



City of Downey

Community Development Department Updates

Part One

April/May/June 2024 Edition

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The Community Development Department is pleased to present the following updates for the months of April/May/June 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.

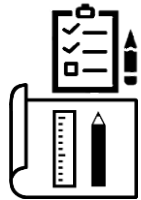
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Development Updates

- On the following slides, we have added icons to demonstrate the project's current phase. Please see the icons below for more information.

Icons Legend



- Planning Entitlements



- Plan Check (under review by multiple departments)



- Under Construction



- Awaiting Information from Applicant



- Completed

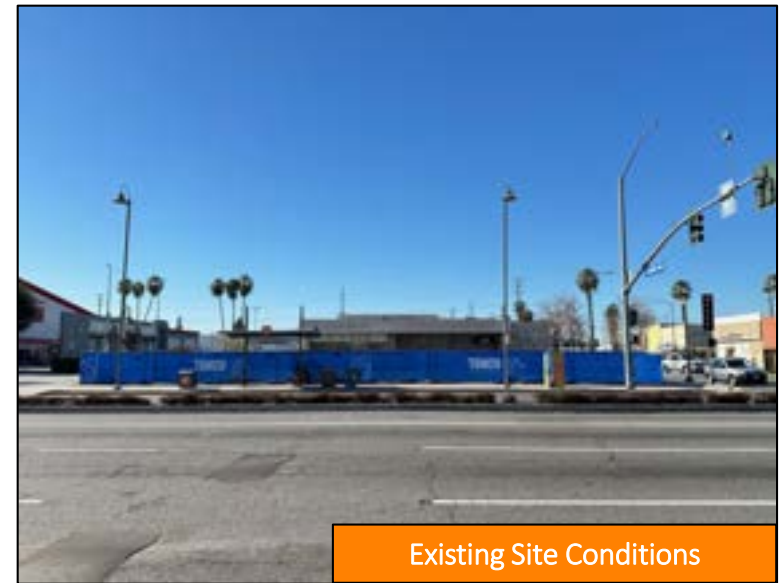
Project Name: Shake Shack			
Address	Submitted	Anticipated Completion	Entitlement Type
8300 Firestone Blvd	November 18, 2020	2024	Specific Plan Amendment, Site Plan Review & Conditional Use Permit
Determination: Approved by Planning Commission on July 21, 2021; City Council on September 14, 2021			

- **Scope of Work:** Demolition of existing commercial building. New 3,580 S.F restaurant with drive-thru and 1,007 S.F outdoor seating patio.
- **Status:** Demolition, Grading, and Construction plan (including temporary fencing plan) reviews have been completed by the City. Demolition Permits were issued in late December 2023. Permits for grading and construction were issued in early March. Construction is ongoing.

Progress: Construction and inspections are currently ongoing. 90% of exterior walls are in place.



Conceptual



Existing Site Conditions

Project Name: Avenue Pizzeria, Mandala, Beso			
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. Minor Modifications approved May 15, 2024			

- **Scope of Work:** Renovation of former theatre, closed in 2003. Proposed to be subdivided into two tenant spaces.
 - Avenue Pizzeria: Restaurant
 - Mandala/Beso: Restaurant with live entertainment
- **Status:** The project originally envisioned three tenant spaces, however the applicant requested minor changes to their project. The Community Development determined, with the concurrence of the Planning Commission, The project was diminished to two businesses, both as restaurants with one allowing live entertainment; Anticipated to open by August 2024.

Temporary Certificate of Occupancy (TCO) issued 05-16-2024
Beso/Mandala (stocking & staff training): 8210-8213 Third St.



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			



- **Scope of Work:** Second-floor addition to an existing one-story retail space and conversion of the entire space into a restaurant with outdoor dining along 2nd Street.
- **Status:** Tenant improvements in progress; Corrections provided upon most recent inspection in November 2023; Awaiting submittal of revised plans from applicant.



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			

- **Scope of Work:** Proposed first-floor addition for outdoor seating in the rear, second-floor outdoor seating, and exterior façade improvements.
- **Status:** The City 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.



Existing Site Conditions



Conceptual



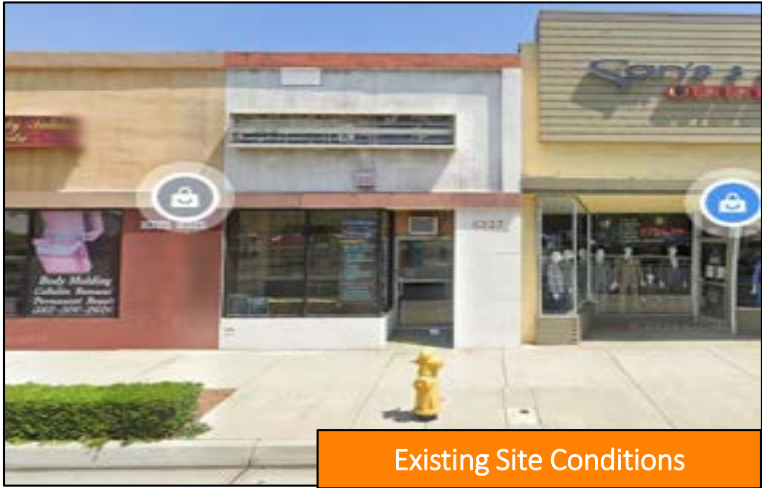
Project Name: N/A			
Address	Submitted	Anticipated Completion	Entitlement Type
8222-8228 Firestone Blvd	February 7, 2023	2024	Minor Site Plan Review
Status: Awaiting resubmittal by applicant			

- Scope of Work:** Proposed exterior façade & tenant improvements for three tenant spaces. The average unit size of 2,400 S.F; likely to be restaurants with outdoor dining and an updated exterior façade.
 - 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.



