



- 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. **REPORT ON CITY COUNCIL ACTIONS**
- VI. **PRESENTATIONS:** None
- VII. **PUBLIC COMMENTS: CONSENT CALENDAR/OTHER BUSINESS/NON-AGENDA**

Persons wishing to address the Planning Commission on City business not listed on the agenda may do so at this time.

Persons wishing to address the Planning Commission on any item listed on the Agenda, other than public hearing items, may do so at this time. Persons wishing to address public hearing items shall do so at the time of the public hearing.

It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than 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 that is not listed on the Agenda.

- VIII. **CONSENT CALENDAR ITEMS:** None
- IX. **OTHER BUSINESS:** None
- X. **PUBLIC HEARINGS:**

1. PLN-23-00089 (Conditional Use Permit)

Location: 8432 Firestone Blvd.

Request: A request to allow a full service restaurant to operate ancillary valet parking services.

CEQA: Categorical Exemption – Section 15301 (Class 1, Existing Facilities)

Staff: Principal Planner, Alfonso Hernandez

Recommendation: Approve

- XI. **ITEMS TO BE PLACED ON FUTURE AGENDAS:**
- XII. **STAFF MEMBER COMMENTS:**



- XIII. **ADJOURNMENT:** To Wednesday, September 20, 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

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

Dated this 31st day of August, 2023

Alfonso Hernandez

Alfonso Hernandez
Principal Planner



DATE: SEPTEMBER 6, 2023

TO: PLANNING COMMISSION

SUBMITTED BY: IRMA HUITRON, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: ART BASHMAKIAN, INTERIM CITY PLANNER

PREPARED BY: ALFONSO HERNANDEZ, PRINCIPAL PLANNER

SUBJECT: **PLN-23-00089 (CONDITIONAL USE PERMIT) – A REQUEST TO OPERATE VALET SERVICES FOR AN EXISTING FULL-SERVICE RESTAURANT**

LOCATION: 8432 FIRESTONE BOULEVARD

ZONING: DOWNTOWN DOWNEY SPECIFIC PLAN (DDSP)

REPORT SUMMARY

This is a request for a Conditional Use Permit (CUP) to allow the operation of valet parking services in conjunction with an existing full-service restaurant. The restaurant is operated under the name “Diosa”. The application proposes the use of 45 of the 159 existing parking spaces to be designated as valet spaces. The business currently operates as a full-service restaurant with onsite alcohol sales (Type 47 ABC license).

Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the resolution listed below.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING CONDITIONAL USE PERMIT PLN-23-00089, THEREBY ALLOWING A FULL-SERVICE RESTAURANT TO OPERATE A VALET PARKING SERVICE

BACKGROUND

The subject property is currently developed with a 9,598 square foot restaurant building, and is a part of a larger commercial center with an additional 18,948 square feet of building space. The restaurant is operated under the name “Diosa.” The proposed valet service will complement the existing restaurant and its outdoor dining areas. There is a total of four tenant spaces within the commercial center. The shopping center was built in 2003, and the subject property underwent façade renovation in 2022.

Overall, the commercial center is approximately three acres with two street frontages located on the southeast corner of Firestone Boulevard and Dolan Avenue. It is within the City’s Downtown

Downey Specific Plan (DDSP), and has a General Plan Land Use designation of “Mixed Use”. The properties to the north, east and west are also zoned DDSP and developed with commercial uses including Bargain Market, Dollar Tree, Chase Bank, Mimi’s Café, and Embassy Suites. The properties to the south are zoned Hospital-Medical Arts and developments include the Downey Community Health Center and Presbyterian Intercommunity Hospital (PIH) offices.



Diosa Front Entrance

On May 23, 2023, the Applicant submitted a CUP application to allow the operation of a valet parking service in conjunction with an existing full-service restaurant at the subject property. The application was reviewed and after subsequent resubmittals it was deemed complete on August 2, 2023. On August 24, 2023, the notice of the pending public hearing was published in *the Downey Patriot* and mailed to all property owners within 500’ of the subject site.

DISCUSSION

The commercial center has a total of 159 on-site parking spaces and per the Downey Municipal Code (DMC) the center requires a total of 96 parking spaces, which means that the commercial center currently provides 63 surplus on-site parking spaces (refer to Table 1).

The required number of parking for the restaurant is 55 parking spaces per DMC, and the applicant proposes to designate 44 spaces for valet services as shown on Exhibit C. Because the center has 63 extra parking spaces, there will be 115 non-valet parking spaces available for the other uses and for patrons of the restaurant who elect not to use the valet service. The parking spaces designated for use by valet services will remain standard width and length parking stalls. This CUP application does not propose any changes to on-site circulation. The application also does not propose stacked parking of vehicles and/or tandem parking, or parking within the drive aisles. The applicant proposes to provide the valet services during the hours detailed in the following page on Table 2. The restaurant dining hours are detailed in the following page on Table 3.

