



**City of Downey**

**Community Development Department  
Updates - Part 1**

***Future Unlimited***

**January 19, 2024**



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The Community Development Department is pleased to present the following updates for the month of January 2024. The following contains Part 1 of this month's update. These slides highlight a few projects or activities and related status updates. Part 2 contains Code Enforcement updates.

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# 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:** Demolition, Grading, and Construction plan (including temporary fencing plan) reviews have been completed by the City. Applicant has been notified. Permit issuance pending action by applicant and property owner.



# 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 closed in 2003; Space will be 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



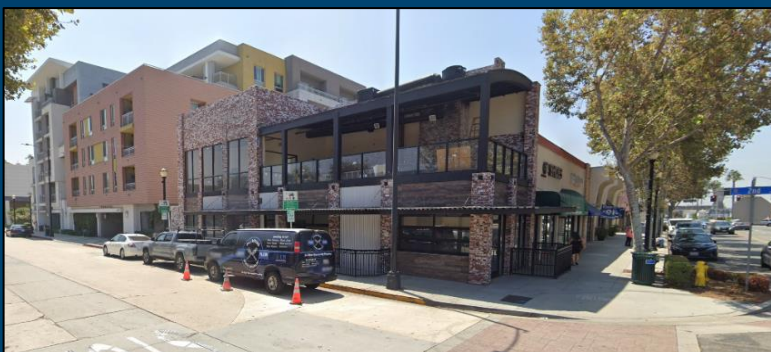
# Downtown Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
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 2<sup>nd</sup> Street
- **Progress:** Tenant improvements in-progress; Corrections provided upon most recent inspection; Awaiting submittal of revised plans by applicant



**Ola Resto Bar**

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



# 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			



- 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 by applicant



# 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:** Awaiting applicant's resubmittal



# Downtown Downey Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	June 1, 2021	Ongoing	Street Closure
<b>Status:</b> 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





# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12060 Lakewood Blvd	December 13, 2023	June 2024	N/A
<b>Status:</b> Tenant improvements plans under review			



## SPROUTS FARMERS MARKET

- New Sprouts Farmers Market to take over Bed Bath & Beyond tenant space at the Downey Landing.
- **Progress:** Permits for interior demolition are ready to be issued. New tenant improvement build out plan have undergone a first City review and applicant picked up comments in mid-January 2024; City is awaiting resubmittal by applicant.



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	N/A	N/A	Conditional Use Permit, Site Plan Review, Variance, Tentative Parcel Map, Zone Change
<b>Status:</b> 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:** Applicant is coordinating with City staff to prepare the transmittal of entitlement application submittals.

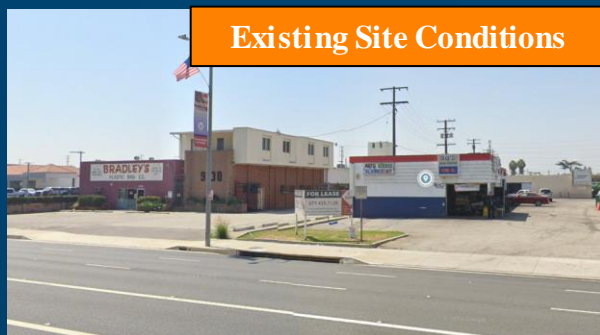


Existing Site Conditions



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9102-9130 Firestone Blvd	October 24, 2023	N/A	Preliminary Review Application
<b>Status:</b> 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 early December. Staff has invited applicant to meet with staff. Staff will be following up with applicant to request a meeting to discuss the conceptual project.



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
9454 Imperial Highway	September 19, 2023	N/A	Preliminary Review Application; Requires entitlements - CUP for drive-thru and Site Plan Review
<b>Status:</b> Under Preliminary Review Only; Entitlements require Planning Commission review			



Conceptual Elevation

## 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:** Preliminary comments were provided November and December 2023; City staff has met with In-N-Out representatives to discuss project in November 2023 and January 2024; Awaiting submittal of entitlement applications to the City.



Existing Site Conditions



# 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:** Permits for Demolition, Grading, and construction were issued December 2023; Construction is on-going.

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



**Raising Canes**

- New 3,481 S.F restaurant with two lane drive-thru; includes demolition of three commercial buildings
- **Progress:** Applicant submitted entitlements applications in mid-December and are currently under staff review.



