision by adhering to the values providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit Downey.

Department Organizational Chart



Acceptance Date

The 2022 General Plan Annual Progress Report was reviewed by the Planning Commission on March 14, 2023, and accepted by the City Council on April 11, 2023.

Community Development

Department Accomplishments



Planning Division

The Planning Division maintains and implements the Downey Municipal Code, Zoning Ordinance, General Plan, and prepares other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, and conducts environmental review under the provisions of the California Environmental Quality Act (CEQA).

The list below outlines the activities of the Planning Division from January 2022 through December 2022. The day-to-day planning activities include:

- Administrating the City's Zoning Ordinance (Development Code)
- Answering public inquiries on the telephone and over the public counter
- Processing entitlement applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Reviewing development plans for compliance with City standards (Plan Checks)

Planning Commission

The Planning Commission conducts public hearings on all entitlements, including new commercial and multi-family residential buildings, conditionally permitted uses, variances and similar land use requests. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance, and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2022, the Planning Commission conducted 19 meetings during which they considered 42 hearing items.

Below are some of the projects that were approved by the Planning Commission:

- Honda World (11000 Florence Avenue) - A new 88,915 square foot new car sales dealership. The main components include warehousing and storage. An office space of 8,020 square feet is also included. The applicant proposed a completely restored site with new parking, lighting, and landscaping. The site was previously vacant but originally occupied by the Cadillac Automobile Company. Building permits were approved in January 2022.
- Housing Element Update (City Wide) – The Planning Commission recommended approval of the City's General Plan Housing Element Update. The element outlines the City's approach to new housing development and programs that will be implemented over the course of the next eight years. The Housing Element was certified by the California Department of Housing and Community Development in late 2022.

Planning Applications

Planning applications in 2022, including Administrative, Planning Commission, and legislative items to the City Council, totaled 165. Planning staff also reviewed business licenses and conducted plan check review to ensure proposed businesses, improvements and new construction were in compliance with the zoning code.

General Plan Housing Element Update

Throughout 2022, the Planning Division continued to conduct community outreach and adopted updates to the City’s housing element. This Housing Element provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The new element will be active between 2021-2029.

Honda World

A new 88,915 square foot new car sales dealership. The main components include warehousing and storage. An office space of 8,020 square feet is also included. The applicant proposed a completely restored site with new parking, lighting, and landscaping. The site was previously vacant but originally occupied by the Cadillac Automobile Company. Building permits were submitted in October 2022.

Planning Applications	
Temporary Signs	5
Sign Permits	4
Conditional Use Permits	15
Sidewalk/ Parking Sales	9
Fireworks Stands	15
Christmas tree Lots / Pumpkin Patches	2
Special Events	17
Minor Modifications	13
Tentative Parcel/ Tract Maps	2
Planned Sign Program	1
Code Amendments	4
Lot Line Adjustments	3
Miscellaneous Actions	4
Variances	1
Site Plan Review	8
Certificate of Compliance	1
Minor Conditional Use Permit	2

Economic Development & Housing

In 2022, the Economic Development and Housing Division continued to assist in an amendment to the Ground Lease Agreement of a vacant 21-acre city-owned parcel, located adjacent to The Promenade Shopping Center, in an effort to facilitate development on the property. Additionally, in response to the COVID-19 pandemic, in 2020 the City created a Business Assistance Program that will provide grants of up to \$25,000, to small businesses in the community that were financially impacted by the COVID-19 pandemic. In 2022, the city assisted 3 businesses.

Funds managed by the Economic Development and Housing Division, received through The U.S. Department of Housing and Urban Development's ("HUD") annual allocation of the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grants, provide support for some of the City's public service programs, including: the ASPIRE after school program, adult literacy program, senior meals program, grade school health and eye screening program, counseling at-risk youth program, rental assistance program, and job training programs. In addition to providing for public service programs, these two federal grants are available to the City for a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, and improvement of public facilities. Moreover in 2022, the City was also granted additional funding through the CDBG-CV (CDBG Cares Act), which provided funding for additional COVID-19-related public services, an emergency rental assistance program, and a business assistance program.

Additionally, the Division amended guidelines and regulations to the Housing Rehabilitation Grant Program. This was done in an effort to remain compliant with regulations stipulated by HUD. The grant program is offered to households who fall within the 50 percent Annual Median Income as defined by HUD. In 2022, the City issued 8 grants for a total of \$292,805.

Additionally, as mentioned previously, in response to the COVID-19 pandemic, the City created emergency assistance programs that were focused on being flexible to meet the needs of the community. The emergency assistance programs consisted of the following:

- * Emergency Residential Rental Assistance Program that provided 41 direct payments in the community with rental assistance.
- * Small Business Assistance Program which provided \$25,000 grants to small businesses.

Code Enforcement Unit

The Code Enforcement Division is responsible for enforcing the Downey Municipal codes that relate to residential and business property maintenance standards, including business licensing. Code Enforcement also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Prosecutor to educate the public and gain the willing compliance of violators.

Code Enforcement activity for the year of 2022 involved 4,431 cases for various property violations (i.e. commercial, residential, public street, park and recreational) and closed out 1,080 cases. March had the highest number of new cases generated with 170 cases. In addition to conducting property violation inspections.

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Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with Building regulations.

In 2022, the Building and Safety Division accepted 3,037 permit applications and issued 2,065 building permits. The total valuation for all permits issued was \$132,327,596.27. These applications include all construction related projects and installation of mechanical and utility equipment. Also, there were a total of 19 new residential dwellings submitted for plan check in 2022. In addition, the Building & Safety Inspectors have conducted 8,941 inspections.

In 2022, there were a total of 222 new ADU plan check submittals. December had the most submittals for ADU's with 29 submittals.

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General Plan

Implementation Status





Chapter 1 Land Use Element

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors.

- ◆ **Promote housing projects and mixed use projects that include housing within areas designated for the downtown area, transit-oriented developments, and areas in the vicinity of the Downey Landing project (Program 1.1.2.3.).** There were no new housing projects within these areas. Larger housing development have been approved in the past years. Staff continues to inform and assist all potential applicants interested in constructing in these areas. Work was also conducted as part of the General Plan Housing element identifying the Downey Landing, along with other major retail parcels, as a site for high density development. The General Plan Housing Element was approved in October 2022.

- ◆ **Promote the Downtown area as a destination point for entertainment, dining, civic, and other activities (Program 1.2.2.1.).** The Economic development Division continues to explore new ways of creating a sense of place for the City's Downtown. This has been achieved through the installation of art murals and sculptures. The City works in conjunction with the Downtown Downey Improvement Association to establish wayfinding/place making signs and community events. Major efforts are also made in business retention which was made much more of a priority since the start of the COVID-19 pandemic.

- ◆ **Discourage residential construction not in harmony with the surrounding neighborhood (Program 1.4.2.1.)** New single-family design guidelines and development standards were adopted in 2021, and continue to successfully be implemented in 2022. Staff worked with the community in receiving feedback on design within the Single Family Residential neighborhoods. The development standards and design guidelines help ensure that mass and scale of new construction is in harmony with the surrounding neighborhoods. In 2022, there were 19 new dwelling units built.

Chapter 2 Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit Downey.

Traffic Congestion

- ◆ **Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels (Program 2.1.1.1.).**

The city is in the process of initiating improvements at the following intersections to increase capacity in order to maintain an acceptable level-of-service, increase mobility and enhance safety at these locations:

Lakewood Boulevard Traffic Signal Upgrades – This project will upgrade existing traffic signals and curb access ramps at the Lakewood Boulevard at 5th Street-Cecilia Street and Lakewood Boulevard at Alameda Street intersections. The project started in 2020 and is anticipated to be completed in 2023.

Citywide Transit Priority System – This project includes equipping the LINK bus fleet with GPS-based transit priority emitter/processor devices to enable the buses as well as Metro buses to request priority at an approaching signalized intersection. Project includes retrofitting signalized intersections along six major transit routes within the City with transit priority receivers and retiming traffic signals along the major transit routes to enhance overall mobility along said corridors. The six major transit routes are Lakewood Boulevard, Paramount Boulevard, Firestone Boulevard, Telegraph Road, Florence Avenue and Imperial Highway. The project started in 2019 and is anticipated to be completed in 2023.

Biennial Citywide Traffic Striping of Roadways – This project includes repainting of existing pavement traffic striping and markings at various locations in the City. The project started in 2020 and has continued through 2023, and will continue through 2026.



Chapter 2 Circulation Element continued

- ◆ **Develop a signal system master plan to promote state-of-the-art intelligent transportation system (ITS) improvements to better service on-going traffic conditions. (Program 2.1.1.3.).** Over the past several years, the City has been incrementally expanding the traffic signal control system. Initially, the Traffic Management Center was implemented at City Hall in 2005 and the first fiber-optic traffic signal communications systems were installed along the Lakewood Blvd. and Firestone Blvd. corridors. Additional systems have since been implemented along Florence Avenue, Paramount Boulevard, Bellflower Boulevard, Imperial—Highway, Woodruff Avenue and Telegraph Road. The City is currently constructing fiber-optic communication networks along the Paramount Blvd. corridors. In addition, the city is currently in the process of upgrading the system software and other elements of the TMC to maintain pace with current technology and replace obsolete hardware and software.

In addition, Traffic Signal Communication Systems continued to be upgraded as part of the City's 2022 capital improvements. These upgrades occurred along Paramount Blvd., Firestone Blvd, Florence Blvd., Stewart & Gray Road, Lakewood Blvd., and freeway intersections.

- ◆ **Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested (Program 2.1.1.6.).** Major capacity improvements are proposed at the four intersections as described in Program 2.1.1.1. The city received funding through the Federal Highway Safety Improvement Program (HSIP) to upgrade and implement operational improvements to the existing traffic signals at nine (9) intersections along Paramount Boulevard, as well as seven (7) intersections along Stewart & Gray Road. In addition, the city received HSIP funding to upgrade and implement operational improvements to the existing traffic signals at nine (9) intersections along Imperial Highway. Additional proposed traffic signal upgrades at the intersections along Firestone Boulevard, Lakewood Boulevard, Paramount Boulevard, Florence Avenue and Imperial Highway are currently under construction. These projects are anticipated through 2023.
- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to pay the cost of circulation improvements (Program 2.1.2.1.).** Developer fees are collected on a case-by-case basis by the Public Works Department through the development plan review/entitlement process. Approximately \$250,000 is collected from developers each year. In addition, the city is proposing to complete a transportation impact developer fee nexus study in conjunction with the next General Plan Circulation Element update.

Chapter 2 Circulation Element continued

- ◆ **Ensure the mitigation of off-site traffic impacts by development projects to the maximum extent feasible, including the installation or upgrade of traffic signals at intersections and/or contribution of its fair-share towards mitigating impacts (Program 2.1.2.2.).** Land development projects are reviewed on a case-by-case basis for potential traffic impact. If trip generation thresholds in accordance with CEQA guidelines are exceeded, a traffic impact analysis study is required which will determine mitigation measures necessary to offset the impacts created by the development at any signalized intersections or the amount of development fee to be collected.
- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** The intersection improvement projects included under Programs 2.1.1.1 and 2.1.1.6 are intended to increase capacity and operational efficiency at these intersections in order to encourage through traffic on arterial streets and minimize intrusion through residential neighborhoods. In addition, the traffic signal communication system projects mentioned in Program 2.1.1.3 will improve mobility along major corridors which will also minimize intrusion through residential neighborhoods. In addition, the city's Traffic Calming Program provides a framework for discouraging through traffic on local streets through a series of traffic calming measures which are applied to local residential streets as appropriate in response to complaints submitted by residents.

Travel Alternatives

- ◆ **Encourage the use of bicycling as a form of transportation for employment commuting and business purposes, in addition to recreational purposes (Program 2.2.2.1.).** Bike lanes exist throughout various major streets in Downey. These bike lanes provided a healthy option to help reduce greenhouse gas emissions. Also, bike lanes have a "traffic calming "effect, meaning roads that appear narrow result in slower vehicular speeds improving safety and increasing driver's reaction times.
- ◆ **Promote home-based businesses (Program 2.2.3.4.).** In 2022, the city renewed 372 business licenses for home-based business. This allows people who live in residential zoned properties an opportunity to work from home.

Truck Traffic



Chapter 2 Circulation Element continued

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region (Program 2.3.1.2).** The City of Downey Public Works Department issues overload permits to ensure that the correct haul routes are utilized through the city and that proper arrangements have been made in advance. In addition, truck circulation improvements will be incorporated in the various proposed intersection improvements as referenced in Program 2.1.1.1.

- ◆ **Discourage truck parking on public streets (Program 2.3.2.1).** Section 3173 of the Downey Municipal Code states No person shall park or leave standing upon any public street or private property, any commercial vehicle having a manufacturer's unladen weight in excess six thousand (6,000) pounds or having a width in excess of eighty-four inches (84") as measured at the widest portion of the body, not including mirrors or other extensions, or having a height in excess of eighty-four inches (84"), or any trailer, or commercial equipment, irrespective of weight, upon any public street or on public or private property in the City, except:
 - 1) When such vehicle is parked in an industrial zone, excluding parking buffer zones;
 - 2) When such vehicle, trailer and/or commercial equipment is parked while being loaded or unloaded or in connection with, and in the aid of the performance of, a service to or on a property in the block in which such performance of, a service to or on a property in the block in which such vehicle, trailer and/or commercial equipment is parked until such service is completed; or
 - 3) When the vehicle, trailer or commercial equipment is immobile due to accident or mechanical breakdown, in which event said vehicle, trailer and/or commercial equipment may be parked for a period of time not to exceed eight (8) hours;
 - 4) When such trailer is attached to a motor vehicle capable of providing the motive power for moving the trailer upon the street, alley, public way or place.

Chapter 2 Circulation Element continued

The following are excluded from the provisions of this section:

- 1) Pick-up trucks as defined by California Vehicle Code Section 471 which are not used for commercial purposes or defined as a commercial vehicle pursuant to California Vehicle Code Section 260, and commercial vehicles, trailers and/or commercial equipment parked or stored on private, commercially zoned property, and owned or operated by the same commercial use.

- 2) Commercial vehicles, trailers and/or commercial equipment operated and parked by a registered transient guest of a motel or hotel if such commercial vehicle, trailer and/or commercial equipment is parked within approved designated vehicle parking areas upon the business premises of the motel or hotel.

In addition, the City requires new land development uses to provide parking for commercial vehicles (i.e., trucks and truck-trailer combinations) making deliveries or pick-ups from said use on the property itself and highly discourages the parking of commercial vehicles upon the adjacent public street while making deliveries or pick-ups.

- ◆ **Ensure that land uses generating high amounts of truck traffic provide compensation to the city for projected pavement wear of public streets (Program 2.3.2.4).** Approximately \$5 million annually is programmed in the city's Capital Improvement Program for the rehabilitation and/or reconstruction of the city's arterial, collector and local streets. In addition, developers are assessed fees on a case-by-case, pro-rata share basis towards pavement rehabilitation of arterial streets designated as truck routes. The City collects \$1.5 million annually from its trash collection company which is applied towards the rehabilitation of the City's residential streets.

Regional Traffic

Coordinate with Caltrans, Metro, SCAG, Gateway Cities COG and other agencies to promote multi-modal improvement strategies to improve the regional transportation network (Program 2.4.1.1). The City coordinates extensively with various regional agencies to enhance multi-modal travel within the City. The City previously secured a \$1.3 million grant from Metro to implement a bus transit priority system which will improve travel times for public transit buses (Metro and Downey LINK) by giving the transit vehicles priority at signalized intersections. In addition, the City received a Community-Based Transportation

Chapter 2 Circulation Element continued

adopted by the City Council in 2015. Furthermore, the City received state-funded Active Transportation Program (ATP) grants in 2015 in the amount of \$300,000 for the development of a Citywide Pedestrian Plan and in the amount of \$240,000 for a Safe Routes to School Project involving the installation of approximately 1,600 linear feet of sidewalk on residential streets and the conducting of safety education events for four elementary and one middle school in the southerly portion of the City. The City coordinated the development of its Bicycle Master Plan with adjoining cities (i.e., South Gate, Paramount, Bellflower and Norwalk) to ensure connectivity of proposed bike routes within the City with those in the neighboring jurisdictions as well as the Gateway Cities COG to make sure the plan fit into the Transportation Strategic Plan (STP), a comprehensive multi-modal transportation framework developed for the Gateway Cities subregion to address the subregion's long-term mobility needs.

Infrastructure and Maintenance

- ◆ **Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses (Program 2.7.1.2.)** The City continues to assist in the processing of telecommunication related permits located on both public and private property.
- ◆ **Promote alternative funding sources for infrastructure maintenance and upgrades (Program 2.7.2.1.).** Funding sources for projects mentioned in this Circulation Element progress report include Los Angeles County Metro, Federal Transportation Improvement Programs, and the California Department of Transportation.

Chapter 3 Housing Element

The California State Legislature has identified the “Attainment of a decent home and suitable living environment for every citizen”, as the State’s major housing goal. Accordingly, the State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community/s housing element, including the City’s share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City’s Housing Element, the Housing Division administers a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, improvement of public facilities, and support for needed public services. The following is in regards to Chapter 2 (Housing Plan) of the 2014-2021 Housing Element goals administered by the Housing Division:

Program 2 – The Housing Rebate and Grant Program

Objective: Address property, structural, and energy/water conservation improvements for low-income homeowners in the City. The City anticipates that 10 projects will be assisted annually based on funding availability.

Status: No rehabilitation grants were awarded for the year of 2021. The city did however update standards and policies to comply regulation provided by the State.

Program 3 – Monitor and Preserve Affordable Housing

Objective: City staff continued to maintain a list of affordable housing units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units. The Housing Division will continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City.

Status: An inventory of the City's affordable housing units is kept and maintained by the City's Community Development Department. Currently, 200 affordable units exist in the city. Continued education is provided to property owners in an effort to maintain compliance with deed restrictions. Standards, benefits, and incentives related to affordable housing are also shared with any persons interested in the construction of a residential development.



Chapter 3 Housing Element continued

Program 5 – Housing Opportunity Sites

Objective: Staff will continue to facilitate the redevelopment of underutilized sites through various outreach methods to the development community through an updated inventory available throughout the 2014-2021 City of Downey 2014 - 2021 Housing Element 25 planning cycle. Provide information to interested developers and on the City's website about potential residential opportunity sites.

Status: The City continues to encourage and advocate for the construction/redevelopment of underutilized parcels as an ongoing effort. The highest number of new residential development came in the form of accessory dwelling units (ADU). 117 ADUs were issued in 2021. A total of 189 applications were submitted, many of which will be approved in 2022.

Program 9 – Section 8 Rental Assistance

Objective: Continue to provide assistance to households through continued participation in the Los Angeles County Section 8 program and encourage rental property owners to register their units with the Housing Authority of the County of Los Angeles ("HACOLA"). The Housing Division will continue to monitor the number of residents accessing the program and units available for rent.

Status: Current records indicate there are 555 total units within the City participating in the Section 8 program. The County Housing Authority operates the program and is responsible for issuing vouchers.

Program 16 – Planning and Development Fees

Objective: Continue to conduct annual reviews of planning and development fees.

Status: In 2021, fees were adjusted and raised 2.5% for the majority of development applications. Changes were made in an effort to recover cost for services, yet total cost for service still remains higher than the applicable fee. Change in fees remains appropriate and consistent with surrounding communities.

Chapter 3 Housing Element continued

Program 21 – Fair Housing

Objective: Staff continued to assist households through the Fair Housing Foundation (“FHF”) and continue to refer fair housing complaints to the FHF.

Status: Activity remains ongoing. On average a total of 250 Downey residents are assisted by the FHF. (Data source: Fair Housing Foundation) The City continues to educate residents on the resources available to them provided by the FHF. In addition, informational handouts are found at the Housing Division public counter. Information and documents are provided in both English and Spanish. Staff is trained on the purpose of the foundation and their services.

Regional Housing Need Allocation (RHNA)

Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. In 2022, City of Downey issued 154 building permits for the construction of new dwelling units, including ADUs.

The State Housing Report is attached to this report as an appendix to provide additional details pertaining to the Housing Element’s plans and accommodations to housing needs within the City of Downey.

Chapter 3 Housing Element continued

Income Level		RHNA Allocation by Income Level	Projection Period - 6/30/2021 - 10/14-2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,079	-	-	-	-	-	-	-	-	-	-	-	2,079
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	946	-	-	-	-	-	-	-	-	-	-	-	946
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	915	-	-	-	-	-	-	-	-	-	-	-	915
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		2,585	42	23	154	-	-	-	-	-	-	-	219	2,366
Total RHNA		6,525												
Total Units			42	23	154	-	-	-	-	-	-	-	219	6,306
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													6	7
		5												
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		1,040		-	-	-	-	-	-	-	-	-	-	1,040

The State Housing Report is attached to this report as an appendix to provide additional details pertaining to the Housing Element’s plans and accommodations to housing needs within the City of Downey.

Chapter 4 Conservation Element

The City of Downey, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations.

Water Supply

- ◆ **Continue providing information to the public promoting the benefits of water conservation (Program 4.1.1.1).** Staff continued to provide samples of synthetic turf at the Community Development Department Planning counter. Residents were encouraged to work with Planning staff for additional information regarding installation and materials. All new developments and landscape remodels require the use of drought tolerant species, and are designed by licensed landscape architects.
- ◆ **Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses (Program 4.1.1.3).** The City continued to look for additional opportunities to expand its use of recycled water at City-owned and other sites as recycled water becomes available. Some of the larger City locations where recycled water is currently used include: Downey Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Rio Hondo Golf Course, Crawford Park, Columbia Memorial Space Center, and Sports Park. The City currently maintains 35 recycled water services/meters for use at City Park and golf course ponds, and for irrigation of landscaping at parks, golf course, and medians/parkways.
- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and redevelopment projects (Program 4.1.1.4).** The Public Works Department continued to require contractors and developers to install recycled water services/piping and meters where recycled water is located in proximity to the development projects.
- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5).** The recycled water facility at the Downey Promenade Shopping Center allows the use of recycled water for landscape irrigation at medians/parkways along Lakewood Boulevard, Bellflower Boulevard and future construction projects along these corridor.



Chapter 4 Conservation Element continued

Stormwater Quality

- ◆ **Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).**

Section 5705 of the Downey Municipal Code specifies requirements for urban runoff reduction and requires the owner, occupant or other person in charge of the day-to-day operation or maintenance of each parcel within the City to adhere to Best Management Practices (BMPs) requirements in order to prevent or reduce the discharge of pollutants to achieve water quality standards.

Section 5706 of the Downey Municipal Code specifies source control requirements for all new development or redevelopment applications within the City. The applicant shall submit an appropriate project specific Urban Runoff Mitigation Plan to the Director of Public Works. The Urban Runoff Mitigation Plan shall include structural and design elements that typically increase infiltration, reduce pollutant conveyance and decrease runoff, including:

- * Landscaping/vegetated areas, sand filters, swales, infiltration basins, biofilters and planters to maximize infiltration;
- * Replacing impermeable surfaces with porous materials;
- * Directing impervious surface runoff to permeable areas;
- * Grading the site to encourage runoff to permeable areas;
- * Directing runoff to dry wells, perforated pipes, infiltration trenches or other source reduction BMPs;
- * Designing curbs and landscaping to facilitate infiltration;
- * Using cisterns or retention basins to store precipitation; and
- * Installing treatment control BMPs to remove pollutants.

All Urban Runoff Mitigation Plans shall include a structural and treatment control BMP maintenance schedule, the applicant's signed statement of responsibility for continued BMP maintenance and plan for continued maintenance responsibilities. In addition, the plan must indicate that subsequent property transfers include, as a written condition and are subject to, the transferee assuming full responsibility for maintenance of any structural, treatment and/or source control BMPs.

The applicant shall retain responsibility for such maintenance until responsibility is legally transferred in accordance with this chapter. The applicant, facility operators and/or owners shall also provide, as requested by the Director of Public Works, any other legally enforceable agreement which assigns responsibility for the maintenance of post-construction structural or treatment control BMPs.

Chapter 4 Conservation Element continued

As a condition for issuing a certificate of occupancy for a new development or redevelopment project, the Director of Public Works shall require the applicant, facility operators and/or owners, as appropriate, to construct all storm water pollution control BMPs and structural or treatment control BMPs shown on the approved project plans, to submit, for review and approval, a BMP maintenance schedule and inspection plan and to file a signed statement that the project site and all structural or treatment control BMPs shall be maintained in compliance with the Urban Runoff Mitigation Plan.

Section 5707 requires the following design elements for all new development or redevelopment projects:

- (1) Preparation and Director of Public Works approval of the Urban Runoff Mitigation Plan, as a condition of Community Development Department approval.
- (2) Runoff shall be restricted from running through certain areas.
- (3) Developments which include outdoor material storage areas that may discharge MS4 pollutants must include design elements to place materials within enclosures to prevent the pollutants from flowing into storm drains and impervious surfaces in all liquid handling areas.
- (4) Waste material bins with a capacity greater than fifty gallons shall be stored in a covered area to prevent rainfall or roof drainage through the waste.

Any project including down spouts, roof gutters or subsurface drainage shall utilize perforated pipe or similar systems in approved infiltration areas, unless approved by the Director of Public Works.

Each Urban Runoff Management Plan shall be individually evaluated to determine whether the proposed project and site characteristics meet governmental standards and must demonstrate to the Director of Public Works' satisfaction that proposed BMPs numeric design criteria or design elements meet the requirements of the Downey Municipal Code.

The Director of Public Works shall approve or disapprove of any project plans. No city grading or building permit shall be issued until the director has approved the Urban Runoff Mitigation Plan.

Chapter 4 Conservation Element continued

Development projects subject to permitting and approval for the design and implementation of post-construction controls to mitigate storm water pollution prior to completion of the project include:

- * All development projects equal to (1) acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area,
- * Industrial parks 10,000 square feet or more of surface area,
- * Commercial malls 10,000 square feet or more of surface area,
- * Retail gasoline outlets with 5,000 square feet or more of surface area,
- * Restaurants with 5,000 square feet or more of surface area,
- * Parking lots with 5,000 square feet or more of impervious surface area or with 25 or more parking spaces.
- * Streets and roads construction of 10,000 square feet or more of impervious surface area.
- * Automotive service facilities with 5,000 square feet or more of surface area.
- * Projects located in or directly adjacent to or discharging directly to an environmentally sensitive area, where the development will either discharge storm water runoff that is likely to impact a sensitive biological species or habitat and create 2,500 square feet or more of impervious surface area.
- * Single family hillside homes.
- * Redevelopment projects with land disturbing activity resulting in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site.