Table 1 – Parking Summary (8242 Firestone Blvd – Commercial Center)			
Business	Use	Parking Demand	Total Required Spaces
Diosa	Restaurant	10,960 sq. ft. / 200 sq. ft.	55*
Japanese Restaurant	Restaurant	2,200 sq. ft. / 200 sq. ft.	11
AT&T	General Retail	3,000 sq. ft. / 500 sq. ft.	6
CVS	General Retail	12,000 sq. ft. / 500 sq. ft.	24
Total Required:			96
Total Provided:			159
Excess Parking:			63

*45 valet parking spaces

Table 2 – Valet Service Hours for Diosa	
Day of the Week	Valet Service Hours*
Monday	4:00 p.m. – 10:00 p.m.
Tuesday– Thursday	4:00 p.m. – 10:30 p.m.
Friday	4:00 p.m. – 12:00 a.m. (midnight)
Saturday	12:00 p.m. (noon) – 12:00 a.m.
Sunday	12:00 p.m. – 10:00 p.m.

Table 3 – Current Restaurant Hours for Diosa	
Day of the Week	Restaurant Hours*
Monday	Closed
Tuesday– Thursday	12:00 p.m. – 10:30 p.m.
Friday	12:00 p.m. – 12:00 a.m. (midnight)
Saturday	11:00 a.m. – 12:00 a.m.
Sunday	10:00 a.m. – 10:00 p.m.

The applicant anticipates peak use of the valet service to be Thursday through Sunday, between the hours of 7:00 pm – 9:00 pm. The valet service will be operated by two to four employees which may vary dependent upon peak demand times for the service. The service is provided for a fee.

There are no proposed changes to the restaurant operations, capacity, or floor area of the existing restaurant.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee (DRC) discussed and evaluated the project as it pertains to Planning, Police, Fire, Public Works, and Building and Safety matters and recommended conditions of approval have been included in the attached Resolution (Exhibit B).

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed CUP for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that the CUP is exempt from CEQA pursuant to Section 15301 (Class 1, Existing Facilities), which have been determined not to have a significant effect on the environment, because the proposed use will not result in an expansion of the existing building or use.

CORRESPONDENCE

As of the date that this report was printed, staff received two written comments stating concerns regarding the project. One letter stated their opposition due to concerns regarding potential impacts to nearby street parking and the other letter stated concerns regarding potential increase in traffic and overflow to nearby streets and street parking. The letters are included in this report as Exhibit D.

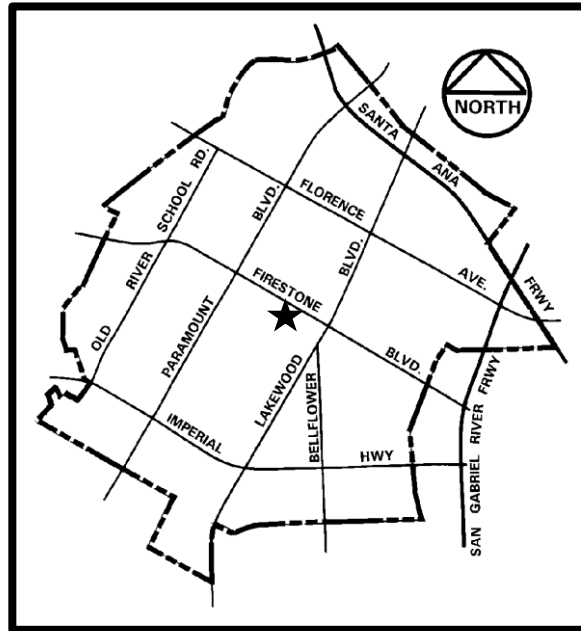
CONCLUSION

Based on the analysis contained within this report, staff has concluded that the proposed Conditional Use Permit (PLN-23-00089) would facilitate and enhance the operations of an existing (Diosa) restaurant located within the Downtown Downey Specific. Furthermore, the findings required for approval can be made in a positive manner. Therefore, Staff recommends that the Planning Commission approve the Conditional Use Permit (PLN-23-00089), thereby allowing the operation of a parking valet service in conjunction with the existing Diosa restaurant.