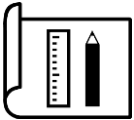
Project Name: Toma Tequila			
Address	Submitted	Anticipated Completion	Entitlement Type
8323 Firestone Blvd	September 27, 2022	N/A	Conditional Use Permit
Status: Requires Planning Commission review			

- **Scope of Work:** Proposed interior tenant improvement for a new restaurant with live entertainment (DJ & dancing).
- **Status:** Tenant Improvement has been completed. Applicant to submit revised Security Plan per City comments provided in late January 2024 prior to scheduling Planning Commission hearing for proposed live entertainment. As of June 10, 2024, the applicant has indicated they are making changes to the originally submitted plans to expand the scope. Staff is awaiting resubmittal from applicant.

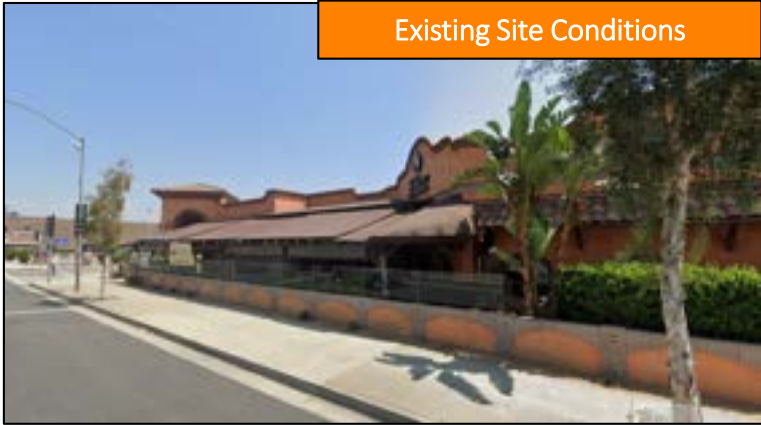


Project Name: King & Queen Cantina			
Address	Submitted	Anticipated Completion	Entitlement Type
8218 Firestone Blvd	June 1, 2021	Unknown	Minor Site Plan
Status: Administrative Permit			

- **Scope of Work:** Proposed remodel of a two-story commercial building with a mezzanine for a new restaurant with live entertainment and outdoor seating.
- **Status:** The proposed project is undergoing a Minor Site Plan review. Plans are currently in Plan Check.



Project Name: La Barca			
Address	Submitted	Anticipated Completion	Entitlement Type
11010 Paramount Blvd	February 12, 2024	N/A	Plan Check
Status: Permit Issued			



- **Scope of Work:** 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.



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:
 - Cinco De Mayo Event (Street Closure)
 - May 4, 2024
 - Hispanic Heritage Event (Street Closure)
 - September 7, 2024
 - Oktoberfest (Street Closure)
 - October 18, 2024
- Three (3) street events were approved by City Council on April 9, 2024.
- **Status:** Event applications were approved.



Project Name: Downtown Special Events			
Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	Ongoing	Ongoing	Street Closure
Status: City Council Review			



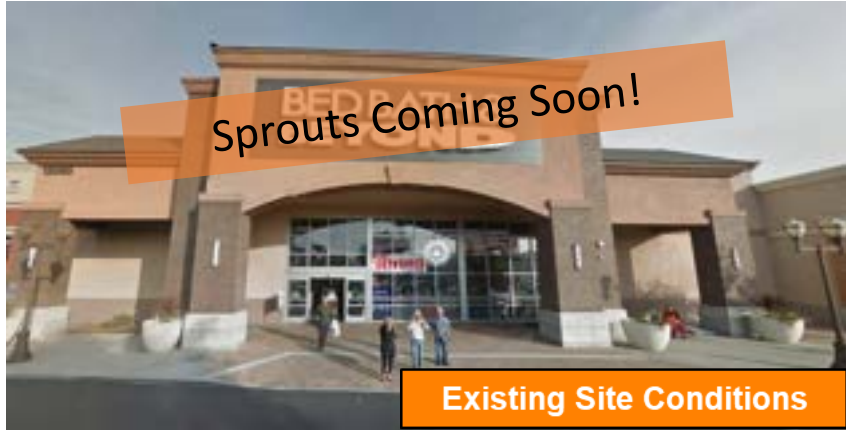
- Chamber of Commerce sponsored event, between 5th St & Firestone Blvd along Brookshire Ave.
- Annual Street Faire
 - Scheduled May 11, 2024
 Street Fair to have merchandise and food vendors, a kids zone with activities, and live music.
- **Status:** Special Event was approved by City Council April 9, 2024.



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			



- **Scope of Work:** New Sprouts Farmers Market to occupy 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 and permit is ready to issue pending health department approval and sanitation permit. Waiting for applicant to obtain permits.



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			



- **Scope of Work:** Tenant Improvement for a new 2,115 SF restaurant.
- **Status:** Tenant Improvement permit issued in mid-April 2024. Construction is currently underway.

The first inspections were scheduled for 5-28-24.
 Rough: framing, plumbing, electrical, and mechanical



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			

- **Scope of Work:** Proposed new 3,800 S.F. restaurant at the corner of Imperial & Bellflower Blvd. with a two-lane drive-thru.
- **Status:** Formal submittal on May 15, 2024. Under City review.



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			

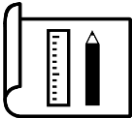
- **Scope of Work:** New 3,481 S.F restaurant with two-lane drive-thru; includes demolition of three commercial buildings.
- **Status:** Applicant met with Staff in January 2024 to discuss preliminary comments. The applicant submitted an entitlement packet and is scheduled for the June 19, 2024 Planning Commission meeting.



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			



- **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. Project was resubmitted mid-May and is currently under staff review.
- **Status (Wireless Communication Facility):**
 - City provided preliminary comments to applicant in late November 2023. Project was resubmitted mid-May 2024 and is currently under staff review.



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 new building construction were issued in December 2023; Construction is ongoing.

