



City of Downey

**Community Development Department
Updates - Part 1**


Future Unlimited

February 2024



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The Community Development Department is pleased to present the following updates for the month of February 2024. The following contains Part 1 of this month's update. Part 1 highlights Planning and Building Division project updates or activities. Part 2 contains Code Enforcement updates.

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Building Division Highlights

New
Section

Online System Enhancements

- Optimizing the City's permitting software to facilitate and streamline processes.
 - ✓ Enhance our online plan submittal process.
 - ✓ Provide an improved user friendly and efficient system for the applicant.
 - ✓ Solar Permits will be automated to comply with State law.
 - ✓ Optimization project anticipated to be launched in April 2024.

Customer Service

- New in-house Plan Checker and plan checking services
- Permit Technician Staff training
- Actively tracking turnaround times and scheduling meetings with applicants for complex plan check projects
- New and updated customer handouts for frequently asked questions:
 - ✓ Structural Observation
 - ✓ Special Inspection Program
 - ✓ Statement of Special Inspections
 - ✓ Temporary Certificate of Occupancy process



QR Code to
Building Division Homepage

AB 1332

- AB 1332 **requires** cities to implement an ADU plan pre-approval program. The Building Division is developing internal procedures to ensure the City is in compliance with State law.



Building – Life and Safety Emergencies

Building Division staff, including Building Inspectors and Plan Checkers respond to emergencies affecting structures, such as structure fires.

- ✓ Building Division staff evaluate the extent of structural damage
- ✓ Identify potential safety hazards
- ✓ Determine if the structure is safe to occupy
- ✓ Coordinates with other life and safety personnel (i.e. Police and Fire)

Example Photos (right):

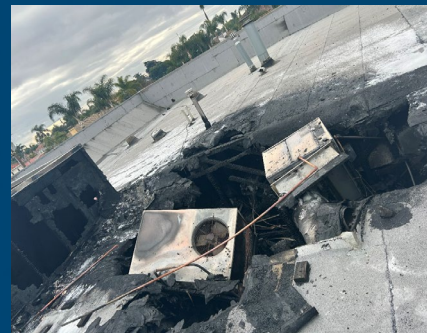
Extensive fire damage, falling hazards, and fire/water damage to the electrical system rendered this building unsafe to occupy.



Fire compromised the structural integrity of the framing members



2nd floor has begun to sag due to damaged floor joists and framing members



Fire created falling hazards that will require shoring/bracing before.



Fire compromised the structural integrity of the 2nd floor and roof



Downtown Commercial Development

Project Name: Shake Shack

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



Existing Site Conditions



- 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
- **Status:** Demolition, grading, and construction plan (including temporary fencing plan) reviews have been completed by the City. Demolition Permits issued in late December 2023. Permits for grading and construction are ready to issue as of mid-January 2024. Applicant anticipated to begin demolition mid-February 2024.



Downtown Commercial Development

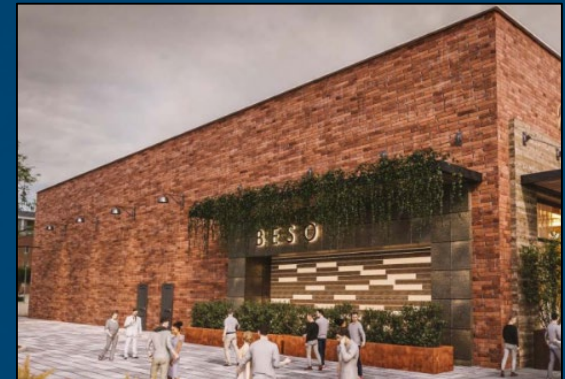
Address	Submitted	Anticipated Completion	Entitlement Type
11022 Downey Ave	August 10, 2017	2024	Site Plan Review, Conditional Use Permit, & Variance
Status: Approved by Planning Commission on January 3, 2018			



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
- Status**: Tenant improvement to be completed soon for all three tenant spaces; Pizzeria anticipated to open soon & remaining parts by Winter 2024; A security plan to be reviewed by the Police Department for Mandala and Beso prior to the businesses opening.



Downtown Commercial Development

Project Name: N/A			
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			

Project Name: Ola Resto Bar			
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			



- 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
- Status: Tenant improvements in-progress.