The site for every planning priority project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. Projects not classified with general applicability listed in this section but resulting in the creation or addition or replacement of 800 square feet or more of impervious surface area shall be designed to control pollutants, pollutant loads and runoff volume as approved by the City.

- ◆ **Promote effective street cleaning (Program 4.3.1.3).** The City continued to vacuum-sweep streets weekly. These streets are posted with “No Parking” signs during the appointed period and Parking Enforcement Officers accompany the sweeper vehicles. Residents utilizing to their properties as a condition of being exempted from the posted parking restrictions.

Chapter 4 Conservation Element continued

- ◆ **Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction (Program 4.3.1.4.).** Public Works, Code Enforcement, and Building and Safety staff continued to share responsibility for implementing Program 4.3.1.4 of the City Vision 2025 General Plan. Public Works focused on construction projects in the public right-of-way, preparation and review of erosion control plans by developers, compliance by large state permitted construction sites and responding to complaints of materials in the municipal separate storm sewer system (MS4), which includes streets, alleys and drains. Building and Safety is primarily responsible for on-site or private property conditions, while Code Enforcement responds to resident complaints and provides more aggressive enforcement capabilities to supplement other staff efforts. Projects are required to comply with Best Management Projects which aim to prevent pollutants from construction from contaminating storm water runoff.

Tree Preservation

- ◆ **Promote the installation of new trees when damaged or dying trees are removed (Program 4.4.1.3.).** The Public Works Department continued to work with property owners to ensure that the removal of damaged trees and the placement of new trees comply with City's Tree Ordinance. Public Works Department is responsible for reviewing and approving all proposed landscaping plans within the public right-of-ways and street medians. Section 7605 of the Downey Municipal Code specifies that, "Any public street tree removed shall be replaced if a replacement is deemed appropriate and if it is mutually agreed to by both the City and the property owner."

Air Quality

- ◆ **Promote the use of alternative fuel vehicles, including clean diesel, compressed natural gas, hydrogen, that result in reduced emissions, including in instances involving City operations (Program 4.5.1.5.).** With the growing number of electric and hybrid vehicles, additional charging stations have been installed in private facilities (Stonewood Mall, and The Apollo Center) to promote the use of natural gas and pure electric vehicles. The City also complies with state regulations for permit streamlining of these types of projects.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1.).** The City utilizes light-emitting diode (LED) vehicle and pedestrian indications at all signalized intersections owned and maintained by the City. In addition, the City utilizes LED technology at all City-owned and maintained street and pedestrian lights.



Chapter 5 Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

Disaster Response

- ◆ **Coordinate emergency preparedness with the federal, state, school district and other local agencies (Program 5.1.2.3.).** The Office of Emergency Management throughout the year, has continued to coordinate with the federal, state, and neighboring local agencies' in preparing for response and recovery efforts in the event of disasters. This was done through planning, training and exercising; the goal is to minimize the loss of lives and property.
- ◆ **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2.).** The Fire Department continues to monitor and inspect all facilities that handle hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5). Inspections are conducted every other year to ensure compliance with both the Fire and Health & Safety Codes. The frequency of these inspections exceed the State's minimum requirement that hazardous materials inspections occur once every three years.
- ◆ **Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal (Program 5.2.1.3.).** The Downey Fire Department continued to update its website to provide up-to-date information on the safe handling and disposal of hazardous materials. The website's Emergency Preparedness section contains information on hazardous material awareness and safety, in addition to educational information on fire safety.

Hazardous Materials

- ◆ **Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process (Program 5.2.1.4.).** The Downey Fire Prevention Bureau continued to conduct inspections during the business license application process. Once identified as a handler of hazardous materials, these businesses receive an inspection from Downey Fire Department's Hazardous Material Section to ensure accurate disclosure of the hazardous substances, and the safe handling and storage of the materials. The facilities are then entered into the Fire Department's database, issued an operational permit, and placed on a routine inspection frequency.

Chapter 5 Safety Element continued

- ◆ **Ensure that properties involving hazardous materials dispose of waste properly (Program 5.2.2.1).** The Public Works Integrated Waste Coordinator continued to monitor and manage hazardous waste disposal from residential properties. Businesses handling hazardous waste are permitted and inspected by the County of Los Angeles Fire Department Health-Hazardous Materials Division.
- ◆ **Promote the convenient “drop-off” collection for the disposal of hazardous waste generated by residential households and other land uses (Program 5.2.2.2).** The City continued to offer programs that encourages residents to dispose hazardous waste materials (i.e. electronic devices) to both the Sanitation Districts of Los Angeles County Household Hazardous Waste Collection Program and the Los Angeles County Sheriff’s Safe Drug Drop-off Program, which accepts expired prescription medications and sharps (i.e., needles). The Downey Police Department and Downey C.E.R.T members participated in the annual National Prescription Drug-Take Back Initiative. In 2022, Downey residents again had an opportunity to drop off expired, unused and unwanted prescription drugs. All of the collected items were turned over to the D.E.A for disposal.

Fire Protection

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2).** The Fire Prevention Bureau personnel continued to review plans diligently to ensure emergency vehicle access through private driveways, public streets, and alleys will be accommodated. This review is completed early in the Planning application process to ensure proper site layout is achieved.
- ◆ **Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system (Program 5.3.2.3).** The Fire and Public Works Departments continued to enforce the requirements for additional fire hydrants for development projects through the plan check process. The Community Development Department continued to distribute projects to the departments that participate in Development Review Committee (DRC) meetings and received comments and conditions virtually from various City Departments since meetings were not being conducted for most of 2021.
- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4).** The Fire Prevention Bureau continued to require automatic sprinkler systems for new commercial developments in accordance with California Fire Code and NFPA standards and tenant improvements of commercial properties, whose permit valuations exceed 50 percent of the value of the building.



Chapter 5 Safety Element continued

- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6.).** The Fire Prevention Bureau continued to require emergency lighting, exit signs, Knox box, and 2A-10BC fire extinguishers for all commercial and industrial projects.

Police Protection

- ◆ **Keep crime rates and property loss rates at the lowest levels feasible (Program 5.4.1.1.).** In an effort to keep crime and property loss rates low, the Police Department continued to work closely with the community by providing crime prevention tips and education through the 267 Neighborhood Watch Groups, along with various social media platforms. To continue the high level of service to the community, the Department staffs 121 Sworn Police Officers, 5 Parking Enforcement Officers, 3 Community Service Officers, 32 Patrol Vehicles, 1 Armored Rescue Vehicle, 1 Citizens' Academy, 1 Citizens on Patrol/ Volunteer Program, 227 Neighborhood Watch Groups, 1 Police Explorer Program, 1 Business Watch Program, 1 Mental Health/ Homeless Outreach Team (2 dedicated Officers and 2 LA County Mental Health Professionals in partnership), 1 Tactical Medical Team, 1 Internet Crimes Against Children Task Force Team, and 1 Park Ranger Program (4 Part Time Park Rangers) .
- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2.).** The Police Department continued to maintain a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.
- ◆ **Promote the use of technology as tools to improve staff productivity (Program 5.4.1.5.).** The Police Department continued to expand its use of technology through the growth of its social media presence and the creation of the Online Citizen Reporting System to report incidents such as bicycle theft, custody order violations, lost property and supplemental reports for property crimes. The Department went through upgrades in their Computer Automated Dispatch (CAD) and Records Management System (RMS).
- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7.).** The Department continued to receive both state and federal funding (grants) to provide directed enforcement and education to residents pertaining to traffic safety, neighborhood preservation, and alcohol and tobacco related criminal behavior. The Special Enforcement Team conducted several operations funded by the State's Alcohol Beverage Control and Tobacco grants. Funding from the State of California Office of Traffic Safety, allowed

the Department to conduct several checkpoints and specialized patrols, targeting those found operating motor vehicles under the influence of alcohol and/or drugs. The Neighborhood Preservation Team was able to target specific crime trends in neighborhoods through the Edward Byrne Memorial Justice Assistance Grant (JAG).

Chapter 5 Safety Element continued

- ◆ **Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity (Program 5.4.2.2.).** The Department continued to participate in awareness programs such as Gangs Out of Downey (GOOD) and promoted crime prevention through its Neighborhood Watch Program. The Department continued to work closely with Clinicians from the Los Angeles County Mental Health through the Mental Evaluation Team, which includes two dedicated Police Officers. The team members receive specialized training to better assist those with challenges caused by various types of mental illness.

Earthquake Safety

- ◆ **Monitor groundwater table levels as they relate to liquefaction hazards (Program 5.5.1.3.).** Public Works continued to regularly observe ground water levels at well sites around the City. The ground water table is typically greater than 50' below the soil surface, which limits the risk of liquefaction to residential and typical commercial structures. Larger structures and those with significant subterranean components may be requested to provide additional seismic evaluations during the development process or as a condition of approval.
- ◆ **Ensure the placement of utility lines underground (Program 5.5.1.6.).** The Public Works Department continued to implement Underground Utility Districts for all development projects. In addition, Southern California Edison Company continued to prohibit the use of vaults installed above ground to protect the equipment and electrical lines from the intrusion of moisture.



Chapter 5 Safety Element continued

Floods

- ◆ **Educate the public that the City is located in an “X” flood zone where flood insurance is no longer mandatory (Program 5.6.1.2).** The Public Works Department continued to provide handouts at the public counter regarding the current FIRM (Flood Insurance Rate Map) and flood zoning . FIRM information can be found at www.fema.gov website.
- ◆ **Minimize increases in the amount of stormwater generated by existing and proposed land uses (Program 5.6.2.1).** The Public Works Department continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements, during plan check review for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration volume commensurate with an 85th percentile within 24-hour runoff event (whichever is greater) on the new or replacement impervious surface. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate that no increase in peak runoff rate will be observed as a result of the development and that at least 85th percentile or 0.75 inch in a 24-hour event (whichever is greater) of projected runoff can be infiltrated.

Vehicular Traffic

- ◆ **Require street lights for new developments (Program 5.7.1.2).** New development projects are subject to section 9520.06 of the zoning code to comply with outdoor lighting requirements. As a condition of approval through the Site Plan Review process, properties are annexed into the City of Downey Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code.
- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the Sidewalk Master Plan (Program 5.7.2.2).** The City requires land developers and property owners to construct new sidewalk where it doesn't exist through the entitlement process in conjunction with new on-site construction involving the adjacent property. The City is currently undertaking the development of a Citywide Pedestrian Plan which will serve as a blueprint for the gradual development of the City's circulation system over time. The city currently has 170 miles of sidewalk.

Chapter 5 Safety Element continued

- ◆ **Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists (Program 5.7.2.3).** The safety and convenience of pedestrians and bicyclists are taken into consideration in the designs of intersections as well as signalization. Intersections are designed to be accessible to pedestrians in compliance with the Americans with Disabilities Act (ADA). In addition, the Citywide Pedestrian Plan will recommend a series of projects featuring innovative pedestrian treatments and amenities to be deployed at intersections such as curb extensions. Furthermore, the City completed a citywide safety lighting retrofit in 2018 which involved the conversion of all city-owned safety lights at intersections to LED luminaires. Traffic signal installations and upgrades also take pedestrian and bicycle safety and convenience into consideration through the use of pedestrian countdown indications and pedestrian accessible pushbuttons (a few of which are audible for the blind). The City's traffic signals are also timed to provide sufficient time for pedestrians to cross the street in accordance with state guidelines. Detection systems at signalized intersections are also required to detect the presence of bicycles. Lastly, the City initiated a project involving the installation of Class II bike lanes on eight of the City's minor arterial streets as recommended by the City's Bicycle Master Plan. This project is was completed in June 2021.



Chapter 6 Noise Element

Noise can be defined as unwanted sound and is known to have several adverse effects on people. The most critical impact of noise exposure is hearing loss. Other effects are speech interference, sleep interference and annoyance.

- ◆ **Ensure that existing land uses that are generating noise beyond the acceptable levels reduce noise levels to acceptable levels (Program 6.3.1.2.).** The City continued to enforce its noise ordinance (Section 4600 of the Downey Municipal Code). This involves the permitted hours for construction. For projects that involved amplified music, the City continued to strictly enforce businesses to mitigate noise impacts by imposing conditions of approval through a conditional use permit application process. Also, the Downey Police Department Special Enforcement Team conducted IMPACT inspections to ensure businesses are operating at an acceptable noise level.

In addition, the City continued to require projects that involve live entertainment activities and projects that have the potential to generate noise from machinery equipment or amplified music to comply with City's noise ordinance. This can be regulated by imposing conditions of approval through the entitlement process.

- ◆ **Discourage the placement of air conditioning equipment, electric generators, or other noise-generating equipment in close proximity to adjacent properties (Program 6.3.1.6.).** The City's Planning Division continued to enforce code section 9504 of the Downey Municipal Code requiring all mechanical equipment to be screened and appropriately setback from neighboring properties. This applied to all new developments and applicable remodels undertaken in 2022.

Chapter 7 Open Space Element

Typical of most communities located within mature urbanized settings, Downey has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment.

Updates:

- ◆ **Maintain an adequate level of recreational staffing at park facilities (Program 7.2.2.1.).** In 2022 The Parks & Recreation Department continued evaluating the staffing need based on the response to the COVID-19 pandemic. Staffing for essential programs and park site facilities was modified to meet CDC recommended COVID-19 safety guidelines. Part Time & Full Time employees were appropriately assigned to adequately meet recreational staffing needs. Additional services were provided, such as food distribution events, senior meal distribution, and wellness checks.

- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5.).** Projects that were funded by The California Department of Parks & Recreation and Measure S in 2019 continued be monitored by The Parks & Recreation Department in 2022. Upgrades to citywide playground structures were started in 2020 and carried out throughout 2022. Funding for those upgrades, in part, was received from the LA County Maintenance & Servicing Express Funds Program. Lastly, the City acquired funds in 2020 through the State of California General Fund Grant in an effort to design and construct a new Space Shuttle Exhibit Building. The project is anticipated to run through 2023.

- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1.).** The Parks & Recreation Department is working with the County of Los Angeles in the construction stage on the south side of the Rancho Los Amigos sports complex project. The project began with demolition of existing buildings at the site and construction continued through 2022. We are continuing to monitor California Prop 68 funds. Furthermore, Measure A funds were used to supplement Measure S projects.

- ◆ **Actively work with private, non-profit and public community services organizations to provide educational and community services including child care, English translation, after school programs and recreational activities (Program 7.4.1.5.)** Parks and Recreation staff and the Downey Unified School District (DUSD) continued to administer a State grant to provide the “After School Program Information Recreation Education” (ASPIRE) at Alameda, Carpenter, Gauldin, Griffiths, Lewis, Old River, Stauffer, Sussman, Price, Unsworth, Ward and Williams Schools. The goal of the program is to provide a fun, positive, and safe learning environment especially during the COVID-19 pandemic students are at increased need of the additional educational and recreational support.

Chapter 7 Open Space Element continued

The program operates on school days from school dismissal until 6:00 p.m. In addition, the department continues to offer recreational classes and programs offered by contract instructors which have also been modified in order to meet CDC recommended COVID-19 safety guidelines. In 2022 Parks & Recreation staff continued operating a food meal service for seniors 65+ which includes a Grab n' Go program and a home delivered meals component. In addition, the Parks & Recreation Department continues to collaborate with TLC (True Lasting Connections) organization, a branch of DUSD that supports children and their families including access to child care, and essential services to families in need.

Chapter 8 Design Element

Most residents, visitors, and businesses in Downey recognize the City as the premiere city in the southeast area of Los Angeles County. However, others less familiar with the City's history may not share this perception and judge Downey solely on the physical appearance of the area. For this reason, it is important that the visual appearance of the community portray a positive image and that the community image display the distinct and numerous resources it has to offer.

- ◆ **Promote quality design for new, expanded, and remodeled construction (Goal 8.1).** The City continued to contract Architectural Peer Review Services to provide technical review and a comprehensive range of integrated design services for a variety of buildings. In addition, the City continued to implement the Site Plan Review process that requires Planning Commission review and approval of site plans, landscaping, lighting (except single family homes) for new construction and major alterations.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division continued monitoring and working with a significant number of property owners, including residential properties, commercial and industrial businesses, in an effort to keep these properties maintained. In addition, the Housing Division regularly awards grant money to conduct remodels which includes landscaping, roofing, painting, and new windows.
- ◆ **Support the Keep Downey Beautiful programs (Program 8.2.2.3).** City staff, business owners, and volunteers participated in the "Keep Downey Beautiful" clean-ups that help improve community environments. The program focus is not only to keep Downey beautiful but also to have a safe and clean environment. A new social media campaign launched in 2020 remains active to reinforce pride in the community and encourage everyone to "do their part".



Chapter 9 Economic Development Element

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic-mindedness are not enough for a city to provide all necessary and desired services to maintain the local quality of life. A city needs a variety of employment and shopping opportunities to create balance, make it a desirable place to live, and enhance its image.

- ◆ **Develop economic strategies for business attraction and retention (Program 9.1.1.1).** Efforts were made in establishing place identification within the downtown and other areas within the City by the installation of multiple art installments throughout the city. The installments serve to contribute to the city's already attractive downtown area. The goal is that the investment in improving and beautifying public spaces will indirectly attract patrons to nearby commercial.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5).** The City continued to revitalize commercial areas with the addition of art in the form of murals and sculptures throughout the Downtown Areas as well as at the Downey Theater. In 2022, a few commercial projects were also approved by the Planning Commission for new construction which will revitalize the areas in which they are being constructed with improved design, material, and architectural styles.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7).** Staff continues to maintain and update the Economic Development web pages to assist in the attraction and retention of quality businesses. The pages contain information and materials for businesses coming to the City and include information on the various business start-up steps and even links to a site locator and opportunity sites. Additionally, the city has included a business tool-kit, to further help businesses locate regional, state and federal resources.
- ◆ **Maintain the high level of standards for quality of staff and work produced (Program 9.4.1.3).** Feedback is gathered from the public via the City designed and implemented customer service check-in kiosk system. The system helps better expedite service at the public counters. The system also allows the public to provide comments and review of their experience inside City Hall. This allows staff to provide, add, and build upon an effective and efficient service to customers.

Chapter 9 Economic Development Element continued

- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5).** City Departments continue to work toward improved customer service by maintaining the on-line business license application process, which enables customers to submit business license renewals or applications for a new license and to allow Downey residents to pay their water bills on-line. In addition, the City continues to update its website regularly and provide more information to the public via the Internet. The Planning Department uses social media platforms and the city website to inform the community of Planning Commission meetings, community meetings, and to provide a space to obtain community input through surveys and postings.

General Information	
Jurisdiction Name	Downey
Reporting Calendar Year	2022
Contact Information	
First Name	Alfonso
Last Name	Hernandez
Title	Principal Planner
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Mailing Address	
Street Address	11111 Brookshire Ave
City	Downey, ca
Zipcode	90421

Jurisdiction	Downey	
Reporting Year	2022	(Jan. 1, 2022 - Dec. 31, 2022)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes												
1				2	3	4	5							6	7	8	9	10		11	12											
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*										
Summary Row: Start Data Entry Below														247	247	90																
	6388022013	9627 CEDARTREE RD		BLD-22-00005	ADU	R	1/4/2022							1	1	1	No	No	N/A	Approved												
	6390002012	9520 ARRINGTON AV		BLD-22-00068	ADU	R	1/12/2022							1	1	1	No	No	N/A	Approved												
	6246003022	7810 COLE ST		BLD-22-00099	ADU	R	1/18/2022							1	1	1	No	No	N/A	Approved												
	6388011026	9064 EGLISE AV		BLD-22-00102	ADU	R	1/19/2022							1	1	1	No	No	N/A	Approved												
	6231010009	7123 BENARES ST		BLD-22-00136	ADU	R	1/25/2022							1	1	1	No	No	N/A	Approved												
	6391007005	9815 PANGBORN AV		BLD-22-00153	ADU	R	1/26/2022							1	1	1	No	No	N/A	Approved												
	6361014008	9542 BROCK AV		BLD-22-00262	ADU	R	2/15/2022							1	1	1	No	No	N/A	Approved												
	6286007015	10330 HASTY AV		BLD-22-00285	ADU	R	2/16/2022							1	1	1	No	No	N/A	Approved												
	6263023020	8513 ADOREE ST		BLD-22-00302	ADU	R	2/18/2022							1	1	1	No	No	N/A	Approved												
	6389006025	9219 CHANEY AV		BLD-22-00304	ADU	R	2/18/2022							1	1	1	No	No	N/A	Approved												
	6285011016	10425 HALEDON AV		BLD-22-00318	ADU	R	2/22/2022							1	1	1	No	No	N/A	Approved												
	6246013013	7618 STEWART AND GRAY RD		BLD-22-00327	ADU	R	2/23/2022							1	1	1	No	No	N/A	Approved												
	6251033015	8035 SEVENTH ST		BLD-22-00346	ADU	R	2/25/2022							1	1	1	No	No	N/A	Approved												
	6283009037	12120 DUNROBIN AV		BLD-22-00350	ADU	R	2/28/2022							1	1	1	No	No	N/A	Approved												
	6388021026	9242 SONGFEST DR		BLD-22-00421	ADU	R	3/9/2022							1	1	1	No	No	N/A	Approved												
	6256003020	11810 CORRIGAN AV		BLD-22-00510	ADU	R	3/22/2022							1	1	1	No	No	N/A	Approved												
	6253009013	8658 MULLER ST		BLD-22-00512	ADU	R	3/22/2022							1	1	1	No	No	N/A	Approved												
	6259003050	8117 BERGMAN LN		BLD-22-00534	ADU	R	3/25/2022							1	1	1	No	No	N/A	Approved												
	6365004013	7827 BOTANY ST		BLD-22-00568	ADU	R	3/30/2022							1	1	1	No	No	N/A	Approved												
	6365005013	7712 BOTANY ST		BLD-22-00576	ADU	R	3/31/2022							1	1	1	No	No	N/A	Approved												
	6258004012	8560 ALBIA ST		BLD-22-00598	ADU	R	4/4/2022							1	1	1	No	No	N/A	Approved												
	6229007016	7327 VIA RIO NIDO		BLD-22-00624	ADU	R	4/7/2022							1	1	1	No	No	N/A	Approved												
	6364004023	8977 KRISTIN DR, UNIT A		BLD-22-00770	ADU	R	4/29/2022							1	1	1	No	No	N/A	Approved												
	6361019011	9718 PARAMOUNT BL		BLD-22-00781	ADU	R	5/3/2022							1	1	1	No	No	N/A	Approved												
	6359026007	7333 DINDALE ST		BLD-22-00807	ADU	R	5/5/2022							1	1	1	No	No	N/A	Approved												
	6284017003	11652 ADENMOOR AV		BLD-22-00818	ADU	R	5/6/2022							2	2	2	No	No	N/A	Approved												
	6246021004	12006 OLD RIVER SCHOOL RD		BLD-22-00854	ADU	R	5/12/2022							1	1	1	No	No	N/A	Approved												
	6248016001	7403 ADWEN ST, #A		BLD-22-00906	ADU	R	5/19/2022							1	1	1	No	No	N/A	Approved												
	6255012017	11517 GURLEY AV		BLD-22-00946	ADU	R	5/24/2022							1	1	1	No	No	N/A	Approved												
	6259009012	12053 GURLEY AV		BLD-22-00978	ADU	R	6/1/2022							1	1	1	No	No	N/A	Approved												
	6287002020	10424 PANGBORN AV		BLD-22-00980	ADU	R	6/1/2022							1	1	1	No	No	N/A	Approved												
	6248007016	11404 HORTON AV		BLD-22-01010	ADU	R	6/6/2022							1	1	1	No	No	N/A	Approved												
	6362008027	9701 STAMPS AV		BLD-22-01053	ADU	R	6/10/2022							1	1	1	No	No	N/A	Approved												
	6364002006	8812 LOWMAN AV		BLD-22-01075	ADU	R	6/14/2022							1	1	1	No	No	N/A	Approved												
	6283011025	12615 IZETTA AV		BLD-22-01092	ADU	R	6/16/2022							1	1	1	No	No	N/A	Approved												
	6248026022	11848 JULIUS AV		BLD-22-01106	ADU	R	6/17/2022							1	1	1	No	No	N/A	Approved												
	6266004039	13321 CASTANA AV		BLD-22-01180	ADU	R	6/27/2022							1	1	1	No	No	N/A	Approved												
	6263042008	8346 IMPERIAL HWY		BLD-22-01268	ADU	R	7/12/2022							1	1	1	No	No	N/A	Approved												
	6263032023	8409 PRISCILLA ST		BLD-22-01276	ADU	R	7/12/2022							1	1	1	No	No	N/A	Approved												
	6388029064	9248 SONGFEST DR		BLD-22-01289	ADU	R	7/13/2022							1	1	1	No	No	N/A	Approved												
	6259002022	8040 STEWART AND GRAY RD		BLD-22-01335	ADU	R	7/19/2021							1	1	1	No	No	N/A	Approved												
	6247010003	11638 RIVES AV		BLD-22-01356	ADU	R	7/22/2022							1	1	1	No	No	N/A	Approved												
	6263042019	8317 LYNDORA ST		BLD-22-01384	ADU	R	7/27/2022							1	1	1	No	No	N/A	Approved												