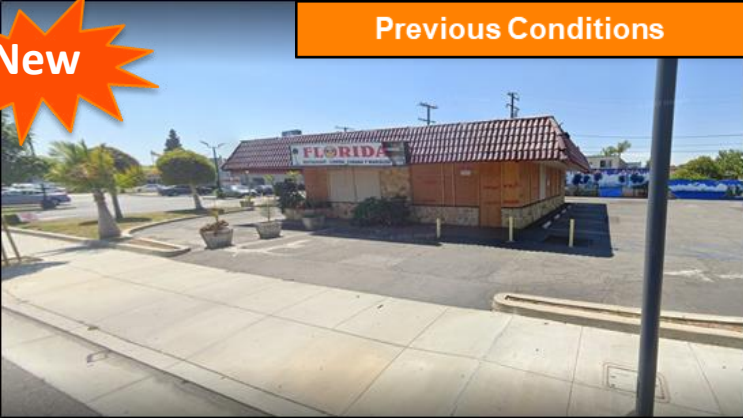


Project Name: Florida Restaurant			
Address	Submitted	Anticipated Completion	Entitlement Type
10025 Lakewood Blvd	November 21, 2023	N/A	Minor Site Plan/ Plan Check
Status: Tenant improvements plans under review			

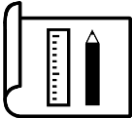


Existing Site Conditions

- **Scope of Work:** Proposed interior remodel, façade changes, and repairs due to fire damage from 2022.
- **Status:** The applicant submitted plans for Fire repairs and received corrections by the City in early December 2023. Minor Site Plan was approved by Planning in early May 2024. Applicant resubmitted plans for plan check review in late May 2024.



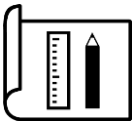
Previous Conditions



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



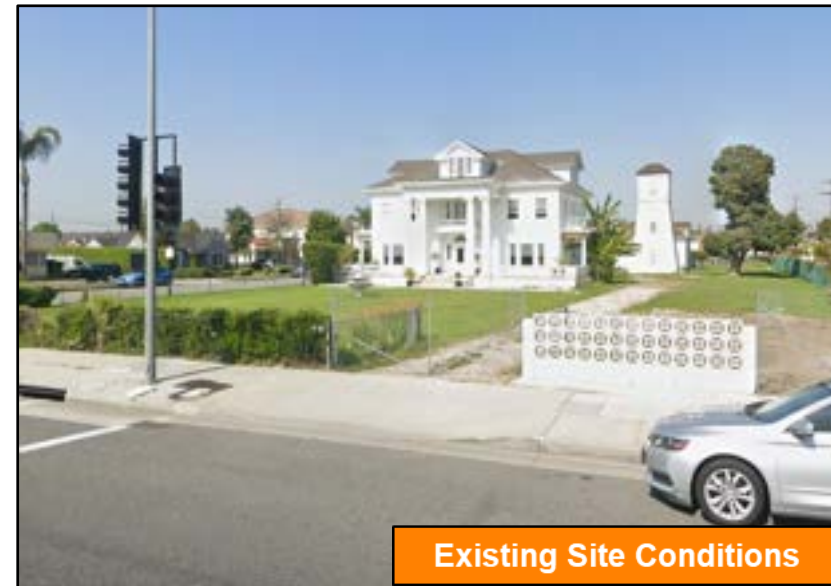
- **Scope of Work:** Minor facade improvements to the building, interior tenant improvements, and upgrades to the existing landscape area.
- **Status:** Staff provided corrections regarding the Minor Site Plan in early May. Applicant addressed corrections and resubmitted materials in late May 2024.



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			

- **Scope of Work:** 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. Currently undergoing inspections.



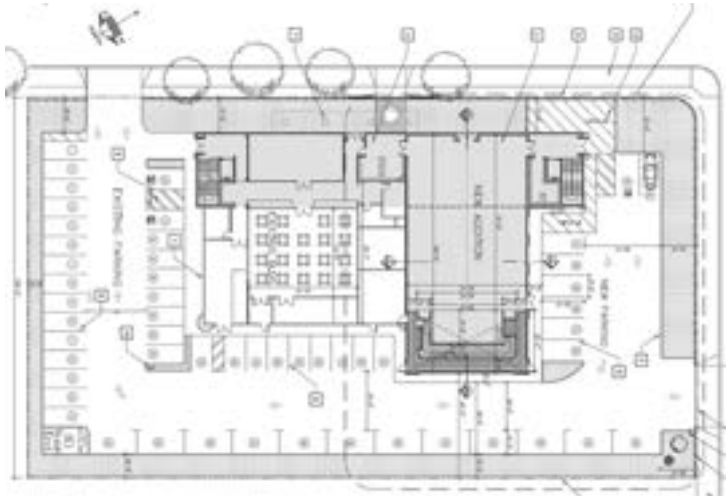
Project Name: Shree Swami Narayan Temple

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

- **Scope of Work:** Proposed 3,675 SF addition and remodel to an existing religious temple. Proposal also incorporates site improvements to landscaping and parking area.
- **Status:** Preliminary comments were provided on March 27, 2024. City is awaiting entitlement applications submittal from the applicant.



Conceptual Site Plan



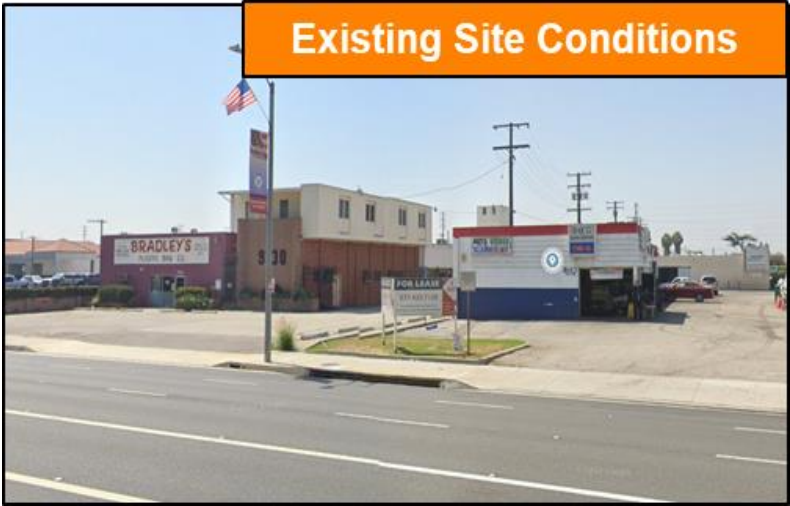
Project Name: Coffee Bean- Kaiser			
Address	Submitted	Anticipated Completion	Entitlement Type
9333 Imperial Hwy	April 19, 2023	Winter 2024	N/A
Status: Permit for site work Issued on June 7, 2023			

- **Scope of Work:** 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, Phase 1 completed in March 2024. Permit issued in late February. Expected to be completed Summer 2024



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			

- **Scope of Work:** Conceptual proposal to redevelop a manufacturing building into a multi-tenant commercial center with restaurant, office, and retail spaces.
- **Status:** The City provided preliminary comments in early December. Staff has invited applicant to discuss preliminary comments. Staff has kept an open line of communication with the applicant and will coordinate a future meeting once applicant has completed addressing comments.