EXHIBITS

- A. Maps
- B. Draft Resolution
- C. Plans
- D. Correspondence

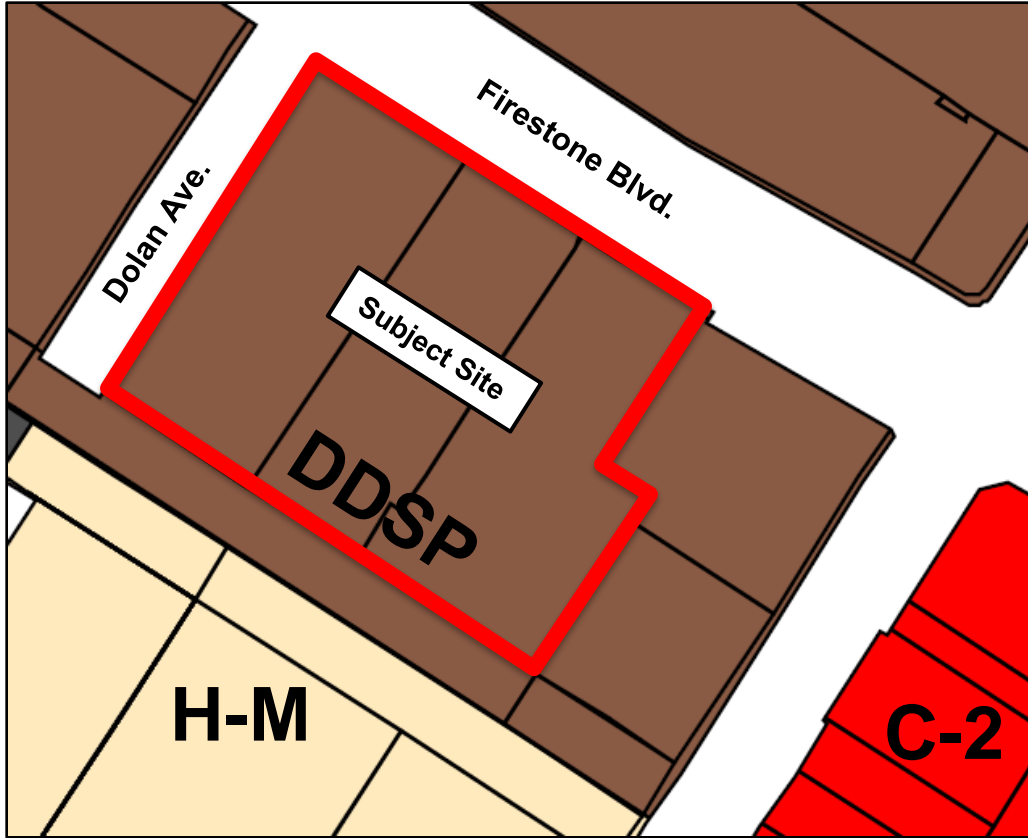
EXHIBIT A



LOCATION MAP



AERIAL PHOTOGRAPH



ZONING MAP

RESOLUTION NO. 23-4014

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY
APPROVING CONDITIONAL USE PERMIT PLN-23-00089, THEREBY
ALLOWING A FULL-SERVICE RESTAURANT TO OPERATE A VALET
PARKING SERVICE**

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 May 23, 2023, Rahim Abbasi (hereinafter “applicant”), submitted a request for a Conditional Use Permit to allow for parking valet services; and,
- B. On June 22, 2023, the applicant was issued a letter deeming the application incomplete; and,
- C. On July 31, 2023, the applicant resubmitted an application in response to prior city comments;
- D. On August 1, 2023, after review of resubmitted items the applicant was issued a letter deeming the application complete.
- E. On August 24, 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,
- F. The Planning Commission held a duly noticed public hearing on September 6, 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 and has been found to be in compliance with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1), Existing Facilities.

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

- A. The requested Conditional Use Permit will not adversely affect the intent and purpose of this article or the City’s General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof. The project will not adversely affect the intent and purpose of the Downey Municipal Code (DMC) or the City’s General Plan, or the public convenience or general welfare of persons residing or working in the neighborhood because the valet parking service merely facilitates the parking of vehicles within the existing parking lot by attendants. The service allows patrons to stop near the entrance of the restaurant so an attendant can park the vehicle within the existing parking instead of patrons self-parking their vehicles. The operation does not involve the

parking of vehicles off site. Therefore, the valet parking service will not impact the public convenience or general welfare. The project aims to facilitate the operations of the existing restaurant in the Downtown and indirectly will provide added employment opportunities to the City. The following policies are promoted by the proposed CUP:

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

Program 1.1.5.2. Promote Downtown Downey as a destination draw for entertainment and dining uses.

Policy 1.1.3. Provide an appropriate amount of land area for business and employment.

Program 1.1.3.1. Encourage land uses that generate jobs.

The CUP promotes the above policies and programs by introducing an ancillary component to an existing business with the Downtown. The business owners believe that the added component will help improve customer experience, and ultimately make the restaurant a more successful business.

