



City of Downey

**Community Development Department
Updates**

Future Unlimited

December 18, 2023



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

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Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11022 Downey Ave	August 10, 2017	2024	Site Plan Review, Conditional Use Permit, & Variance
Status: Approved by Planning Commission on January 3, 2018			



Avenue Pizzeria



Mandala



Beso

- Former theatre ceased operation in 2003; Subdivided into a three tenant spaces
- Avenue Pizzeria: Restaurant
- Mandala: Restaurant with live entertainment
- Beso: Entertainment Venue
- Progress: Undergoing tenant improvements; Pizzeria anticipated to open by Winter 2024



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			

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



Toma Tequila



King & Queen Cantina

- New restaurant with live entertainment in the form of DJ and dancing
- Full interior tenant improvement
- **Progress:** A Safety Plan is under review

- 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



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			



Unknown

- 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:** Tenant improvements in-progress; Corrections provided upon Final Inspection; Revised plans are pending submittal



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			



- 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 and an updated exterior facade
- No specific tenants confirmed at this time
- **Progress:** Staff is reviewing the supplemental documents that were submitted early December 2023



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:** Demolition plans ready for permit issuance pending AQMD; Awaiting resubmittal of grading plans; Applicant picked up construction plan correction early December is pending resubmittal to the City; The City has met with the applicant to discuss pending items required before permit issuance



Downtown Downey Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	June 1, 2021	Ongoing	Street Closure
Status: Plan Check			



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



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9102-9130 Firestone Blvd	October 24, 2023	N/A	Preliminary Review Application
Status: Under Preliminary Review Only			



- Applicant submitted conceptual plans for “Preliminary Review”
- Previously know as the bag factory
- Conceptual proposal to redevelop a manufacturing building to a multi-tenant commercial center with restaurant, office, and retail spaces
- **Status:** The City provided preliminary comments and will follow up with the applicant to discuss





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
7931 Firestone Blvd	November 21, 2023	N/A	Preliminary Review Application
Status: Under Preliminary Review Only			



Conceptual



- Applicant submitted conceptual plans for “Preliminary Review”
- Previously a restaurant approved with live entertainment
- Proposal includes a similar request as the previous use
- Project includes an exterior façade change and site improvements
- **Status:** Currently under City review

Existing Site Conditions





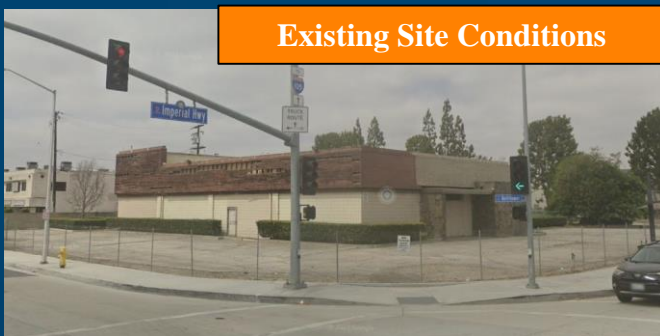
Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9454 Imperial Highway	September 19, 2023	N/A	Preliminary Review Application
Status: Under Preliminary Review Only			



In-N-Out

- Existing site has been vacant since 2014
- Applicant submitted conceptual plans for “Preliminary Review”
- Conceptual proposal is for a new 3,800 S.F. restaurant at the corner of Imperial & Bellflower Blvd. with a two-lane drive thru
- **Status:** A follow-up meeting is scheduled with the applicant to discuss preliminary comments mid-December 2023.





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12215 Paramount Blvd	N/A	N/A	Plan Check
Status: Pending submittal			



Mr. Menudo

- Convert existing building to a new restaurant use
- Tenant plans minor exterior façade upgrades
- Progress:** Pending a submittal by applicant

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			



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 by the end of 2023



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:** Demolition and Grading plans have been issued; Construction underway; Revisions were submitted for the restaurant and are under review

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:** The City provided preliminary comments early December 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			

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

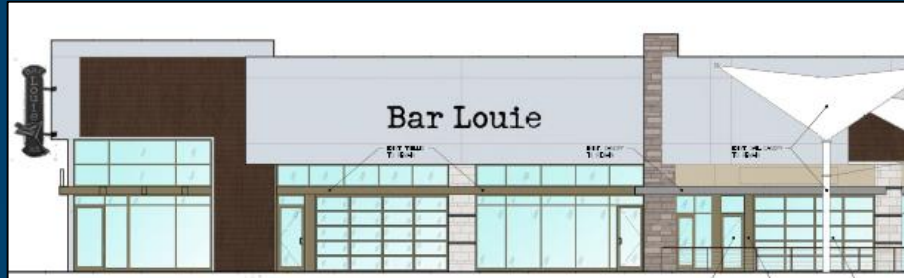
- Expansion of an outdoor dining patio; approximate area 1,105 S.F.
- **Progress:** Permits have been paused by applicant. City reaching out to business owner to facilitate future progress.

