



City of Downey

Development Project Updates

Future Unlimited

**Community Development Department
September 15, 2023**



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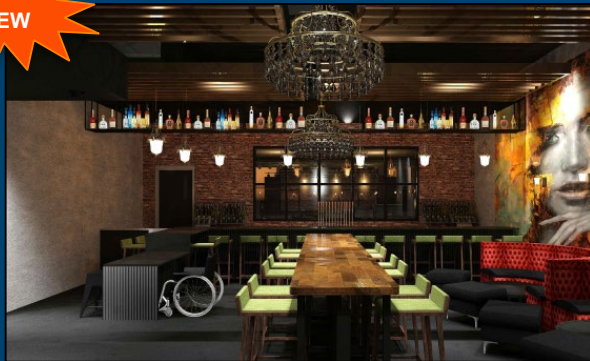
The Community Development Department is pleased to present the following development activity updates for the month of September 2023.

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Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8323 Firestone Blvd	September 27, 2022	N/A	Conditional Use Permit
Status: Requires Planning Commission review			



Toma Tequila

- New restaurant with live entertainment in the form of DJ and dancing
- Full interior tenant improvement
- **Progress:** Awaiting resubmittal by applicant

Address	Submitted	Anticipated Completion	Entitlement Type
11022 Downey Ave	August 10, 2017	Sept. 2023	Site Plan Review, Conditional Use Permit, & Variance
Status: Approved by Planning Commission on January 3, 2018			



Avenue Theatre

- Former theatre ceased operation in 2003
- Subdivided into a three tenant spaces: Pizzeria, restaurant with live entertainment, & lounge with live entertainment
- **Progress:** Undergoing tenant improvements; Pizzeria set to open by Fall 2023



Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11100 Downey Ave	July 12, 2017	October 2023	Site Plan Review
Status: Approved by Planning Commission January 17, 2018			

Address	Submitted	Anticipated Completion	Entitlement Type
11040 Downey Ave	July 12, 2017	2025	Site Plan Review, Conditional Use Permit & Variance
Status: Approved by Planning Commission on August 3, 2022			



Amor y Tacos

- Second floor addition to an existing one-story retail space and conversion of the entire space into a restaurant
- Outdoor dining approved along 2nd Street
- **Progress:** Currently undergoing tenant improvements; Fire Alarm plans recently submitted and currently under review.



Ola Resto Bar

- Second floor outdoor seating and exterior façade improvements
- **Progress:** Awaiting submittal of plans for building plan check; no recent updates from applicant.



Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8222-8228 Firestone Blvd	February 7, 2023	2024	Site Plan Review
Status: Awaiting resubmittal by applicant			

Address	Submitted	Anticipated Completion	Entitlement Type
8218 Firestone Blvd	June 1, 2021	Unknown	Site Plan Review & Conditional Use
Status: Requires Planning Commission review			



King & Queen Cantina

- Application for exterior façade & tenant improvements for three tenant spaces
- Average unit size of 2,400 S.F; likely to be restaurants with outdoor dining
- No specific tenants confirmed at this time
- **Progress:** Awaiting resubmittal; no recent updates from applicant.

- Application for a remodel of a two-story commercial building with a mezzanine
- Proposed restaurant with live entertainment and outdoor seating
- **Progress:** Staff working with applicant to address corrections; awaiting applicant's resubmittal to the City



Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8300 Firestone Blvd	November 18, 2020	2024	Specific Plan Amendment, Site Plan Review & Conditional Use Permit
Status: Approved by Planning Commission on July 21, 2021; City Council on September 14, 2021			



Shake Shack

- New 3,580 S.F restaurant with drive-thru and 1,007 S.F outdoor seating patio
- Originally approved as three tenants with a drive-thru restaurant; project later modified to accommodate a single tenant with drive-thru
- Project proposal includes demolition of existing commercial building
- **Progress:** City awaiting resubmittal addressing corrections provided early September from various departments; no recent updates from applicant.