	6263017002	12911 BARLIN AV		BLD-22-01429	ADU	R	8/1/2022							1	1			No	No	N/A	Approved
	6255029011	11632 PLANETT AV		BLD-22-01501	ADU	R	8/15/2022							1	1			No	No	N/A	Approved
	6286012018	10513 PANGBORN AV		BLD-22-01592	ADU	R	8/26/2022							1	1			No	No	N/A	Approved
	6287009008	10449 PICO VISTA RD		BLD-22-01616	ADU	R	8/31/2022							1	1			No	No	N/A	Approved
	6252013025	8307 LEXINGTON RD		BLD-22-01677	ADU	R	9/8/2022							1	1			No	No	N/A	Approved
	6282007041	13204 STANBRIDGE AV		BLD-22-01681	ADU	R	9/9/2022							1	1			No	No	N/A	Approved
	6266017035	13419 BIXLER AV		BLD-22-01694	ADU	R	9/12/2022							1	1			No	No	N/A	Approved
	6255022031	11737 TRISTAN DR		BLD-22-01706	ADU	R	9/13/2022							1	1			No	No	N/A	Approved
	6255012017	11517 GURLEY AV		BLD-22-01867	ADU	R	10/3/2022							1	1			No	No	N/A	Approved
	6365018015	9023 SMALLWOOD AV		BLD-22-01917	ADU	R	10/6/2022							1	1			No	No	N/A	Approved
	6256002006	11739 VULTEE AV		BLD-22-01922	ADU	R	10/7/2022							1	1			No	No	N/A	Approved
	6249027026	7738 THIRD ST		BLD-22-01949	ADU	R	10/11/2022							1	1			No	No	N/A	Approved
	6281006035	13131 ADENMOOR AV		BLD-22-02070	ADU	R	10/27/2022							1	1			No	No	N/A	Approved
	6286021008	10813 HASTY AV		BLD-22-02200	ADU	R	11/15/2022							1	1			No	No	N/A	Approved
	6367022008	9005 STAMPS RD		BLD-22-02221	ADU	R	11/17/2022							1	1			No	No	N/A	Approved
	6287022016	10840 PANGBORN AV		BLD-22-02246	ADU	R	11/22/2022							1	1			No	No	N/A	Approved
	6359009020	7541 NOREN ST		BLD-22-02449	ADU	R	12/27/2022							1	1			No	No	N/A	Approved
	6263030003	12832 DOLAN AV		BLD-22-00167	ADU	R	1/28/2022							1	1			No	No	N/A	Approved
	6248018024	11721 NORLAIN AV		BLD-22-00368	ADU	R	3/1/2022							1	1			No	No	N/A	Approved
	8020006025	11004 LE FLOSS AV		BLD-22-00699	ADU	R	4/20/2022							1	1			No	No	N/A	Approved
	6359026001	9935 TECUM RD		BLD-22-00714	ADU	R	4/21/2022							1	1			No	No	N/A	Approved
	6259001063	8209 COLE ST		BLD-22-00784	ADU	R	5/3/2022							1	1			No	No	N/A	Approved
	6248027014	11849 JULIUS AV		BLD-22-01062	ADU	R	6/10/2022							1	1			No	No	N/A	Approved
	6261002038	8449 EVEREST ST		BLD-22-01277	ADU	R	7/12/2022							1	1			No	No	N/A	Approved
	6260014054	12739 BROCK AV		BLD-22-01300	ADU	R	8/27/2021							1	1			No	No	N/A	Approved
	6246004025	12140 RIVES AV		BLD-22-01395	ADU	R	7/27/2022							1	1			No	No	N/A	Approved
	8020006025	11004 LE FLOSS AV		BLD-22-01881	ADU	R	10/5/2022							1	1			No	No	N/A	Approved
	6252007007	10363 BELDER DR, #A		BLD-22-02216	ADU	R	11/17/2022							1	1			No	No	N/A	Approved
	6248027009	11802 POMERING RD		BLD-22-02390	ADU	R	12/15/2022							1	1			No	No	N/A	Approved
	6283008030	12740 ADENMOOR AV		BLD-22-00018	ADU	R	1/5/2022							1	1			No	No	N/A	Approved
	6266002010	13247 DEMING AV		BLD-22-00223	ADU	R	2/7/2022							1	1			No	No	N/A	Approved
	6263040021	12732 DOWNEY AV		BLD-22-00963	ADU	R	5/26/2022							1	1			No	No	N/A	Approved
	6284011013	9112 MARGARET ST		BLD-22-01120	ADU	R	6/20/2022							1	1			No	No	N/A	Approved
	6247012030	7986 CLETA ST		BLD-22-01404	ADU	R	7/28/2022							1	1			No	No	N/A	Approved
	6231020013	7120 LUXOR ST		BLD-22-01469	ADU	R	8/9/2022							1	1			No	No	N/A	Approved
	6365010022	7810 BAIRNSDALE ST		BLD-22-01495	ADU	R	8/15/2022							1	1			No	No	N/A	Approved
	6388010900	9010 BUHMAN AV		BLD-22-00112	ADU	R	1/20/2022							1	1			No	No	N/A	Pending
	6365020011	9215 PARAMOUNT BL		BLD-22-00139	ADU	R	1/25/2022							1	1			No	No	N/A	Pending
	6389015009	9415 SIDEVIEW DR		BLD-22-00154	ADU	R	1/26/2022							1	1			No	No	N/A	Pending
	6364008008	9102 BROCK AV		BLD-22-00165	ADU	R	1/28/2022							1	1			No	No	N/A	Pending
	6253015005	8369 SEVENTH ST		BLD-22-00181	ADU	R	1/31/2022							1	1			No	No	N/A	Pending
	6261010040	12241 PLANETT AV		BLD-22-00289	ADU	R	2/16/2022							1	1			No	No	N/A	Pending
	6262014022	9117 PRISCILLA ST		BLD-22-00324	ADU	R	2/22/2022							1	1			No	No	N/A	Pending
	6360015016	7756 GAINFORD ST		BLD-22-00355	ADU	R	2/28/2022							1	1			No	No	N/A	Pending
	6388022006	9646 TELEGRAPH RD		BLD-22-00386	ADU	R	3/3/2022							1	1			No	No	N/A	Pending
	6360002016	9712 RICHEON AV		BLD-22-00414	ADU	R	3/8/2022							1	1			No	No	N/A	Pending
	6365008006	7739 BAIRNSDALE ST		BLD-22-00454	ADU	R	3/14/2022							1	1			No	No	N/A	Pending
	6282005049	9633 FOSTER RD		BLD-22-00529	ADU	R	3/24/2022							1	1			No	No	N/A	Pending
	6232022014	7309 NADA ST		BLD-22-00595	ADU	R	4/4/2022							1	1			No	No	N/A	Pending
	6281001056	13019 IBBETSON AV		BLD-22-00596	ADU	R	4/4/2022							1	1			No	No	N/A	Pending
	6285025001	10734 CLANCEY AV		BLD-22-00644	ADU	R	4/11/2022							1	1			No	No	N/A	Pending
	6249011013	7439 CHEROKEE DR		BLD-22-00689	ADU	R	4/18/2022							1	1			No	No	N/A	Pending
	6360014002	7827 DACOSTA ST		BLD-22-00730	ADU	R	4/25/2022							1	1			No	No	N/A	Pending
	6245011033	12239 JULIUS AV		BLD-22-00768	ADU	R	4/29/2022							1	1			No	No	N/A	Pending
	6390003004	9634 CLANCEY AV		BLD-22-00779	ADU	R	5/2/2022							1	1			No	No	N/A	Pending
	6251001006	7835 BAYSINGER ST, #A		BLD-22-00981	ADU	R	6/1/2022							1	1			No	No	N/A	Pending
	6251036006	8107 FIFTH ST		BLD-22-01077	ADU	R	6/14/2022							1	1			No	No	N/A	Pending
	6361018005	9524 PARAMOUNT BL		BLD-22-01084	ADU	R	6/15/2022							1	1			No	No	N/A	Pending
	6261008021	12320 GLYNN AV		BLD-22-01085	ADU	R	6/15/2022							1	1			No	No	N/A	Pending
	6231007001	7243 ADWEN ST		BLD-22-01115	ADU	R	6/20/2022							1	1			No	No	N/A	Pending
	6251028006	10308 MORNING AV		BLD-22-01118	ADU	R	6/20/2022							1	1			No	No	N/A	Pending
	6229007009	7314 VIA AMORITA		BLD-22-01131	ADU	R	6/21/2022							1	1			No	No	N/A	Pending
	6359016040	9820 WILEY BURKE AV		BLD-22-01190	ADU	R	6/29/2022							1	1			No	No	N/A	Pending
	6255012032	11527 MCGOVERN AV		BLD-22-01205	ADU	R	6/30/2022							1	1			No	No	N/A	Pending
	6255011055	11631 DOLAN AV		BLD-22-01278	ADU	R	7/12/2022							1	1			No	No	N/A	Pending
	6248004001	7536 PIVOT ST		BLD-22-01291	ADU	R	7/14/2022							1	1			No	No	N/A	Pending
	6231017006	7168 BENARES ST		BLD-22-01339	ADU	R	7/20/2022							1	1			No	No	N/A	Pending
	6390001005	9531 ARRINGTON AV		BLD-22-01470	ADU	R	8/9/2022							1	1			No	No	N/A	Pending
	6282005040	9652 BELCHER ST		BLD-22-01490	ADU	R	8/12/2022							1	1			No	No	N/A	Pending

6247008027	11513 PRUESS AV		BLD-22-01556	ADU	R	8/23/2022							1	1			No	No	N/A	Pending
6249012001	7403 MULLER ST		BLD-22-01598	ADU	R	8/29/2022							1	1			No	No	N/A	Pending
6283012009	12148 CORNUTA AV		BLD-22-01602	ADU	R	8/29/2022							1	1			No	No	N/A	Pending
6361024012	8063 OTTO ST		BLD-22-01662	ADU	R	9/7/2022							1	1			No	No	N/A	Pending
6285026012	10602 HALEDON AV		BLD-22-01708	ADU	R	9/13/2022							1	1			No	No	N/A	Pending
6285013003	10246 CHANEY AV		BLD-22-01744	ADU	R	9/16/2022							1	1			No	No	N/A	Pending
6283004027	12351 DUNROBIN AV		BLD-22-01759	ADU	R	9/19/2022							1	1			No	No	N/A	Pending
6255018003	11817 LA REINA AV		BLD-22-01786	ADU	R	9/22/2022							1	1			No	No	N/A	Pending
6359010006	7630 SUVA ST		BLD-22-01858	ADU	R	9/30/2022							1	1			No	No	N/A	Pending
6367009009	7973 VISTA DEL ROSA ST		BLD-22-01868	ADU	R	10/3/2022							1	1			No	No	N/A	Pending
6361017021	9631 BROCK AV		BLD-22-01874	ADU	R	10/4/2022							1	1			No	No	N/A	Pending
6283023044	12629 WOODRUFF AV		BLD-22-01944	ADU	R	10/11/2022							1	1			No	No	N/A	Pending
6262019039	9320 BELCHER ST		BLD-22-02016	ADU	R	6/3/2022							1	1			No	No	N/A	Pending
6249026016	7502 THIRD ST		BLD-22-02101	ADU	R	11/2/2022							1	1			No	No	N/A	Pending
6364002012	7978 DANVERS ST		BLD-22-02104	ADU	R	11/2/2022							1	1			No	No	N/A	Pending
6284014008	11663 ADENMOOR AV		BLD-22-02135	ADU	R	11/7/2022							1	1			No	No	N/A	Pending
8020003019	10707 CECILIA ST		BLD-22-02148	ADU	R	11/8/2022							1	1			No	No	N/A	Pending
6362013018	8335 OTTO ST		BLD-22-02172	ADU	R	11/10/2022							1	1			No	No	N/A	Pending
6364019008	9102 MEL DAR AV		BLD-22-02229	ADU	R	11/18/2022							1	1			No	No	N/A	Pending
6261020032	8666 DONOVAN ST		BLD-22-02230	ADU	R	11/18/2022							1	1			No	No	N/A	Pending
6390010005	9905 ARRINGTON AV		BLD-22-02254	ADU	R	11/22/2022							1	1			No	No	N/A	Pending
6229001013	7221 IRWINGROVE DR		BLD-22-02275	ADU	R	11/28/2022							1	1			No	No	N/A	Pending
6251031010	10318 PARAMOUNT BL		BLD-22-02291	ADU	R	11/30/2022							1	1			No	No	N/A	Pending
6248011003	11514 HORTON AV		BLD-22-02309	ADU	R	12/5/2022							1	1			No	No	N/A	Pending
6261016039	8625 MELVA ST		BLD-22-02322	ADU	R	12/6/2022							1	1			No	No	N/A	Pending
6259019057	8109 LEEDS ST		BLD-22-02324	ADU	R	12/6/2022							1	1			No	No	N/A	Pending
6364012004	8281 SANTA GERTRUDES DR		BLD-22-02329	ADU	R	12/7/2022							1	1			No	No	N/A	Pending
6231011013	7158 ADWEN ST		BLD-22-02341	ADU	R	12/8/2022							1	1			No	No	N/A	Pending
6229014029	7013 PELLET ST		BLD-22-02347	ADU	R	12/8/2022							1	1			No	No	N/A	Pending
6263010014	12803 AIRPOINT AV		BLD-22-02348	ADU	R	12/8/2022							1	1			No	No	N/A	Pending
6285010002	9030 FARM ST		BLD-22-02359	ADU	R	12/9/2022							1	1			No	No	N/A	Pending
6287023022	10919 NEWVILLE AV		BLD-22-02376	ADU	R	12/13/2022							1	1			No	No	N/A	Pending
6251012004	7825 FOURTH ST		BLD-22-02377	ADU	R	12/13/2022							1	1			No	No	N/A	Pending
6261009014	12557 BELLDER DR		BLD-22-02392	ADU	R	12/15/2022							1	1			No	No	N/A	Pending
6263039018	12736 DOWNEY AV		BLD-22-02400	ADU	R	12/15/2022							1	1			No	No	N/A	Pending
6262013043	9034 PRISCILLA ST		BLD-22-02408	ADU	R	12/16/2022							1	1			No	No	N/A	Pending
6255011046	8342 TEXAS ST		BLD-22-02425	ADU	R	12/21/2022							1	1			No	No	N/A	Pending
6282009120	13219 STANBRIDGE AV		BLD-22-02430	ADU	R	12/21/2022							1	1			No	No	N/A	Pending
6258015032	8716 BOYNE ST		BLD-22-02436	ADU	R	12/22/2022							1	1			No	No	N/A	Pending
6263032021	8419 PRISCILLA ST		BLD-22-02439	ADU	R	12/22/2022							1	1			No	No	N/A	Pending
6259017014	8243 QUOIT ST		BLD-22-02448	ADU	R	12/27/2022							1	1			No	No	N/A	Pending
6246012008	7635 NADA ST		BLD-22-02450	ADU	R	12/27/2022							1	1			No	No	N/A	Pending
6252003008	10410 BELLMAN AV		BLD-22-02466	ADU	R	12/28/2022							1	1			No	No	N/A	Pending
6255027023	8431 FONTANA ST		BLD-22-02483	ADU	R	12/29/2022							1	1			No	No	N/A	Pending
6391015001	10002 PANGBORN AV		BLD-22-02487	ADU	R	12/30/2022							1	1			No	No	N/A	Pending
6367011012	8026 VISTA DEL ROSA ST		BLD-22-00537	ADU	R	3/25/2022							1	1			No	No	N/A	Pending
6231009070	11715 MITLA AV		BLD-22-01141	ADU	R	6/22/2022							1	1			No	No	N/A	Pending
6246001008	7952 STEWART AND GRAY RD		BLD-22-02136	ADU	R	11/7/2022							1	1			No	No	N/A	Pending
6360009001	9602 SAMOLINE AV		BLD-22-02155	ADU	R	11/9/2022							1	1			No	No	N/A	Pending
6231006021	7307 ADWEN ST		BLD-22-00866	ADU	R	5/12/2022							1	1			No	No	N/A	Pending
6365007017	7849 BAIRNSDALE ST		BLD-22-00356	ADU	R	3/1/2022							1	1			No	No	N/A	Pending
6263027012	8425 LYNDORA ST		BLD-22-00462	ADU	R	3/14/2022							1	1			No	No	N/A	Pending
6258012029	12010 PATTON RD		BLD-22-00659	ADU	R	4/12/2022							1	1			No	No	N/A	Pending
6260013013	8101 BORSON ST		BLD-22-00696	ADU	R	4/19/2022							1	1			No	No	N/A	Pending
6360008007	9543 PARAMOUNT BL		BLD-22-00722	ADU	R	4/22/2022							1	1			No	No	N/A	Pending
6367019023	8236 BLANDWOOD RD		BLD-22-00744	ADU	R	4/26/2022							1	1			No	No	N/A	Pending
6258015030	8728 BOYNE ST		BLD-22-00810	ADU	R	5/6/2022							1	1			No	No	N/A	Pending
6259014030	12223 CALADRE AV		BLD-22-00969	ADU	R	5/27/2022							1	1			No	No	N/A	Pending
6251019044	7965 SECOND ST		BLD-22-01020	ADU	R	6/7/2022							1	1			No	No	N/A	Pending
6256002006	11739 VULTEE AV		BLD-22-01117	ADU	R	6/20/2022							1	1			No	No	N/A	Pending
6364013013	8329 VISTA DEL RIO AV		BLD-22-01121	ADU	R	6/20/2022							1	1			No	No	N/A	Pending
6260002061	8123 PRISCILLA ST		BLD-22-01184	ADU	R	6/28/2022							1	1			No	No	N/A	Pending
6260010027	12848 BROCK AV		BLD-22-01196	ADU	R	6/30/2022							1	1			No	No	N/A	Pending
6388013039	9315 SIDEVIEW DR		BLD-22-01224	ADU	R	7/5/2022							1	1			No	No	N/A	Pending
6231007024	7123 ADWEN ST		BLD-22-01286	ADU	R	7/13/2022							1	1			No	No	N/A	Pending
6388003006	8937 ARRINGTON AV		BLD-22-01297	ADU	R	7/14/2022							1	1			No	No	N/A	Pending
6390010005	9905 ARRINGTON AV		BLD-22-01351	ADU	R	7/21/2022							1	1			No	No	N/A	Pending
6285023011	10703 SHELLYFIELD RD		BLD-22-01558	ADU	R	8/23/2022							1	1			No	No	N/A	Pending
6249012024	7446 QUINN ST, #A		BLD-22-01563	ADU	R	8/23/2022							1	1			No	No	N/A	Pending

6251015008	7801 SECOND ST		BLD-22-01667	ADU	R	9/8/2022						1	1			No	No	N/A	Pending
6286025042	9466 PELLET ST		BLD-22-01698	ADU	R	9/13/2022						1	1			No	No	N/A	Pending
6391024038	10018 PICO VISTA RD		BLD-22-01701	ADU	R	9/13/2022						1	1			No	No	N/A	Pending
6258012029	12010 PATTON RD		BLD-22-01850	ADU	R	9/29/2022						1	1			No	No	N/A	Pending
6251011002	7835 FIFTH ST		BLD-22-01915	ADU	R	10/6/2022						1	1			No	No	N/A	Pending
6389013013	9116 EGLISE AV		BLD-22-01969	ADU	R	10/14/2022						1	1			No	No	N/A	Pending
6249023005	7429 THIRD ST		BLD-22-01972	ADU	R	10/17/2022						1	1			No	No	N/A	Pending
6366015014	7321 ALLENGROVE ST		BLD-22-02018	ADU	R	10/20/2022						1	1			No	No	N/A	Pending
6266032036	8770 PARKCLIFF ST		BLD-22-02043	ADU	R	10/24/2022						1	1			No	No	N/A	Pending
6364010016	9261 DOWNEY AV		BLD-22-02121	ADU	R	11/4/2022						1	1			No	No	N/A	Pending
6365030012	9238 HORLEY AV		BLD-22-02175	ADU	R	11/10/2022						1	1			No	No	N/A	Pending
6285010011	9075 GOTHAM ST		BLD-22-02233	ADU	R	11/18/2022						1	1			No	No	N/A	Pending
6252006009	8530 FARM ST		BLD-22-02261	ADU	R	11/23/2022						1	1			No	No	N/A	Pending
6283019051	12641 CORNUTA AV		BLD-22-02262	ADU	R	11/23/2022						1	1			No	No	N/A	Pending
6251009008	7804 HARPER AV		BLD-22-02285	ADU	R	11/29/2022						1	1			No	No	N/A	Pending
6287023032	9514 ARDINE ST		BLD-22-02317	ADU	R	12/6/2022						1	1			No	No	N/A	Pending
6258013036	8740 BYERS ST		BLD-22-02360	ADU	R	12/9/2022						1	1			No	No	N/A	Pending
6367015017	8534 PARROT AV		BLD-22-02397	ADU	R	12/15/2022						1	1			No	No	N/A	Pending
6229018009	7219 DINWIDDIE ST		BLD-22-02477	ADU	R	12/29/2022						1	1			No	No	N/A	Pending
6263035015	8309 PURITAN ST		BLD-22-00113	ADU	R	1/20/2022						1	1			No	No	N/A	Pending
6283007052	9634 ADOREE ST		BLD-22-00724	ADU	R	4/22/2022						1	1			No	No	N/A	Pending
6256002006	11739 VULTEE AV		BLD-22-01453	ADU	R	8/5/2022						1	1			No	No	N/A	Pending
6263015017	13044 AIRPOINT AV		BLD-22-01912	ADU	R	10/6/2022						1	1			No	No	N/A	Pending
6367033016	8860 MANZANAR AV, #A		BLD-22-02107	ADU	R	11/2/2022						1	1			No	No	N/A	Pending
6246013013	7618 STEWART AND GRAY RD		BLD-22-00049	ADU	R	1/6/2022						1	1			No	No	N/A	Withdrawn
6284008001	11400 LAKEWOOD BL		BLD-22-00076	ADU	R	1/12/2022						1	1			No	No	N/A	Withdrawn
6256009012	12659 GLENSHIRE RD		BLD-22-00479	ADU	R	3/16/2022						1	1			No	No	N/A	Withdrawn
6258015030	8728 BOYNE ST		BLD-22-00772	ADU	R	3/22/2022						1	1			No	No	N/A	Withdrawn
6247010003	11638 RIVES AV		BLD-22-00881	ADU	R	5/16/2022						1	1			No	No	N/A	Withdrawn
6262019039	9320 BELCHER ST		BLD-22-00997	ADU	R	6/3/2022						1	1			No	No	N/A	Withdrawn
6247008027	11513 PRUESS AV		BLD-22-01031	ADU	R	6/7/2022						1	1			No	No	N/A	Withdrawn
6285026012	10602 HALEDON AV		BLD-22-01090	ADU	R	6/15/2022						1	1			No	No	N/A	Withdrawn
6266017035	13419 BIXLER AV		BLD-22-01442	ADU	R	8/3/2022						1	1			No	No	N/A	Withdrawn
6246025019	7617 COREY ST		BLD-22-01494	ADU	R	8/15/2022						1	1			No	No	N/A	Withdrawn
6390010005	9905 ARRINGTON AV		BLD-22-01932	ADU	R	10/7/2022						1	1			No	No	N/A	Withdrawn
6246001008	7952 STEWART AND GRAY RD		BLD-22-01959	ADU	R	10/12/2022						1	1			No	No	N/A	Withdrawn
6246001008	7952 STEWART AND GRAY RD		BLD-22-01961	ADU	R	10/13/2022						1	1			No	No	N/A	Withdrawn
6389013013	9116 EGLISE AV		BLD-22-01971	ADU	R	10/14/2022						1	1			No	No	N/A	Withdrawn
6255027023	8431 FONTANA ST		BLD-22-02267	ADU	R	11/25/2022						1	1			No	No	N/A	Withdrawn
6263032021	8419 PRISCILLA ST		BLD-22-02432	ADU	R	12/21/2022						1	1			No	No	N/A	Withdrawn
62810003044	13019 CORNUTA ST		BLD-22-01600	SFD	O	8/29/2022						1	1	1		No	No	N/A	Approved
6284017003	11652 ADENMOOR AV		BLD-22-00818	SFD	O	5/6/2022						1	1	1		No	No	N/A	Approved
6252021007	10225 LA REINA AV		BLD-22-00754	2 to 4	R	4/27/2022						3	3			No	No	N/A	Pending
6255027049	11804 DOWNEY AV		BLD-22-00267	5+	R	2/15/2022						8	8	8		No	No	N/A	Approved
6253016019	8449 SEVENTH ST		BLD-22-02232	SFD	O	11/18/2022						1	1			No	No	N/A	Pending
6252025017	10538 LA REINA AV		PLN-22-00102	5+	R	8/3/2022						5	5			No	No	N/A	Pending
6261015077	8531 ORANGE ST		PLN-22-00113	2 to 4	R	8/25/2022						3	3			No	No	N/A	Pending
6229017026	7136 PELLET ST		PLN-22-00049	2 to 4	R	5/4/2022						3	3			No	No	N/A	Pending

Jurisdiction	Downey	
Reporting Year	2022	0
Planning Period	10/15/2021 - 6th Cycle 10/15/2029	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,079	-	-	-	-	-	-	-	-	-	-	-	2,079
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	946	-	-	-	-	-	-	-	-	-	-	-	946
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate Above	Deed Restricted	915	-	-	-	-	-	-	-	-	-	-	-	915
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate		2,585	42	23	154	-	-	-	-	-	-	-	219	2,366
Total RHNA		6,525												
Total Units			42	23	154	-	-	-	-	-	-	-	219	6,306
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-Income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Units*		1,040	-	-	-	-	-	-	-	-	-	-	1,040	

Jurisdiction	Downey
Reporting Year	(Jan. 1 - Dec. 31) 2022
Planning Period	10/15/2021 - 6th Cycle 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					0	0	0	0							0		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Downey
Reporting Year	2022 (Jan. 1 - Dec. 31)

Table D Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Code Enforcement	Conduct inspections for compliance and maintenance.	2014-2021	4,431 code enforcement cases were filed in 2022, related to building regulations and health/safety. These cases typically involve required maintenance of a property or illegal construction within the City's residential zoning districts. Applicant are encouraged to apply for rehabilitation assistance when the case is applicable.
The Housing Rebate and Grant Program	Address property improvement for low income homeowners.	2014-2021	8 rehab grants were awarded in 2022. The city did however update standards and policies to comply regulation provided by the State.
Monitor and Preserve Affordable Housing	Maintain list of affordable units, ensure compliance with deed restrictions, and pursue partnerships for new affordable housing opportunities.	2014-2021	An inventory of the City's affordable housing units is kept and maintained by the City's Community Development Department. Currently, 200 affordable units exist in the city. Continued education is provided to property owners in an effort to maintain compliance with deed restrictions. Standards, benefits, and incentives related to affordable housing are also shared with any persons interested in the construction of a residential development.
Energy Efficient Design	Encourage homeowners and landlords to incorporate energy efficiency features into construction and remodeling projects.	Ongoing 2014-2021	Activity remains ongoing. All applications related to development within the City's Single Family Residential Zones are offered the incentive of increasing their allowed Floor-Area Ratio (by an additional .5) when energy efficient elements are incorporated into their project.
Housing Opportunity Sites	Facilitate the development of underutilized sites.	Ongoing 2014-2021	The City continues to encourage and advocate for the construction/redevelopment of underutilized parcels as an ongoing effort. The highest number of new residential development came in the form of accessory dwelling units (ADU). 154 ADUs were issued in 2022. A total of 222 applications were submitted, many of which will be approved in 2023.
Second Unit Zoning	Inform eligible property owners of the potential to construct second dwelling units.	2014-2021	A total of 154 ADUs were approved and 222 applications were submitted. The ones that have not been approved are anticipated to be issued sometime in 2023. Information regarding city standards is continuously provided to property owners.
Senior Housing Zoning	Offer incentives to facilitate the development housing favorable to senior residents.	Ongoing 2014-2021	The City continues to encourage and advocate for senior housing development. The city offers incentives in the form of reduced parking, lower minimum unit sizes, increase heights and allowed stories, and increased lot coverage. The allowed density is also greater than traditional multifamily developments, and a density bonus is also available.
Mortgage Credit Certificate	Continue participation and advertise program availability.	2014-2021	The program is operated by the Los Angeles County Housing Authority, and remains a resource for residents who may benefit. The City of Downey's involvement remains the same as previous years. Staff continues to provide information to residents and members of the public that may be interested in the program, and assists individuals in locating Los Angeles County Housing Authority's offices and website.
Section 8 Rental Assistance	Continue participation in program and encourage property owners to register their units.	2014-2021	Current records indicate there are 455 total units within the City participating in the Section 8 program. The County Housing Authority operates the program and is responsible for issuing vouchers.
Los Angeles County Partnership	Increase resident awareness about various county housing programs	2014-2021	The City continues to provide members of the public with information regarding county sponsored housing programs/assistance.