- First floor addition for outdoor seating at the rear of the property
- Second floor outdoor seating and exterior façade improvements
- Status: City staff proactively contacted the applicant on February 5, 2024 to obtain the status of the project. The applicant currently has the project on hold due to unforeseen setbacks.



Downtown Commercial Development

Project Name: N/A

Address	Submitted	Anticipated Completion	Entitlement Type
8222-8228 Firestone Blvd	February 7, 2023	2024	Minor 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
- **Status:** Staff met with the applicant/property owner on February 7, 2024 to discuss next steps for application and plan check procedures.

Existing Site Conditions





Downtown Commercial Development

Project Name: Toma Tequila

Address	Submitted	Anticipated Completion	Entitlement Type
8323 Firestone Blvd	September 27, 2022	N/A	Conditional Use Permit

Status: Requires Planning Commission review



- New restaurant with live entertainment in the form of DJ and dancing
- Full interior tenant improvement
- **Status:** Tenant improvements have been completed. Applicant to submit revised Security Plan per City comments for the proposed live entertainment prior to scheduling a hearing before the Planning Commission.

Project Name: King & Queen Cantina

Address	Submitted	Anticipated Completion	Entitlement Type
8218 Firestone Blvd	June 1, 2021	Unknown	Site Plan Review & Conditional Use

Status: Requires Planning Commission review



- Application for a remodel of a two-story commercial building with a mezzanine
- Proposed restaurant with live entertainment and outdoor seating
- **Status:** Applicant was provided incomplete status letter on March 2022. Staff continued to follow up with applicant as recently as September 2023. City is awaiting resubmittal from applicant.

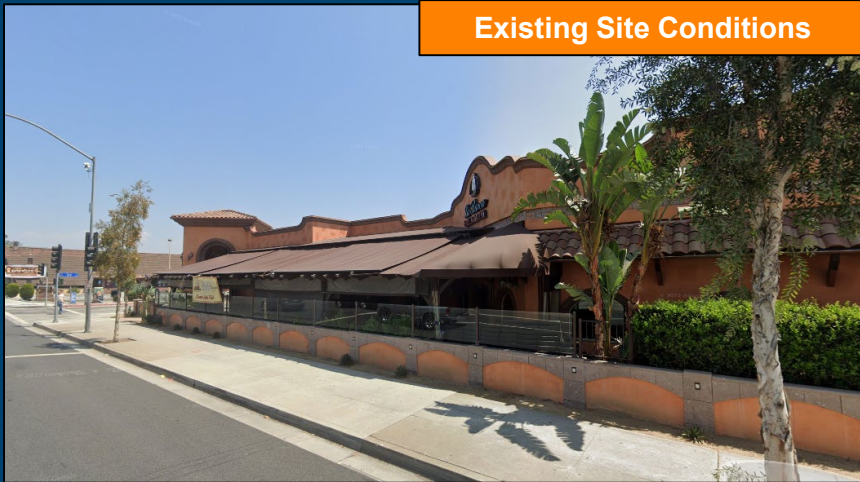


Downtown Commercial Development



Project Name: La Barca

Address	Submitted	Anticipated Completion	Entitlement Type
11010 Paramount Blvd	TBD	N/A	Plan Check
Status: Not yet Submitted			



- Application proposing to remove canvas cover over existing patio trellis and re-roof with clay tile to match existing building
- No other exterior modifications proposed at this time
- **Status:** Staff met with the applicant in early February 2024 to discuss the feasibility and process for a future plan check submittal; applicant indicated that plans would be submitted for plan check review in mid-February 2024.



Downtown Downey Events

Project Name: Downtown Special Events

Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	Ongoing	Ongoing	Street Closure
Status: City Council Review			



- DDIA sponsored events, between 2nd St & 3rd St on Downey Ave
- Hosted by Angel City Market
- Bi-monthly Night Market on Thursdays
- Angel City Market has proposed new upcoming events for 2024 which include:
 - Spring Festival – March 21, 2024
 - Cinco De Mayo Event – May 4, 2024
 - Hispanic Heritage Event – September 15, 2024
 - Oktoberfest – October 18, 2024



Status: Event applications are being processed by staff.



