



City of Downey

**Community Development Department
Updates - Part 1**

Future Unlimited

March 2024



Table of Contents

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

Page	Activity Type
03	Building Division Highlights
04	Downtown Downey Commercial Development
10	Downtown Downey Events
12	Commercial Development
41	Residential Development
48	Industrial Development



Building Division Highlights

Online System Enhancements

April 1, 2024

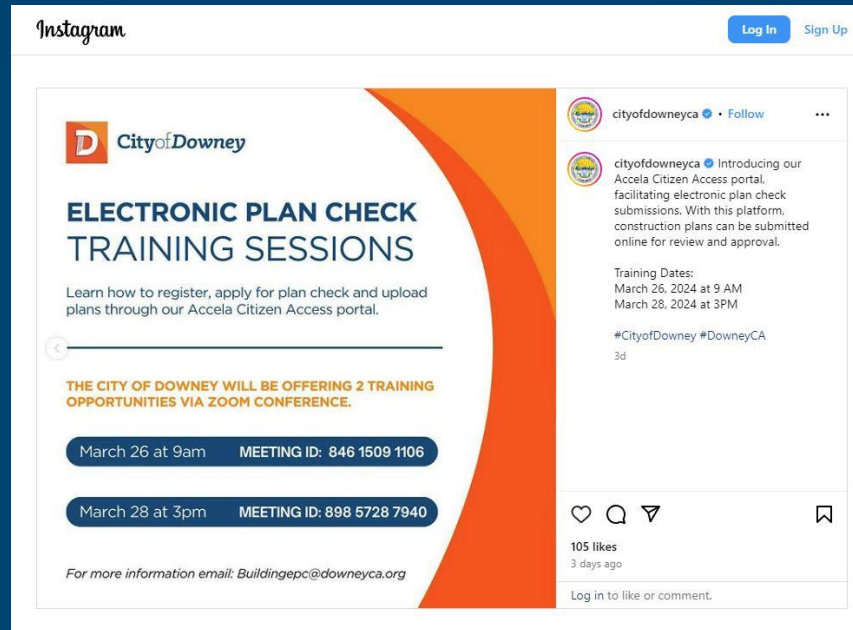
Enhanced on-line electronic plan submittal will go live!



QR Code to Building Division Homepage

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.



AB 1332

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



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



- 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:** The city completed its review and December 2023. Demolition Permit issued December of 2023; Grading Permits issued February 2024. Construction Permit issued March of 2024. The project is underway and has begun prepping for foundation work.

Existing Site Conditions





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:** A Temporary Certificate of Use and Occupancy was issued to Avenue Pizzeria February 22, 2024, and is now open. Construction is nearing completion for other tenants. Plan submission to revise trash enclosure, outdoor railing and countertop submitted March 5, 2024. Currently under City review. A security plan shall be reviewed for Beso and Mandala by the Police Department prior to the business 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; Corrections provided upon most recent inspection in November 2023; Meeting with owner and City Departments to occur late March 2024 to guide and address comments for final inspection.



- First floor addition for outdoor seating in the rear of the property
- Second floor outdoor seating and exterior façade improvements
- **Status:** The City proactively contacted the applicant in February 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 February 7, 2024 to discuss next steps for application and plan check procedures. City staff is awaiting the applicant’s submittal.

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 Improvement has been completed. Applicant to submit revised Security Plan per City comments provided in late January prior to scheduling Planning Commission hearing for proposed live entertainment.

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. Façade improvements to be processed as a Minor Site Plan Review. Applicant requested “at-risk” plan check for tenant improvements.