- 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 parking valet service will be compatible with other uses on the same lot and nearby areas, and would operation in conjunction with the existing Diosa restaurant within a prominent commercial center located along Firestone Blvd. Operation of the parking-valet service does not involve changes or modifications of the existing parking lot. The hours of operation for valet function within the regular business hours of the restaurant. The valet service will operate in a manner that will not impact the availability of parking spaces for the other tenant spaces in the commercial center. Furthermore, no adverse impacts are anticipated to the parking needs of the other business because the site has 63 extra parking spaces (40% more than required per DMC). Noise emitted from the valet should not exceed any current level already existing on-site because the parking of the vehicle by an attended instead of a restaurant patron to a restaurant does not result in any additional noise. Conditions of approval have been incorporated in an effort to ensure compatibility with existing and future uses, as well as mitigate any potential impacts.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The request for the proposed valet services does not include changes to the building's square footage, or parking lot layout or vehicular circulation. In addition, the project is in compliance with the DMC, including parking requirements. The proposed valet parking service operation does not create alterations that would restrict future permitted uses from occupying the site or an existing use located within the nearby area from altering their operations. Therefore, the size and shape of the site proposed for the valet parking service is adequate to allow the full development of the proposed valet parking service in a manner which would not be detrimental to the particular area as discussed in Findings A and B above.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The proposed request is not anticipated to increase existing traffic conditions because there is no proposed expansion or change in use to the existing tenant spaces on site. Furthermore, Firestone Boulevard and Dolan Avenue are designed to accommodate the potential traffic demands generated by the existing restaurant. The commercial center currently operates with four double driveways that provide sufficient opportunity for ingress/egress and no changes are proposed to the on-site circulation pattern. The establishment of the valet parking service which will provide patrons of the restaurant the opportunity not to self-park, will not generate additional traffic to the site or impose an undue burden upon the streets and highways in the area. The site has 159 parking spaces and only 45 spaces will be utilized for valet parking services out of the 55 parking spaces required for the restaurant.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby approves Conditional Use Permit PLN-23-00089, subject to conditions of approval attached hereto as Exhibit 'A', which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

SECTION 5. The Secretary shall certify the adoption of this Resolution. PASSED, APPROVED AND ADOPTED this 6th day of September 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 6th day of September, 2023, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Irma Huitron
Director of Community Development

**PLN-23-00089
(CONDITIONAL USE PERMIT)
EXHIBIT A - CONDITIONS**

PLANNING

- 1) The approval of this Conditional Use Permit allows for the operation of parking valet services in conjunction with an existing restaurant use located at 8432 Firestone Blvd.
- 2) The permitted hours of operation for the parking valet services is as follows:

Monday:	4:00 p.m. – 10:00 p.m.
Tuesday – Thursday:	4:00 p.m. – 10:30 p.m.
Friday:	4:00 p.m. – 12:00 a.m. (midnight)
Saturday:	12:00 p.m. (noon) – 12:00 a.m.
Sunday:	12:00 p.m. – 10:00 p.m.
- 3) Prior to the commencement of the valet service the applicant and the property owner shall sign an affidavit of Acceptance of Conditions, as provided by the City of Downey.
- 4) The site shall remain in conformance with this request and the approved set of plans dated September 6, 2023.
- 5) This approval shall not extend, or indirectly grant valet privileges, to any other tenant located within the same commercial center.
- 6) The Planning Commission reserves the right to revoke or modify this CUP if any violation of the approved conditions occurs, or any violation of the Downey Municipal Code occurs.
- 7) The Planning Commission reserves the right to revoke or modify this CUP if harm or operational problems such as criminal or anti-social behavior occur. Examples of harmful or operation behaviors include, but not limited to, violence, public drunkenness, vandalism, solicitation and/or litter.
- 8) Approval of Conditional Use Permit PLN-23-00089 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
- 9) 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.

- 10) The City Planner is authorized to make modifications to the approved preliminary plans, including changes in site plan layout to accommodate parking valet services, or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
- 11) All rules and regulations set forth by the California Department of Public Health and the Los Angeles County Department of Public Health shall be enforced and complied with. The applicant shall be subject to any and all applicable orders issued by these agencies to protect the public health such as the most recent orders for social distancing and operational restrictions related to the COVID-19 coronavirus pandemic.
- 12) Noise generated from the parking area and business shall comply with Downey Municipal Code Section 4600 et. seq. In any case, noise shall not exceed 65 dBA, as measured at the property lines.
- 13) Valet parking spaces shall be limited to those identified on the approved set of plans. All other spaces shall remain free for regular use by all patrons visiting the commercial center.
- 14) Valeted vehicles shall not be parked off-site. This includes, but is not limited to, adjacent private property, parking spaces on the street or public parking lots.
- 15) Valet parking shall not occur in the form of tandem parking or utilize the drive aisles to park vehicles.
- 16) Any form of barrier used to block the designated valet spaces shall first be approved by the City Planner. Barriers shall be easily identifiable and visible to all drivers, and shall be aesthetically compatible to the building's architectural features.
- 17) A reciprocal access agreement shall be drafted and recorded with the Los Angeles County Recorders to incorporate language allowing the use of the existing shared parking for the applicant's valet services. The agreement shall be submitted to and approved by City Attorney prior to recordation.

BUILDING

- 18) American with Disabilities Act (ADA) parking stalls, paths of travel and loading zones shall remain unobstructed in any form or degree at all times.
- 19) Prior to the commencement of any applicable construction, the applicant shall obtain all required permits. Once permits are issued, the applicant shall obtain all necessary inspections and permit final prior to occupancy of the business.