- 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; Construction in progress and will be completed in phases to avoid business disruption



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			



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 th , 2023	2024	N/A
Status: 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:** Plans approved and ready to be issued permits subject to Health Department approval



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	November 6, 2023	N/A	Conditional Use Permit, Site Plan Review, Variance, Tentative Parcel Map, Zone Change
Status: Requires Planning Commission review			

Conceptual



YMCA

- YMCA has been in operation since 1941 in the City of Downey
- Submittal to upgrade the existing 6,500 SF Gymnasium and remodel
- New construction of 18,000 SF building
- **Progress:** Coordinating with applicant for entitlement submittals; Development application related fee waivers approved by City Council in November 2023

Existing Site Conditions





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12110 Lakewood Blvd	August 14, 2023	Winter 2024	N/A

Status: Permit Issued on June 8, 2023



Sephora

- Sephora to take over an existing tenant space of 5,574 SF
- Previously “Cozy Fox”
- Located within the Downey Landing
- **Progress:** Tenant improvements in progress

Address	Submitted	Anticipated Completion	Entitlement Type
9333 Imperial Hwy	April 19, 2023	Winter 2024	N/A

Status: Permit for site work Issued on June 7, 2023



Coffee Bean - Kaiser

- New prefabricated walk-up only Coffee Bean Kiosk at Kaiser Medical Center
- Pre-fabricated 465 S.F structure
- **Progress:** Construction plans approved and ready to be issued permits subject to Health Department approval



Commercial Development

Stonewood Mall

- Regular City staff and Stonewood Mall management staff monthly meetings
- In-Progress: Stores - Ginkgo, Pandora, Bath & Body Works, JD sports, Sun Glass Hut
- Recent Event: December 9, 2023 from 12 noon to 6:00 pm.



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknow	N/A
Status: ongoing; City staff is meeting with DFCU representatives in late November or early December 2023 to discuss future plans for 2.64 acre site.			

- **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; City staff is meeting with DFCU representatives in late November or early December 2023 to discuss future plans for 2.64 acre site.





Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12056 Paramount Blvd.	August 2, 2022	2024	Conditional Use Permit & Site Plan Review

Status: Requires Planning Commission Review



Tempo Cantina

- Proposed expansion of outdoor dining area and valet parking; parking agreement with adjacent commercial property.
- Progress:** October 18, 2023 Planning Commission hearing continued at the request of the applicant; a new public notice for a future public hearing will be sent out per Downey Municipal Code

Address	Submitted	Anticipated Completion	Entitlement Type
9432 Telegraph Rd.	March 22, 2022	2024	Site Plan Review

Status: Approved by Planning Commission on May 4, 2022



Telegraph Medical Center

- 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, construction in progress



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, applicant to obtain grading permit. Phase 1 – pending submittal due to applicant’s request for scope changes. Phase 2 – Pending final approval before permit issuance; Lot Merger was completed and is pending recordation with the County.



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	2024	Conditional Use Permit, Site Plan Review, Variance