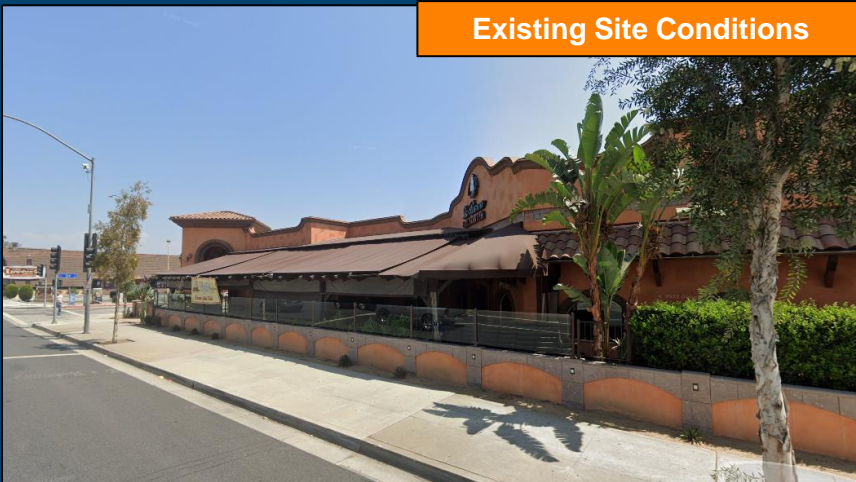


Downtown Commercial Development

Project Name: La Barca

Address	Submitted	Anticipated Completion	Entitlement Type
11010 Paramount Blvd	February 12, 2024	N/A	Plan Check

Status: Permit Issued



Existing Site Conditions

- Application proposing to remove canvas cover over existing patio trellis and re-roof with clay tile to match existing building
- No other exterior modification is proposed at this time
- **Status:** The applicant submitted a building permit application, and the permit was issued. Corrections were provided during a subsequent inspection in February 2024. City is awaiting a plan submittal by the applicant, addressing the corrections provided.



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 (City-owned property)
 - APRIL 17, 2024
 - Cinco De Mayo Event (Street Closure)
 - MAY 4, 2024
 - Hispanic Heritage Event (Street Closure)
 - TBD
 - Oktoberfest (Street Closure)
 - OCTOBER 18, 2024
- Three (3) street events require City Council approval, tentatively scheduled for April 23, 2024.
- **Status:** Event applications are being processed by staff.



Downtown Downey Events

Project Name: Downtown Special Events

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



- Chamber of Commerce sponsored event, between 5th St & Firestone Blvd along Brookshire Ave
- Annual Street Faire
 - Scheduled May 4, 2024
 Street Fair to have merchandise and food vendors, a kids zone with activities, and live music
- Requires City Council approval and is tentatively scheduled for April 23, 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:** Permit for interior demolition was issued on February 29, 2024. Tenant improvement plans were re-submitted on March 1, 2024.



Commercial Development

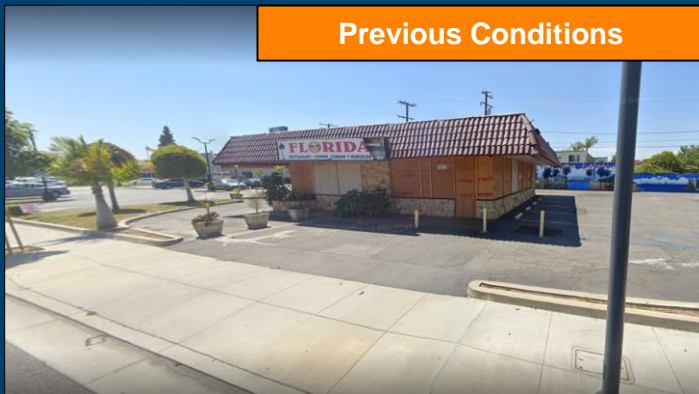
Project Name: Florida Restaurant

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 show an interior remodel within the existing building.
- **Status:** The applicant submitted plans for Fire repairs and was provided corrections by the City in early December 2023 and is pending resubmittal. Staff met with the applicants in early February to discuss minor façade upgrades. Staff met with the applicant's team to clarify the process for Minor Site Plan Review, March 7, 2024. Currently, no permit has been issued for façade improvement.



Commercial Development

Project Name: Silverlake Ramen

Address	Submitted	Anticipated Completion	Entitlement Type
8428 Firestone Blvd	February 9, 2024	N/A	Plan Check
Status: Tenant improvements plans under review			



Current Conditions



- **Scope of Work:** Tenant Improvement for a new 2,115 SF restaurant.
- **Status:** Applicant submitted plans for review in early February. Review was completed late February and was issued corrections. Applicant resubmitted plan in the 3rd week of March 2024.