Downtown Downey Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	June 1, 2021	Ongoing	Street Closure
Status: Street Closure events approved by Council			



Downtown Special Events

- DDIA sponsored events, between 2nd St & 3rd St on Downey Ave
- Hosted by Angel City Market
- Bi-monthly Night Market on Thursdays
- **Progress:** Ongoing; street closures notice posted 72 hours in advance
- Friday, June 30 – Taste of Downtown Downey
- Sunday, July 2 – Fourth of July
- Saturday, September 9 – International Food Festival
- Saturday, September 16 – Oktoberfest
- Saturday, September 29 – Havana Nights
- Saturday, October 21 – Fright Carnival
- Saturday, October 29 – Dia De Los Muertos
- Saturday, November 25 – Small Business
- Saturday, December 9 – Posadas



Downtown Downey Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	April 2023	October 7, 2023	Street Closure
Status: Street Closure events approved by Council			



Downtown Special Events

- A one-day street closure event for Warren-Downey Spirit Week
- Hosted by Downey Foundation for Independence Journalism
- Closure between 5th St & Firestone Blvd on Brookshire Ave from 1:00p.m to 11:00p.m
- **Progress:** Approved by City Council September 6, 2023

List of Activities

- 150 Vendors selling crafts & prepacked foods
- 10 Food Trucks
- Beer & Wine Garden
- Kids Fun Zone:
 - Pedal Cars
 - Laser Tag
 - Corn Maze
 - Over the Endzone
 - First & Ten Football Game



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9131 Imperial Highway	N/A	November 2023	Permits
Status: Business License Inspection			

Address	Submitted	Anticipated Completion	Entitlement Type
10000 Paramount Blvd	March 1 st 2022	January 2024	Condition Use Permit & Site Plan Review
Status: Approved by PC September 7, 2022			



Mariachi Bakery

- Second Location for Mariachi Bakery; occupying space formerly used by Subway
- Located at Imperial Hwy & Columbia Way
- **Progress:** Pending final inspection



The Chicken Koop

- Former wedding chapel, vacant since 2020
- Façade modifications and landscape improvements for a new restaurant with outdoor dining
- **Progress:** Currently undergoing site improvements; Expected to open mid-October



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9180 Telegraph Rd	May 9, 2022	June 2024	Conditional Use Permit, Site Plan Review & Lot Merger
Status: Approved by Planning Commission March 1, 2023			



Chick-Fil-A

- New 4,777 S.F restaurant with three lane drive-thru; includes demolition of two existing commercial buildings
- **Progress:** Plans approved for Restaurant; Plans for demolition of existing structures and grading reviewed and pending resubmittal

Address	Submitted	Anticipated Completion	Entitlement Type
9000 Telegraph Rd	August 18, 2023	Summer 2025	Conditional Use Permit, Site Plan Review & Lot Merger
Status: Requires Planning Commission review			



Raising Cane's

- New 3,481 S.F restaurant with two lane drive-thru; includes demolition of three commercial buildings
- **Progress:** Currently under review



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8830 Apollo Way	March 2, 2023	January 2024	N/A

Status: Permit Issued on June 8, 2023

Address	Submitted	Anticipated Completion	Entitlement Type
8830 Apollo Way	January 19, 2023	January 2024	N/A

Status: Permit Issued on June 7, 2023



The Olive Resto Bar



Gauchos Grill

- Expansion of an outdoor dining patio; approximate area 1,105 S.F.
- **Progress:** Permits issued June 2023; construction in progress.

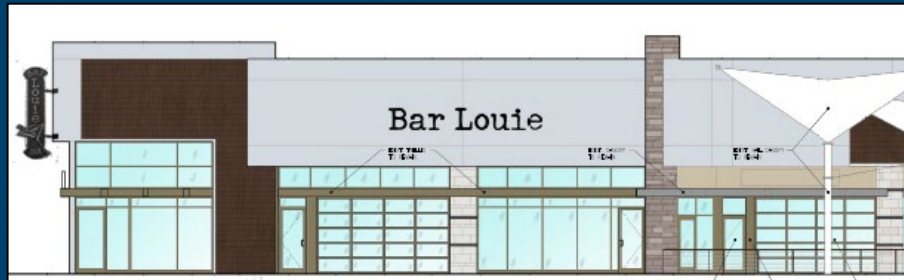
- Expansion of an outdoor dining; approximate total area 3,300 S.F.
- Tenant will also expand into the adjacent space to establish a Mercado Market
- **Progress:** Permits issued in July 2023; contractor awaiting materials to commence construction



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8860 Apollo Way	January 4 th 2022	Unknown	Conditional Use Permit
Status: Approved by Planning Commission on May 18, 2022			

Address	Submitted	Anticipated Completion	Entitlement Type
8855 Apollo Way	July 17 th , 2023	2024	N/A
Status: Tenant improvements plans under review			