Status: Approved by Planning Commission on September 21, 2022



Rives Mansion

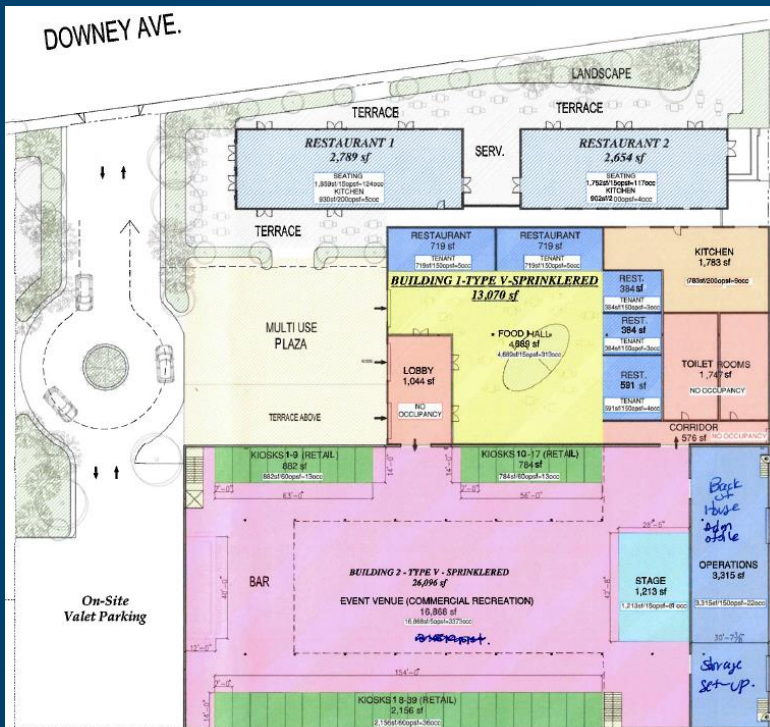
- Adaptive reuse of the Rives Mansion which is listed on the National Register of Historic Places. Future uses: office uses and construction of new 1,200 S.F retail/café building
- Landscaping and parking improvements
- Progress: Under construction; City staff met with property owner and contractor to discuss project and consistency with approved plans in mid-November 2023.



Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11400 Downey Ave	August 31, 2023	Unknown	N/A – Preliminary Review Only
Status: Applicant filed for Preliminary 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. Additional feedback provided to the applicant via correspondence.



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 applicant’s resubmittal since June 2023

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



- 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:** Approved by Planning Commission October 4, 2023; awaiting applicant’s submittal to the City for plan check review



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			



- 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; Construction in-progress

Address	Submitted	Anticipated Completion	Entitlement Type
10446 Downey Ave.	August 9, 2023	2025	Site Plan Review
Status: Requires Planning Commission review			



- 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:** Comments provided to the applicant in September 2023; awaiting resubmittal by applicant; Staff met with the applicant to discuss design and community outreach



Residential Development

Address	Submitted	Anticipated Completion	Entitlement Type
10303 & 10221 Downey Ave	March 15, 2017	2024	Tentative Tract Map, Zone Change
Status: Appealed and approve by the City Council July 10, 2018			

NEW



- 12-unit condominium development with 1,624 SF units, each with its own 2-car garage and common open space
- Two parcels were combined into one for the condominium subdivision
- The condominiums are split between two building each containing 6-units of Spanish architecture
- **Progress:** Permits are ready to be issued subject to recordation of Final Tract Map



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
9312 Nance Ave	November 13, 2023	N/A	Preliminary Review Application
Status: Requires Planning Commission review			



- 10-Unit townhome development
- Property is currently developed with a single-family home and a detached building with 3-units
- **Progress:** The City provided preliminary comments mid-December and will follow up with the applicant to discuss comments



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			



- Revised submittal reduced number of mixed apartment and townhome units from 58 to 53
- Height varies from three to four stories
- Unit size ranges from 736 S.F. to 1,001 S.F
- **Progress:** Staff met with the applicant several times to review City comments; most recent meeting held at the end of October 2023; Applicant resubmitted early December 2023

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
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:** Abode Communities submitted funding application to HCD and a tax credit application with TCAC/CDLAC; Once funding is secured, construction is anticipated to start early 2025



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; Draft EIR available for public review December 12, 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			

Coca Cola Bottling Plant



- Various tenant improvements; demolition of warehouse structure
- Potential building additions in the future to accommodate manufacturing, warehouse and office uses
- **Progress:** Staff met with applicant in late October 2023 and in mid-November 2023 to discuss various projects.



Code Enforcement

The Code Enforcement team leads bi-weekly clean-ups of many sites around the city in coordination with other departments and agencies. Here are some examples.



Homeless Encampment Clean Sites



Before



After





Code Enforcement



The Code Enforcement team leads bi-weekly clean-ups of many sites around the city in coordination with other departments and agencies. Here are some examples.