PUBLIC WORKS

- 20) 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.
- 21) 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]

Exhibit C

FIRESTONE BLVD

PARKING ANALYSIS

Parking Distribution of Retail Center						
	Use	Building Area (sf)	Code Base Standard	Downtown Standards		
DIOSA	Restaurant	9598	100	96	200	48
AT&T	General Retail	3000	250	12	500	6
Japanes Restaurant	Restaurant	2200	100	22	250	9
CVS	General Retail	12000	250	48	500	24
Total				178		87

Impact of Adding Outdoor Seating Parking Breakdown						
	Use	Building Area (sf)	Code Base Standard	Downtown Standards		
DIOSA	Restaurant	10960	100	110	200	55
AT&T	General Retail	3000	250	12	500	6
Japanes Restaurant	Restaurant	2200	100	22	200	11
CVS	General Retail	12000	250	48	500	24
Total				192		96

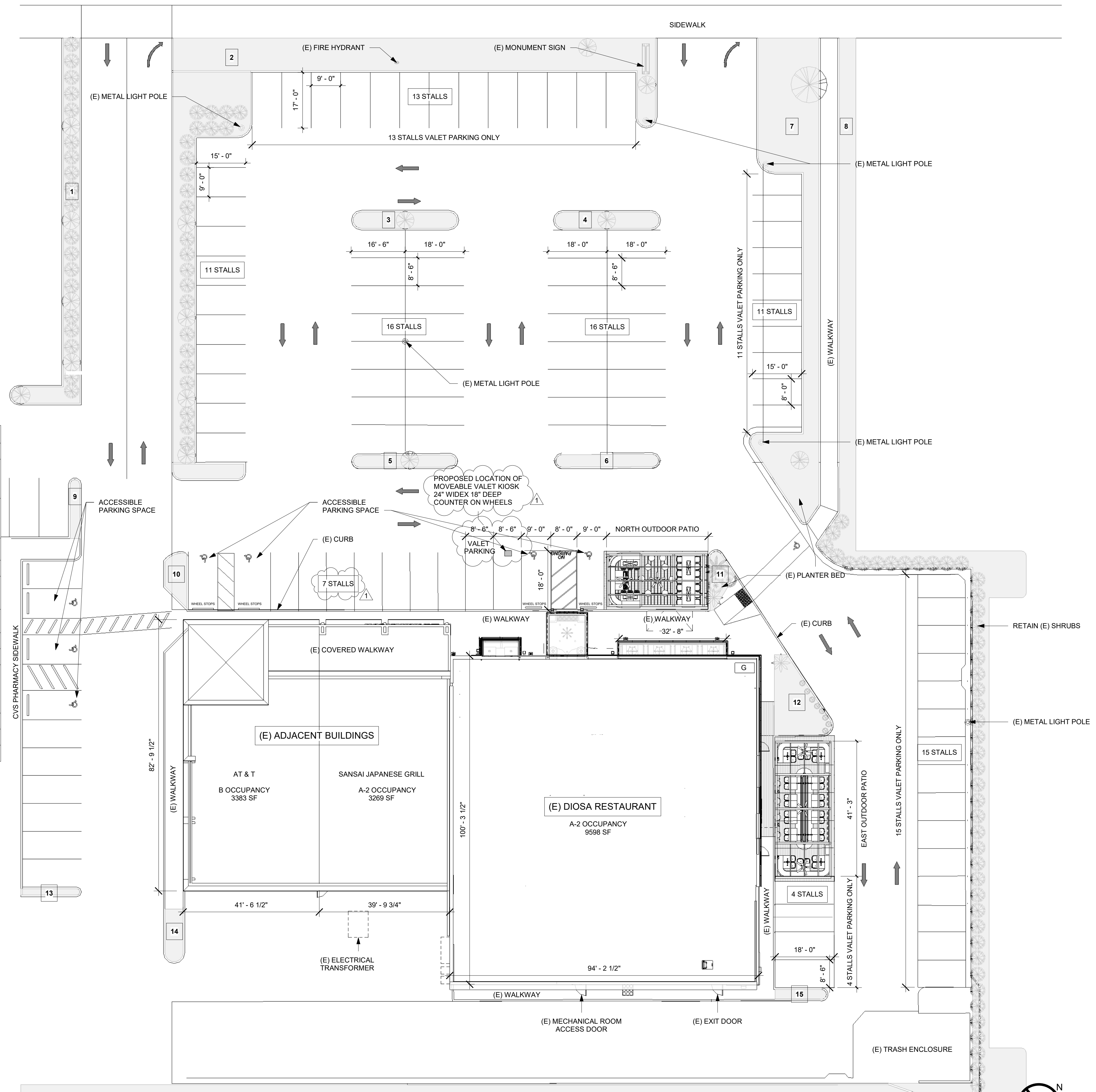
Summary of Onsite Parking	
Total Available Parking Stalls Onsite	159
Reduced by DIOSA Outdoor Seating	-8
Reduction by ADA stall relocation	-1
Net Available Stalls	150
Code Required Onsite Parking	96
Site Excess Parking	65
Proposed Valet Parking	44
Remaining Site Excess Parking	21