# Commercial Development

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



Conceptual



Existing Site Conditions

- Applicant submitted conceptual plans for “Preliminary Review”
- Site was previously a restaurant with live entertainment
- Conceptual proposal includes a similar request as the previous use
- Project includes an exterior façade change and site improvements
- **Status:** The City provided preliminary comments in January 2024 and invited applicant to a meeting; City is awaiting response and/or resubmittal by applicant.



# Commercial Development

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

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			



## Mr. Menudo

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

## The Chicken Koop

- Former wedding chapel, vacant since 2020
- Façade modifications and landscape improvements for a new restaurant with outdoor dining
- **Progress:** Received final inspections approval in early January. Grand Opening is expected in February 2024.



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
8830 Apollo Way	March 2, 2023	January 2024	N/A
<b>Status:</b> Permit Issued on June 8, 2023 and December 14, 2023			



**The Olive Resto Bar**

- Expansion of an outdoor dining patio; approximate area 1,105 S.F.
- **Progress:** Applicant has resumed construction and project is expected to be completed in late February 2024.

Address	Submitted	Anticipated Completion	Entitlement Type
8830 Apollo Way	January 19, 2023	January 2024	N/A
<b>Status:</b> Permit Issued on June 7, 2023			



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

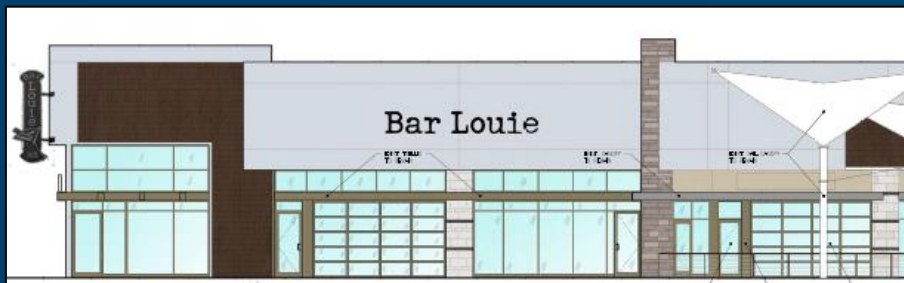




# Commercial Development

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

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			



## Bar Louie

- A restaurant at the Promenade is proposing an interior and exterior expansion
- Total expansion of 1,500 S.F each
- Request to amend Live Entertainment permit
- **Progress:** Awaiting resubmittal by applicant since June 2022 to address City comments



## Nothing Bundt Cakes

- Existing 2,500 S.F vacant tenant space
- Located at the Downey Promenade
- **Progress:** City has approved tenant improvement plans and permits are ready to be issued subject to applicant providing LA County Health Department approval verification



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
12110 Lakewood Blvd	August 14, 2023	Winter 2024	N/A
<b>Status:</b> 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
<b>Status:</b> 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 applicant providing verification of LA County Health Department approval



# Commercial Development

## Stonewood Mall



- Monthly regular meetings - City staff and Stonewood Mall management;
- New tenants open or coming soon: Pandora, Bath and Body Works, Mexi Snacks
- Refer to tenant list at [www.shopstonewoodcenter.com/Directory](http://www.shopstonewoodcenter.com/Directory)
- Events: Mall management will be hosting various community oriented events throughout 2024. Finalization of event calendar underway. City staff is coordinating with Mall management.



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknow	N/A
<b>Status:</b> 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
  - 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:** on-going; City staff met with DFCU in early 2024 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
<b>Status:</b> 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
<b>Status:</b> 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
<b>Status:</b> Approved by Planning Commission on September 21, 2022			