Commercial Development

Project Name: Sprouts Farmers Market

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



- New Sprouts Farmers Market to take over the former Bed Bath & Beyond tenant space located at the Downey Landing.
- **Status:** New tenant improvement build out plans have undergone a first City review and applicant picked up comments in mid-January 2024; City is awaiting resubmittal from applicant.



Commercial Development

New

Project Name: Florida Restaurant

Address	Submitted	Anticipated Completion	Entitlement Type
10025 Lakewood Blvd	November 21, 2023	N/A	Plan Check

Status: Tenant improvements plans under review

Current Conditions



Previous Conditions



- Due to a Fire in early 2022, the Florida Restaurant has temporarily closed.
- Plans submitted in November 2023 to repair fire damage; interior remodel.
- **Status:** The applicant submitted plans for Fire repairs and was provided corrections by the City in early December 2023 and a plan resubmittal by the applicant is still pending. Staff met with the applicants in early February 2024 to discuss minor façade upgrades.
- On February 14, 2024, Staff requested that the applicant submit an application for a Minor Site Plan Review for a formal review and approval of façade improvements.



Commercial Development

Project Name: YMCA

Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	November 06, 2024	N/A	Conditional Use Permit, Site Plan Review, Variance, Tentative Parcel Map, Zone Change

Status: Requires Planning Commission review

Conceptual



Existing Site Conditions



▪ Scope of Work:

- Upgrade and remodel the existing 6,500 SF Gymnasium. Construction of new 18,000 SF building.
- A separate entitlement application has also been submitted for a relocation of building mounted wireless facility at this location.

- Partial fee waiver granted by City Council on November 14, 2023.

▪ Status (New Building):

- Applicant is coordinating with City staff to prepare the transmittal of entitlement application submittals. Plan Check review for the gymnasium remodel were submitted “at-risk” in late January 2024.

▪ Status (Wireless Communication Facility):

- City provided preliminary comments to applicant in late November 2023. The City is awaiting resubmittal by the applicant.

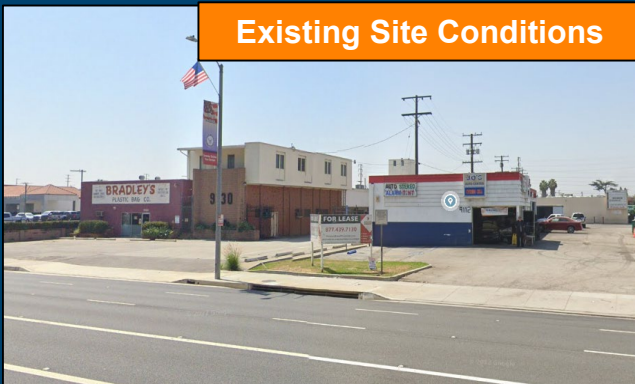


Commercial Development

Project Name: “Bag Factory”

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” to redevelop the site into a multi-tenant commercial center with restaurant, office, and retail spaces
- **Status:** The City provided preliminary comments early December 2024. Staff has invited applicant to discuss preliminary comments. Staff and applicant will coordinate a future meeting once applicant indicates to staff they are ready to meet.



Commercial Development

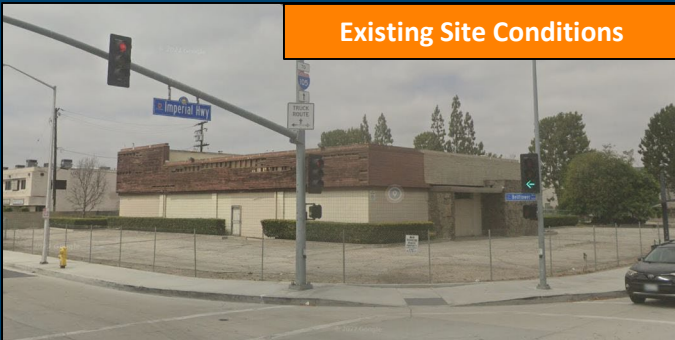
Project Name: In N Out

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
Status: Under Preliminary Review Only; Entitlements require Planning Commission review			

Conceptual Elevation



Existing Site Conditions



- 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; City is awaiting entitlement applications submittal from the applicant.



