



**City of Downey**

**Chamber Updates**

**Future Unlimited**

**Community Development Department  
August 16, 2023**



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

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# Downtown Commercial Development

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
11022 Downey Ave	Aug. 10, 2017	Sept. 2023	Site Plan Review, Conditional Use Permit, & Variance

**Status:** Approved by Planning Commission on January 3, 2018



**Mariscos Choix**



**Avenue Theatre**

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

- 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 late September 2023 while other tenant improvements are completed



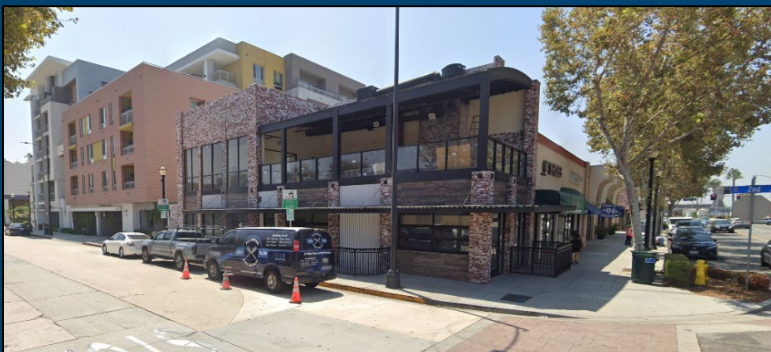
# Downtown Commercial Development

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 2<sup>nd</sup> Street
- **Progress:** Currently undergoing tenant improvements



**Ola Resto Bar**

- Second floor outdoor seating and exterior façade improvements
- **Progress:** City awaiting submittal of plans by applicant for building plan check





# Downtown Commercial Development

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

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



- 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 by applicant

- Application for a remodel of a two-story commercial building with a mezzanine
- Proposed restaurant with live entertainment and outdoor seating
- **Progress:** Currently under review



# 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
<b>Status:</b> 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:** Submitted for plan check review August 4, 2023



# Downtown Downey Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	June 1, 2021	Ongoing	Street Closure
<b>Status:</b> 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
- Events approved by City Council for the remainder of the year:
  - Friday, June 30 – Taste of Downtown Downey
  - Sunday, July 2 – Fourth of July
  - Saturday, September 16 – Oktoberfest
  - Saturday, October 21 – Fright Carnival
  - Saturday, November 25 – Small Business
  - Saturday, December 9 – Posadas





# Commercial Development

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



## Verdugo Steakhouse

- Formerly Marie Calendar's; vacant since 2019
- Tenant improvements for a new restaurant
- **Progress:** Interior tenant improvements in-progress; anticipated grand opening 3<sup>rd</sup> week of August 2023

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



## 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





# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9180 Telegraph Rd	May 9, 2022	June 2024	Conditional Use Permit, Site Plan Review & Lot Merger
<b>Status:</b> 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:** Submitted for plan check in July 2023

Address	Submitted	Anticipated Completion	Entitlement Type
9516 Lakewood Blvd	December 15, 2021	July 2023	Conditional Use Permit
<b>Status:</b> 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



# 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



**The Olive Resto Bar**

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

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

**Status:** Permit Issued on June 7, 2023



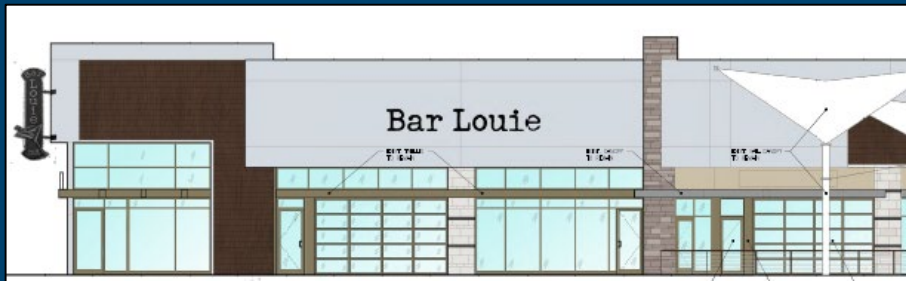
**Gauchos Grill**

- 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



# Commercial Development

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



## 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

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



## 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
Bellflower Blvd & Columbia Way	N/A	Unknow	N/A
<b>Status:</b> 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
<b>Status:</b> Approved by Planning Commission on September 21, 2022			