Commercial Development

Project Name: Silverlake Ramen

Address	Submitted	Anticipated Completion	Entitlement Type
8545 Florence Ave	March 7, 2024	N/A	Minor Site Plan Review
Status: Under Staff Review			



Conceptual



Existing Site Conditions

- **Scope of Work:** Minor facade improvements to the building, interior tentative improvements, and upgrades to the existing landscape area.
- **Status:** Currently under staff review.



Commercial Development

Project Name: YMCA

Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	November 06, 2023	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 new wireless facility at this location.

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

▪ **Status (New Building):**

- Staff reviewed the entitlement submittal and were provided an incomplete letter on February 7, 2024. The city is awaiting supplemental CEQA studies for further review. The Plan Check review for the gymnasium remodel was submitted in late January 26, 2024.

▪ **Status (Wireless Communication Facility):**

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

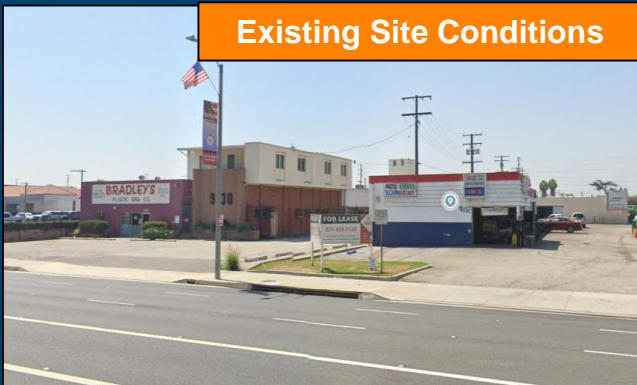


Commercial Development

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”
- 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 discuss preliminary comments. Staff and applicant will coordinate a future meeting once applicant has completed addressing comments.



Commercial Development

Project Name: N/A

Address	Submitted	Anticipated Completion	Entitlement Type
12157 Lakewood Blvd	February 13, 2024	N/A	Preliminary Review Application

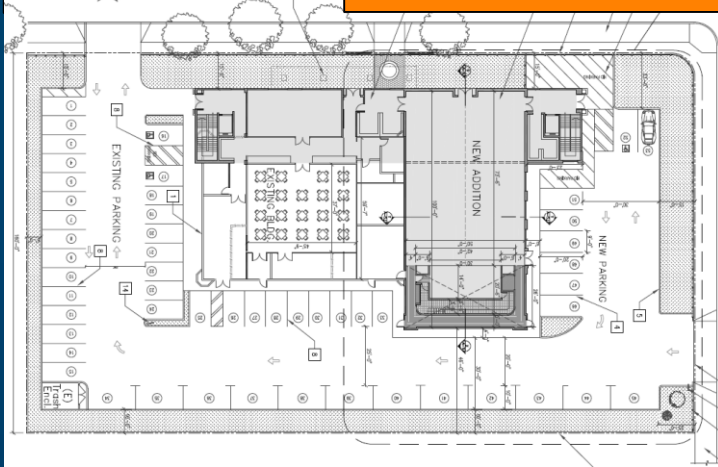
Status: Under Preliminary Review Only



Existing Site Conditions



Conceptual Site Plan



- Applicant submitted conceptual plans for “Preliminary Review”
- Architectural Plan shows a 3,675 SF addition and remodel to an existing religious temple.
- Proposal also incorporates site improvements to landscaping and parking area.
- **Status:** Under City staff review.



Commercial Development

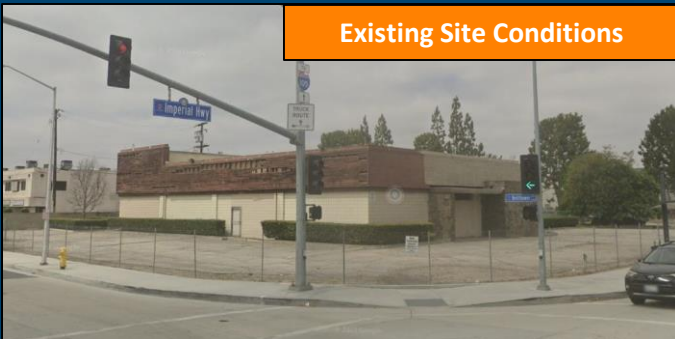
Project Name: In N Out

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			



Existing Site Conditions

- **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 new building construction were issued in December 2023; Construction is on-going.