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			

- **Scope of Work:** Project includes an exterior façade change and site improvements. Conceptual proposal includes a similar request as the previous use.
- Site was previously a restaurant with live entertainment.
- **Status:** The City provided preliminary comments in January 2024; Staff met with applicant late January to discuss preliminary comments. The applicant resubmitted on March 20, 2024 and is under city review.



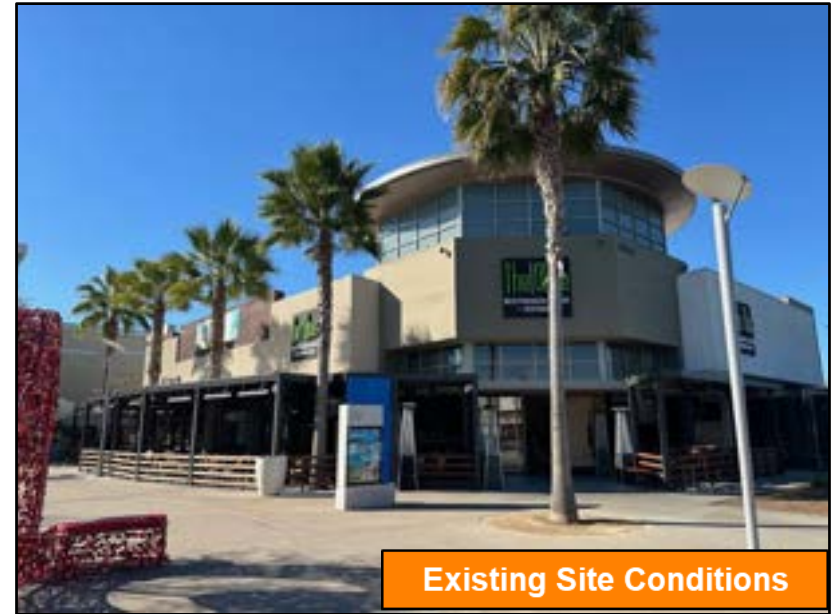
Project Name: The Chicken Koop			
Address	Submitted	Anticipated Completion	Entitlement Type
10000 Paramount Blvd	March 1 st 2022	January 2024	Condition Use Permit & Site Plan Review
Status: Approved by PC September 7, 2022			

- **Scope of Work:** 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.



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			

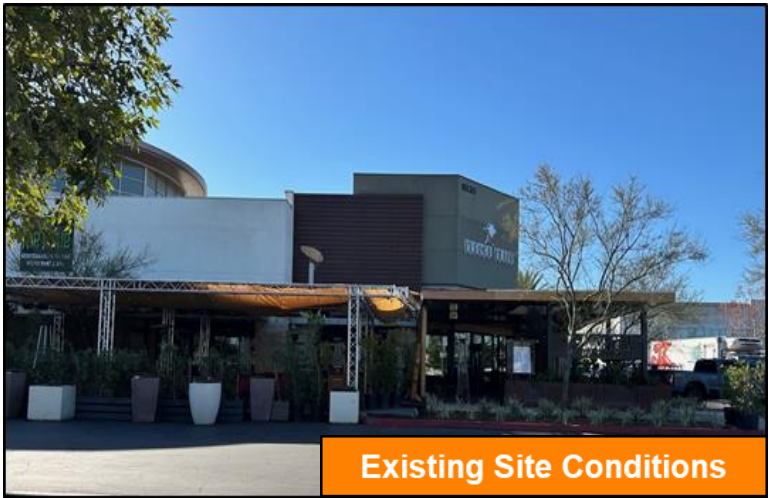
- **Scope of Work:** Expansion of an outdoor dining patio; approximate area 1,105 S.F.
- **Status:** Applicant resumed construction and project is expected to be completed soon. City staff is proactively reaching out to the applicant to ensure all inspections are completed.



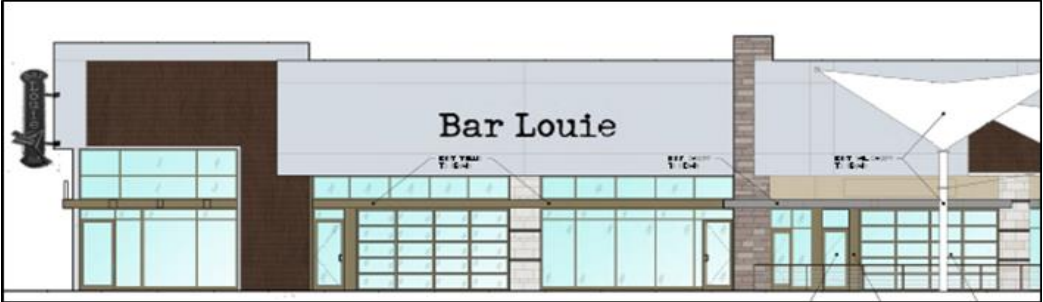
Project Name: Gaucho Grill			
Address	Submitted	Anticipated Completion	Entitlement Type
8830 Apollo Way	January 19, 2023	January 2024	N/A
Status: Permit Issued on June 7, 2023			

- Scope of Work:** 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. Temporary Certification of Occupancy issued to resume business May 16, 2024.