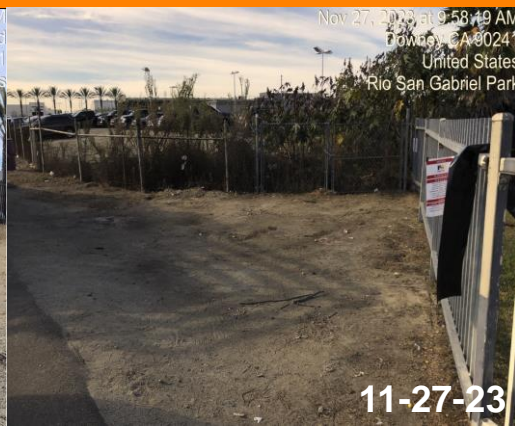
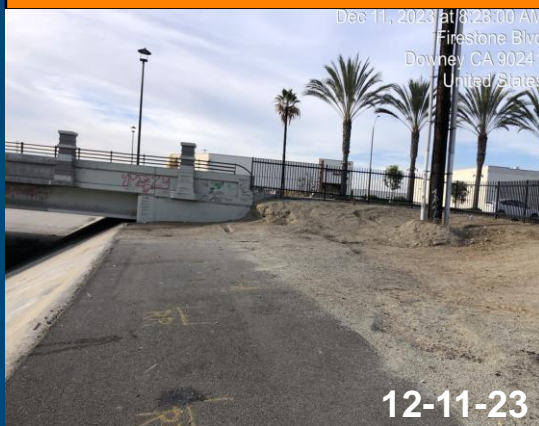
Homeless Encampment Clean Sites



Before



After

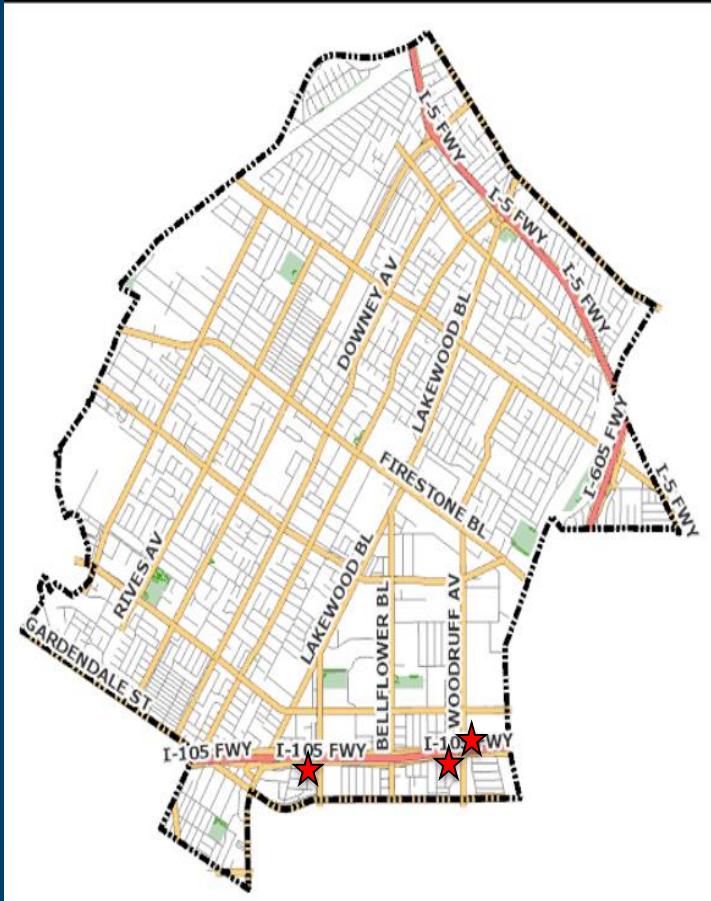




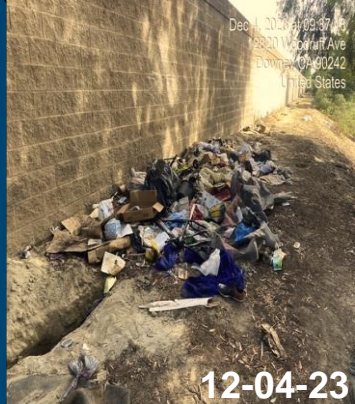
Code Enforcement



In addition to leading bi-weekly city clean-ups, Code Enforcement has actively worked with the California Department of Transportation (Caltrans) for encampment clean-ups around local bridges and highway areas surrounding the city. Issues can be reported to csr.dot.ca.gov