Remove Development Constraints	Annually review development standards to ensure that the development of lower income housing can occur. Promote maximum density development.	2014-2021	The City continues to comply with state legislation such as permit streamlining and ADUs. The City's Downtown Specific Plan has helped facilitate large residential development in the past and preliminary proposals have been discussed for the near future. Unfortunately, no applications were submitted for the year 2022. Zone overlays such as the city's recently implemented biomedical overlay zone and future Imperial Hwy overlay zone may incentivize residential development.
Density Bonus	Inform and encourage utilization of density program.	2014-2021	The City continues to provide density bonus as a resource for new developments. The program was not utilized in 2022.
Planned Unit Developments	Encourage Planned Unit Developments as a means to provide affordable housing.	2014-2021	None proposed during 2022. The opportunity remains a tool within the Downey Municipal Code that may be utilized when appropriate to create large (potentially affordable) creative residential development projects.
Streamline Processing	Monitor permit processing times and investigate ways to further streamline.	2014-2021	The City diligently complies with all applicable streamlining policies and practices. In 2021, the city began reviewing and accepting proposals for digital plan check processing. This, along with efforts undertaken in 2018, aim to cut down review/processing times. Further progress to implement this was taken in 2022.
Prioritize Housing Program Activities	Identify housing needs and prioritize housing program activities.	2014-2021	The Community Development Department has continued to identify the Housing Rehabilitation Assistance Program as a priority. In 2021, guidelines were updated to be able to restart award fund to residents in the year of 2022. The City also identified rental assistance as a main priority and issued \$179,899 in funds to residents.
Planning and Development Fees	Conduct annual reviews of planning and development fees	2014-2021	In 2022, fees were adjusted and raised 2.5% for the majority of development applications. Changes were made in an effort to recover cost for services, yet total cost for service still remains higher than the applicable fee. Change in fees remains appropriate and consistent with surrounding communities.
Water and Sewer Service Providers	Submit the adopted Housing Element to local water and sewer providers for their review and input.	2014-2021	Activity was not required in 2022. No changes, updates, or amendments were made to the Housing Element.
Flood Management	Ensure flood risks are considered when making land use decisions.	Following Housing Element certification.	This activity remains on going. City staff professionals with the appropriate knowledge are relied upon and review every development application.
Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate project of a minimum of 16 units at a density of at least 30 units per acre.	Following Housing Element certification.	No lots were consolidated within the City or its downtown. However, staff continues to encourage and present the activity as an option.
Reasonable Accommodation for Persons with Disabilities	Administer the Housing Rebate and Grant Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the American with Disabilities Act (ADA).	2014-2021	No applications were submitted in 2022. However, it remains a tool available to those that require it and may benefit. Staff informs and educates all individuals who express interest. In addition, reasonable accommodations can be funded through the use of the City's "Housing Rehabilitation Assistance Program."
Fair Housing	Assist households through the Fair Housing Foundation.	2014-2021	Activity remains ongoing. On average a total of 250 Downey residents are assisted by the FHF. (Data source: Fair Housing Foundation) The City continues to educate residents on the resources available to them provided by the FHF. In addition, informational handouts are found at the Housing Division public counter. Information and documents are provided in both english and spanish. Staff is trained on the purpose of the foundation and their services.
Adequate Sites	Identify	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.

No Net loss	Maintain and increase housing stock.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Land Use Policy Change	Amend Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Accessory Dwelling Units	930 ADUs during the planning period (this objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites)	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Density Bonus	24 projects with density bonus units during the planning period (this objective is a subset of and not in addition to the Quantified Objective for Program 1: Adequate Sites).	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Inclusionary Housing	Maintain Inclusionary Housing Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Planned Unit Developments	Encourage and Amend Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Replacement of Units on Sites	Amend Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Special Needs Housing	Assist interested developers, provide incentives and concessions, and amend code.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Housing for Persons with Disabilities	Assist interested developers, provide incentives and concessions, and amend code.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Affordable Housing Development Incentives	Provide assistance and incentives to 4 special needs projects during the planning period; Development of 2 residential or mixed-use projects with an affordability components on City-owned land.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Affordable Housing Technical Assistance	Assist 5 affordable housing projects	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
AD Hoc Committee for Affordable Housing	Meet quarterly throughout the planning period	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.

First-time Home Buyer Assistance	Coordinate with the County to assist 15 first time homebuyers during the planning period.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Address Homelessness	Assist 50 persons experiencing homelessness into housing as indicated in the City of Downey Consolidated Plan 2020-2024 (Assist 25 persons experiencing homelessness 2020-2024)	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
County and Regional Partnerships	Maintain Partnership	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Monitor and Preserve Affordable Housing and At-risk Units	Preserve 195 units of affordable housing through the planning period (as listed in Chapter 2: Community Profile/Housing Needs Assessment	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Housing Choice Vouchers (Section 8)	Preservation of 455 vouchers in use in Downey (2020)	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
Covid-19 Pandemic Rental and Mortgage Assistance	Rental and mortgage assistance to 300 households during planning period, as funding permits	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES	Administer the Housing Rebate and Grant Program to assist disabled households with architectural modifications to their homes and continue to implement the provisions of the American with Disabilities Act (ADA).	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
LOT CONSOLIDATION	Evaluate, encourage, and process	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
DEVELOPMENT PROCESS STREAMLINING	Monitor and Adjust	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
OBJECTIVE DESIGN STANDARDS	Amend Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
PLANNING AND DEVELOPMENT FEES	Maintain reasonable fee structure	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
SPECIAL NEEDS HOUSING LAW	Amend Code	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.

REMOVE DEVELOPMENT CONSTRAINTS	Identify and reduce if possible	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
ENERGY CONSERVATION	Remainder assistance to approximately 20 low- and moderate-income households annually through the City's Housing Rebate And Grant Program, which covers energy-efficient design and energy conservation upgrades and 6-20 2021-2029 HOUSING ELEMENT modifications (or 166 households during the planning period) in rehabilitation assistance program as indicated in the City of Downey Consolidated Plan 2020-2024. <i>(this objective is also included in Program</i>	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
NON-GOVERNMENTAL CONSTRAINTS	Identify and reduce if possible	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
CODE ENFORCEMENT	Assist 4,000 low- and moderate-income persons through the Code Enforcement program as indicated in the City of Downey Consolidated Plan 2020-2024 (assist 500 persons annually 2020-2024)	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
HOUSING REBATE AND GRANT PROGRAM	Rehabilitation assistance to 20 low- and moderate-income households annually (or 166 households during the planning period) as indicated in the City of Downey Consolidated Plan 2020-2024.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
FAIR HOUSING	Refer 290 Downey residents annually to Fair Housing Services as indicated in the City of Downey Consolidated Plan 2020-2024 (35 persons annually).	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
AFFIRMATIVELY FURTHERING FAIR HOUSING	Promote and affirmatively further fair housing opportunities for all persons.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.
OUTREACH	Offer interpretation/translation services at every meeting; create a stakeholder/community organization list to contact for outreach related to controversial development decisions by 2023; post information in English language alternatives for every meeting related to controversial development decisions.	2022-2029	The City's 2022-2029 Housing Element Update was adopted and certified in October 2022. Prior to adoption the City continued to operate and meet the goals of the 2014-2021 Housing Element. The newly updated Housing Element will be reported on throughout 2023.

Jurisdiction	Downey
Reporting Period	(Jan. 1 - Dec. 31) 2022
Planning Period	10/15/2021 - 6th Cycle 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier			Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
1			2				3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate	Description of Commercial	Commercial Development
Summary Row: Start Data Entry Below				0	0	0	0		

Jurisdiction	Downey
Reporting Period	(Jan. 1 - Dec. 31) 2022
Planning Period	10/15/2021 - 6th Cycle 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c).									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity	4	3		7				0	
Preservation of Units At-Risk				0				0	
Acquisition of Units				0				0	
Mobilehome Park Preservation				0				0	
Total Units by Income	4	3	0	7	0	0	0	0	

Jurisdiction	Downey	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table F2																	
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2																	
For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).																	
Project Identifier					Unit Types		Affordability by Household Incomes After Conversion								Units credited toward Above Moderate RHNA		Notes
1					2	3	4								5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes	
Summary Row: Start Data Entry Below																	

Jurisdiction	Downey	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier				2	3	4
1	2	3	4	5	6	7
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Downey	
Reporting Period	2022	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Downey	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below						0	0	0	0	

Jurisdiction	Downey	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/ Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below						0						0	0	0

Jurisdiction	Downey
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		154
Total Units		154

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	6	0
2 to 4	7	3	0
5+	0	8	0
ADU	0	125	92
MH	0	0	0
Total	7	142	92

Housing Applications Summary	
Total Housing Applications Submitted:	227
Number of Proposed Units in All Applications Received:	245
Total Housing Units Approved:	88
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits		
Income	Rental	Ownership
Very Low	0	0
Low	0	0
Moderate	0	0
Above Moderate	0	0
Total	0	0



DATE: MARCH 15, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: ART BASHMAKIAN, AICP, INTERIM CITY PLANNER *AS*

PREPARED BY: IRVING ANAYA, ASSOCIATE PLANNER *IA*

SUBJECT: PLN-23-00005 (SPECIAL EVENT PERMIT) – A REQUEST TO HOLD A FUNDRAISING CARNIVAL BENEFITING THE DOWNEY HIGH SCHOOL FOOTBALL BOOSTERS CLUB, ON THE SCHOOL GROUNDS (SOUTH PARKING LOT) DURING THE MEMORIAL DAY WEEKEND, FRIDAY, MAY 26 THROUGH MONDAY, MAY 29, 2023.

LOCATION: 11040 BROOKSHIRE AVENUE

ZONING: R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE FAMILY RESIDENTIAL)

REPORT SUMMARY

Downey High School Football Boosters Club (hereinafter the “Applicant”) is requesting a Special Event Permit to allow the operation of a fundraising carnival event in the school south parking lot on May 26, 27, 28, and 29, 2023. Pursuant to Downey Municipal Code (DMC) Section 9420.04(c), special events involving over five hundred (500) people shall require Planning Commission approval.

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-23-00005 (SPECIAL EVENT PERMIT), THEREBY ALLOWING THE OPERATION OF A FUNDRAISING CARNIVAL FOR FOUR CONSECUTIVE DAYS FROM MAY 26 THROUGH MAY 29, 2023, IN CONJUNCTION WITH THE DOWNEY HIGH SCHOOL FOOTBALL BOOSTERS CLUB, ON PROPERTY LOCATED AT 11040 BROOKSHIRE AVENUE, ZONED R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL)

BACKGROUND

The subject site is improved with Downey High School and is zoned R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) with a General Plan Land Use designation of MU (Mixed-Use). This will be ninth year that the Downey High School Football Booster Club will hold the temporary fundraising carnival event. Unfortunately, the event was not held after 2019 due to the widespread COVID-19 global pandemic. With cases subsiding and the State of

Emergency being lifted, the Applicant is requesting to hold the temporary event in the same manner as it operated in 2019.

The school campus occupies 42 acres and is located on the northeast corner of Brookshire Avenue and Firestone Boulevard. The proposed temporary event will specifically encompass the school's 2.57-acre parking lot located in the southwest corner of the site, enclosed by an eight-foot tall wrought iron fence. The surrounding uses include single-family residential and apartment buildings to the north, single-family residential and office buildings to the east, the Downey Civic Center is to the west across Brookshire Avenue, and retail uses to the south across Firestone Boulevard.

On January 11, 2023, Mary Laurer and Ismael Chavez submitted a Special Event Permit application on behalf of Downey High School Football Booster Club, requesting the Planning Commission's approval to conduct a four-day fundraising carnival in the parking lot of the school.

On March 2, 2023, staff mailed notice of the requested Special Event Permit to all property owners within 500 feet of the subject site and the notice was also published in the *Downey Patriot*.

DISCUSSION

As previously stated, the fundraising carnival was held in the past years, whereby concerns regarding parking and trash has been raised by residents living on Marbel Avenue, east of the subject site. In order to provide mitigation measures for this concern, the City has placed a condition requiring a Downey Police Officer monitor and prevent non-residents from entering and parking along Marbel Avenue. Staff has applied the same condition since 2017. The proposed carnival hours will be as follows:

- Friday, May 26, 2023, 5:00 p.m. to 11:00 p.m.
- Saturday, May 27, 2023, 1:00 p.m. to 11:00 p.m.
- Sunday, May 28, 2023, 1:00 p.m. to 11:00 p.m.
- Monday, May 29, 2023, 1:00 p.m. to 10:00 p.m.

The parking lot where the event will be held is approximately 540 feet from residential properties on the east (Marbel Avenue) and 1,216 feet from residential properties to the north (5th Street). The set up for the event will occur no sooner than Wednesday, May 24, 2023, and restoration and clean-up of the site including removal of carnival apparatus (rides and large equipment) will occur on Tuesday, May 30, 2023, by no later than 12:00 p.m. A condition has been included under the Conditions of Approval to ensure that sidewalks and adjacent public areas are also cleaned up.

According to the submitted site layout for the temporary carnival event, the Ferris wheel will be located at the southwest corner of the subject parking lot. A 'Super Slide' along with other large rides will be located closer to the south side of the parking lot, along Firestone Boulevard. The children's area with smaller rides will be located just north of the large rides in the center of the parking lot. Food booths will be located on the northern area of the parking lot adjacent to the 20' wide fire lane near school buildings. A fun house will be located east of the large and small rides. Two (2) on-site ticket booths will be located at the southeast corner of the lot, along Firestone Boulevard, and another ticket booth west of the large rides. A temporary tent will be installed west of the ticket booth closer to Brookshire Avenue. The tent will contain an area for

attendees to sit/rest and hydrate. Portable restrooms and handwash stations will be located at the far west and east ends of the carnival site. In order to power the event, generator equipment will be placed south of the large rides adjacent to Firestone Boulevard, furthest from residential uses, as done in prior years.



South view of subject property along Firestone Boulevard

There will be 200 available parking spaces, including 10 accessible spaces, available on the northern parking lot near the tennis facility and 150 parking spaces, including 4 accessible spaces, available at the east of the school near the baseball fields on 3rd Street. Therefore, there will be a total of 350 on-site parking spaces for patrons. The carnival will have three (3) pedestrian access points; one along Brookshire Avenue near the school buildings on the west; another access point will be from Firestone Boulevard at the southeast corner, for those parking at the baseball field parking lot, an entrance to the site at the northeast corner of the carnival. There is a walkway along the south border of the campus connecting the parking lot to this carnival entrance. With regards to security, the Applicant will have up to six (6) school security guards patrolling the carnival event.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee (DRC) and standard comments were provided. Staff included conditions in order to address the department's comments. Other departments had no other concerns and standard conditions were provided.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed use 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. 15323 (Class 23, Normal Operations of Facilities for Public Gatherings). The type of exemption applies to normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purposes. The parking lot of Downey High School is designed for multi-purpose activities and the parking lot has been used for carnivals, car shows and other similar temporary special events

FINDINGS

Pursuant to the requirements of the Downey Municipal Code, Staff recommends that the Planning Commission make the following findings to approve the overall request:

A. *That the proposed activity or use will be consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan.*

The overall request is a temporary fundraising event is consistent with all applicable objectives, policies, and programs specified in the City's General Plan. In addition, the temporary event's fundraising efforts help achieve various long-term goals. Specifically, the following policies are promoted by the Special Event Permit:

Program 7.4.1.4 – Support efforts to raise funds for local school districts and other groups involved with providing educational facilities for residents.

Program 1.1.5.3 – Promote recreation and entertainment uses that serve needs of the public.

The proposed carnival is a fundraising event for Downey High School Football Boosters Club, the event is open to the public, and includes games and rides for attendees to enjoy. The proposed special event is consistent with the City's General Plan Programs listed above. The proposed activity will take place May 26th to May 29th, 2023 between specific hours. Such temporary events are not inconsistent with the general plan and such events typically occur on large sites such as the school's parking lot.

B. *That 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.*

That the proposed activity or use is consistent with other provisions of this article. Downey High School is located within the R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) zones, which allows for the establishment of public schools. Operation of a carnival will not alter the existing use of the site or create a need to deviate from any section of the Downey Municipal Code. Section 9420.20 of the Downey Municipal Code permits special outdoor events in residential zones, subject to the general requirements stated in Special Event's Code Section. The proposed event satisfies those requirements.

C. *That the proposed activity or use will not result in conditions or circumstances contrary to the public health, safety, and general welfare.*

The temporary event will occur on the south parking lot of the school property. The applicant will maintain 200 parking spaces at the north parking lot and 150 parking spaces at the baseball field, with a total of 14 accessible parking spaces. The school will provide restroom facilities on the east and west corner of the proposed area for the event to accommodate visitors. Also, conditions of approval are incorporated to address any concerns related to the permitted hours of the event, parking, noise, security, trash receptacle requirements, restroom, and site clean-up.

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 the Special Event Permit (PLN-23-00005), subject to the conditions of approval as stated in the Planning Commission Resolution.

EXHIBITS

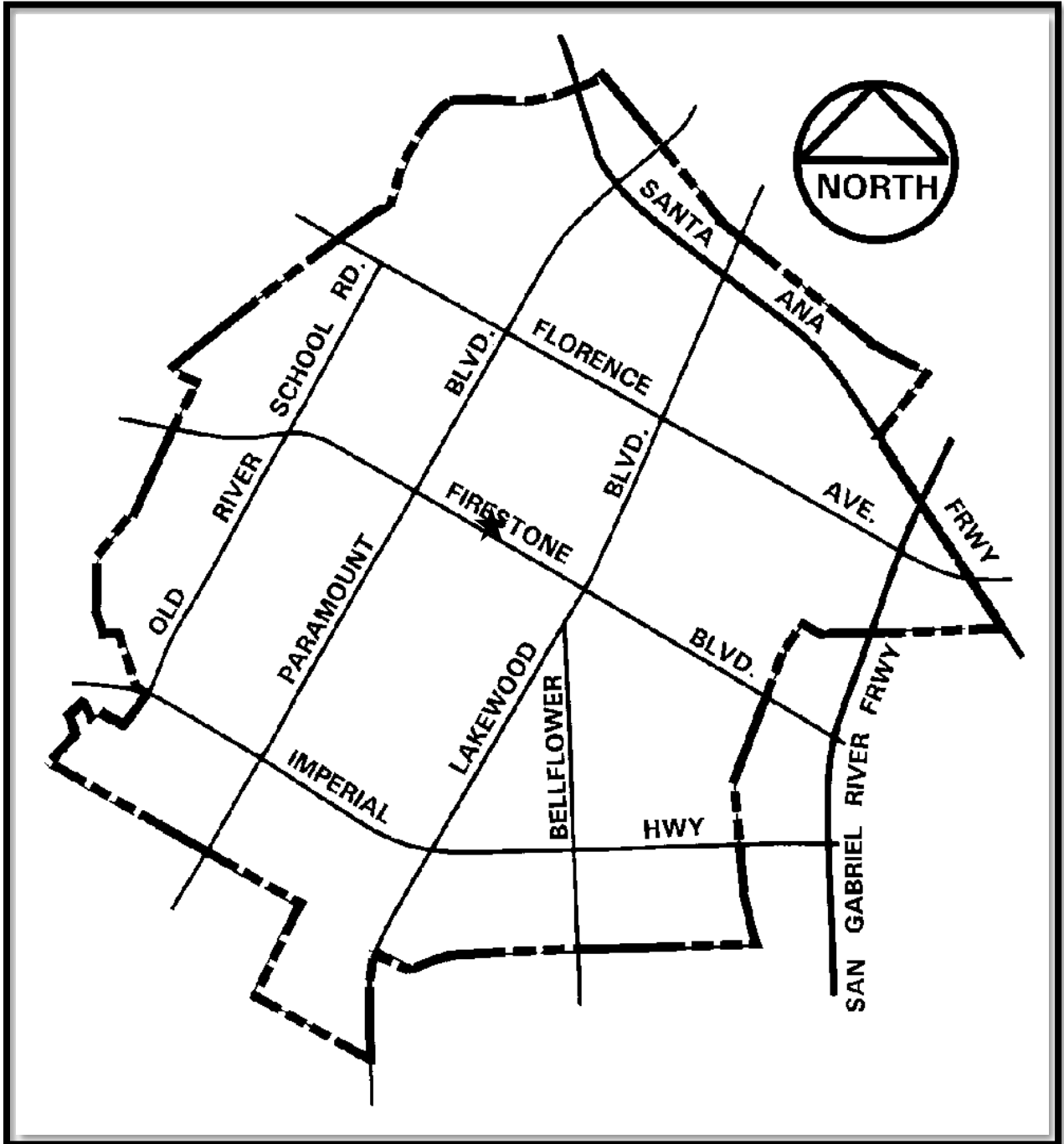
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Carnival Layout

Exhibit 'A' – Maps

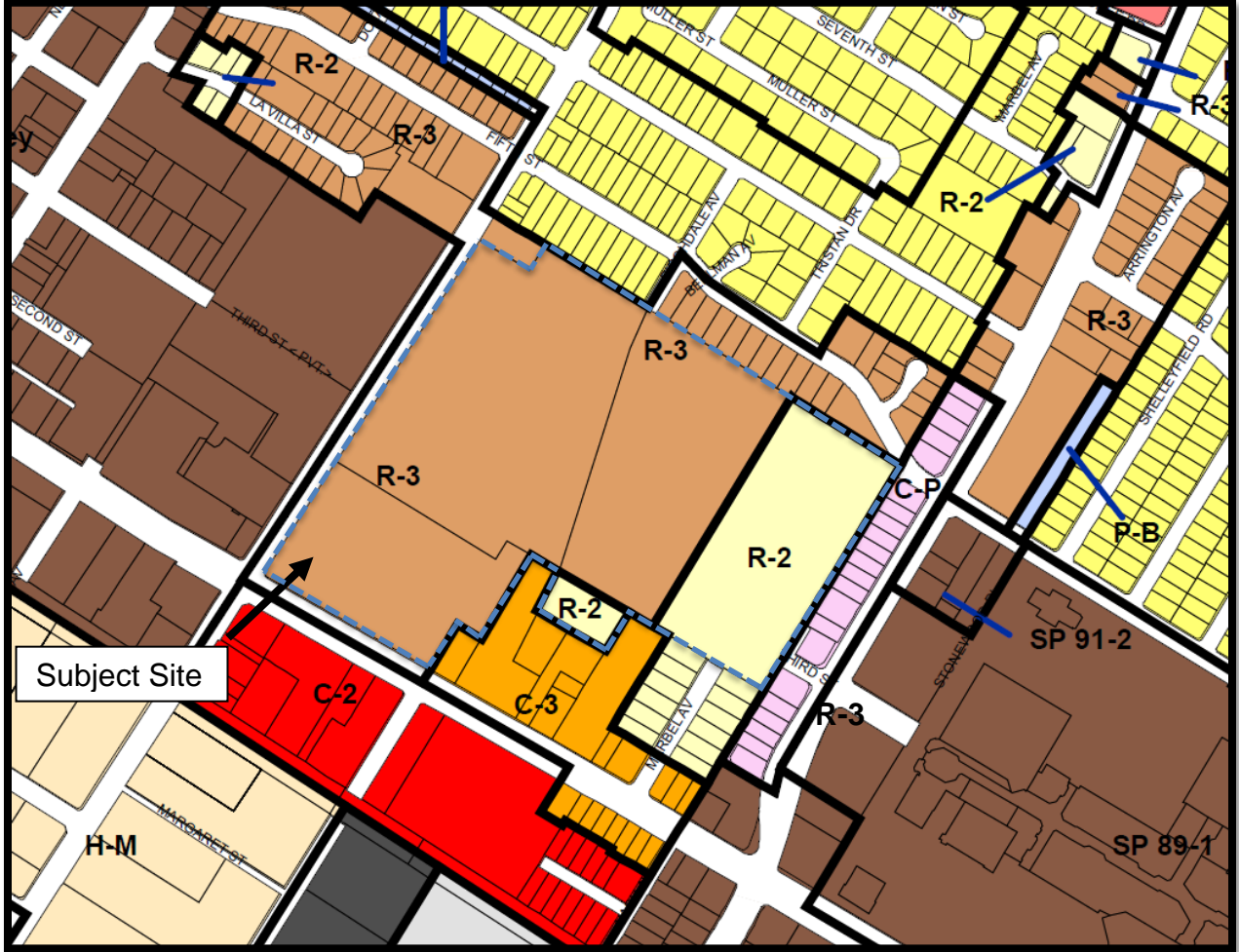
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO. 23-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-23-00005 (SPECIAL EVENT PERMIT), THEREBY ALLOWING THE OPERATION OF A FUNDRAISING CARNIVAL FOR FOUR CONSECUTIVE DAYS FROM MAY 26 THROUGH MAY 29, 2023, IN CONJUNCTION WITH THE DOWNEY HIGH SCHOOL FOOTBALL BOOSTERS CLUB, ON PROPERTY LOCATED AT 11040 BROOKSHIRE AVENUE, ZONED R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL)

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 January 11, 2023, an application was filed by Mary Laurer and Ismael Chavez on behalf of the Downey High School Football Boosters Club (hereinafter "Applicant"), requesting approval of a Special Event Permit to allow the operation of a fundraising carnival event in the school south parking lot on May 26, 27, 28, and 29, 2023, on the property located at 11040 Brookshire Avenue (Downey High School), Downey, California, and zoned R-2 (Two-family residential) and R-3 (Multiple-Family Residential); and,
- B. Staff deemed the application complete on February 10, 2023; and,
- C. On March 2, 2023, notice of the pending public hearing was sent to all Downey property owners within 500 feet of the subject site and the notice was published in the *Downey Patriot*; and,
- D. The Planning Commission held a duly noticed public hearing on March 15, 2023 and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this resolution.