Commercial Development

Project Name: Chick-Fil-A

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			



- **Scope of Work:** New 4,777 S.F restaurant with three lane drive-thru; includes demolition of two existing commercial buildings
- **Status:** Permits for demolition, grading, and construction were issued December 2023; Construction is on-going.

Existing Site Conditions

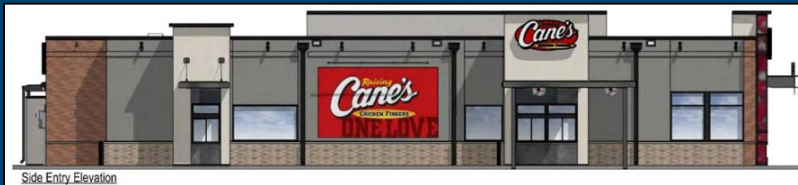




Commercial Development

Project Name: Raising Canes

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			



- New 3,481 S.F restaurant with two lane drive-thru; includes demolition of three commercial buildings
- **Status:** Applicant met with Staff in January 2024 to discuss previously provided comments and is planning to submit entitlements application in February.



Commercial Development

Project Name: Unknown

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

Status: Under Preliminary Review Only

Conceptual



Existing Site Conditions



- Site was previously a restaurant with live entertainment
- Application:
 - Conceptual plans for “Preliminary Review” includes a similar request as the previous use and,
 - Exterior façade change and site improvements
- **Status:** The City provided preliminary comments in January 2024; Staff met with applicant late January to discuss preliminary comments. City is awaiting resubmittal by applicant.



Commercial Development

Project Name: Mr. Menudo

Address	Submitted	Anticipated Completion	Entitlement Type
12215 Paramount Blvd	N/A	N/A	Plan Check

Status: Pending submittal



- Convert existing building to a new restaurant use
- Tenant plans minor exterior façade upgrades
- **Status:** City is awaiting plan check submittal from applicant. Staff continues to reach out to applicant for a status update on exterior upgrades and is pending a response.



Commercial Development

Project Name: The Chicken Koop

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



- Former wedding chapel, vacant since 2020
- Façade modifications and landscape improvements for a new restaurant with outdoor dining
- **Status:** Certificate of Occupancy issued mid January. Business officially opened late January.

Completed Project





Commercial Development

Project Name: The Olive RestoBar

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



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



Commercial Development

Project Name: Gaucho Grill

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

Status: Permit Issued on June 7, 2023



- 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
- **Status:** Permits issued in July 2023; Construction in progress and will be completed in phases to avoid business disruption

Existing Site Conditions

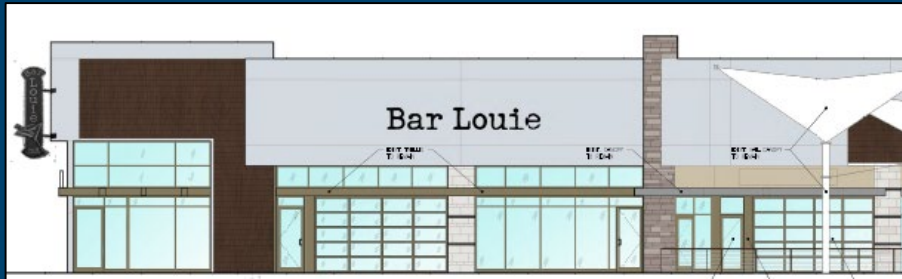




Commercial Development

Project Name: Bar Louie

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			



- 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
- **Status:** City is awaiting plan check resubmittal from applicant. Staff to reach out to applicant and to discuss future plan check re-submittal.

Project Name: Nothing Bundt Cakes

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



- Existing 2,500 S.F vacant tenant space located at the Downey Promenade
- **Status:** 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

Project Name: Sephora

Address	Submitted	Anticipated Completion	Entitlement Type
12110 Lakewood Blvd	August 14, 2023	Winter 2024	N/A
Status: Permit Issued on June 8, 2023			



- Sephora to take over an existing tenant space of 5,574 SF
- Previously “Cozy Fox,” located within the Downey Landing
- **Status:** Certificate of Occupancy issued early February. Grand Opening February 9, 2024.