Before



12-04-23

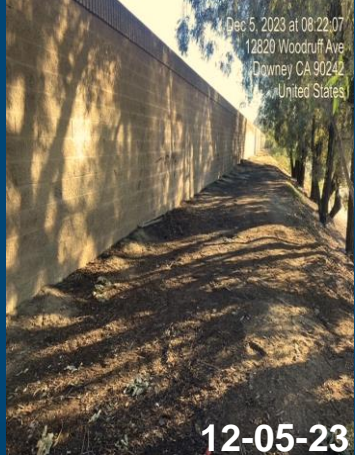


12-04-23



12-03-23

After



12-05-23



12-04-23



12-04-23



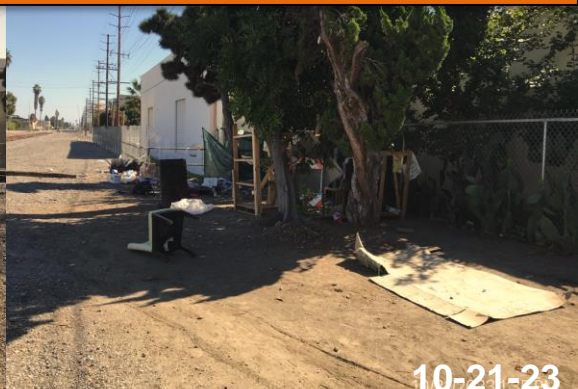
Code Enforcement



Union Pacific is also regularly contacted for maintenance needed around railroad crossing sites throughout the city. This includes: blocked crossings, illegal dumping, vegetation concerns, and encampments. Issues can be reported at UP.com/NotifyUP



Before



After





Code Enforcement



Code Enforcement officers proactively and reactively place yellow warning stickers on trash bins when they are observed to be in violation of DMC 5204.1 or DMC 5902.A.15

CITY OF DOWNEY
CODE ENFORCEMENT UNIT

WARNING

NOTICE OF VIOLATION

YOU HAVE VIOLATED THE DOWNEY MUNICIPAL CODE

Section 5204.1: Trash containers may not be put out before 6:00 p.m. on the day immediately before collection, or left out longer than twelve (12) hours after they have been emptied.

Section 5902.A.15: Trash cans shall not be kept, placed or stored where they are visible from the public right of way.

Future violations will result in an administrative citation of \$100 being issued and/or prosecution.

OFFICER: _____ **DATE:** _____





Code Enforcement

Over 240 Downey Businesses invited to attend a Free Best Practices Workshop

City of Downey

FREE WORKSHOP BEST PRACTICES FOR BUSINESSES SERVING ALCOHOL

Date & Location

Tuesday November 14, 2023

- 10:00 a.m. to 1:00 p.m. (English Session)
- 1:00 p.m. to 4:00 p.m. (Spanish Session)

Apollo Activity Room-Apollo Park, 12544 Rives Ave., Downey CA 90242

Register

<https://www.abc.ca.gov/education/lead-training/>

Topics

- Best safety practices
- Adherence to local ordinances related to ABC licensed establishments
- Alcohol and Drug (LEAD) training from an ABC representative
- Receive a certificate of completion from ABC

- Best Practice Workshop for Businesses Serving Alcohol held on November 14, 2023 in English and Spanish
- Workshop was held in coordination with Downey Police Department, State Office of Alcohol Beverage Control (ABC), and the Community Development Department
- Business Attire for Food Handlers Ordinance and citation process was explained to attendees



Code Enforcement

Outreach and Education

Enforcement of Business Attire for Food Handler

Fact Sheet mailed to affected Downey businesses and provided to Free Best Practices Workshop attendees



FACT SHEET ENFORCEMENT OF BUSINESS ATTIRE FOR FOOD HANDLERS AT FOOD ESTABLISHMENTS

What: Downey Municipal (DMC), Chapter 14 of Article IV (Ordinance No. 22-1487) was adopted by the Downey City Council on March 22, 2022. DMC Chapter 14 regulates the business attire for food handlers at food establishments and states the following:

Who: Requires all existing and future food establishments to comply with the employee business attire standards per DMC Chapter 14.

Why: To protect the health, safety, and welfare of the general public.

Enforcement: The Code Enforcement Division of the Community Development Department will enforce applicable code sections that regulate the business attire for food handlers at food establishments in accordance with DMC Chapter 14.