Temporary Certificate of Occupancy (TCO) issued 05-16-2024
Gaucho Mercado: 8830 Apollo Way, unit 128



Project Name: Bar Louie			
Address	Submitted	Anticipated Completion	Entitlement Type
8850 Apollo Way	January 4 th 2022	Unknown	Conditional Use Permit
Status: Approved by Planning Commission on May 18, 2022			



- **Scope of Work:** 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 will be reaching 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			



- **Scope of Work:** 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.

Certificate of Occupancy issued 05-10-2024.

Project completed.



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.

Project completed.



Project Name: Undeveloped 20 acres at the Downey Promenade

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

- 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.



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			

▪ **Scope of Work:**

Phase 1- new 6,872 sq. ft. parts storage; New 43,601 sq. ft. service shop, body shop, detail area. Phase 2- 25,736 sq. ft. 2 story showroom and 4,470 sq. ft. service area. Total site development 234,057 sq. ft

▪ **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. Permit was issued late March 2024.
- Phase 2 – Permit issued in late February; Lot Merger complete/recorded with the County of Los Angeles.



Conceptual



Existing Site Conditions



Progress: Underground plumbing 90% complete. Currently installing lifts for service bays

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			

- **Scope of Work:** 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.



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			

- **Scope of Work:** 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.



Project Name: N/A

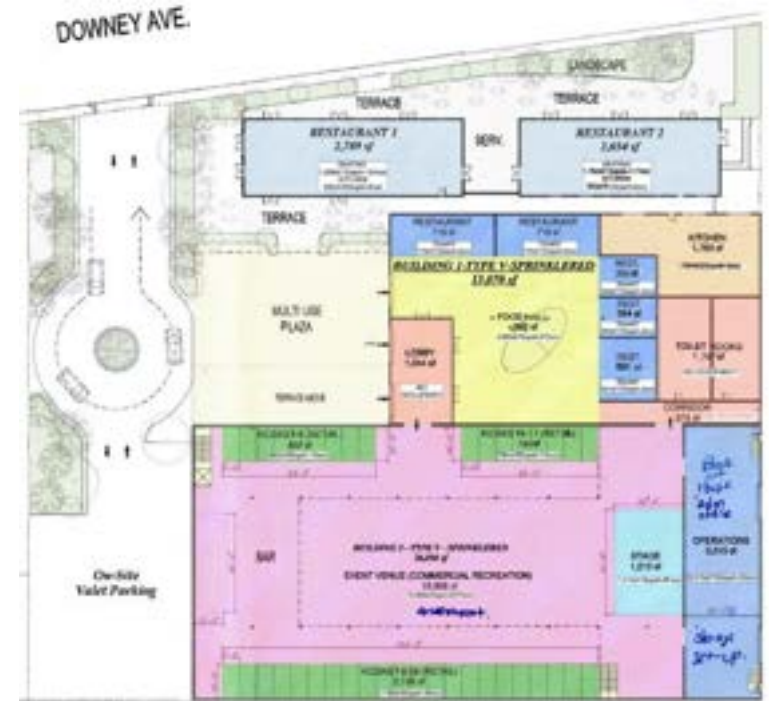
Address	Submitted	Anticipated Completion	Entitlement Type
7201 Firestone Blvd	September 8, 2020	Unknown	Site Plan Review, Conditional Use Permit & Parcel Map
Status: Awaiting resubmittal			

- **Scope of Work:** 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: 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			

- **Scope of Work:** Repurpose existing industrial buildings to create a Cultural Center comprised of an event venue, retail & restaurants; upgrade to include landscaping, parking, and circulation improvements.
- **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.



Stonewood Mall



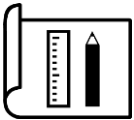
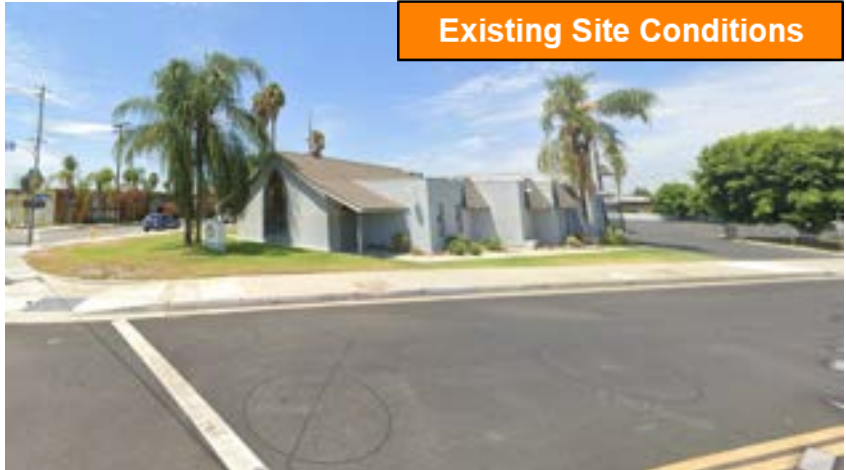
- Monthly regular meetings - City staff and Stonewood Mall management;
- Refer to tenant list at www.shopstonewoodcenter.com/Directory
- Events: <https://www.shopstonewoodcenter.com/Events>
- Events: Mall management will be hosting various community oriented events throughout 2024. Finalization of event calendar underway. City staff is coordinating with mall management.



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: Approved by City Council (3-2) on May 14, 2024.			