SECTION 2. The Planning Commission further finds, determines and declares that the Special Event is categorically exempt from the California Environmental Quality Act (CEQA) environmental impact of the proposed project has been reviewed and has been found to be in (CEQA) and is, pursuant to Guideline Section No. 15323 (Class 23, Normal Operations of Facilities for Public Gatherings). The type of exemption applies to normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purposes. The parking lot of Downey High School is designed for multi-purpose activities and the parking lot has been used for carnivals, car shows and other similar temporary special events.

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

- A. The proposed activity or use is consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan. The overall request is a temporary fundraising event consistent with all applicable objectives, policies, and programs specified in the City's General Plan. In addition, the temporary event's fundraising efforts help achieve various long-term goals. Specifically, the following policies are promoted by the Special Event Permit: Program 7.4.1.4 – Support efforts to raise funds for local school districts and other groups involved with providing educational

facilities for residents. Program 1.1.5.3 – Promote recreation and entertainment uses that serve needs of the public. The proposed carnival is a fundraising event for Downey High School Football Boosters Club, the event is open to the public, and includes games and rides for attendees to enjoy. The proposed activity will take place May 26th to May 29th, 2023, between specific hours. Such temporary events are not inconsistent with the general plan and such events typically occur on large sites such as the school's parking lot.

- B. That the proposed activity or use is consistent with other provisions of this article. Downey High School is located within the R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) zones, which allows for the establishment of public schools. Operation of a carnival will not alter the existing use of the site or create a need to deviate from any section of the Downey Municipal Code. Section 9420.20 of the Downey Municipal Code permits special outdoor events in residential zones, subject to the general requirements stated in Special Event's Code Section. The proposed event satisfies those requirements.
- C. That the proposed activity or use will not result in conditions or circumstances contrary to the public health, safety, and general welfare. The temporary event will occur on the south parking lot of the school property. The applicant will maintain 200 parking spaces at the north parking lot and 150 parking spaces at the baseball field, with a total of 14 accessible parking spaces. The school will provide restroom facilities on the east and west corner of the proposed area for the event to accommodate visitors. Also, conditions of approval are incorporated to address any concerns related to the permitted hours of the event, parking, noise, security, trash receptacle requirements, restroom, and site clean-up.

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 Special Event Permit (PLN-23-00005), subject to the Conditions of Approval attached hereto as Exhibit A – Conditions, 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 15th day of March 2023.

Horacio Ortiz, Chairman
City Planning Commission

Resolution No. 23-
Downey 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 15th day of March 2023, by the following vote, to wit:

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

Alfonso Hernandez
Principal Planner

**CONDITIONS OF APPROVAL
SPECIAL EVENT PERMIT
(PLN-23-00005)**

PLANNING

- 1) This approval of this Special Event Permit allows Downey High School Football Boosters Club to host a four-day carnival (May 26, 27, 28, and 29, 2023) on the southern parking lot of Downey High School, which consists of food booths, game booths, a fun house, a super slide, large mechanical rides and small rides located at 11040 Brookshire Avenue.
- 2) Carnival hours of operation shall be limited to:
 - Friday, May 26, 2023, from 5:00 p.m. to 11:00 p.m.
 - Saturday, May 27, 2023, from 1:00 p.m. to 11:00 p.m.
 - Sunday, May 28, 2023, from 1:00 p.m. to 11:00 p.m.
 - Monday, May 29, 2023, from 1:00 p.m. to 10:00 p.m.
- 3) Approval of this Special Event Permit 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 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.
- 5) All conditions of approval set forth in this resolution shall be complied with before the Special Event Permit becomes valid.
- 6) The approved activities for the special event shall consist of food booths, game booths, a Ferris wheel, a fun house, a super slide, large mechanical rides and small rides.
- 7) 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.
- 8) Marbel Avenue shall be closed to vehicles during all carnival hours for any non-resident of that street. As well as, one (1) of the three (3) required Police Officers shall monitor this street during all carnival hours.

- 9) Complete restoration of the site, which includes removal of all tables and chairs, booths, trash receptacles, portable restrooms, electrical equipment, mechanical rides, and garbage on site and the surrounding proximity of the high school shall be completed no later than 12:00 p.m. on Tuesday, May 30, 2023.
- 10) All public sidewalks immediately surrounding the carnival site must be monitored and removed of litter throughout the event and at time of final site restoration.
- 11) Site configuration and operations must remain in substantial conformance with the approved site plan. Modifications to the approved site plan must be approved by the City Planner.
- 12) All carnival activities shall cease by 10:00 p.m. on Monday, May 29, 2023.
- 13) Set-up shall begin no sooner than 4:00 p.m. on Wednesday, May 24, 2023.
- 14) No amplified music or live entertainment will be permitted during the four-day carnival.
- 15) All necessary lighting shall be directed away from nearby residential uses.
- 16) All speakers associated with rides and games must be positioned to direct noise away from nearby residential uses.
- 17) The subject property and surrounding area must be maintained free of trash, litter, and debris at all times.
- 18) The sale and consumption of alcoholic beverages shall be prohibited at all times.
- 19) Any necessary Health Department approvals required for the sale of food shall be obtained no later than May 25, 2023. Appropriate documentation reflecting approval must be submitted to the City Planner by the same day.
- 20) The Applicant shall obtain all permits required by the City of Downey Building and Safety Division, Police Department and Fire Department for mechanical rides, electrical connections, or other activities associated with the event no later than May 25, 2023. Appropriate documentation reflecting approval must be submitted to the City Planner by the same day.
- 21) Signs advertising the event are not allowed outside of the proximity of the subject property. In addition, hand held signs shall not be utilized on public or private property to advertise the event.
- 22) 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 (if any) for social distancing and operational restrictions related to the COVID-19 coronavirus pandemic.

BUILDING AND SAFETY

- 23) The Applicant shall obtain all necessary permits from the Building and Safety Division prior to operation of the carnival event.
- 24) Temporary structures that cover an area greater than 120 square feet and used for the gathering of 10 or more persons require permits. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. The temporary structure shall be located in accordance with the requirements of California Building Code Table 602 based on the fire-resistance rating of the exterior walls proposed type of construction (10 feet minimum from property line based on Type VB).
- 25) Temporary structures or facility shall meet the requirements of Chapter 11B 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 or facility. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

POLICE

- 26) The Applicant must provide licensed security guards on-site during the duration of the event, including three (3) Downey Police Department Officers and six (6) security guards. One (1) of the Downey Police Officers will monitor Marbel Avenue during all carnival hours. Two (2) Police Officers will be on-site of the event from 5:00 p.m. to 11:00 p.m. Within ten days of the approval of PLN-23-00005, the applicant shall obtain Downey Police Department approval of a security plan for the carnival and provide a map of the security locations.
- 27) The Applicant shall submit a security plan that includes provisions to address traffic control on Firestone Boulevard, Marbel Avenue, Brookshire Avenue at the school's north parking lot, and Lakewood Boulevard at 3rd Street. Said traffic control measures shall be subject to the approval of the Director of Public Works.
- 28) Carnival security officers shall be easily identifiable in brightly colored security shirts. The security shirts shall not resemble the color of Downey Police officers; they shall not be blue or black.

FIRE

- 29) Obtain any special event permit from City of Downey Fire Department. Permit shall be obtained through the Fire Prevention Bureau prior to installation of any equipment and carnival activity.
- 30) An Event Action Plan (EAP) shall be submitted and approved prior to set up of any equipment and carnival activity.
- 31) Event set up including all rides, booths, generator, tents, fire protection, electrical, etc. shall be complete, in place, and ready for inspection by 12:00 p.m. on May 26, 2023. Both carnival ride operator and event permit holder (Downey High School Football Boosters Club) shall be present and available for the fire inspection [Note: If inspection is

Resolution No. 23-
Downey Planning Commission

- conducted after hours (or on the weekend) an additional inspection fee (4-hour minimum) will be applied as per city fee schedule].
- 32) With permit application, submit a detailed plot plan/map as to clearly indicate type of rides, generator location, tents, fire lane width, cooking booths, type of cooking (e.g. BBQ, frying, etc.)
 - 33) Each amusement ride shall display the required State registration (identification & rating plate). At time of permit application, submit list of rides with their corresponding current annual permit to operate.
 - 34) All amusement rides shall be permitted with State of California DIR-DOSH. All amusement rides shall comply with the requirements of CCR Title 8 – General Safety Orders, and the CA Labor Code.
 - 35) Crowd managers shall be required for an event involving the gathering of more than 1,000 persons. Please provide information as to anticipated crowd size. Crowd managers shall be established at ratio of one crowd manager for every 250 persons and their duties to include: conduct inspections to identify fire hazards, verify permit compliance, direct and assist event attendees in evacuation during an emergency, assist emergency response personnel where requested [CA Fire Code §403.12.3; 403.12.3.1; 403.12.3.3].
 - 36) If the event shall require a crowd manager(s), then an IAP (Incident Action Plan) or Emergency Action Plan (EAP) shall be required for emergency planning purposes.
 - 37) Fire apparatus access (e.g. fire lane) of 20-feet shall be maintained accessible at all times. A 26-foot fire access lane shall be provided to any elevated ride(s) (e.g. Ferris Wheel) as to accommodate an aerial ladder truck [CA Fire Code §503.2.1; D105.2].
 - 38) Tents, canopies, and membrane structures having an area in excess of 400 square feet; or tents open on all sides having a size of 700 square feet or more; or aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet and exceeding 700 square feet shall require a separate tent permit [CA Fire Code 3103.2].
 - 39) Tents shall comply with CA Fire Code, CA Code of Regulations, and State Fire Marshal for flame resistance standards of fabric [CA Fire Code § 3104.3; 3104.4; CCR Title 19 Division 1, §315(d); §335(a)].
 - 40) Tents shall not be located within 20 feet of parked vehicles, open flame or heating devices, combustion engines, and buildings [CA Fire Code § 3104.7].
 - 41) Generators shall not be located within 10 feet of lot (property line) and 20 feet of tents/membrane structures [CA Fire Code § 3104.19]. An approved barrier (e.g. fencing) shall be provided around generator.
 - 42) State Fire Marshal (SFM) “tagged” 4A-20BC rated extinguisher shall be provide at the generator as per NFPA 10 and CA Fire Code §906.
 - 43) The Applicant shall provide fire extinguishers on the subject property in accordance with California Fire Code. Areas where deep frying cooking operations are occurring shall be provided with a K-class fire extinguisher.

- 44) No cooking shall be conducted inside tents or canopies; cooking and heating equipment shall not be located within 10 feet of combustible materials [CA Fire Code § 3104.15.3].

PUBLIC WORKS

- 45) The owner/applicant shall obtain all necessary plan approvals and permits.
- 46) The facility must provide trash receptacles (refuse/recycles) for the proper disposal of food items and trash generated from the event.
- 47) The owner/applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the Federal Clean Water Act; and Ordinance 1142 of the Downey Municipal Code (DMC). Watering down parking lot for maintenance purposes shall be prohibited at all times.
- 48) Parking lot maintenance by hosing down method shall be prohibited.
- 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.

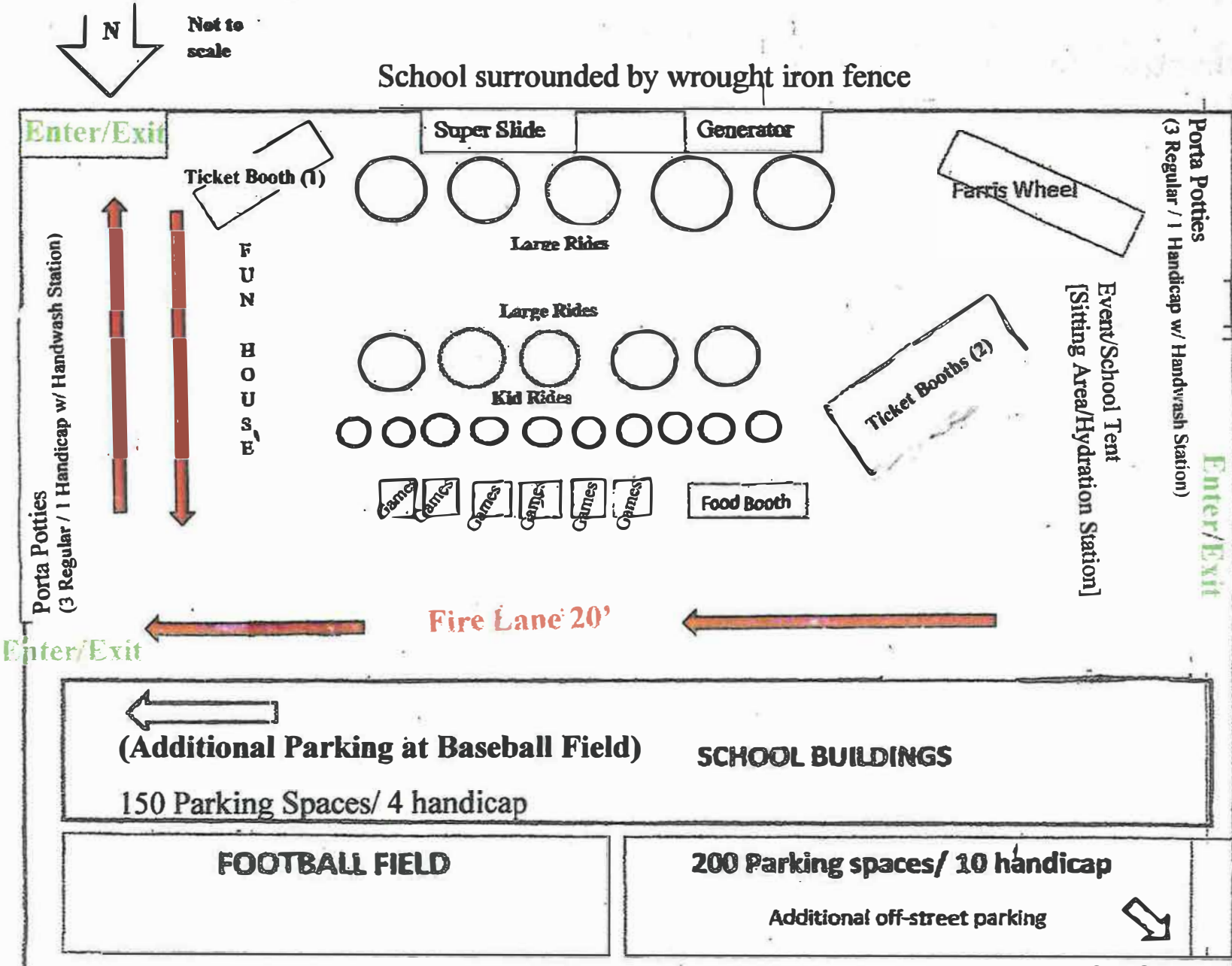
END OF CONDITIONS

JAN 11 2023

PLANNING

BROOKSHIRE AVE.

FIRESTONE BLVD.



DOWNEY HIGH SCHOOL CARNIVAL

PEDESTRIAN PATH OF TRAVEL EXHIBIT



**Downey High School
11040 Brookshire Ave.
Downey, CA 90241**



Imagery ©2019 Google, Map data ©2019 Google 20 ft

**Downey High School
11040 Brookshire Ave.
Downey, CA 90241**



Imagery ©2019 Google, Map data ©2019 Google 20 ft

DATE: MARCH 15, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: ART BASHMAKIAN, AICP, INTERIM CITY PLANNER *AS*

PREPARED BY: IRVING ANAYA, ASSOCIATE PLANNER *IA*

SUBJECT: PLN-23-00026 (SPECIAL EVENT PERMIT) – A REQUEST TO HOLD THE THIRD ANNUAL KIWANIS-LOS AMIGOS CAR SHOW FUNDRAISER AT DOWNEY HIGH SCHOOL ON APRIL 1, 2023, FROM 9:00 A.M. TO 2:30 P.M.

LOCATION: 11040 BROOKSHIRE AVENUE

ZONING: R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL)

REPORT SUMMARY

Claude Bilodeau (hereinafter the “Applicant”) is requesting a Special Event Permit to allow a one-day event to host the Third Annual Kiwanis – Los Amigos Car Show Fundraiser on Saturday April 1, 2023 from 9:00 a.m. to 2:30 p.m. Pursuant to Downey Municipal Code (DMC) Section 9420.04(c), special events involving over five hundred (500) people shall require Planning Commission approval.

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-23-00026 (SPECIAL EVENT PERMIT), THEREBY ALLOWING THE THIRD ANNUAL KIWANIS – LOS AMIGOS CAR SHOW FUNDRAISER EVENT ON APRIL 1, 2023, ON PROPERTY LOCATED AT 11040 BROOKSHIRE AVENUE, ZONED R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL)

BACKGROUND

The subject site is improved with Downey High School and is zoned R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) with a General Plan Land Use designation of MU (Mixed-Use). This will be the third year that the Los Amigos Kiwanis will hold the one-day car show fundraising event.

The school campus occupies 42 acres and is located on the northeast corner of Brookshire Avenue and Firestone Boulevard. The proposed temporary event will specifically encompass

the school's 2.57-acre parking lot located in the southwest corner of the site, enclosed by an eight-foot tall wrought iron fence. The surrounding uses include single-family residential and apartment buildings to the north, single-family residential and office buildings to the east, the Downey Civic Center is to the west across Brookshire Avenue, and retail uses to the south across Firestone Boulevard.

On March 8, 2023, staff mailed notice of received application to all property owners within 100 feet of the subject site.

DISCUSSION

This will be the third year that the Downey Rancho Los Amigos Kiwanis Club will hold the car show. The parking lot where the event will be held is approximately 540 feet from residential properties on the east (Marbel Avenue) and 1,216 feet from residential properties to the north (5th Street). The set up for the event will occur the same day as the event Saturday April, 1, 2023. Organizers will allow participants and vendors to begin set up at 6:30 a.m. Restoration and clean-up of the site including removal of all vehicles, tents, and equipment will occur same day by no later than 4:30 p.m. A condition has been included under the Conditions of Approval to ensure that sidewalks and adjacent public areas are also cleaned up.

According to the submitted site layout for the temporary event, a stage will be located at the north end of the event area, adjacent to the school building. All food and merchandise vendors will be located throughout the south perimeter of the parking lot, adjacent to Firestone Boulevard. All vehicles participating in the car show will be parked within the existing parking spaces within the center of the event area. All existing drive aisles will remain open for circulation purposes. Portable restrooms and handwash stations will be located at the northwest and northeast corners of the event area.



South view of subject property along Firestone Boulevard

The Applicant will be providing 200 available parking spaces, including 10 accessible spaces, available on the northern parking lot near the tennis facility and 150 parking spaces, including 4 accessible spaces, available at the east of the school near the baseball fields on 3rd Street as conditioned in the conditions of approval. The temporary event will have three (3) pedestrian access points; one along Brookshire Avenue near the school buildings on the west; another access point will be from Firestone Boulevard at the southeast corner, for those parking at the baseball field parking lot, an entrance to the site at the northeast corner of the temporary event. There is a

walkway along the south perimeter of the campus connecting the parking lot to this event area entrance. With regards to security, the Applicant will have private security guards observing the event.

Overall, the temporary event will remain open to the public for those who wish to view a variety of classic automobiles, enjoy live entertainment and food, and shop from a variety of vendors.

DEVELOPMENT REVIEW COMMITTEE

The project was reviewed by the Development Review Committee (DRC) and standard comments were provided. Staff included conditions in order to address the department's comments. Other departments had no other concerns and standard conditions were provided.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed use for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is not Subject to CEQA because the activity is not a project as defined in Section 15378.

FINDINGS

Pursuant to the requirements of the Municipal Code, Staff recommends that the Planning Commission make the following findings to approve the overall request:

A. *That the proposed activity or use will be consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan.*

The overall request is a special event is consistent with all applicable objectives, policies, and programs specified in the City's General Plan. In addition, the temporary event's fundraising efforts help achieve various long-term goals. Specifically, the following policies are promoted by the Special Event Permit:

Program 7.4.1.4 – Support efforts to raise funds for local school districts and other groups involved with providing educational facilities for residents.

Program 1.1.5.3 – Promote recreation and entertainment uses that serve needs of the public.

The proposed activity is a temporary event involving a fundraising car show that also includes food booths, merchandise vendors, and live music/entertainment which will take place April 1, 2023, between 9:00 a.m. to 2:30 p.m. Such temporary events are not inconsistent with the general plan and such events typically occur on large sites such as the school's parking lot.

B. *That 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.*

Downey High School is located within the R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) zones, which allows for the establishment of public schools. Operation of a car show will not alter the existing use of the site or create a need to

deviate from any section of the Downey Municipal Code. Section 9420.20 of the Downey Municipal Code permits special outdoor events in residential zones, subject to the general requirements stated in Special Event's Code Section. The proposed event satisfies those requirements. The event will be similar in size and occupy the same general area it occupied during the two previous events. This event will operate under the same conditions which will ensure that the activity will not be detrimental to the area.

C. *That the proposed activity or use will not result in conditions or circumstances contrary to the public health, safety, and general welfare.*

The temporary event will occur on the south parking lot of the school property. The Applicant will provide 200 parking spaces at the north parking lot and 150 parking spaces at the baseball field parking lot, with a total of 14 accessible parking spaces. The Applicant will provide restroom facilities on the northeast and northwest corner of the event area to accommodate visitors. Also, conditions of approval are incorporated to address any concerns related to the permitted hours of the event, parking, noise, security, trash receptacle requirements, restrooms, and site clean-up. Approving the special event, governed by the attached conditions of approval, will not result in conditions contrary to the public health, safety and general welfare.

CORRESPONDENCE

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

CONCLUSION

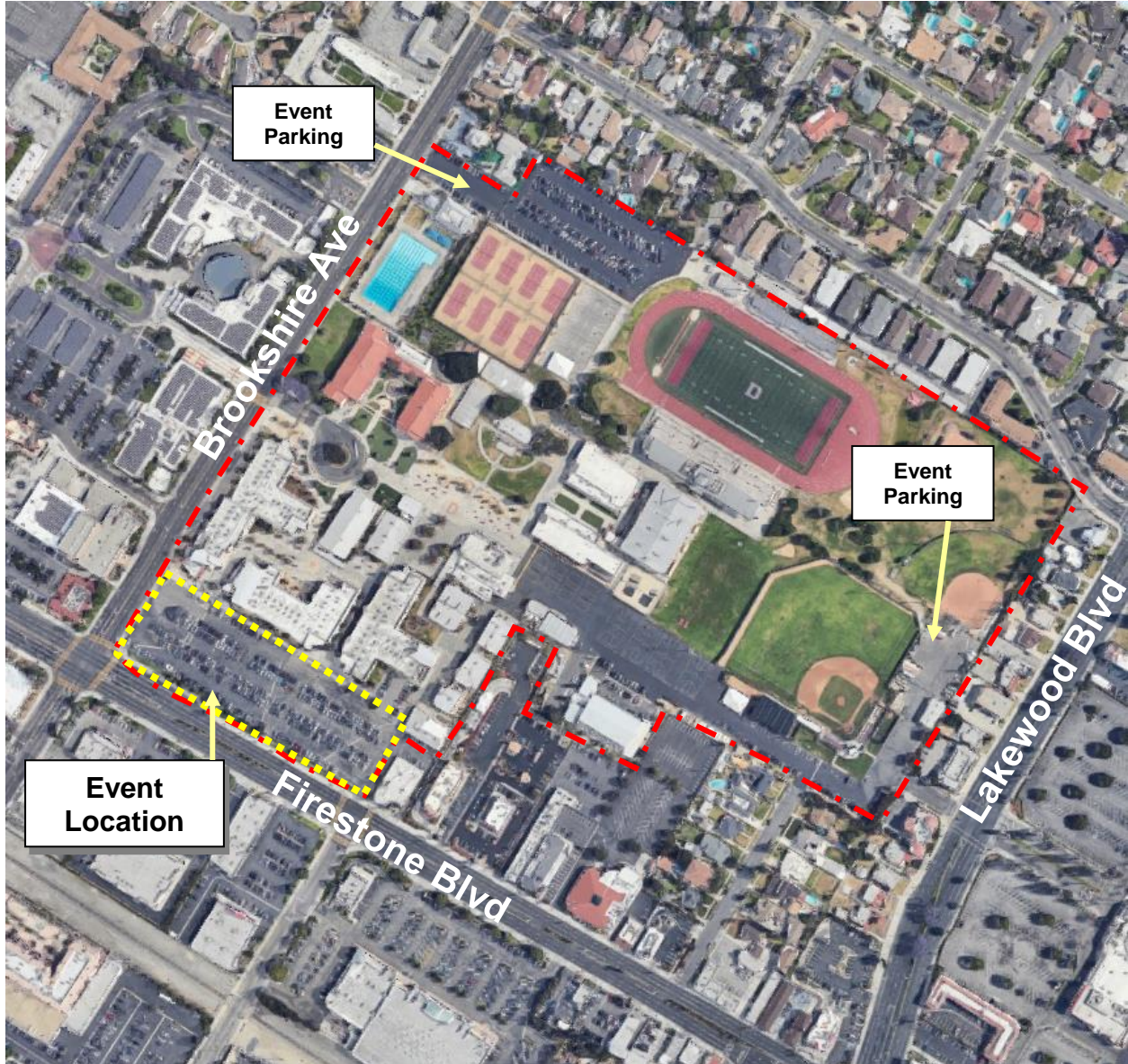
Based on the analysis contained in this report, staff recommends that the Planning Commission adopt the resolution approving the Special Event Permit (PLN-23-00026), subject to the conditions of approval as stated in the Planning Commission Resolution.