## Honda World

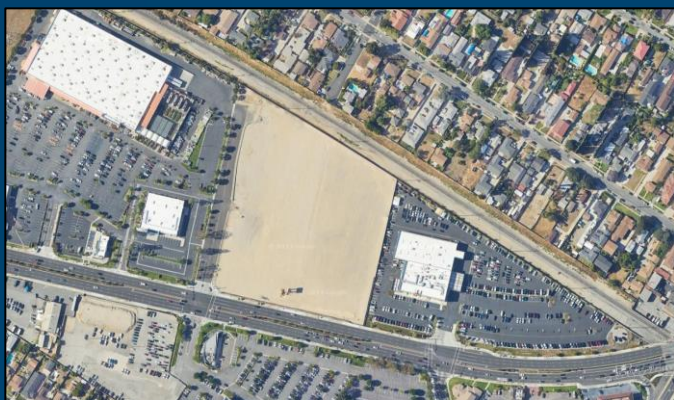


- New 81,915 S.F dealership; customer service center and showroom
- June 2023 – Applicant requested and City approved modifications to project scope
- Three separate submittals made to the City
- **Progress:** Grading permit issued late December 2023 and related pre-construction meeting held on January 4, 2024. Phase 1 – Construction plans were submitted with new scope of work early January ‘24; currently under City review. Phase 2 – Permit ready to issue; Lot Merger complete/recorded with the County of Los Angeles.



# 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	2024	Conditional Use Permit, Site Plan Review, Variance
<b>Status:</b> Approved by Planning Commission on September 21, 2022			



## Rives Mansion

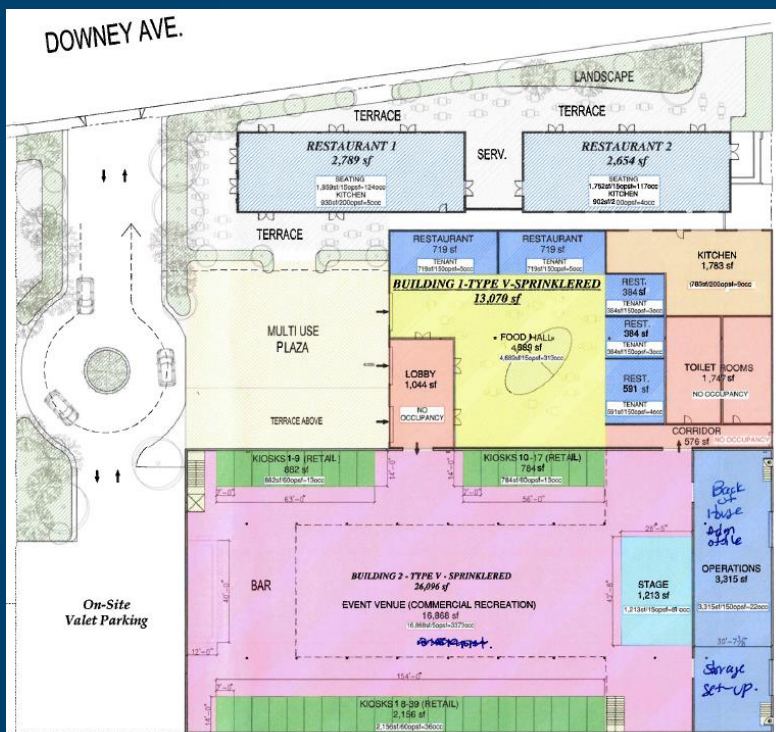
- Adaptive reuse of the Rives Mansion which is listed on the National Register of Historic Places. Future uses: office uses and construction of new 1,200 S.F retail/café building
- Landscaping and parking improvements
- **Progress:** Under construction; City staff met with property owner and contractor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



# Commercial Development

Address	Submitted	Anticipated Completion	Entitlement Type
11400 Downey Ave	August 31, 2023	Unknown	N/A – Preliminary Review Only
<b>Status:</b> 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 will be provided to the applicant. A meeting with the applicant will be tentatively held in late January 2024





# 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 applicant's resubmittal since June 2023

Address	Submitted	Anticipated Completion	Entitlement Type
10736 La Reina Ave.	June 12, 2023	Summer 2025	Site Plan Review
<b>Status:</b> 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 stories; Unit Size: 1,924 S.F. & 1,135 S.F. each with a two car garage
- **Progress:** Applicant has resubmitted plans in January 2024 and is currently under staff review



# Residential Development

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



- 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
<b>Status:</b> 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
<b>Status:</b> 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; a follow-up meeting was held mid-January to discuss comments; Awaiting resubmittal by the applicant



# 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:** Requires Planning Commission Review



- 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 and was provided comments January 2024.

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; staff has reached out to property owner in January 2024 for a meeting.



# Residential Development

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:** 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 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 was made available for public review December 12, 2023 and will end January 25, 2024



# 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			

## 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 will meet with applicant in late October 2023, mid-November 2023, and January 2024 to discuss various projects.





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Community Development Department



**City of Downey**

***Future Unlimited***