Commercial Development

Project Name: Coffee Bean- Kaiser

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



- New prefabricated walk-up only Coffee Bean Kiosk at Kaiser Medical Center
- Pre-fabricated 465 S.F structure
- Status: Phase 1 - Site work improvements to prepare for prefab coffee cart (Phase 2) scheduled to be completed early March. Phase 2- Prefab coffee cart approved by City in mid-October 2023, pending permit issuance. Expected to be completed mid-May.



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
- 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

Project Name: Undeveloped 20 acres at the Downey Promenade

Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknown	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.

- Various Uses Planned:
 - Downey Federal Credit Union
 - Kaiser Medical
 - IRG/"Phase" 2 of the Promenade: potential hospitality, office and retail spaces
- Potential site for Space Shuttle Inspiration rehab; approximately 10,000 S.F.
- **Status:** on-going; City staff met with DFCU in early 2024 to discuss future plans for 2.64 acre site.





Commercial Development

Project Name: Tempo Cantina			
Address	Submitted	Anticipated Completion	Entitlement Type
12056 Paramount Blvd.	August 2, 2022	2024	Conditional Use Permit & Site Plan Review
Status: Requires Planning Commission Review			



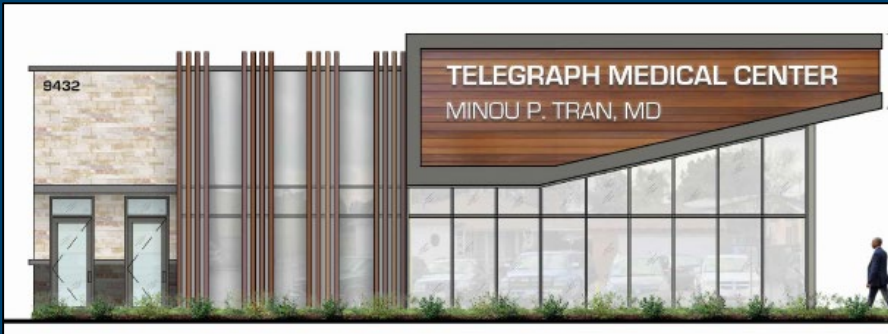
- Proposed expansion of outdoor dining area and valet parking; parking agreement with adjacent commercial property.
- **Status:** October 18, 2023 Planning Commission hearing continued at the request of the applicant; a new public notice for a future public hearing will be sent out per Downey Municipal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



Commercial Development

Project Name: Telegraph Medical Center

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			



- 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
- **Status:** Permits issued July 25, 2023. Construction is on-going.





Commercial Development

Project Name: Honda World

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			



- 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.
- **Status:**
 - 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.

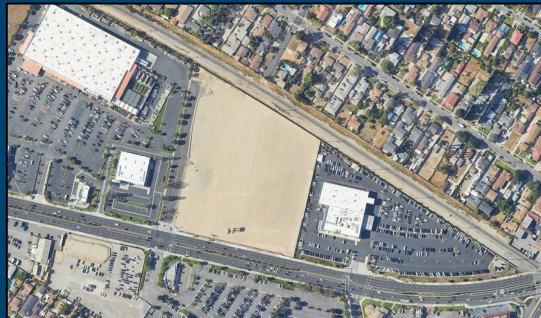


Commercial Development

Project Name: N/A

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
- **Status:** Applicant is searching for an anchor tenant before moving forward with the project