EXHIBITS

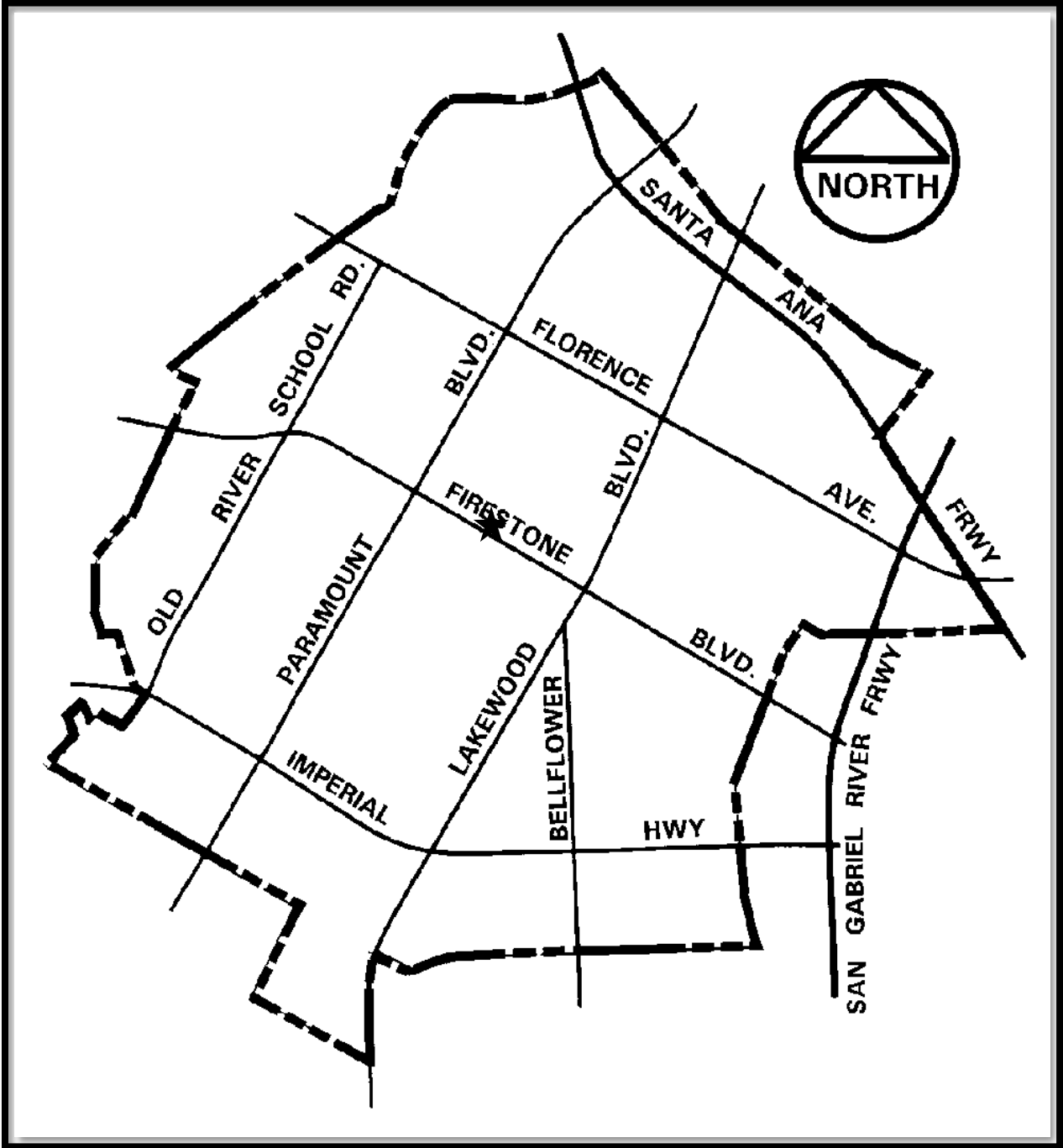
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Car Show Layout

Exhibit 'A' – Maps

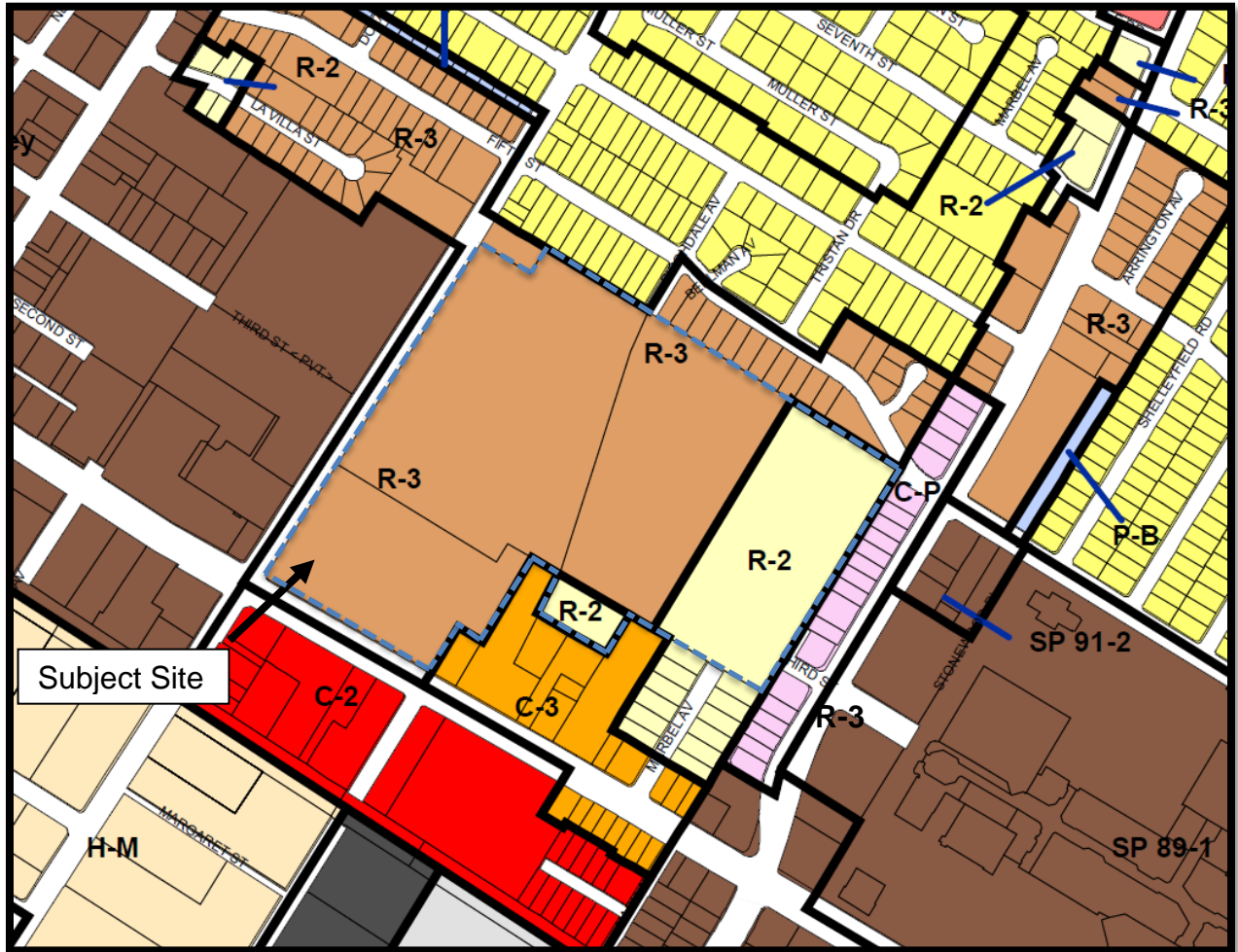
AERIAL PHOTOGRAPH



LOCATION MAP



ZONING MAP



RESOLUTION NO. 23-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-23-00026 (SPECIAL EVENT PERMIT), THEREBY ALLOWING THE THIRD ANNUAL KIWANIS – LOS AMIGOS CAR SHOW FUNDRAISER EVENT ON APRIL 1, 2023, ON PROPERTY LOCATED AT 11040 BROOKSHIRE AVENUE, ZONED R-2 (TWO-FAMILY RESIDENTIAL) AND R-3 (MULTIPLE-FAMILY RESIDENTIAL)

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 March 6, 2023, an application was filed by Claude Bilodeau on behalf of the Downey Rancho Los Amigos Kiwanis Club (hereinafter "Applicant"), requesting approval of a Special Event Permit to allow a one-day car show fundraiser on April 1, 2023, on the property located at 11040 Brookshire Avenue (Downey High School), Downey, California, and zoned R-2 (Two-family residential) and R-3 (Multiple-Family Residential); and,
- B. On March 8, 2023, notice of the received application was sent to all Downey property owners within 100 feet of the subject site; and,
- C. The Planning Commission held a duly noticed public hearing on March 15, 2023 and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this resolution.

SECTION 2. The Planning Commission further finds, determines and declares that the Special Event is not Subject to California Environmental Quality Act (CEQA) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines.

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

- A. The proposed activity or use is consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan. The overall request is a temporary fundraising event is consistent with all applicable objectives, policies, and programs specified in the City's General Plan. In addition, the temporary event's fundraising efforts help achieve various long-term goals. Specifically, the following policies are promoted by the Special Event Permit: Program 7.4.1.4 – Support efforts to raise funds for local school districts and other groups involved with providing educational facilities for residents. Program 1.1.5.3 – Promote recreation and entertainment uses that serve needs of the public. The proposed activity is a temporary event involving a fundraising car show that also includes food booths, merchandise vendors, and live music/entertainment which will take place April 1, 2023, between 9:00 a.m. to 2:30 p.m. Such temporary events are not inconsistent with the general plan and such events typically occur on large sites such as the school's parking lot.
- B. That the proposed activity or use is consistent with other provisions of this article. Downey High School is located within the R-2 (Two-Family Residential) and R-3 (Multiple-Family Residential) zones, which allows for the establishment of public schools. Operation of a car show will not alter the existing use of the site or create a need to deviate from any section of the Downey Municipal Code. Section 9420.20 of the Downey

Municipal Code permits special outdoor events in residential zones, subject to the general requirements stated in Special Event's Code Section. The proposed event satisfies those requirements. The event will be similar in size and occupy the same general area it occupied during the two previous events. This event will operate under the same conditions which will ensure that the activity will not be detrimental to the area.

- C. That the proposed activity or use will not result in conditions or circumstances contrary to the public health, safety, and general welfare. The temporary event will occur on the south parking lot of the school property. The applicant will provide 200 parking spaces at the north parking lot and 150 parking spaces at the baseball field, with a total of 14 accessible parking spaces. The Applicant will provide restroom facilities on the northeast and northwest corner of the event area to accommodate visitors. Also, conditions of approval are incorporated to address any concerns related to the permitted hours of the event, parking, noise, security, trash receptacle requirements, restroom, and site clean-up.

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 Special Event Permit (PLN-23-00026), subject to the Conditions of Approval attached hereto as Exhibit A – Conditions, 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 15th day of March 2023.

Horacio Ortiz, 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 15th day of March 2023, by the following vote, to wit:

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

Alfonso Hernandez
Principal Planner

**CONDITIONS OF APPROVAL
SPECIAL EVENT PERMIT
(PLN-23-00026)**

PLANNING

- 1) This approval of this Special Event Permit allows Downey Rancho Los Amigos Kiwanis Club to host a one-day car show event on April 1, 2023 from 9:00 a.m. to 2:30 p.m. in the southern parking lot of Downey High School, which consists of food booths, merchandise vendors, and live entertainment, located at 11040 Brookshire Avenue.
- 2) All participants and vendors shall start set up no earlier than 6:30 a.m. the day of the event.
- 3) Approval of this Special Event Permit 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 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.
- 5) All conditions of approval set forth in this resolution shall be complied with before the Special Event Permit becomes valid.
- 6) The Applicant shall provide sufficient trash receptacles at the rest stations for the disposal of food, drink, and other goods.
- 7) Live music/entertainment is limited to take place at the stage area as shown on City approved plans. All speakers associated with the event must be positioned to direct noise away from nearby residential uses.
- 8) The sale and consumption of alcoholic beverages shall be prohibited at all times.
- 9) The Applicant shall ensure that patrons or event equipment (including temporary signage) does not block public sidewalks.
- 10) Signs advertising the event are not allowed outside of the proximity of the subject property. In addition, hand held signs shall not be utilized on public or private property to advertise the event.
- 11) The use of delineation and traffic control on public right-of-way (i.e. Florence Avenue, Downey Avenue, New Street, Fourth Street, Paramount Boulevard, Firestone Boulevard, and Lakewood Boulevard) shall be prohibited.
- 12) The Applicant shall provide 200 onsite parking spaces in the northern parking lot, 150 onsite parking spaces near the baseball fields and an overall 14 accessible parking spaces for attendees and participants in designated parking lots of Downey High School in order to mitigate potential traffic concerns.

- 13) 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.
- 14) Complete restoration of the site, which includes removal of all tables and chairs, booths, trash receptacles, portable restrooms, electrical equipment, vehicles, and garbage on site and the surrounding proximity of the high school shall be completed no later than 4:30 p.m. the day of the event April 1, 2023.
- 15) All public sidewalks immediately surrounding the event site must be monitored and removed of litter throughout the event and at time of final site restoration.
- 16) Site configuration and operations must remain in substantial conformance with the approved site plan. Modifications to the approved site plan must be approved by the City Planner.
- 17) Any lighting shall be directed away from nearby residential uses.
- 18) Any necessary Health Department approvals required for the sale of food shall be obtained no later than March 31, 2023. Appropriate documentation reflecting approval must be submitted to the City Planner by the same day.
- 19) The Applicant shall obtain all permits required by the City of Downey Building and Safety Division, Police Department and Fire Department for equipment, tents, electrical connections, or other activities associated with the event no later than March 31, 2023. Appropriate documentation reflecting approval must be submitted to the City Planner by the same day.
- 20) 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 (if any) for social distancing and operational restrictions related to the COVID-19 coronavirus pandemic.
- 21) If authorization from the property owner (School District) allowing the Applicant to conduct the Special Event, is not received by 6:00 pm, March 15, 2023, this request will be continued until authorization is received.

BUILDING AND SAFETY

- 22) The Applicant shall obtain all necessary permits from the Building and Safety Division prior to operation of the carnival event.
- 23) Should the event contain temporary structures that cover an area greater than 120 square feet and used for the gathering of 10 or more persons require permits. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. The temporary structure shall be located in accordance with the requirements of California Building Code Table 602 based on the fire-resistance rating of the exterior walls proposed type of construction (10 feet minimum from property line based on Type VB).
- 24) Temporary structures or facility shall meet the requirements of Chapter 11B 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 or facility. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.

POLICE

- 25) The applicant shall obtain Downey Police Department approval of a security plan for the special event and provide a map of the security locations.
- 26) The Applicant shall submit a security plan that includes provisions to address traffic control on Firestone Boulevard, Marbel Avenue, Brookshire Avenue at the school's north parking lot, and Lakewood Boulevard at 3rd Street. Said traffic control measures shall be subject to the approval of the Director of Public Works.
- 27) Private security officers shall be easily identifiable in brightly colored security shirts. The security shirts shall not resemble the color of Downey Police officers; they shall not be blue or black.

FIRE

- 28) The Applicant shall obtain a special event permit from City of Downey Fire Department. Permit shall be obtained through the Fire Prevention Bureau no later than 2 weeks prior to the event.
- 29) Generators and other internal combustion power sources shall be separated from tents or structures by not less than 20 feet and generators shall be isolated (e.g. protected by physical barriers such as fencing, enclosure, or other approved means) from contact with the public [CA Fire Code §3104.19].
- 30) Approved cable bridges shall be provided for electrical cables where subject to physical damage [CA Fire Code §605.5].
- 31) If tents or canopies in excess of 400 sqft are to be present, the applicant shall obtain a **tent permit** from the Fire Department by no later than 2 weeks prior to the event. [CA Fire Code §3103.2].

- 32) Tent structures shall adhere to all other applicable requirements for an assembly occupancy as it pertains to egress, egress sizing, exit signs, emergency illumination, etc.
- 33) If the attendance of the event is expected to be greater than 500 people at any one time, an Event Action Plan must be submitted to Downey Fire Department, Emergency Manager at least one week prior to the event.
- 34) With any permit application, submit a detailed plot plan/map as to clearly indicate type of generator location, tents, fire lane width, cooking booths, type of cooking (e.g. BBQ, frying, etc.).
- 35) If the event shall require a crowd manager(s), then an IAP (Incident Action Plan) or Event Action Plan (EAP) shall be required for emergency planning purposes.
- 36) Fire apparatus access (e.g. fire lane) of 20-feet shall be maintained accessible at all times. A 26-foot fire access lane shall be provided to any elevated ride(s) (e.g. Ferris Wheel) as to accommodate an aerial ladder truck [CA Fire Code §503.2.1; D105.2].
- 37) Tents shall comply with CA Fire Code, CA Code of Regulations, and State Fire Marshal for flame resistance standards of fabric [CA Fire Code § 3104.3; 3104.4; CCR Title 19 Division 1, §315(d); §335(a)].
- 38) Tents shall not be located within 20 feet of parked vehicles, open flame or heating devices, combustion engines, and buildings [CA Fire Code § 3104.7].
- 39) Generators shall not be located within 10 feet of lot (property line) and 20 feet of tents/membrane structures [CA Fire Code § 3104.19]. An approved barrier (e.g. fencing) shall be provided around generator.
- 40) State Fire Marshal (SFM) "tagged" 4A-20BC rated extinguisher shall be provide at the generator as per NFPA 10 and CA Fire Code §906.
- 41) The Applicant shall provide fire extinguishers on the subject property in accordance with California Fire Code. Areas where deep frying cooking operations are occurring shall be provided with a K-class fire extinguisher.
- 42) No cooking shall be conducted inside tents or canopies; cooking and heating equipment shall not be located within 10 feet of combustible materials [CA Fire Code § 3104.15.3].

PUBLIC WORKS

- 43) The owner/applicant shall obtain all necessary plan approvals and permits.
- 44) The facility must provide trash receptacles (refuse/recycles) for the proper disposal of food items and trash generated from the event.
- 45) The owner/applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements of the Federal Clean Water Act; and Ordinance 1142 of the Downey Municipal Code (DMC). Watering down parking lot for maintenance purposes shall be prohibited at all times.

- 46) Parking lot and street maintenance by water hosing method shall be prohibited at all times (refer to Best Management Practice form with Public Works).
- 47) 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

PLN - 23 - 00026

RECEIVED

MAR 06 2023



Kiwanis Car Club Event Shop Small Soiree Plot Plan



PLANNING



Firestone Blvd




LEGEND

-  Downey Stage
-  Car Show

-  Shop Small Vendors
-  Porta-Potties/Sinks

-  Table/Umbrella
-  Entrance/Exit

-  Soiree Balloon Sign Photo Area

Kiwanis - Los Amigos 3rd Annual Car Show

PLN - 23 - 00 026

Fundraiser

RECEIVED

MAR 06 2023

PLANNING

April 1st. 2023
9am to 2pm
Gates open at
6:30am

Free to the
Public

Hot Rods, Customs, Classics, Vintage, Bombs, Lowriders
all styles welcome, Clubs and Solo riders

Drivers will receive : Free breakfast
burrito, coffee

BIG Raffle table and BIG 50/50
Food, Live Music, Vendors are
welcome \$20 a space Trophies Awards
\$20 Entry pay at registration day of show.

Location: Downey High School
11040 Brookshire Ave
Downey, Ca. 90241

Contact:
Hazel or Ray
(562) 233-0748

All Proceeds go to the YMCA

PC AGENDA PAGE 17





DATE: MARCH 15, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: ART BASHMAKIAN, AICP, INTERIM CITY PLANNER

SUBJECT: **APPEAL OF CITY PLANNER’S INTERPRETATION REGARDING CODE SECTIONS 9824.04(I)(2) and 9820.06(I) – SUBSTANTIAL CHANGE FROM ORIGINAL SITE PLAN**

LOCATION: 8300 FIRESTONE BLVD

ZONING: DOWNTOWN DOWNY SPECIFIC PLAN (DDSP)

DISCUSSION

On March 3, 2023, Alexis Suarez filed an appeal of the City Planner’s interpretation which was made on March 2, 2023, regarding Code Sections 9824.04(I)(2) and 9820.06(I).

Section 9824.04(I)(2) (Conditional Use Permit Procedures) states:

“Where there is a substantial change from the original site plan, such plan shall be referred to the Commission for action under the procedures of Section 9820 (Site Plan Review) of this chapter. No modification to the conditions of the original approval granting the Conditional Use Permit shall be permitted without the approval of the Commission”.

Section 9820.06(I) (Site Plan Review Procedures) states:

“...if there is a substantial change from the original site plan as determined by the City Planner, the matter or plans shall be resubmitted to the City Planner, subject to all of the provisions of this section, as if it were a new application for a site plan”.

On July 21, 2021, the Planning Commission approved Site Plan Review and Conditional Use Permit to allow a commercial remodel of an existing 12,854 two story commercial building at 8300 Firestone Boulevard. The project encompassed the creation of four tenant spaces. One of the tenant spaces included a 3,033 square foot restaurant with a new drive-through component¹. The project involved substantial remodel of the existing building including the removal of 2,050 square feet floor area from the eastern portion of existing building to accommodate the drive-through lane. Attached Exhibit C contains the approved original project site plan and elevation drawings.

¹ The project also included an amendment to the Downtown Downey Specific Plan to allow drive-through restaurants subject to the issuance of a conditional use permit. The amendment was approved by Council which allowed the drive-through project to be approved.

The owner desires to change the project to accommodate a new stand-alone drive-through restaurant. This new proposal involves the demolition of the existing two-story building and the construction of the new 3,624 square foot restaurant with 933 square feet of outdoor dining patio (See attached Exhibit D (Proposed Project plans)).

The City Planner has compared the new proposal with the previously approved Site Plan Review and Conditional Use Permit applications and determined that there is a substantial change from the original site plan. When the change is substantial, the plans need to be reviewed by the Planning Commission at a noticed public hearing in accordance with Section 9820 of the Zoning Code.

The table below illustrates the difference between the approved project and the proposed project but the difference can also be discerned from visual comparison of the two sets of plans (approved and proposed).

Project features	Approved	Proposed
Building size		
Existing	12,854sq. ft.	0 sq. ft.
Proposed	10,872 sq. ft.	3,624 sq. ft.
Building height	28'	23'
Location of parking	Mostly in front (Firestone and Downey)	To the rear of building along Downey
Number of tenant spaces	4	1
Location of building(s)	Utilizing mostly existing building located center of lot along Downey	New building at the northeast corner of Downey and Firestone
Exterior Design	Use of existing stone veneer along Downey and along Firestone. Graphic art on 2 nd floor, and on the entire east elevation of the 2-story portion of the building. Wood or metal slats along the rear 2 nd floor.	The existing building is completely removed. The new building is an entirely new design and uses new materials different from the original building. The final architectural design is completely different from the approved design since it's a new building.

What is fundamentally the same is the both projects involve drive-through restaurants and in both cases, the proposed drive through lane is functioning similarly to the previously approved plans.

RECOMMENDATION

Staff recommends the Planning Commission uphold the City Planner’s Interpretation and deny the appeal.

EXHIBITS

- A. Letter of Appeal
- B. Resolution No. 21-3144 Panning Commission approval of original project
- C. Original development plans
- D. Proposed plans

Exhibit A

March 3, 2023

Mr. Art Bashmakian
Interim City Planner
Community Development Department
City of Downey
11111 Brookshire Avenue
Downey, CA 90241

via email: abashmakian@downeyca.org; gmarquez@downeyca.org

Re: 8300 Firestone Blvd. Substantial Change Appeal

Dear Mr. Bashmakian,

Thank you so much for taking the time to review our request to amend the Site Plan Exhibit in our Specific Plan Amendment, Conditional Use Permit, and Site Plan unanimous approvals from the Planning Commission on July 21, 2021 and subsequently from the City Council on August 23, 2021; Ordinance No. 21-1468. I also want to thank you and the entire team for your support and patience in walking us through the process to see our project through. I know the City shares our enthusiasm to bring this tenant to the community and our ownership group has been very patient in trying to bring the right Tenant to our project; and this tenant has been on our radar from day one. It will not only bring a lot of economic benefit to the City, I think it will open the door for similar quality tenants to come to the market.

That being said, I would like to formally appeal the City Planner's decision to not amend our approvals for the following reasons:

- We worked very closely with the City to develop a site plan (then and now) that meets the current Downtown Specific Plan requirements as they had already been approved.
- The designated use is identical: a fine casual restaurant with a patio and a drive thru component.
- The design essentials are very similar: same type of lush landscaping, string lights, artwork, a lot of storefront, modern elements, and the drive thru being 'disguised.'
- It requires less parking.
- We went through a two-year process with a very similar concept and used all our efforts and a substantial amount of resources to obtain the entitlements.
- There is no definitive term for a substantial change (such as a variance in square footage or use).
- Time is of the essence for both parties in my opinion.

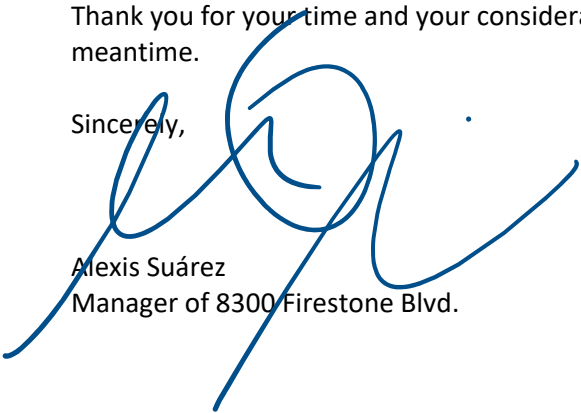
While I understand that the square footage, tenancy, and the placement of the building are now different; those changes (excluding the size of the building and tenants) have been made at the request of the City so we can conform to the required standards. This includes moving the building to the front of the property to promote a 'main street' and pedestrian environment, the relocation of the parking, and relocation of the patio to name a few. The change in the footprint and tenancy will put less pressure on the City and a highly-trafficked intersection.