Bar Louie

- A restaurant at the Promenade is proposing an interior and exterior expansion
- Total expansion of 1500 S.F each
- Amending Live Entertainment permit
- **Progress:** Awaiting resubmittal by applicant since June 2022 to address City comments



Nothing Bundt Cakes

- New business to take over existing 2,500 S.F space
- Located at the Downey Promenade
- Over 15 locations within the Greater Los Angeles Area
- **Progress:** Awaiting resubmittal by applicant since August to address City comments



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9333 Imperial Hwy	April 19, 2023	Winter 2024	N/A
Status: Community Development Director approved June 1, 2023			



- New prefabricated Coffee Bean Kiosk at Kaiser Medical Center
- Pre-fabricated 465 S.F structure
- **Progress:** Plan check for site worked approved; submitted construction plans September 2023; Currently under review





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknow	N/A
Status: ongoing			

- **Back 20:** Undeveloped 20 acres at the Downey Promenade
- **Various Uses Planned:**
 - Downey Federal Credit Union Main Branch
 - Kaiser Medical
 - IRG/"Phase" 2 of the Promenade: potential hospitality, office and retail spaces
- **Temporary Uses:** As of June 2022, 8.63 acres sublet to Air Products for temporary parking; plans under review
- **Potential site for Space Shuttle Inspiration rehab;** approximately 10,000 S.F.
- **Progress:** ongoing





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12056 Paramount Blvd.	August 2, 2022	Unknown	Conditional Use Permit & Site Plan Review
Status: Requires Planning Commission Review			



Tempo Cantina

- Existing restaurant proposes an expansion of outdoor dining area with valet parking; parking agreement with adjacent commercial property
- Progress:** Staff working with applicant to address corrections; future Planning Commission review tentatively in October/ November 2023

Address	Submitted	Anticipated Completion	Entitlement Type
9432 Telegraph Rd.	March 22, 2022	Unknow	Site Plan Review
Status: Approved by Planning Commission on May 4, 2022			



Telegraph Medical Center

- Property vacant since 2019
- New single-story 5,378 S.F medical office building with three tenant spaces ranging from 1,300 S.F to 2,620 S.F
- Progress:** Permits issued July 25, 2023



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11000 Florence Ave.	March 10, 2021	Unknown	Conditional Use Permit, Site Plan Review, Variance, Lot Merger
Status: Approved by Planning Commission on September 21, 2022			

Honda World

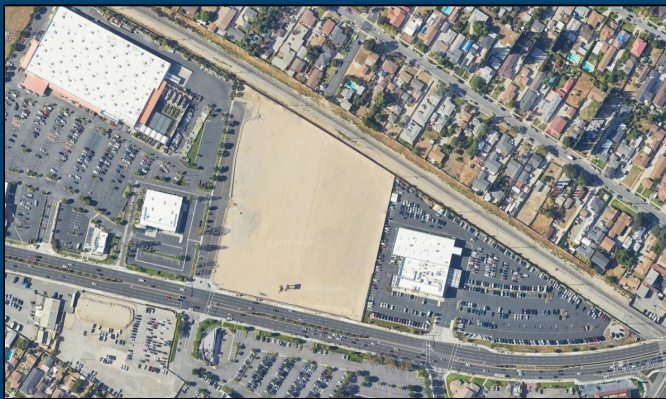


- New 81,915 S.F dealership; customer service center and showroom
- June 2023 – Applicant requested and City approved modifications to project scope
- Three separate submittals reviewed by City
- **Progress:**; Grading approved and waiting permit issuance; Phase 1 pending initial submittal; Phase 2 applicant addressing corrections and awaiting resubmittal to city



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
7201 Firestone Blvd	September 8, 2020	Unknown	Site Plan Review, Conditional Use Permit & Parcel Map
Status: Awaiting resubmittal			



- Approximately 7.4 acre site
- New 60,000 S.F, retail space with drive-thru restaurant space
- **Progress:** Applicant is searching for an anchor tenant before moving forward with the project

Address	Submitted	Anticipated Completion	Entitlement Type
10921 Paramount Blvd	March 10, 2021	Unknown	Conditional Use Permit, Site Plan Review, Variance
Status: Approved by Planning Commission on September 21, 2022			