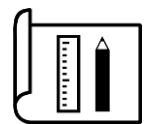
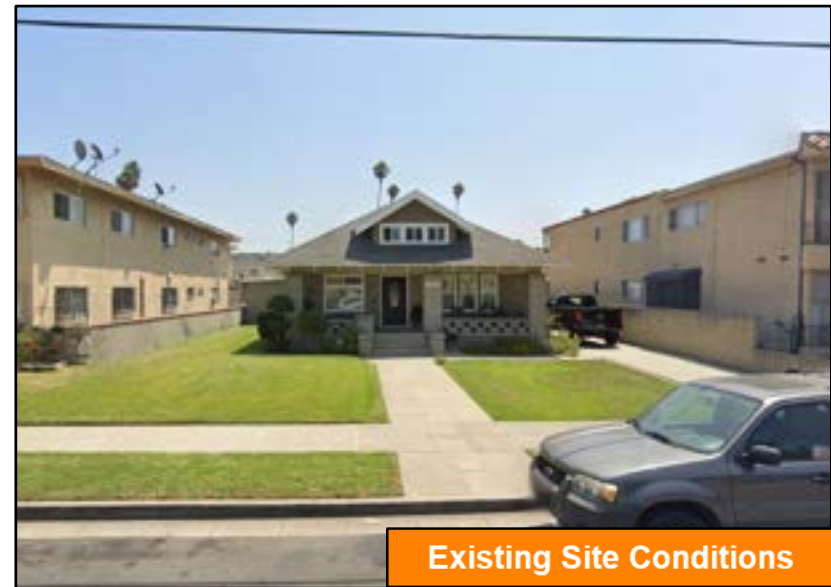


- **Scope of Work:** New 33 Unit Condominium Development. Units ranges from 1,188 sq. ft. to 1,792 sq. ft., located within four separate buildings. Project includes 3 affordable housing units and a density bonus.
- **Status:** The CEQA Mitigated Negative Declaration (MND) was routed for public review on Nov. 22, 2023 and ended on Dec. 22, 2023. The Planning Commission approved the project (3-1), recommending approval to City Council, at the May 1, 2024 meeting. City Council approved the project (3-2) at the May 14, 2024 meeting. Project is currently in plan check.



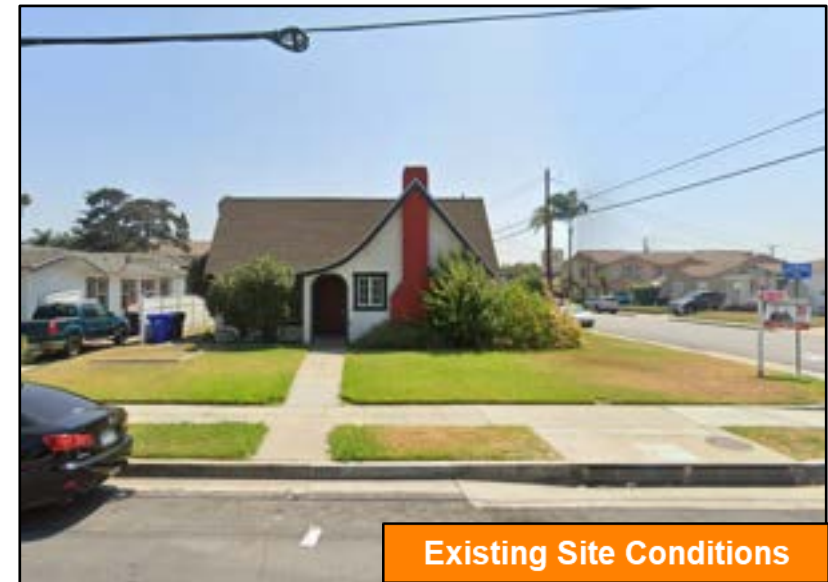
Address	Submitted	Anticipated Completion	Entitlement Type
10538 La Reina Ave.	August 3 rd 2022	Fall 2024	Site Plan Review
Status: Approved by Planning Commission March 1, 2023			

- **Scope of Work:** 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:** Applicant resubmitted May 3, 2024. Project under review.



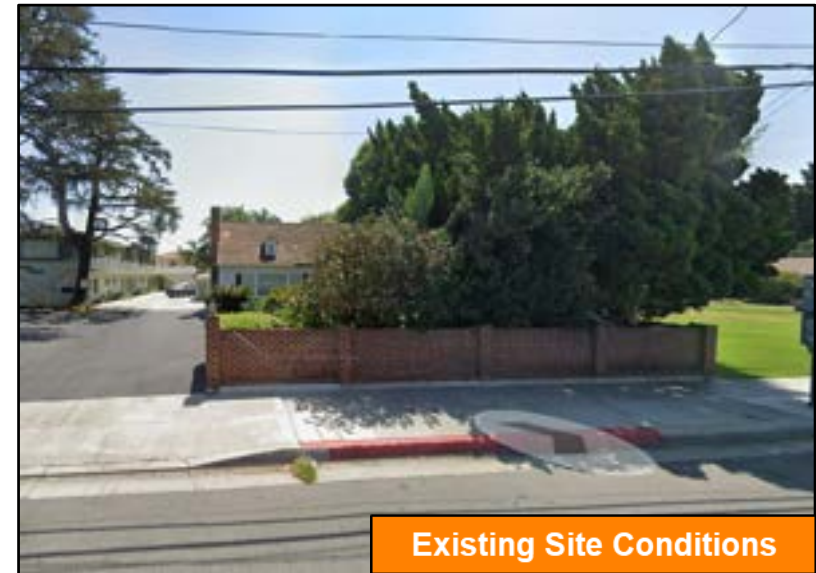
Address	Submitted	Anticipated Completion	Entitlement Type
10736 La Reina Ave.	June 12, 2023	Summer 2025	Site Plan Review
Status: Approved by Planning Commission October 4, 2023			

- **Scope of Work:** 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:** Applicant submitted for plan check on March 22, 2024. The applicant was notified of corrections awaiting pick up on May 3, 2024.



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

- **Scope of Work:** 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.



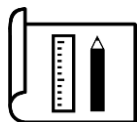
Address	Submitted	Anticipated Completion	Entitlement Type
10225 La Reina Ave.	August 12, 2021	Fall 2024	Site Plan Review
Status: Approved by Planning Commission January 19, 2022			

- **Scope of Work**: 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 is in progress.



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.