Lastly, I know this is not a consideration for the City but we don't want to lose another year on this property for several reasons: we don't want to risk losing the tenant due to our delay in delivering the project and then go back to square one to recruit another tenant, the property is a blight in the heart of the Downtown District and suffers from a lot of criminal activity and homelessness, and quite honestly, the economic burden on a small company like mine. In the past, we worked closely with the City to develop a site plan and get our approvals but when we went to pull permits we were told we needed a No Build Zone recorded from our neighbor who would not grant that so it killed our project. I don't want to risk losing another project.

Please note I am also a founding and board member of the Downtown District Improvement Association and it has always been my intention to elevate the community of Downey and I believe it shows in the way we have held out on acquiring the right tenant(s) and our demands in how we negotiate such as no fast food uses allowed and our high standards in design.

Thank you for your time and your consideration and please let me know if I can provide anything in the meantime.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AS', with a large circular flourish above the 'S' and a long horizontal stroke extending to the right.

Alexis Suárez
Manager of 8300 Firestone Blvd.

Exhibit B

RESOLUTION NO. 21-3144

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW (PLN-20-00120) TO ALLOW THE REDEVELOPMENT OF AN EXISTING COMMERCIAL SITE AND RECONFIGURATION OF AN EXISTING COMMERCIAL BUILDING, TO INCLUDE A 3,033 SQUARE FOOT RESTAURANT WITH A DRIVE-THROUGH FACILITY AND ACCESSORY MONUMENT SIGNAGE, ON PROPERTY LOCATED AT 8300 FIRESTONE BOULEVARD, ZONED DOWNTOWN DOWNEY SPECIFIC PLAN, SUBJECT TO CITY COUNCIL APPROVAL OF THE SPECIFIC PLAN AMENDMENT.

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 November 18, 2020, the applicant submitted a request for a Specific Plan Amendment, Site Plan Review, and Conditional Use Permit for the remodel and reconfiguration of an existing 29,886 square foot site with the addition of a restaurant with drive-through facilities. The project was deemed incomplete on December 18, 2020; and,
- B. On May 24, 2021 the applicant submitted additional information, and on June 24, 2020, the application was deemed complete; and,
- C. On July 8, 2021, notice of the pending application and public hearing was published in the Downey Patriot and an 1/8th page ad and mailed to all property owners within 500' of the subject site; and,
- D. The Planning Commission held a duly noticed public hearing on July 21, 2021, and after fully considering all oral and written testimony and facts and opinions offered at the aforesaid public hearing adopted this resolution recommending approval of Specific Plan Amendment (PLN-20-00120) to the City Council.

SECTION 2. The Planning Commission further finds, determines and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorically exempt from CEQA, pursuant to Guideline Section 15332 (Class 32, In-Fill Development Projects). Class 32 consists of projects that are consistent with the city's general plan and municipal code, on a site no greater than five (5) acres and surrounded by urban uses, with no value as a habitat for threatened species, in which an approval would not result in any significant impacts and the site can be adequately served by all required utilities.

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 is consistent with all applicable goals and policies of the City's General Plan; additionally the project's revitalization of the site helps achieve various long-term goals. Specifically, the following policies are promoted by the proposed

project:

- Policy 8.1.1 – Promote architectural design of the highest quality.
- Policy 8.2.2 – Promote the upgrading of properties.
- Program 1.1.4 – Provide an appropriate amount of land use for people to acquire goods and services.

The proposed development promotes the above policies by facilitating access to the site and the goods offered. This will expand the type of goods and services available to the nearby community and general public. The project is designed and conditioned to be consistent with DDSP Section 3.4(2) – Urban Design Principles, as the project will revitalize the site and existing building with significant revitalization of the building and site. The project will incorporate much needed landscaping, an upgraded parking layout, a façade remodel, and a new conditionally permitted use; a restaurant with a drive-through facility. The drive-through use is designed to comply with the proposed development standards, and is conditioned to maintain all vehicle queuing on site, including providing security cameras and lighting throughout the site. The drive-through component of the project is intended to complement the subject site and surrounding uses and service the public convenience.

- 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 drive-through use is intended to complement a proposed restaurant, and will comply with development standards intended to complement the needs of the Specific Plan. The use is a common amenity typically found within major commercial corridors. This area is a transitional portion of the Downtown because it connects the walkable pedestrian oriented downtown to the traditional commercial activity on Firestone Boulevard, east of Brookshire Avenue. The drive-through use, with its concealed drive-through lane, is appropriate for the subject site because it connects the walkable pedestrian oriented downtown to the traditional commercial activity on Firestone Boulevard, east of the Downtown. The project will provide adequate parking, as there is a shared parking agreement between the subject site and the adjacent commercial shopping center, and there is an excess of 24 parking spaces.
- 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 site measures 29,900 square feet in area, and is developed with a 12,921 square foot building, that will be reduced in area to 10,871 square feet to accommodate the proposed drive-through lane. The proposed drive-through complies with both the development standards proposed in the Specific Plan Amendment and the Downey Municipal Code for restaurants with accessory drive-through facilities. The project is designed to provide adequate vehicle stacking for 11 vehicles and parking supply to accommodate the proposed restaurant with drive-through facilities. In addition, the proposed improvement does not create alterations that would restrict future permitted uses from occupying the site or an existing use located within the nearby area.
- D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. According to the General Plan, Firestone

Boulevard is a major arterial which is designed to accommodate the type of traffic that will be generated by this application request. Downey Avenue is considered a Secondary Arterial, and while not designed to have the same capacity as Firestone Boulevard, still provides four travel lanes, two in each direction, south of Firestone Boulevard. The Firestone Boulevard-Downey Avenue intersection presently operates at a Level of Service (LOS) C, which is described as "Occasionally, drivers may have to wait through more than one red light; back-ups may develop behind turning vehicles". The City of Downey Level of Service standard for intersection operation is LOS D or better. If project traffic causes operations at an intersection to go from acceptable to unacceptable, the project would have a significant effect at the Firestone Boulevard-Downey Avenue intersection. Once in the project site is in full operation, the intersection will continue to operate at an acceptable LOS C. Therefore, the project will not impose an undue burden upon the streets and highways in the area.

SECTION 4. Having considered all of the oral and written evidence presented to it at said public hearings regarding the Site Plan Review, the Planning Commission further finds, determines and declares that:

- A. The site plan is consistent with all applicable goals and policies specified in the City's General Plan and policies adopted by the City Council. The project's objective to revitalize the site helps achieve various long-term goals, such as attracting new retailers to Downtown, and encourage investment to distinguish the Downtown as a Destination. Specifically, the following policies and programs are promoted by the proposed project:
- *Policy 8.1.1 – Promote architectural design of the highest quality.*
 - *Policy 8.2.2 – Promote the upgrading of properties.*
 - *Program 1.1.4 – Provide an appropriate amount of land use for people to acquire goods and services.*

The proposed development promotes the above policies by facilitating access to the site and the goods offered. Development of the site will expand the type of goods and services available to the nearby community and general public. The site improvements and building remodel are also consistent with the DDSP, Section 3.4 (2) – Urban Design Principles, which encourages development and revitalization of both new and old architecture, and the reuse and revitalization of older structures. Lastly, the project includes a significant revitalization of the building and site, incorporating much needed landscaping, an upgraded parking layout, façade remodel, and a new use--a restaurant with drive-through facilities.

- B. The proposed development is in accordance with the purposes and objectives of Article IX and the zone in which the site is located. The Specific Plan Amendment will conditionally permit restaurants with drive-through facilities and subject to specific development standards and allow compatible signage. The proposed project and site improvements is consistent with the DDSP, Section 3.4 (2) – Urban Design Principles, which encourages development and revitalization of both new and old architecture, and the reuse and revitalization of older structures. The proposed project includes a significant remodel of the existing building, incorporates complementary modern, architectural treatments, and

protects the distinctive stone veneer. Development of the site includes a drive-through that will not visually affect Firestone Boulevard, in compliance with the proposed development standards. The site improvements and remodel are consistent with Article IX and comply with the specific development standards designed to permit restaurants with drive-through facilities.

- C. The proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City. The proposed design of the project will provide aesthetically pleasing architecture and landscaping. The project will include an upgrade to the current architectural design of the building by incorporating modern elements through a new color scheme, new materials such as a steel tube trellis over the outdoor seating area, new store fronts, wood cladding throughout the building, and landscape areas. The outdoor seating area will complement and correspond with the successful commercial development across Downey Avenue, as well as provide the convenience typically associated with drive-through facilities in standard general commercial areas. The site will also introduce a significant amount of landscaping, portions of which will serve as a buffer between the on-site parking and Firestone Boulevard and Downey Avenue.
- D. The site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets. The application includes a reconfiguration and remodel of an existing building, with improvements to the existing parking areas, as well as the introduction of new landscaping throughout the site. The proposed site improvements will soften the appearance of the site, and provide buffers between the on-site parking areas, Firestone Boulevard, and Downey Avenue. Access to the site is provided by way of Firestone Boulevard, Downey Avenue, and from the shared access between the subject site and the adjacent commercial development. The project will introduce a new drive-through lane, however, the lane will not negatively impact existing on-site vehicular circulation. The drive-through lane is separated from the rest of the on-site driveway aisles by landscape planters. The site also offers a driveway aisle that serves as additional access to the parking area should the drive-through lane ever be at capacity.

A Traffic Impact Analysis (TIA) was prepared for this project to evaluate potential impacts of improvements and new drive-through facilities. The TIA indicated that there would be sufficient queueing capacity for the proposed restaurant, and the introduction of the new restaurant with drive-through facilities would not negatively impact the existing Level of Service at the Firestone Boulevard and Downey Avenue intersection.

- E. The proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities. The proposed project incorporates contemporary architectural elements, while preserving certain architectural features that make the building unique, namely, the stonework. The proposed architectural

improvements are neither dissimilar nor monotonous from other buildings in the area and the project will upgrade the overall appearance of the site, which in turn, improves the community appearance. The proposed development will be in keeping with the quality of design, of more recent commercial developments in the area.

- F. The site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare. The proposed architectural and site improvements are a significant upgrade to the existing facilities on site, and are compatible with surrounding properties. The proposed development and operational standards proposed in the Specific Plan Amendment, as well as the proposed conditions of approval, were developed to ensure that any potential effects in public health, safety, comfort and general welfare are mitigated to the greatest extent possible. The site will include delineating marks throughout the site and at all driveway entrances and exits to distinguish ingress and egress onto the site, signage and pavement markings prohibiting traffic from entering the site from the adjacent commercial property onto the "entrance only" driveway aisle off Downey Avenue.
- G. The proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code. The project has been conditioned to meet the requirements specified in Section 4960 of the Downey Municipal Code. Section 4960 discusses the installation of anti-graffiti materials and the appropriate allotted time limit for the removal of graffiti. As part of this project, staff is recommending several conditions of approval, which include the use of graffiti resistant materials in the construction of the building. Should any graffiti appear on the site, staff has recommended an additional condition of approval that the applicant have it removed within 48 hours of application. With these conditions, the design features included will be in accordance with Section 4960 of the Municipal Code.

SECTION 5. Based upon the findings set forth in Sections 1 through 4 of this Resolution, the Planning Commission of the City of Downey hereby approves the Conditional Use Permit and Site Plan Review (PLN-20-00120), subject to City Council approval of Specific Plan Amendment (PLN-20-00120), and the 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 6. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 21st day of July 2021.

Originally signed by Miguel Duarte
Miguel Duarte, Chairman,
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 21st day of July 2021, by the following vote, to wit:

AYES:	COMMISSIONERS: Ortiz, Montoya, Owens and Duarte
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: None

Originally signed by Mary Cavanagh
Mary Cavanagh, Secretary
City Planning Commission

**EXHIBIT A
PLN-20-00120
CONDITIONAL USE PERMIT AND SITE PLAN REVIEW
CONDITIONS**

PLANNING

- 1) The approval of this Conditional Use Permit and Site Plan Review, (PLN-20-00120) allows for the remodeling and reconfiguration of an existing 12,921 square foot building, that will be reduced in size to 10,871 square feet, to include following:
 - Tenant 1 (drive-through) – 3,033 square feet
 - Tenant 2 (restaurant) – 1,701 square feet
 - Tenant 3 (retail) – 3,102 square feet
 - Tenant 4 (Professional Office) – 2,508 square feet
 - Back of House – 527 square feet
 - 25 parking spaces
 - 2,900 square feet of landscaping
- 2) Approval of the Conditional Use Permit and Site Plan Review is subject to approval of the City Council approval of the Specific Plan Amendment PLN-20-00120.
- 3) This approval 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 site shall remain in substantial conformance with this request and the approved set of plans date stamped July 7th, 2021.
- 5) The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
- 6) The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
- 7) Prior to the submittal of plans into Building and Safety Plan Check, and no later than 15

days after Planning Commission approval, the applicant and the property owner shall sign an affidavit of Acceptance of Conditions, as provided by the City of Downey.

- 8) The applicant must 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.
- 9) The use approved herein must be executed within one year of City Council approval of the Specific Plan Amendment, or shall be subject to revocation where this approval will be deemed null and void.
- 10) The business owner shall consent to and provide access to all areas of the subject premises without charge during normal business hours to any City Official for purposes of verifying compliance with any of the Conditions of Approval of this application.
- 11) Exterior façade improvements must adhere to approved elevations and materials board. Changes to the facades and/or colors shall be subject to the review and approval of the City Planner.
- 12) Murals to be completed on building prior to building permit final and/or occupancy of the building. Temporary occupancy not permitted until completion of murals.
- 13) All finished materials must be to the satisfaction of the City Planner. Final approval of all building materials (including but not limited to glass type, wall texture, metal canopies, wood panels) must be granted by the City Planner prior to the issuance of Building Permits. This application does not grant final approval of the selected materials; final materials will be evaluated and reviewed through the Building Permit process.
- 14) All landscaping must comply with the Downtown Downey Specific Plan, be composed of drought tolerant plants, and requires final approval from the City Planner prior to the issuance of Building Permits. This application does not grant final approval of the landscape design. Final approvals will be granted through the Building Permit process.
- 15) All exterior lights on the property must be LED and must be directed, positioned, and/or shielded such that they do not illuminate surrounding properties and the public right-of-way.
- 16) For security purposes, the semi-concealed drive-through shall include security lighting and cameras, installed to the satisfaction of the Downey Police Department. This lighting shall be unswitched and remain on from dusk to dawn.
- 17) For security purposes, lighting must be placed in such a way as to illuminate the area surrounding the trash enclosure. This lighting shall be un-switched and photo-sensor controlled.
- 18) All interior and exterior mechanical, plumbing, and unfinished electrical equipment and materials (including but not limited to wiring and pipes) must be screened from the public's view. All screening materials must be approved by the City Planner.

- 19) Queueing associated with the drive-through facilities shall be contained on-site and also allow for appropriate ingress/egress onto the site.
- 20) The "entrance only" driveway aisle off Downey Avenue will be used for loading by all four businesses only after business hours.
- 21) All buildings and walls must be finished with graffiti resistant materials. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the City Planner, that the finished materials will comply with this requirement.
- 22) Any graffiti applied to the site shall be removed within 48 hours.
- 23) The applicant must provide decorative pavers across the driveway entrances. The decorative pavers shall be as approved by the City Planner prior to the issuance of building permits.
- 24) Roof-mounted equipment shall be screened at all times by a material to be approved by the City Planner.
- 25) All above grade back-flow preventers, and check valves shall be screened from view from the public right-of-way with decorative metal cut-out panels, as approved by the City Planner.
- 26) The proposed transformer shall be concealed through the use of landscaping and/or decorative screen panels. The transformer shall be wrapped in screen print to mimic landscaping, to the satisfaction of the City Planner.
- 27) Prior to the installation of any signs, the property owner must obtain approval of a Sign Permit application.
- 28) The applicant must place delineating marks throughout the site and at all driveway entrances and exits to distinguish ingress and egress onto the site. "Do not Enter" signage shall be posted at the exit of the "entrance only" driveway aisle off Downey Avenue, as well as pavement markings prohibiting traffic from entering the site from the adjacent commercial property.
- 29) The applicant must incorporate a copy of this Exhibit A, Conditions of Approval, into the approved set of building plans.
- 30) 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.

BUILDING DEPARTMENT

- 31) All construction shall comply with the most recent adopted City and State building codes:
 - 2019 California Building Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Fire Code

- 2019 California Green Code
- 32) 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.
 - 33) 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)
 - 34) School impact fees shall be paid prior to permit issuance.
 - 35) Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
 - 36) All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
 - 37) 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.
 - 38) A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
 - 39) 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.
 - 40) All projects including food service or Public pools and/or spas shall be checked and approved by the County Health Department as part of the building department plan review process.
 - 41) 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 on the site outside of these hours.

FIRE DEPARTMENT

The following comments pertain to a limited fire review of a design review plan submittal. The comments contained herein shall not be construed as complete or encompassing all fire-life

safety code requirements set forth in local, State, and/or National local codes. The establishment shall comply with all current code requirements for the occupancy use and type.

- 42) Provide occupancy load information for each tenant space. An occupancy load sign shall be posted at main entrance to any Assembly occupancy (restaurant) [CA Fire Code §1004]
- 43) Deferred automatic fire sprinkler plan submittal required for multiple fire areas of Assembly Group A-2 that share exit or exit access. Automatic fire sprinkler system design, installation, and testing shall be per NFPA 13 [CFC § 903.2.1.2 #3; 903.2.1.7; DMC 3317]
- 44) Where required, a deferred fire alarm and detection system plan submittal shall be submitted. The automatic fire alarm and detection system design, installation, and testing shall be per NFPA 72 [CFC §907; DMC 3316]
- 45) Install approved key boxes (e.g. Knox Boxes) to occupancy [CA Fire Code §506.1]
- 46) All commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood and an automatic fire extinguishing system complying with UL 300 [CA Fire Code §904.12]
- 47) 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]
- 48) If applicable, establishment of hazardous materials business plan (HMBP) for handling of compressed and/or refrigerated beverage system gases (e.g. Carbon dioxide, Nitrogen) exceeding 1000 cubic feet at STP (standard temperature pressure) [HSC 25507(5)(C)].
- 49) If applicable, Carbon dioxide used in beverage dispensing application shall adhere to requirements for ventilation and gas detection [CA Fire Code §5307.3; 5307.3.1; 5307.3.2]
- 50) If applicable, cooking oil storage in a commercial cooking operation shall meet the requirements of CA Fire Code §608.
- 51) Exit signs shall be properly illuminated and readily visible from any direction of egress travel [CA Fire Code §1013.1; 1013.31030.2; 1030.3]
- 52) 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, door swing direction, etc.
- 53) Where required, approved fire lane markings shall be provided [CA Fire Code §503.3]
- 54) If required, elevators installed in buildings 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]. If elevator required for ADA access to 2nd floor Business Group B occupancy, elevator shall comply with Downey Fire's sizing requirements.

- 55) If required, elevator emergency operation shall adhere to CA Fire Code §606
- 56) Provide additional details on new raised parapet (e.g. height). The parapet shall not interfere or otherwise obstruct firefighter roof access as roof access shall be maintained with no features obstructing or interfering with emergency access for roof operations during a fire emergency [CA Fire Code §504.1; 504.4; CCR Title 19 §3.05(b)]

PUBLIC WORKS DEPARTMENT

- 57) The owner/applicant shall install all utilities underground.
- 58) 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.
- 59) 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).
- 60) The facility must provide for recycling facilities, i.e., storage and handling areas for recycling facilities. Trash enclosure shall include roof cover, floor drain connection to grease interceptor and water hose bib connection for maintenance.
- 61) 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.
- 62) Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
- 63) Submit public improvement plan(s) for review and approval by Public Works Department.
- 64) The owner /applicant shall reconstruct all 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 as wide as the driveway or parking aisle they serve. The new 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.
- 65) 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.
- 66) 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.

- 67) 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.
- 68) 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.
- 69) Any utilities and/or above ground utility structures that are in conflict with the development shall be relocated at the owner/applicant's expense.
- 70) The owner/applicant shall ensure that each unit has a dedicated potable water service line. The owner and applicant shall furnish and install a new (min. 1-inch) dedicated potable water service line, meter, and meter box for each unit that does not have its own service.
- 71) The owner/applicant shall furnish and install a (min. 1-inch) dedicated water service line, meter, and meter box for the landscaping irrigation system.
- 72) 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.
- 73) 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. A grease interceptor shall be required for any restaurant use.

- 74) The owner/applicant shall provide separate sewer improvement plan sets for review and approval from the City of Downey Engineering Division for any sewer improvements in the public right-of-way.
- 75) 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.
- 76) 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.
- 77) 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.
- 78) 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.
- 79) 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.
- 80) 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.
- 81) 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.
- 82) 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).
- 83) 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).

- 84) 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.
- 85) If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
- 86) Paint property address numbers (4" height) on the curb face in front of the proposed development to the City's satisfaction.
- 87) The owner/applicant shall provide that all construction graffiti created as part of this project in the public right of way to be removed.

[End of Conditions]

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)

Exhibit C



HTH Architects LLP
 3767 Overland Avenue Suite 111
 Los Angeles, California 90034
 T.310.842.7040 © 2021 F.310.842.7170

Seal:

Consultant:

A project for:
 ASI REI
 10000 Washington Blvd
 SUITE 300,
 CULVER CITY, CALIFORNIA 90232

Project Name:
 EXTERIOR BUILDING REMODEL
 8300 FIRESTONE BLVD.

8300 FIRESTONE BLVD.,
 DOWNEY, CALIFORNIA 90241

Revisions:

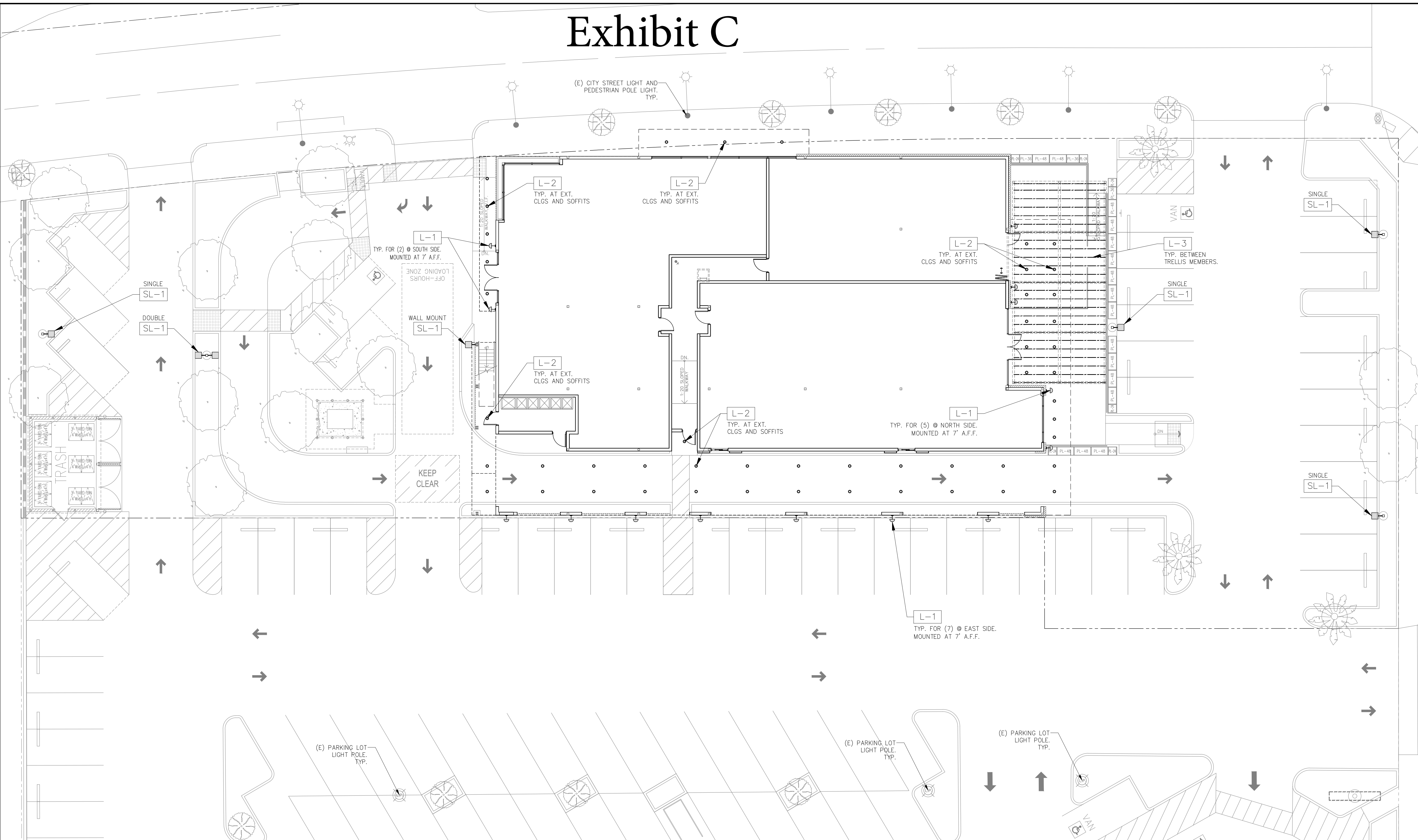
05.07.21 3RD SPR SUBMITTAL
 Sheet Title:

ARCHITECTURAL
 LIGHTING PLAN

Project No.: 19.572
 Drawn By: CM
 Checked By: -
 Date: -
 Scale: AS NOTED
 File Name: -
 Sheet Number: -

A104
 DESIGN PHASE
 NOT FOR CONSTRUCTION

PC Agenda Page 21



SITE & BUILDING, EXTERIOR LIGHT FIXTURE SCHEDULE NOTE: SEE ELECTRICAL FOR MORE INFORMATION.