Project Name: Rives Mansion

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



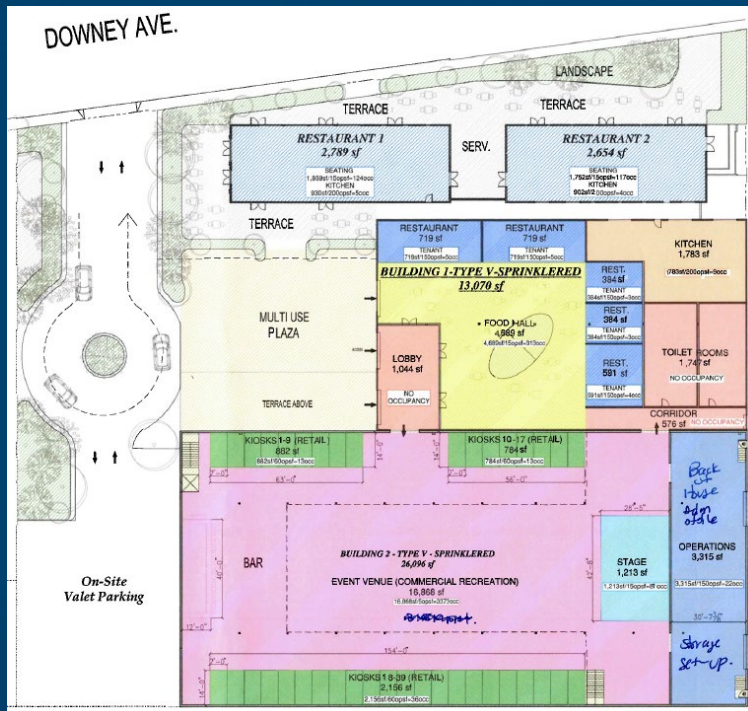
- Adaptive reuse of the Rives Mansion which is listed on the National Register of Historic Places. Future uses: office uses and construction of new 1,200 S.F retail/café building
- Landscaping and parking improvements
- **Status:** Under construction; City staff met with property owner and contractor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



Commercial Development

Project Name: Downey Cultural Center

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			



- Repurpose existing industrial buildings to create an Cultural Center comprised of an event venue, retail & restaurants; upgrade to include, landscaping, parking and circulation
- **Status:** Staff met with applicant and applicant's design team to discuss conceptual proposal. An additional comment letter was provided November 2023 identifying potential zoning concerns. Staff met with the applicant mid-January to discuss feasibility and entitlement submittal. City awaiting for entitlement submittal, if applicant wishes to proceed.



Commercial Development

Project Name: Verizon Wireless Communication Facility

Address	Submitted	Anticipated Completion	Entitlement Type
12006 Lakewood Blvd	August 15, 2023	Completed	Conditional Use Permit
Status: Planning Commission Approved November 15, 2023			

New



- New Wireless Communication Facility on top of an existing Verizon retail store.
- New antenna contains one (1) antenna and three (3) remote radio units.
- **Status:** Applicant submitted for construction Plan check November 2023. Plans were reviewed by the City and approved. City awaiting for applicant to pull permits since early January 2024.



Commercial Development

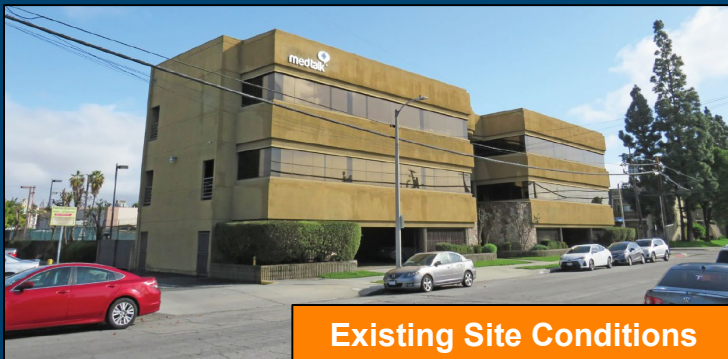
Project Name: AT&T Wireless Communication Facility

Address	Submitted	Anticipated Completion	Entitlement Type
8327 Davis Street	April 10, 2023	N/A	Conditional Use Permit

Status: Scheduled Planning Commission for February 21, 2024



Conceptual



Existing Site Conditions

- New Wireless Communication Facility on top of an existing medical office building. Co-location with Verizon Facility
- New facility contains sixteen (16) antennas and forty-eight (48) remote radio units.
- New screening to create faux fourth story.
- **Status:** Staff had deemed the application incomplete April 2023. Staff had been working with the applicant to resolve screening design and fire access concerns. Planning Commission public hearing scheduled for February 21, 2024.