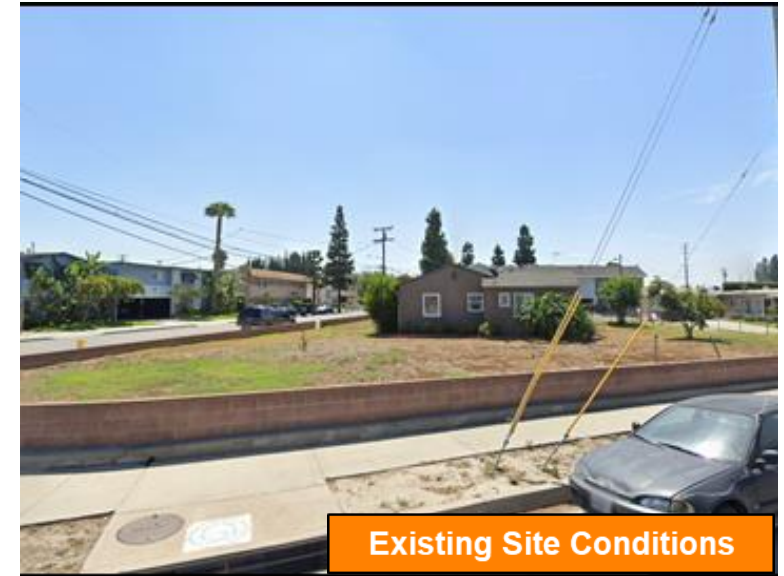
Address	Submitted	Anticipated Completion	Entitlement Type
10361 Foster Road	November 2016	2025	Site Plan Review & Tract Map
Status: Approved on May 9, 2021 by City Council			

- **Scope of Work:** 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 submittal of plans that would address fire access and compliance with city codes.



Address	Submitted	Anticipated Completion	Entitlement Type
9312 Nance Ave	November 13, 2023	N/A	Preliminary Review Application
Status: Requires Planning Commission review			

- **Scope of Work:** 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 2024 to discuss comments; Applicant to revise site layout and resubmit for staff review.



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			

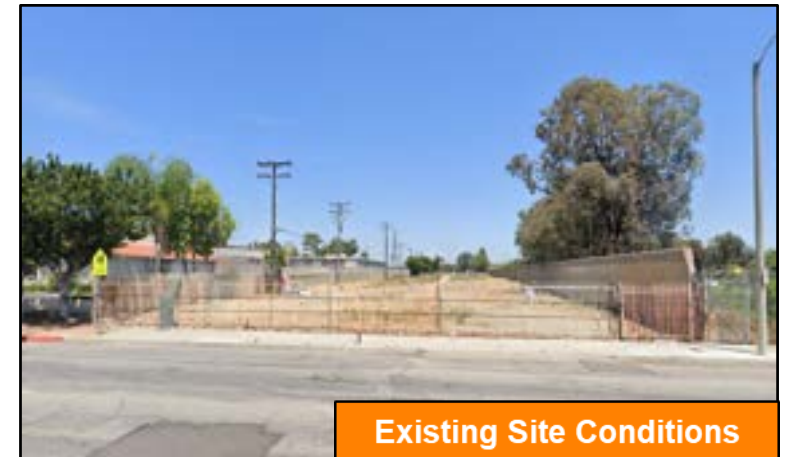
- **Scope of Work:** Revised submittal reduced number of mixed apartment and townhome units from 58 to 53
 - Height varies from three to four stories
 - Unit size ranges from 736 S.F. to 1,001 S.F
- **Status:** Staff met with the applicant several times to review City comments; most recent meeting held 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.



Project Name: Woodruff Housing

Address	Submitted	Anticipated Completion	Entitlement Type
12850 Woodruff Ave	March 1, 2022	2025	Site Plan Review & Tract Map
Status: Awaiting resubmittal by applicant			

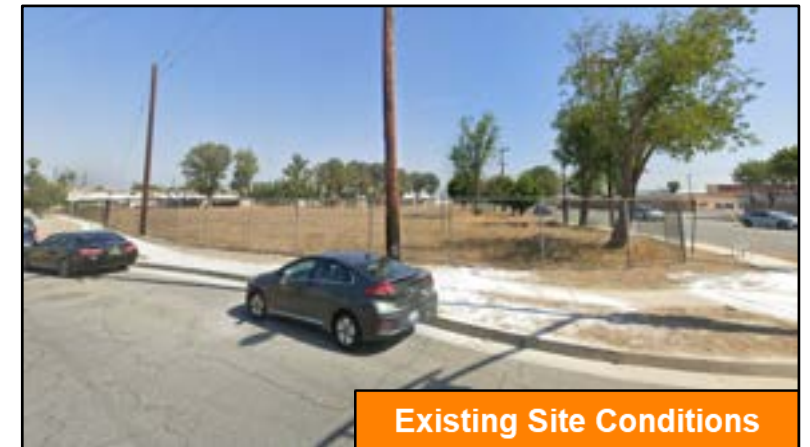
- **Scope of Work:** Location: vacant lot between Calvary Chapel and I-105 Freeway
 - 28-Unit townhome development
 - Two-car garage for each unit
- **Status:** Awaiting resubmittal from applicant, pending revisions to address fire access; staff met with applicant in September 2023 to discuss potential design solutions and again on June 13, 2024. Property owner has indicated a formal submittal would be forthcoming soon after their design team prepares the entitlement document submittal and architectural drawings to meet codes.



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.



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			

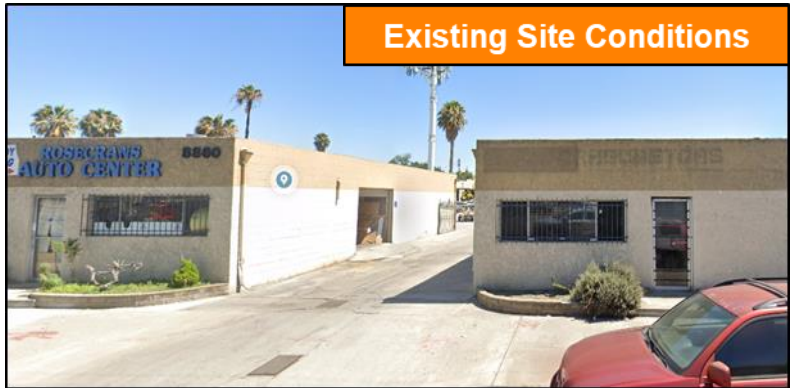


- **Scope of Work:** Application to build new 510,110 S.F concrete tilt-up building and demolition of existing buildings.
 - Draft EIR prepared.
 - No specific tenant identified at this time.
- **Status:** Draft EIR was made available for public review December 12, 2023 and ended January 25, 2024. The project was approved at the March 6, 2024 Planning Commission meeting. An appeal of the Planning Commission has been filed. The CC upheld the PC approval at the Appeal hearing held on June 11, 2024.