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 preliminary comments. The applicant submitted an entitlement packet and was provided with an incomplete letter on March 4, 2024. Awaiting resubmittal by applicant.



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



- 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; 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 has received no new updates.



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 resumed construction and project is expected to be completed soon.



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

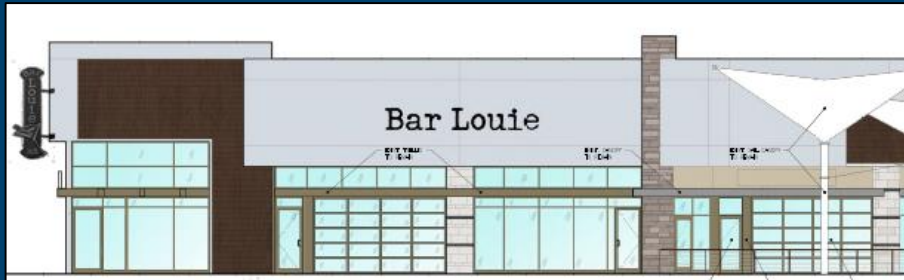
Existing Site Conditions





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. Permit issued early February 2024. Construction is on-going.



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 - 5,574 SF
- Previously “Cozy Fox,” located within the Downey Landing
- **Status:** Certificate of Occupancy issued early February. Grand Opening held on February 9, 2024.

IG @sephoradowneylanding



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) completed March 1, 2024. Phase 1 complete.
 - Phase 2- Prefab coffee cart approved by City in mid-October, pending phase 1 completion. Permit issued in late February. 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 in January 2024 and were given corrections in early February 2024; Applicant resubmitted March 2024 and is currently under review
 - Phase 2 – Permit issued in late February; 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



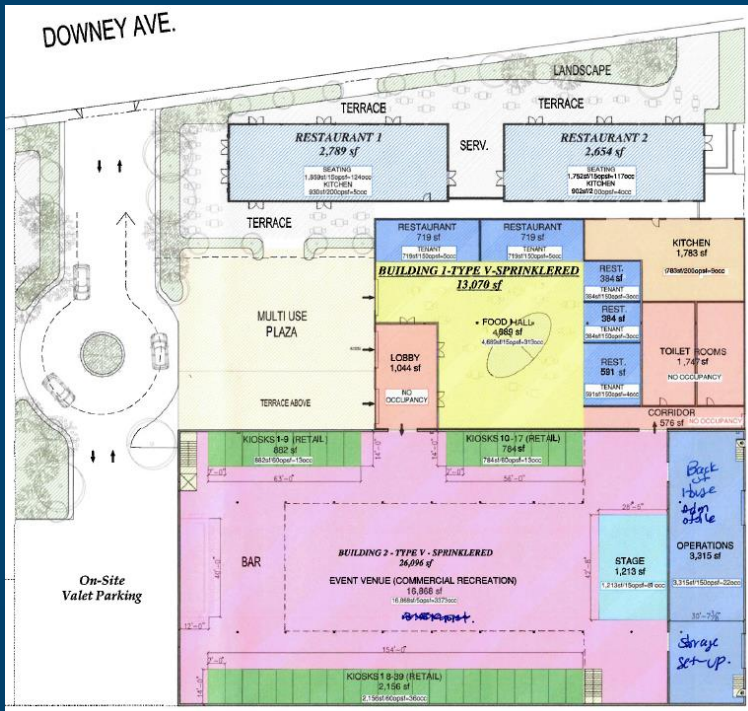
- Adaptive reuse of the Rives Mansion which is listed on the National Register of Historic Places. Future uses: office uses and construction of new 1,200 S.F retail/caf  building
- Landscaping and parking improvements
- **Status:** Under construction; City staff met with property owner and contractor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