CONDITIONAL USE PERMIT (CUP) REQUIREMENTS

THE LOCATION OF ALL EXISTING (TO REMAIN) AND PROPOSED STRUCTURES, WHICH ARE DIMENSIONED AND USES LABELED.	SEE SHEET A1.0.5
DRIVEWAYS AND WALKWAYS	SEE SHEET A1.0.5
LOADING SPACES	LOADING SPACE IS NOT REQUIRED BECAUSE THE TOTAL BUILDING AREA IS LESS THAN 10,001 SF
OFF STREET PARKING (INCLUDING TABLE SHOWING PARKING REQUIREMENTS FOR ALL USES ON SITE): -DESIGNATE HANDICAP PARKING AND THE NUMBER PARKING STALLS -DIMENSIONS OF PARKING STALLS -CURBING AND WHEEL STOPS	SEE SHEET A1.0.5
LANDSCAPE AREA AND TOTAL SQUARE FOOTAGES OF LANDSCAPING	PLEASE SEE LANDSCAPE AREA SHOWN IN A TABLE FORMAT
ADJOINING STREETS & EASEMENTS ON THE PROPERTY	SEE SHEET A1.0.5
PROPERTY LINES OF THE SUBJECT PROPERTY WITH THE LOT DIMENSION	THE BUILDING HAS BEEN DIMENSIONED, SEE SHEET A1.0.5
CURBLINE, DRIVE APPROACHES, AND IMPROVEMENTS WITHIN PARKWAY (I.E. STREET LIGHTS, FIRE HYDRANTS, BUS STOPS, STORM DRAINS, ETC.) DIMENSION THE DISTANCE BETWEEN THE CURB AND PROPERTY LINE.	SEE SHEET A1.0.5
TRASH ENCLOSURES & GROUND MOUNTED EQUIPMENT (I.E. HVAC, ETC.)	SEE SHEET A1.0.5
ELECTRICAL TRANSFORMERS	SEE SHEET A1.0.5
EXISTING OR PROPOSED WALLS AND FENCES. INCLUDE LABEL OF WALL HEIGHT AND MATERIAL	THERE ISN'T ANY BOUNDARY WALLS AND FENCES AROUND THE BUILDING. PLANTS/SHRUBS HAVE EEB USED TO ACT AS FENCE.
EASEMENTS ON THE PROPERTY	N/A
NORTH ARROW & SCALE OF DRAWINGS	SEE SHEET A1.0.5
PROPOSED LOCATION OF PUBLIC ART OR NOTATION THAT IN-LIEU FEE TO BE PAID	N/A

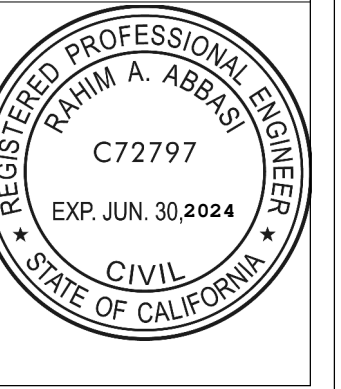
LANDSCAPED AREA

TAG	AREAS
1	635 SF
2	2775 SF
3	153 SF
4	153 SF
5	113 SF
6	115 SF
7	1492 SF
8	3047 SF
9	53 SF
10	85 SF
11	85 SF
12	286 SF
13	35 SF
14	86 SF
15	46 SF
TOTAL	9159 SF



1 SITE PLAN FOR VALET PARKING
1/16" = 1'-0"

design works LLC
abbasi
500 E 24th Street
Vancouver, WA 98663
rahim@abbasidesign.com
+1.503.816.9466