Citations: The owners, operators, and managing staff may be issued an administrative citation without warning for violations of the DMC and shall constitute a valid ground for the suspension, modification, and/or revocation of any land-use entitlements (including, but not limited to, any administrative permit, use permit, conditional use permit, and variance) issued for any aspect of the operation of the food establishment. Violations shall also constitute a valid ground for the revocation of the business license of the food establishment per DMC Chapter 3 of Article VI.

CHAPTER 14 - DMC SECTION 4996. BUSINESS ATTIRE FOR FOOD HANDLER*

Prohibition. No person, while acting as a food handler shall expose:

- Any specified anatomical areas, as defined by Section 9402.04(o) of the DMC;
- Any device, costume, or covering which gives the appearance of or simulates specified anatomical areas;
- Any portion of the midriff;
- Any portion of the chest more than three inches (3") below the clavicle; and/or
- Any portion of the legs that is less than three inches (3") below the buttocks.

*Except only, DMC Chapter 14 copy enclosed.

CITATION FINES

- FIRST OFFENSE: \$500**
- SECOND OFFENSE: \$1,000**
- THIRD OFFENSE: \$2,000**

In addition, any violation of the DMC constitutes a public nuisance, and may be redressed by civil action, or to the extent permitted by law.



Code Enforcement

Coordinated Interdepartmental Business Inspections Informed Merchant Preventing Alcohol Related Crime Tendencies (IMPACT)

The Downey Police, Fire and Community Development Department with the assistance of State ABC agent conducted informative, educational inspections, a grant funded project. Inspections included verifying compliance with live entertainment conditions of approval, police permit and security plans. Inspections conducted by DPD and ABC Agent.

Inspected Locations:

Epic Lounge-8239 2nd Street
 Bella Lounge-11002 Downey Ave
 Mambo Grill-11018 Downey Ave
 Ola-11040 Downey Ave
 Josephs Bar and Grill-11032 Downey Ave
 The Glen Bar-7536 Stewart and Gray Rd
 Ojos Locos-8530 Firestone Blvd

Gloria's Bar and Grill-7401 Florence Ave
 Downey Brewing-10924 Paramount Blvd
 La Barca-11010 Paramount Blvd
 Marsico's Choix-8104 Firestone Blvd
 Bar Louie-8860 Apollo Way #304
 Tempo Cantina-12056 Paramount Blvd





Code Enforcement

ILLEGALLY DUMPED ITEMS



Notice illegally dumped items on your street ?

REPORT IT



Call the City's Illegally Dumped Hotline at 562-904-1161.



Use the Downey App to submit a service request.

Do you have a large bulky item that doesn't quite fit in your regular trash can?

Call CalMet/Athens Services at 562-259-1239 to schedule a bulky pick up.

FINES

- ① OFFENSE - \$100
- ② OFFENSE - \$200
- ③ OFFENSE & SUBSEQUENT OFFENSES - \$500





Code Enforcement

Proactive Patrols of Downtown Downey

- Increased Police presence in the Downtown Area; Thursday-Saturday foot patrols
- Code Enforcement has expanded on-call Security Contract to include patrolling of parking lots in the Downtown Area



Code Enforcement

Noise Complaints

Downey Municipal Code Section 4602 - No person shall use or operate, or permit to be used, operated, or played, while under his control any radio, receiving set, musical instrument, phonograph, or other machine or device for the producing or reproducing of sound between the hours of 10:00 p.m. and 7:00 a.m. in such a manner that the sound therefrom is plainly audible at a distance of fifty (50') feet from the building, structure, or vehicle in which it is located.

Code Enforcement in coordination with Downey Police Department to use Sound Level Meter kit to enforce upon noise complaints



Anyone affected by noise should immediately report it to the Downey Police Department



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

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



Verdugo Steakhouse

- Formerly Marie Calendar's; vacant since 2019
- Tenant improvements for a new restaurant
- **Progress:** Project Completed in August 2023



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
- Unit Size: Average of 1,910 S.F.
- Seven, two-car garages
- **Progress:** Completed; Passed final inspections 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
- Unit Sizes: 1,439 S.F. & 1,457 S.F.; three, two-car garages
- **Progress:** Completed; Passed final inspections in July 2023



Completed Projects

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



Mariachi Bakery

- Second Location for Mariachi Bakery; occupying space formerly used by Subway
- Located at Imperial Hwy & Columbia Way
- **Progress:** Completed and is now open as of October 11, 2023

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; new shade structure submitted mid-November; correction were provided by the City



Completed Projects

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



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Community Development Department



City of Downey

Future Unlimited