## Tempo Cantina

- Existing restaurant proposes an expansion of outdoor dining area with valet parking; parking agreement with adjacent commercial property
- Progress:** Project under review

Address	Submitted	Anticipated Completion	Entitlement Type
9432 Telegraph Rd.	March 22, 2022	Unknow	Site Plan Review
<b>Status:</b> 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
<b>Status:</b> Approved by Planning Commission on September 21, 2022			

## Honda World

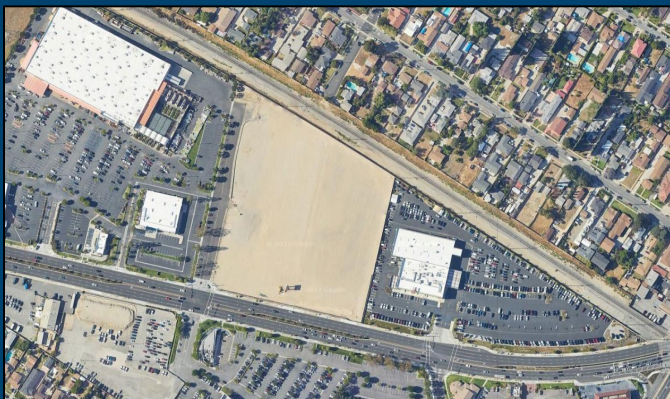


- New 81,915 S.F dealership; customer service center and showroom
- June 2023 – Applicant requested and City approved modifications to project scope
- **Progress:** Grading plans have been approved and awaiting permit issuance; Awaiting resubmittal by applicant since June to address City comments



# Commercial Development

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





# Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
10538 La Reina Ave	August 3 <sup>rd</sup> 2022	Fall 2024	Site Plan Review
<b>Status:</b> 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
<b>Status:</b> Future Planning Commission review			



- 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:** Project under review





# Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
8104 Stewart & Gray Rd	January, 2016	June 2023	Site Plan Review & Tract Map
<b>Status:</b> 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 June of 2023

Address	Submitted	Anticipated Completion	Entitlement Type
11269 Garfield Ave	March 1, 2022	2025	Minor Site Plan Review
<b>Status:</b> 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



# 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

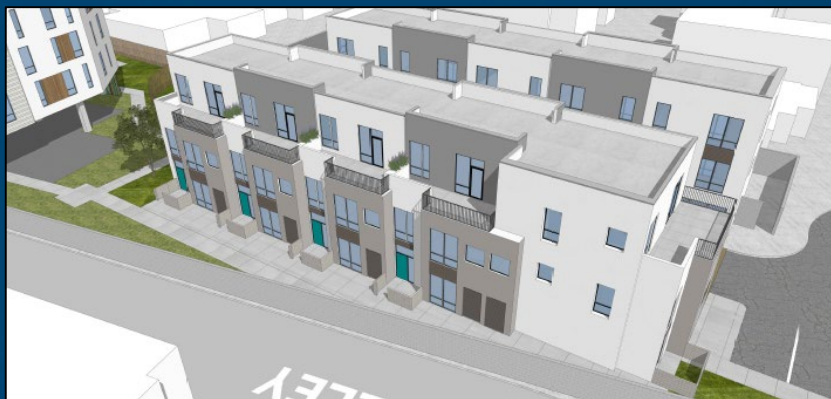


- Location: vacant lot between Calvary Chapel and I-105 Freeway
- 28-Unit townhome development
- Two-car garage for each unit
- **Progress:** Awaiting resubmittal from applicant, pending revisions to address fire access



# 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
<b>Status:</b> 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:** Awaiting resubmittal by applicant



# Industrial Development

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



- 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





# 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
<b>Status:</b> Active			
<b>Coco Cola Bottling Plant</b>			



- 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



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**Future Unlimited**