Rives Mansion

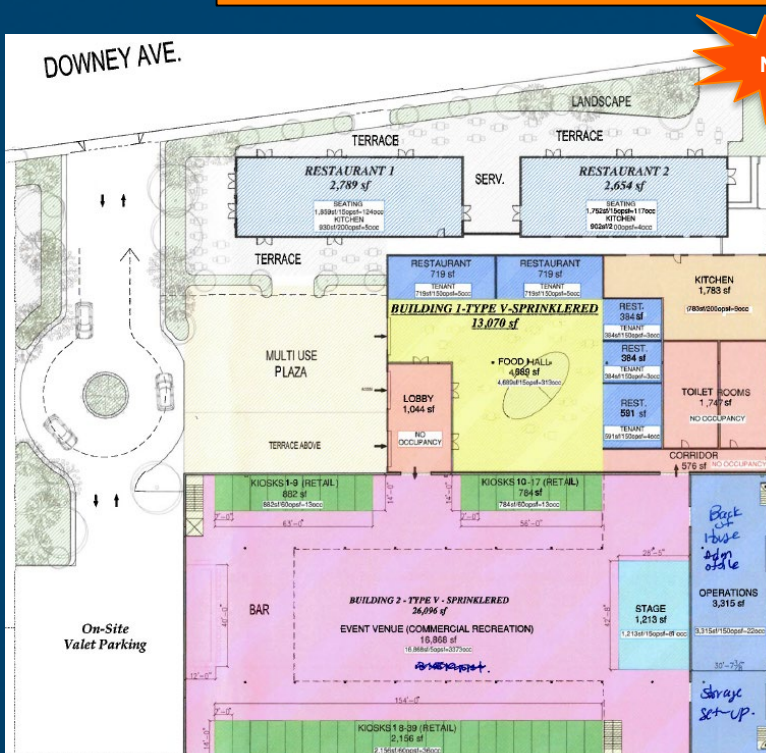
- Adaptive reuse of the Rives Mansion for office uses; includes refurbishing the exterior and remodeling the interior
- New 1,200 S.F retail/café building
- Landscaping and parking improvements
- **Progress:** Under construction



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11400 Downey Ave	August 31, 2023	Unknown	N/A – Concept Review Only
Status: Applicant filed for Conceptual Review Only			

Downey Cultural Center



- Repurpose existing industrial buildings to create an Cultural Center comprised of an event venue, retail & restaurants; upgrade to include, landscaping, parking and circulation
- Progress:** Currently being reviewed for compatibility with zone and development standards; Staff met with applicant and applicant’s design team to discuss conceptual proposal



Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
10538 La Reina Ave	August 3 rd 2022	Fall 2024	Site Plan Review
Status: Approved by Planning Commission March 1, 2023			



- Three-story, multi-family building, total of six units including two ADUs; demolition of existing single-family dwelling
- Unit Size: 1,734 S.F.; ADU: 600 S.F.
- Four, two-car garages
- **Progress:** Awaiting resubmittal by applicant since June to address City comments

Address	Submitted	Anticipated Completion	Entitlement Type
10736 La Reina Ave	June 12, 2023	Summer 2025	Site Plan Review
Status: Tentative October 4, 2023 Planning Commission			



- Two & three-story, multi-family building, total of three units; demolition of existing single-family dwelling
- Unit Size: 1,439 S.F. & 1,574 S.F.
- Three, two-car garages
- **Progress:** Scheduled for Planning Commission October 4, 2023



Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
10225 La Reina Ave	August 12, 2021	Fall 2024	Site Plan Review

Status: Approved by Planning Commission January 19, 2022

Address	Submitted	Anticipated Completion	Entitlement Type
10446 Downey Ave	August 9, 2023	2025	Site Plan Review

Status: Future Planning Commission review

NEW



NEW



- Two-story, multi-family building, total of three units; demolition of existing single-family dwelling
- Unit Size: 1,194 S.F & 1,457 S.F.; three, two-car garages
- **Progress:** Permits issued in September 2023

- Multi-family building, total of four units; demolition of existing single-family dwelling
- Varying building height of 2-3
- Unit Size: 1,924 S.F. & 1,135 S.F. each with a two car garage
- **Progress:** Currently under Planning review



Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
10361 Foster Road	November 2016	2025	Site Plan Review & Tract Map

Status: Approved on May 9, 2021 by City Council



- Located b/w SCE easement and San Gabriel River at the eastern terminus of Foster Rd.
- 47-unit townhome development
- Unit Size: Average of 1,800 S.F.
- Two-car garage for each unit
- **Progress:** Awaiting resubmittal by applicant, pending revisions to address fire access

Address	Submitted	Anticipated Completion	Entitlement Type
Woodruff Housing	March 1, 2022	2025	Site Plan Review & Tract Map

Status: Awaiting resubmittal by applicant



- Location: vacant lot between Calvary Chapel and I-105 Freeway
- 28-Unit townhome development
- Two-car garage for each unit
- **Progress:** Awaiting resubmittal from applicant, pending revisions to address fire access; staff met with applicant in September 2023 to discuss potential design solutions.



Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
7044 Stewart & Gray Rd	April 25, 2023	2025	Zone Change, General Plan Amendment, Site plan Review & Tract Map
Status: Awaiting resubmittal by applicant			



- 48-unit apartment & 10 townhome development
- Height varies from three to four stories
- Unit size ranges from 736 S.F. to 1,001 S.F
- **Progress:** City staff met with applicant in September 2023 to discuss alternative site plan layouts

Address	Submitted	Anticipated Completion	Entitlement Type
11269 Garfield Ave	March 1, 2022	2025	Minor Site Plan Review
Status: Awaiting construction set submittal			



- Northwest corner of Garfield Avenue and Gardendale
- **Veteran Commons:** 100-unit multi-family housing project submitted by Abode Communities in conjunction with County of Los Angeles
- Varying building height of 2-4 stories with on-site parking, open areas and on-site services
- **Progress:** Adobe Communities submitted funding application to HCD; City awaiting progress report from Abode



Industrial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9350 Hall Rd.	N/A	2025	Site Plan Review, Variance & preparation of Environment Impact Report (EIR)
Status: Anticipated Planning Commission review in early 2024			

Prologis

- Application to build new 510,110 S.F concrete tilt-up building and demolition of existing buildings
- Draft EIR preparation in progress
- No specific tenant identified at this time
- **Progress**: Project under review; Anticipated public review of EIR in mid-October/late November 2023





Industrial Development

<u>Address</u>	<u>Submitted</u>	<u>Anticipated Completion</u>	<u>Entitlement Type</u>
8729 Cleta St	Various	In Planning Stages	Building Permits
Status: Active			

Coco Cola Bottling Plant



- Various tenant improvements; demolition of warehouse structure
- Potential building additions in the future to accommodate manufacturing, warehouse and office uses
- **Progress:** Submitted for plan check review early August; staff is scheduled to meet with applicant in September 2023



Completed Projects

Address	Submitted	Anticipated Completion	Entitlement Type
8104 Firestone Blvd	Nov. 19, 2019	July 2023	Conditional Use Permit (Live entertainment)
Status: Approved by Planning Commission on February 17, 2021			

Address	Submitted	Anticipated Completion	Entitlement Type
7860 Florence Ave	September 26 th 2022	August 2023	Conditional Use Permit
Status: Approved by PC April 10, 2023			



Mariscos Choix



Verdugo Steakhouse

- Expansion of an existing seafood restaurant within the Downey Downtown Specific Plan
- Modified live entertainment operations
- **Progress:** Project completed in July 2023

- Formerly Marie Calendar's; vacant since 2019
- Tenant improvements for a new restaurant
- **Progress:** Received Final Inspection and had its grand opening late August; Project Complete



Completed Projects

Address	Submitted	Anticipated Completion	Entitlement Type
8104 Stewart & Gray Rd	January, 2016	June 2023	Site Plan Review & Tract Map
Status: Permit finalized in approval in June 2023			



- Three-story, seven unit townhome development; demolition of existing single-family dwelling
- Unit Size: Average of 1,910 S.F.
- Seven, two-car garages
- **Progress:** Completed; received final inspection approval in June 2023

Address	Submitted	Anticipated Completion	Entitlement Type
10224 La Reina Ave	September 18, 2020	July 2023	Site Plan Review
Status: Approved by Planning Commission March 3 ,2021			



- Two-story, multi-family building, total of three units; demolition of existing single-family dwelling
- Unit Size: 1,439 S.F. & 1,457 S.F.; three, two-car garages
- **Progress:** Completed; Received final inspection approval in July 2023



Completed Projects

Address	Submitted	Anticipated Completion	Entitlement Type
9516 Lakewood Blvd	December 15, 2021	July 2023	Conditional Use Permit
Status: Approved by Planning Commission on May 4, 2022			



Poached

- Expansion of an outdoor dining area for an restaurant
- Temporary outdoor dining area converted into a permanent 1,420 S.F outdoor dining area
- **Progress:** Construction completed July 2023



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