No.	Date
1	08/03/2023

MARGARITA FACTORY
DOWNEY
8432 FIRESTONE BLVD,
DOWNEY, CA 90241

ADW #
21002.00

Project
Status

SITE PLAN
FOR VALET
PARKING

Date 8/3/2023
Drawn Author
Checked Checker

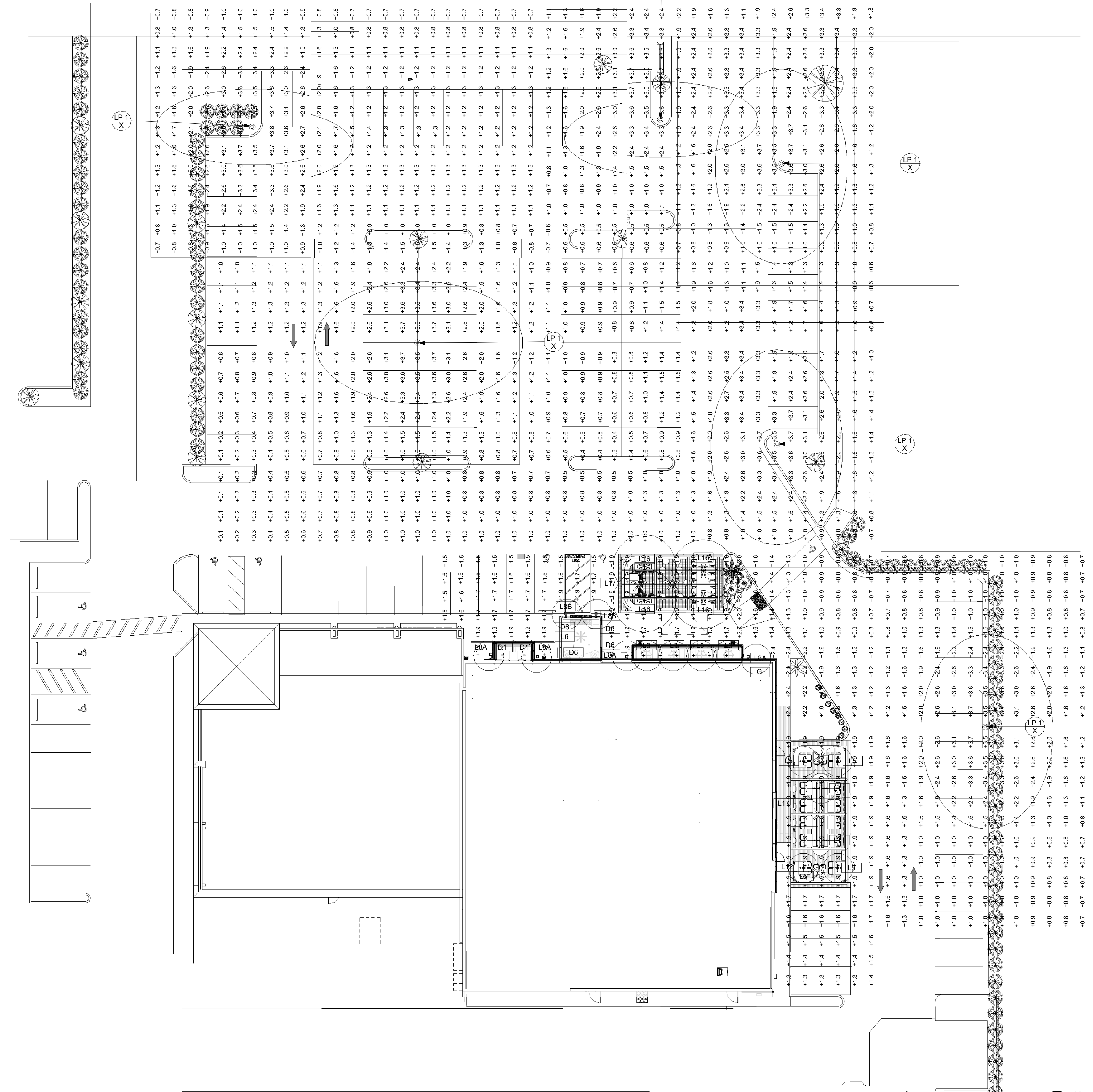
A1.0.5

1/16" = 1'-0"

LIGHTING FIXTURES	QTY.	MOUNTING HEIGHT	LUMENS/ LAMP/ KELVIN TEMP.
(E) LIGHTING POLE	6	15 FEET TALL	(E) 66W LED LUMINAIRE
L3 DUOMO CHANDELIER	4 @ NE POPOUT	58" AFF ON NE POPOUT	2700K/ 7-E26
L5 RH CHANDELIER	4 @ EAST PATIO	CEILING MOUNTED	2700K/ 12-E12
L6 RH CHANDELIER	1 @ ENTRY	CEILING MOUNTED	2700K/ 25-E12
L8A 20K TEMPEST NATURAL GAS TORCH	4	6" 8" AFF FROM THE PROTRUDING PORTION OF THE SCONCE TO THE SIDEWALK	N/A
L8B 50K TEMPEST NATURAL GAS TORCH	2	6" 8" AFF FROM THE PROTRUDING PORTION OF THE SCONCE TO THE SIDEWALK	N/A
L11 RH CHANDELIER	2	CEILING MOUNTED	2700K/ 49-E12
L12 EXTERIOR BLADE WALL SCONCE	1	CENTER OF SCONCE TO BE AT 6" 8" AFF	INTEGRAL 3000K/ 5000 LUMENS
L16 RH CHANDELIER	4 @ NORTH PATIO	CEILING MOUNTED	2700K/ 24-E12
L17 PATIO STRING LIGHTS	PERIMETER OF PATIO	@ ROOF MOUNTED	
D1 CABLE MOUNTED MINI PENDANT	2	CEILING MOUNTED	INTEGRAL 2700K/ 1000 LUMENS
D6 SHALLOW DOWNLIGHT	4 @ ENTRY	CEILING MOUNTED	INTEGRAL 2700K/ 500/ 1000 LUMENS
G LINEAR LED WALL GRAZE	RUNS BEHIND THE PERFORATED SCREENS	WALL MOUNTED	INTEGRAL 3000K