Commercial Development

Project Name: Verizon Wireless Communication Facility

Address	Submitted	Anticipated Completion	Entitlement Type
8327 Davis Street	April 10, 2023	N/A	Conditional Use Permit

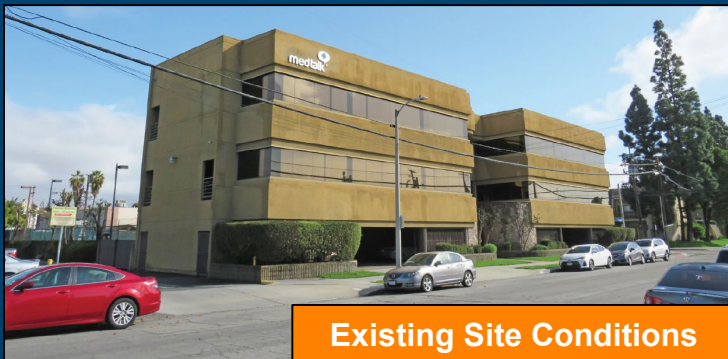
Status: Scheduled Planning Commission for February 21, 2024

New



Conceptual

- New Verizon Wireless Communication Facility on top of an existing medical office building. Co-location with AT&T Facility
- New facility contains twelve (12) antennas and twelve (12) remote radio units.
- New screening to create faux 4th story.
- **Status:** Staff had deemed the application incomplete April 2023. Staff had been working with the applicant to resolve screening design and fire access concerns. Planning Commission public hearing scheduled for February 21, 2024.



Existing Site Conditions



Commercial Development

Project Name: Verizon Wireless Communication Facility

Address	Submitted	Anticipated Completion	Entitlement Type
9001 Paramount Blvd	February 7, 2024	N/A	Conditional Use Permit

Status: Requires Planning Commission Review



Conceptual



Existing Site Conditions



- New Wireless Communication Facility within a new thirty-eight (38) foot high antenna tower.
- New facility contains twelve (12) antennas and twelve (12) remote radio units.
- New facility designed to be concealed by a religious tower/monument
- **Status:** Under staff review

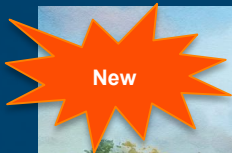


Residential Development

Project Name: Olson Housing Development

Address	Submitted	Anticipated Completion	Entitlement Type
7360 Foster Bridge Road	March 20, 2023	Unknown	General Plan Amendment, Zone Change, Site Plan Review, Tentative Tract Map, Density Bonus

Status: Tentatively Scheduled for Feb. 21, 2024 Planning Commission Hearing



- New 33 Unit Condominium Development
- Units ranges from 1,188 sq. ft. to 1,792 sq. ft., located within four separate buildings.
- Project includes 3 affordable housing units and a density bonus.
- **Status:** Application is undergoing CEQA review. The CEQA Mitigated Negative Declaration (MND) was routed for public review on Nov. 22, 2023 and ended on Dec. 22, 2023. Public Hearing scheduled before Planning Commission on Feb. 21, 2024. Any public notices and a newspaper ad shall be made available to the public 10-days prior to the hearing per Downey Municipal Code.



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
- **Status:** Awaiting applicant's resubmittal since June 2023. Staff is reaching out to the applicant for status.

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
- **Status:** 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
- **Status:** 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
- **Status:** Applicant has resubmitted plans in January 2024 and plans are 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
Status: 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
- **Status:** 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
- Average unit size of 1,800 S.F. w/ two-car garage
- **Status:** 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
- **Status:** The City provided preliminary comments mid-December 2023; a follow-up meeting was held mid-January 2023 to discuss comments; Applicant to revise site layout and resubmit for staff review.



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
- Status:** Staff met with the applicant several times to review City comments; most recent meeting held early February 2024; Applicant submitted early December 2023 and was provided comments January 2024. Applicant to resubmit plans for City comments.

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 with two-car garage for each unit
- Status:** 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

Project Name: Veteran Commons

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



Industrial Development

Project Name: Prologis

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



- Application to build new 510,110 S.F concrete tilt-up building and demolition of existing buildings
- Draft EIR preparation in Status
- No specific tenant identified at this time
- **Status:** Project under review; Draft EIR was made available for public review December 12, 2023 and ended January 25, 2024. Planning Commission public hearing date is March 6, 2024



Industrial Development

Project Name: Coca Cola Bottling Plant

Address	Submitted	Anticipated Completion	Entitlement Type
8729 Clela St	Various	In Planning Stages	Building Permits
Status: Active			



- Various tenant improvements; demolition of warehouse structure
- Potential building additions in the future to accommodate manufacturing, warehouse and office uses
- **Status:** Staff met with applicant in late October 2023, mid-November 2023, and January 2024 to discuss various projects.



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City of Downey

Future Unlimited