	TAG	DESCRIPTION	MANUFACTURER	MODEL NO. / FINISH	LOCATION(S)
LIGHT FIXTURES	SL-1	SITE: PARKING LOT LIGHTING	LITHONIA LIGHTING	D-SERIES SIZE 0 LED AREA LUMINAIRE DSX0-LED-P7-40K SSS 16 4C SQ. STL. POLE, BLK; 17'-6" MOUNTING HEIGHT	PARKING LOT SEE E3.00 FOR MORE INFO
	L-1	BUILDING: EXT. WALL SCENCE	WAC LIGHTING	"TUBE ARCHITECTURAL" 6" SINGLE LED WALL MOUNT DS-WE06-N27S-BK	EXTERIOR BUILDING WALLS
	L-2	BUILDING: EXT. RECESSED LED DOWNLIGHT	GE	LUMINATION LED LUMINAIRE, RECESSED DOWNLIGHTS DI6R - 6" ROUND APERTURE, DAMP RATED	EXTERIOR SOFFITS
	L-3	BUILDING: STRING LIGHTS	CALI (CALIFORNIA ACCENT LIGHTING INC.)	markeLITE SERIES ML2000-CA-18"-LED-2.7K-GSFL-DM-WET PROVIDE W/ DARK SKY COMPLIANT HOOD	PATIO

ARCHITECTURAL LIGHTING PLAN

SCALE: 3/32" = 1'-0"
 0 5' 10' 15' 20' 25' 30'

ARCHITECTURAL SITE PLAN BASED ON ALTA/NSPS LAND TITLE SURVEY
 PREPARED BY O.K.O. ENGINEERING INC., DATED 03-07-2018

Seal:

Consultant:

A project for:
 ASI REI
 10000 Washington Blvd
 SUITE 300,
 CULVER CITY, CALIFORNIA 90232

Project Name:
 EXTERIOR BUILDING REMODEL
 8300 FIRESTONE BLVD.

8300 FIRESTONE BLVD.,
 DOWNEY, CALIFORNIA 90241

Revisions:

05.07.21 3RD SPR SUBMITTAL
 02.01.21 2ND SPR SUBMITTAL
 11.16.20 SPR SUBMITTAL

Sheet Title:

DEMOLITION AND PROPOSED EXTERIOR ELEVATIONS

Project No.: 19.572
 Drawn By: CM
 Checked By: JH
 Date: 03.10.20
 Scale: AS NOTED
 File Name:
 Sheet Number:

A201
 DESIGN PHASE
 NOT FOR CONSTRUCTION

EXT. ELEV. KEYNOTES

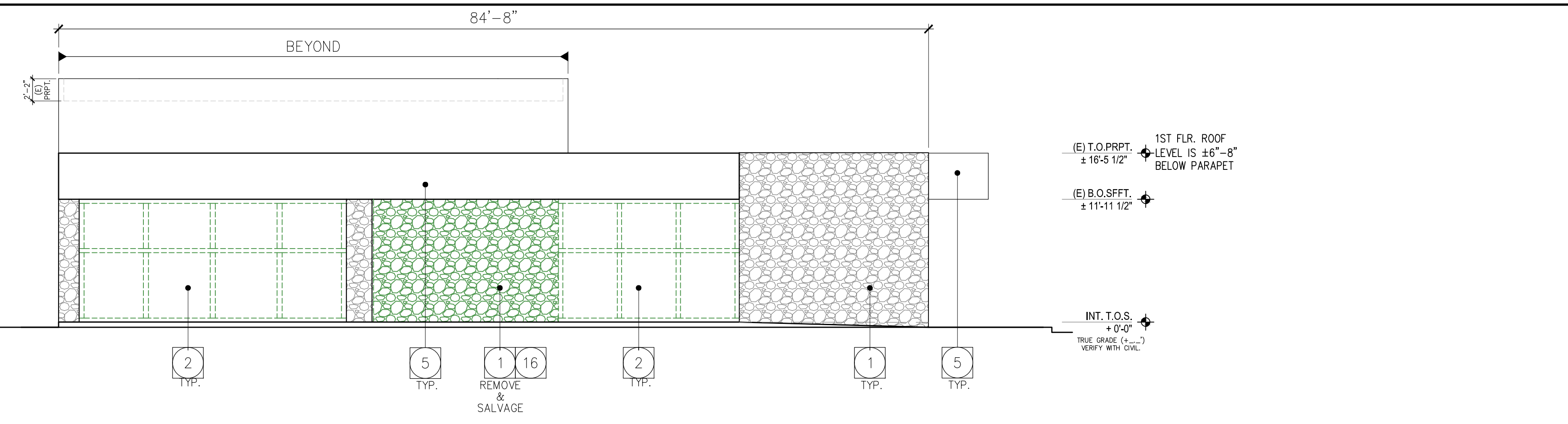
- 1 EXISTING STONE VENEER.
- 2 REMOVE EXISTING STOREFRONT.
- 3 GRAPHICS SHOWN ARE PLACEHOLDERS INTENDED TO SHOW THE AREAS ON THE BUILDING WALLS FOR FUTURE PAINTED ART MURALS (T.B.D. BY OWNER AND APPROVED BY CITY, UNDER SEPARATE SUBMITTAL).
- 4 EXISTING SOLID DOOR & FRAME.
- 5 EXISTING ROOF OVERHANG.
- 6 EXISTING EXTERIOR STAIR.
- 7 EXISTING WINDOW TO REMAIN.
- 8 METAL COPING PAINTED TO MATCH ADJACENT SURFACE U.O.N., G.C. TO VERIFY CONDITION.
- 9 REMOVE EXISTING FRAMED CANOPY.
- 10 EXISTING EXTERIOR WOOD COLUMN.
- 11 NEW ALUMINUM STOREFRONT SYSTEM WITH TEMPERED VISION GLAZING. ENTRY DOORS WHERE SHOWN.
- 12 NEW CANOPY.
- 13 NEW SIGNAGE UNDER SEPARATE PERMIT.
- 14 NEW RAISED PARAPET.
- 15 NEW WOOD SLAT CLADDING.
- 16 PROVIDE OPENING IN EXISTING WALL. V.I.F.
- 17 NEW RECTANGULAR PLANTER POT. WOOD CLADDING ON PLANTER POTS SHALL MATCH WOOD FINISH THROUGHOUT ENTIRE PROJECT. SEE SPECS ON SHEET A101.
- 18 NEW WALL SCONCE LIGHT FIXTURE. SEE LIGHTING PLAN SHEET A104.
- 19 EXTENSION OF STAIR LANDING/BALCONY.
- 20 NEW TUBE STEEL TRELLIS.
- 21 NEW TUBE STEEL METAL RAILING.
- 22 NEW RAISED CMU BLOCK PLANTER.
- 23 REMOVE EXISTING RAILING.
- 24 NEW HOLLOW METAL DOOR & FRAME; PTD.
- 25 NEW COLUMN.

EXT. COLORS & FINISHES

- | | |
|-----|---|
| P-1 | BENJAMIN MOORE PAINT:
OC-141 "CHINA WHITE" (LRV 77.95) |
| P-2 | BENJAMIN MOORE PAINT:
AF565 "MYSTERIOUS" (LRV 6.81) |
| P-3 | BENJAMIN MOORE PAINT:
2121-20 "STEEL WOOL" (LRV 19.37) |
-
- | | |
|-------|---|
| FIN-1 | WOOD-PLANK WALL CLADDING AND SOFFIT
MATERIAL: WESTERN RED CEDAR
11/4" OR 11/8" PLANKS AT WALLS, 11/8" T&G AT SOFFITS
STAIN MFR: SHERWIN WILLIAMS
MODEL: EXTERIOR SEMI-TRANSPARENT WOOD STAIN
FINISH: SW 3513 "SPICE CHEST" |
| FIN-2 | ANODIZED ALUMINUM STOREFRONT.
MFR - ARCADIA
MODEL - CENTER GLAZED SYSTEM: A0401/ASL401 SERIES
(NON-THERMAL 2"x4.5" FOR 1" (DOUBLE FRAME P) GLASS)
FINISH - ANODIZED ALUMINUM - "DARK BRONZE AB-5" |
| FIN-3 | FLOOR FINISH: SEE SHEET A101, KEYNOTE #18. |
| FIN-4 | PORCELAIN MOSAIC TILE.
MFR - DALTILE
MODEL - KEYSTONES COLORBODY PORCELAIN MOSAICS "X10MOSAIC"
FINISH - NAVY(D189), WATERFALL(D169), BISCUIT(O317) |
| FIN-5 | FLOOR FINISH: SEE SHEET A101, KEYNOTE #18. |

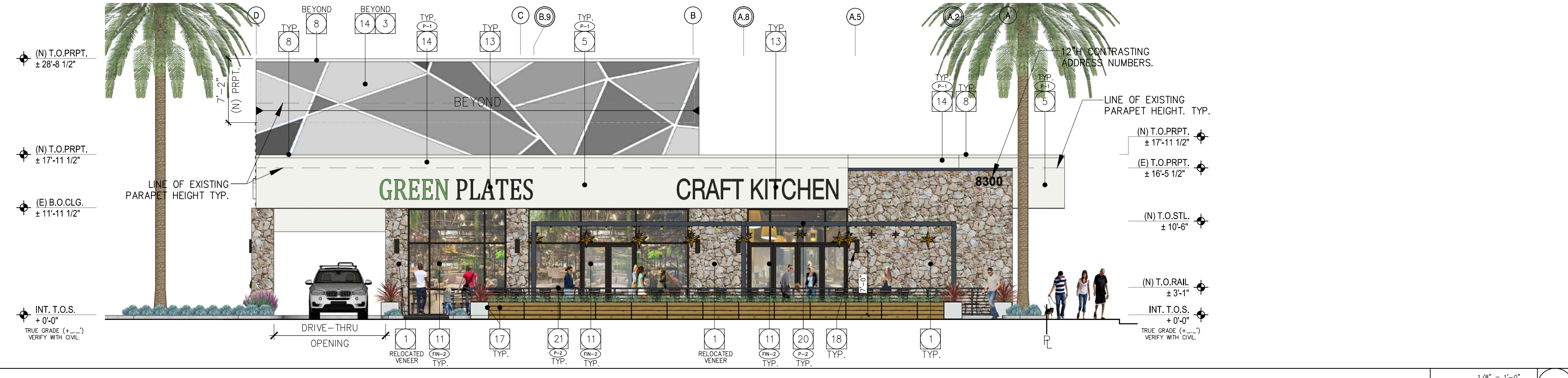
ELEVATION NOTES

1. UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE TO:
 A. FACE OF FINISH AT EXISTING WALLS
 B. FACE OF STUDS AT NEW WALLS
 C. CENTERLINE OF COLUMNS/FIXTURES
2. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO DEMOLITION. PATCH AND REPAIR DAMAGED AREAS AS NECESSARY.
3. PREP SURFACES PER MFR'S SPECS.
4. STUCCO SURFACES SHALL HAVE A "FLAT" FINISH. METAL SURFACES SHALL HAVE A "SEMI-GLOSS" FINISH. WOOD SURFACES SHALL HAVE AN "EGGSHELL" FINISH.



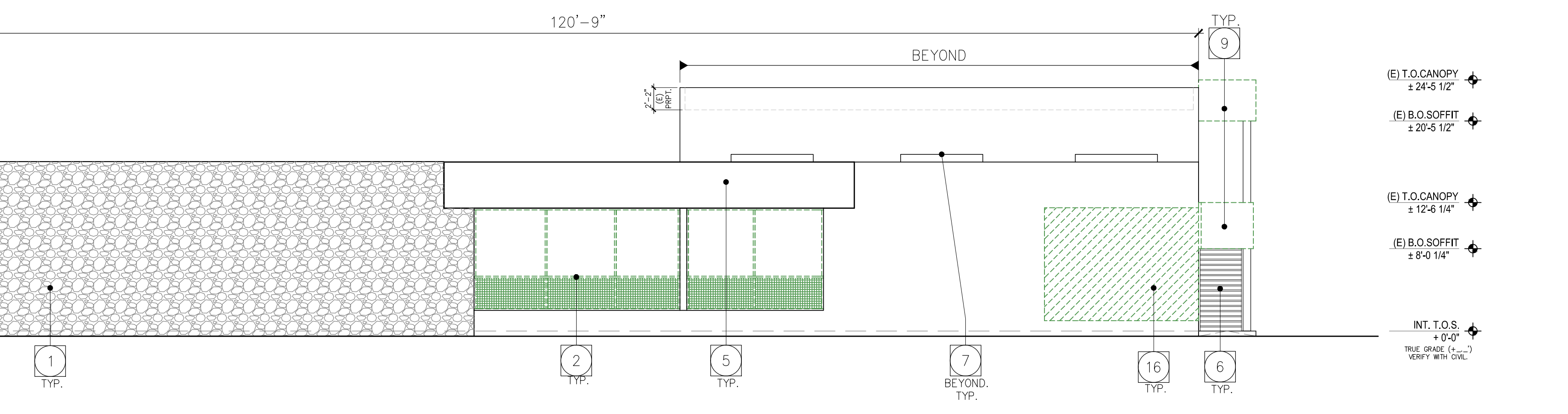
DEMOLITION NORTH ELEVATION

1.1



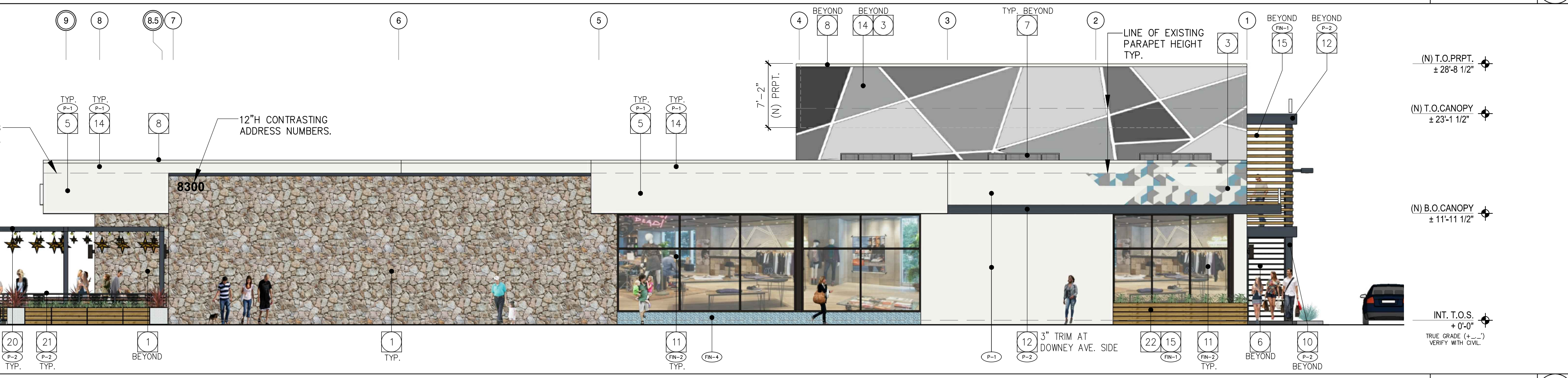
PROPOSED NORTH ELEVATION

1.2



DEMOLITION WEST ELEVATION

2.1



PROPOSED WEST ELEVATION

2.2

Seal:

Consultant:

A project for:
ASI REI
 10000 Washington Blvd
 SUITE 300,
 CULVER CITY, CALIFORNIA 90232

Project Name:
EXTERIOR BUILDING REMODEL
8300 FIRESTONE BLVD.

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Revisions:

05.07.21 3RD SPR SUBMITTAL
 02.01.21 2ND SPR SUBMITTAL
 11.16.20 SPR SUBMITTAL

Sheet Title:

DEMOLITION AND PROPOSED EXTERIOR ELEVATIONS

Project No.: 19.572
 Drawn By: CM
 Checked By: JH
 Date: 03.10.20
 Scale: AS NOTED
 File Name:
 Sheet Number:

A202

DESIGN PHASE
 NOT FOR CONSTRUCTION

EXT. ELEV. KEYNOTES

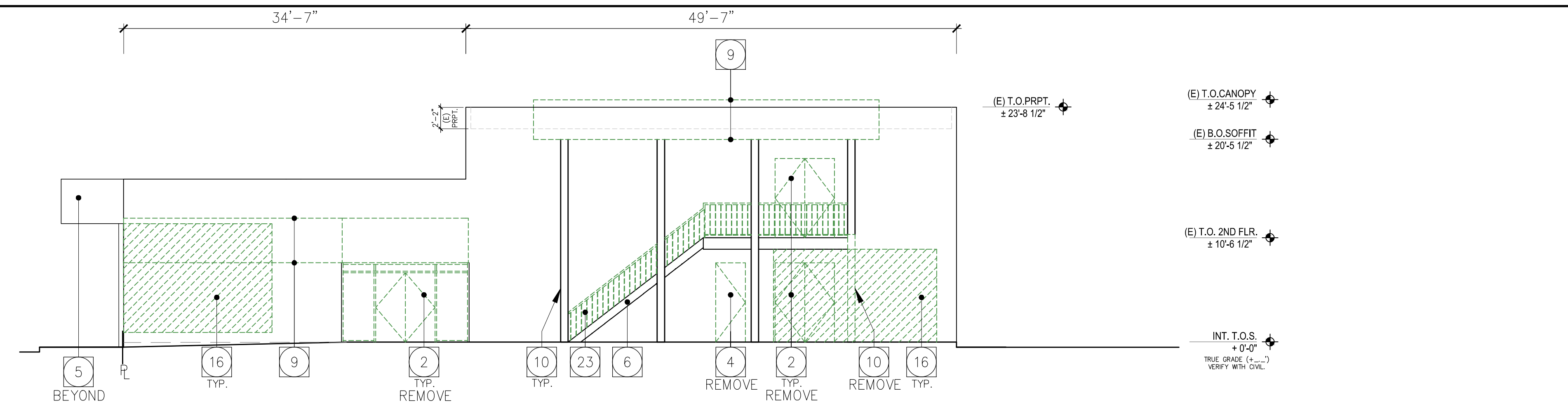
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11/4 OR 11/8 PLANKS AT WALLS, 11/8 T&G AT SOFFITS
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(NON-THERMAL 2"x4.5" FOR 1" (DOUBLE FRAME P) GLASS)
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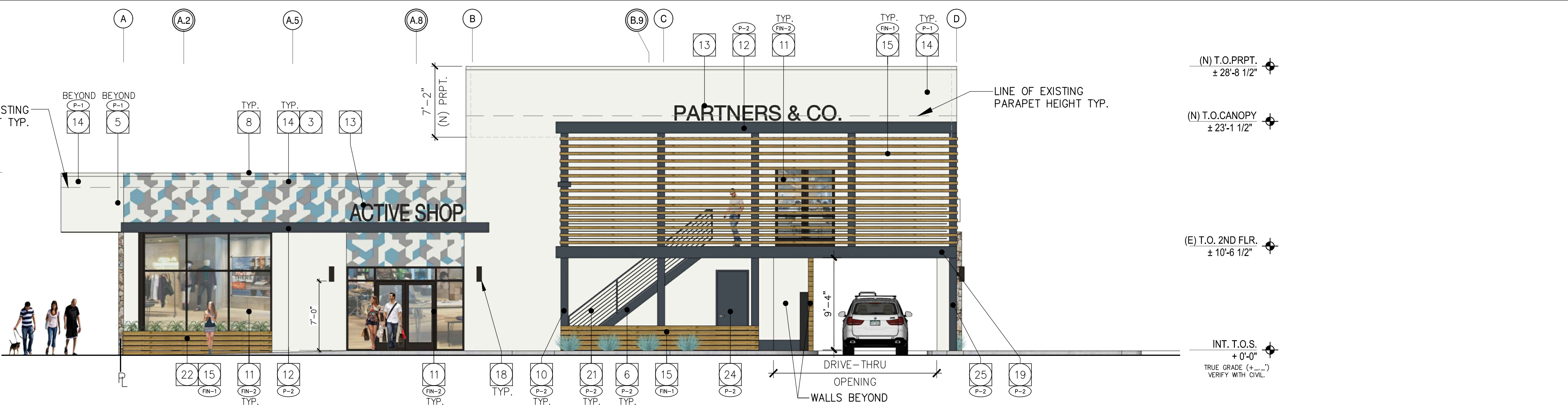
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EXISTING SOUTH ELEVATION

1.1



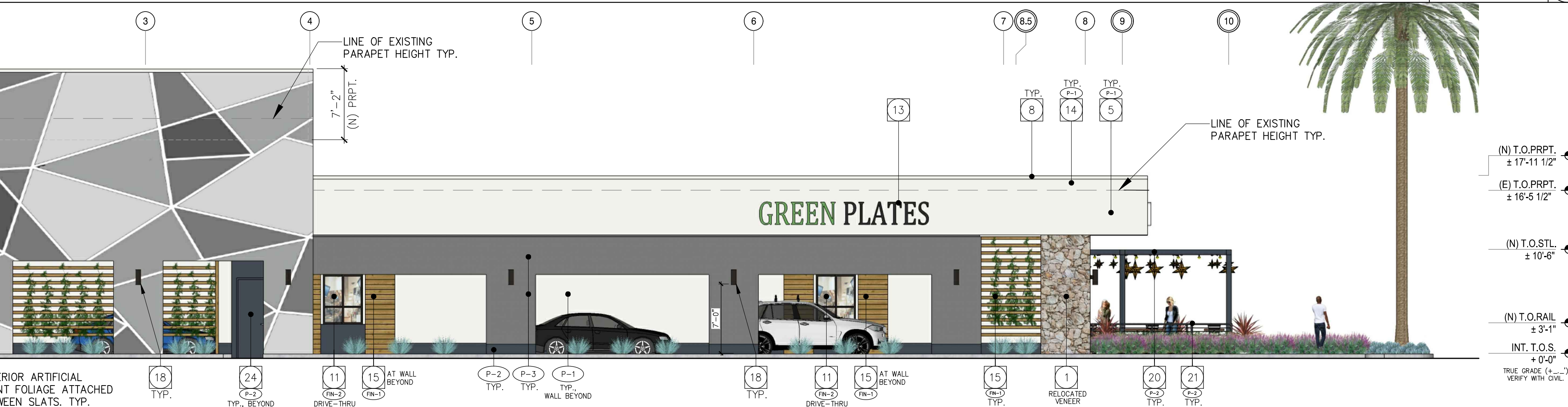
PROPOSED SOUTH ELEVATION

1.2



EXISTING EAST ELEVATION

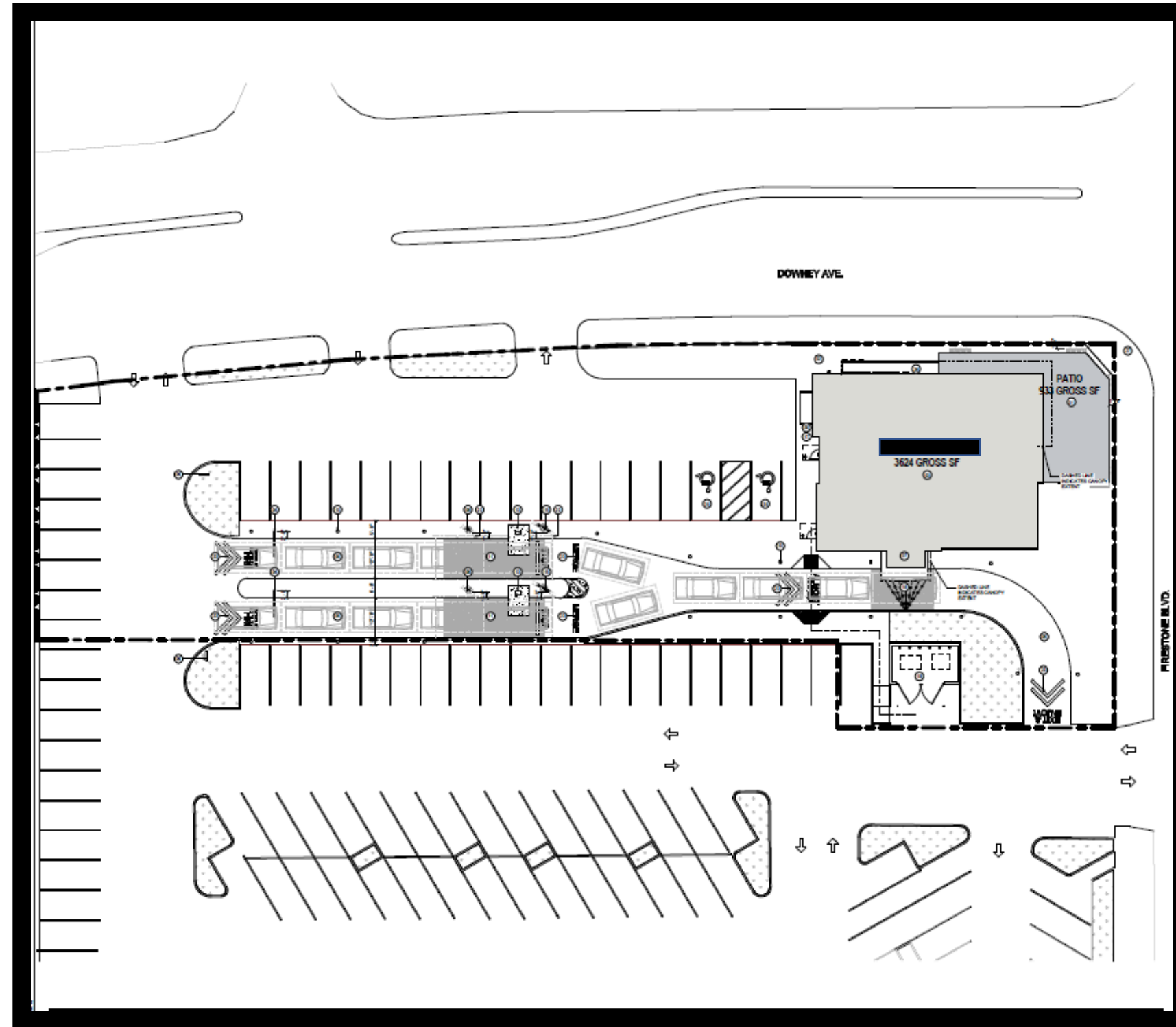
2.1



PROPOSED EAST ELEVATION

2.2

Exhibit D









24" Burger
3.67 sq ft

24" Letters
34.66 sq ft

Exterior Signage:
Maximum height of letters 24"