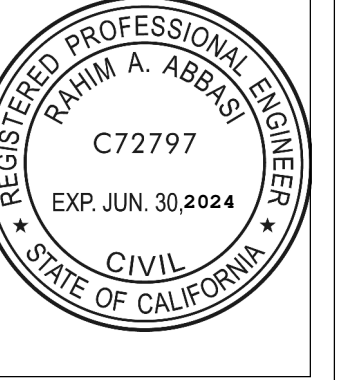
Exhibit C

FIRESTONE BLVD



① SITE PLAN FOR LIGHTING
1/16" = 1'-0"

design
WORKS LLC
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No.	Date

MARGARITA FACTORY
DOWNEY
8432 FIRESTONE BLVD,
DOWNEY, CA 90241

ADW #
21002.00

Project
Status

PHOTOMETRIC PLAN	Date 8/3/2023
	Drawn Author
	Checked Checker

A1.0.7
8/9/2023 3:26:51 PM

Exhibit D

August 11, 2023

TO: PLANNING COMMISSION OF THE CITY OF DOWNEY
11111 Brookshire Avenue,
Downey, CA 90241

Hi,

I would like to express my OPPOSITION to the Conditional Use Permit (PLN-23-00089) application allowing the operation of valet services for DIOSA restaurant for the following reasons:

- As a resident of a senior housing condominium at 11410 Dolan Avenue, Downey CA 90241, the street parking at DOLAN is being used to accommodate a number of caregivers, residents, residents' visitors, maintenance and emergency vehicles.
- It would be difficult for the elderly drivers and passengers to look for other parking spaces when DOLAN Street will be full of cars as a result of limited parking stalls that will be available to the public (due to valet parking).
- This will cause traffic when streets are full of cars and there are deliveries for big home appliances or moved out of some residents that may block the DOLAN street.
- There is always a 911 emergency involving seniors and elderly that needed a space around our area for the needed support and immediate action for a life-threatening situation.

I hope for your kind understanding.

Thank you.



Jennifer de Jesus

Resident

dejesusjb@yahoo.com

Exhibit D

Alfonso S. Hernandez

From: tony go <tonytcgcpa@aol.com>
Sent: Monday, August 14, 2023 12:42 PM
To: Alfonso S. Hernandez
Subject: Diosa valet parking. Business located on 8432 Firestone Blvd, Downey, ca

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I live on 11410 Dolan Ave, Downey Ca. I own a condo in a senior building for people 55 or older. We have 126 units in this building. I'm 70 years old male. My wife has stage 4 pancreatic cancer.

There's a sports bar that is close to being completed on the corner of Firestone and Dolan (8350 Firestone blvd, Downey) that is 1 or 2 minute walk from our building.

The increase in traffic as a result of the this new business on Firestone and Dolan and the increase in traffic from Diosa restaurant will make it very difficult on the most vulnerable folks in this area

Our senior building includes several people in their 90's, 80's and 70's who depend on assistance from family, in-home services workers and health care providers who need to park on our street. Furthermore, there are city restrictions on parking due to cleaning of streets.

Please note that are parking garage only allows one car space for each unit. We as a group depend on street parking on a regular everyday parking for those who are married and have 2 cars

An independent non-biased traffic analysis report would indicate above.

This will cause significant issues impacting the health and well being for us.

We also have vacant land directly across from our building that I believe is owned by PIH hospital group that they have been clearing and preparing the ground for future construction.

We have noticed already that several people who are patronizing Diosa restaurant are already parking on the street and using parking spaces on Dolan impacting us now.

Last thing, we have noticed there are more people hanging around our security gate to our building. Raising concerns about our personal safety. A senior building is an easy target for criminals. Given what has been going on with the significant increase in crime. Specifically robbing items from cars and retail stores is alarming and presents a significant risk to our residents.

I hope you would please consider these issues and protect seniors in your city.

Thank you in advance for your consideration.

One suggestion:

Exhibit D

Many bars/restaurants/government buildings in congested areas have valet or parking services that park cars in a more compact fashion allowing more parking spaces in their existing space. Given the parking they already have available they could significantly park more cars.

For clarity, some cars regarding above suggestion would require the valet service to move cars so that the customer can leave. This is a very common solution that would be better for an all concerned.

One more thing:

The CVS on the corner on Firestone and Dolan (8008 Firestone Blvd, Downey) has closed recently. They have several parking spaces available in the same shopping mall/area. Diosa should communicate with CVS and lease parking spaces from them.

Anthony Gouveia
11410 Dolan Ave, #208 Downey, Ca

Sent from my iPhone