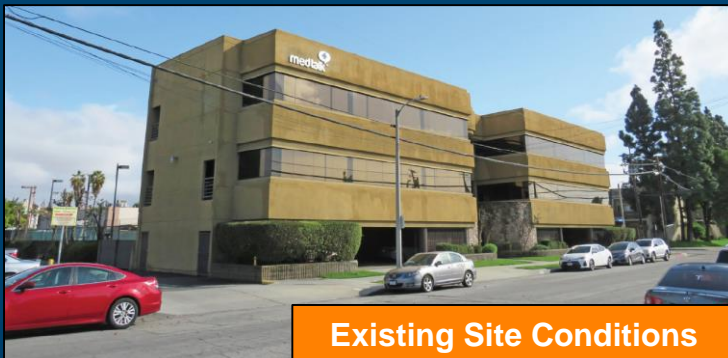


Commercial Development

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: Approved by the Planning Commission on February 21, 2024



- 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 4th story.
- **Status:** Approved by the Planning Commission on February 21, 2024. City staff is awaiting plan check submittal by applicant.



Commercial Development

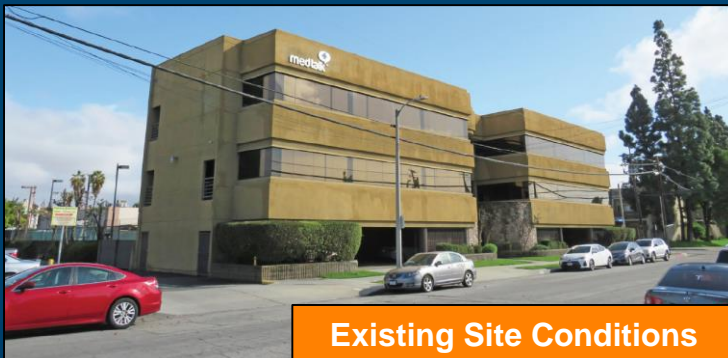
Project Name: Verizon Wireless Communication Facility

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

Status: Approved by the Planning Commission on February 21, 2024



Conceptual



Existing Site Conditions

- New 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:** Approved by the Planning Commission on February 21, 2024. City staff is awaiting plan check submittal by applicant.



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 Approval



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:** Staff provided an incomplete letter to the applicant on March 8, 2024. City staff is awaiting re-submittal of the project addressing staff's comments.

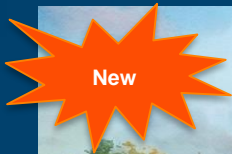


Residential Development

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: Public Hearing continued to an uncertain date



- 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. The project was anticipated to be heard by the Planning Commission on Feb. 21, 2024 but item was continued at the request of the applicant. Project has yet to be rescheduled. 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:** Staff provided an incomplete letter on March 4, 2024 proving comments on a plan resubmittal received in February 2024. City staff is awaiting resubmittal by applicant.



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; a follow-up meeting was held mid-January 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 resubmitted early December 2023 and was provided comments January 2024 and again in March 2024. Applicant to resubmit plans for City review

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
- **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: Approved by Planning Commission 3/6/2024



- Application to build new 510,110 S.F concrete tilt-up building and demolition of existing buildings
- Draft EIR prepared
- No specific tenant identified at this time
- **Status:** Draft EIR was made available for public review December 12, 2023 and ended January 25, 2024. The project was approved at the March 6, 2024 Planning Commission meeting. An appealed of the Planning Commission has been filed. The Appeal will be scheduled before the City Council.





Industrial Development

Project Name: N/A

Address	Submitted	Anticipated Completion	Entitlement Type
8860 Rosecrans Ave	March 8, 2024	N/A	Preliminary Review

Status: Under Preliminary Review

New

Conceptual Rendering



Existing Site Conditions



- Preliminary Application for a new 5-story self-storage facility
- Total of 116,000 square footage of storage area
- Proposed tenant “Go Store It”
- **Status:** Under City review



Industrial Development

Project Name: Coca Cola Bottling Plant

Address	Submitted	Anticipated Completion	Entitlement Type
8729 Cleta 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