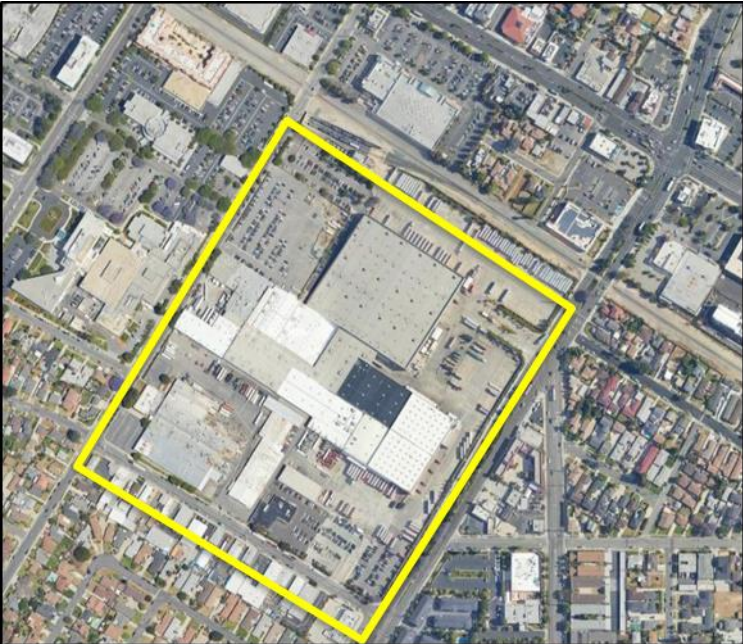
Project Name: N/A			
Address	Submitted	Anticipated Completion	Entitlement Type
8860 Rosecrans Ave	March 8, 2024	N/A	Preliminary Review
Status: Under Preliminary Review			

- **Scope of Work:** 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:** Preliminary comments were provided on May 3, 2024 which included an assessment on zoning and general plan compatibility.



Project Name: Coca Cola Bottling Plant			
Address	Submitted	Anticipated Completion	Entitlement Type
8729 Clela St	Various	In Planning Stages	Building Permits
Status: Active			

- **Scope of Work**: 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.



Project Name: Mr. Menudo			
Address	Submitted	Anticipated Completion	Entitlement Type
12215 Paramount Blvd	N/A	N/A	Plan Check
Status: Pending submittal			

- **Scope of Work:** 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.



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			

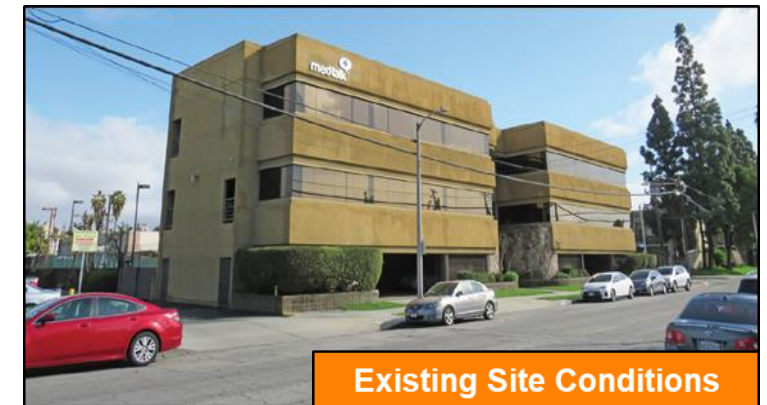
- **Scope of Work:** New Wireless Communication Facility on top of an existing Verizon retail store.
 - New antenna contains one (1) antenna and three (3) remote radio units.
- **Status:** Applicant submitted for construction Plan check November 2023. Plans were reviewed by the City and approved. City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



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			

- Scope of Work:** 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.

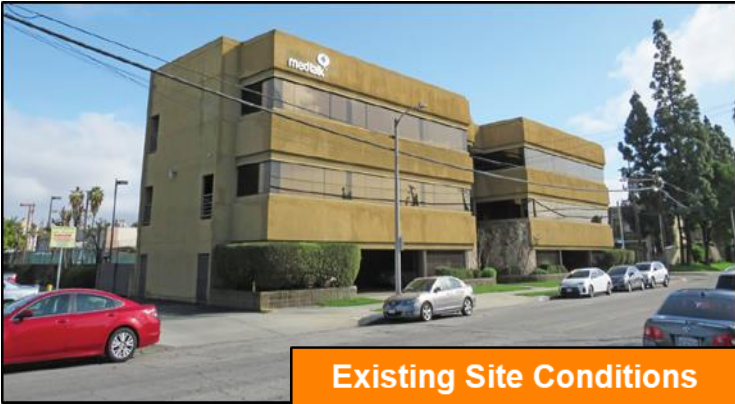


Project Name: Verizon Wireless Communication Facility			
Address	Submitted	Anticipated Completion	Entitlement Type
8327 Davis Street	April 10, 2023	N/A	Conditional Use Permit
Status: Approved by the Planning Commission on February 21, 2024			

- **Scope of Work:** 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.



Conceptual



Existing Site Conditions



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			

- Scope of Work:** 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.



Building & Safety Division Updates

- Frequent Asked Question (F.A.Q.'s) has been completed and added to the Building Division webpage.



- Standard residential plan check correction list has been completed and will be added to the Building Division webpage.
 - “Coming Soon” Standard commercial plan check correction list.

F.A.Q.'s

Print Site [Facebook](#) [Twitter](#) [LinkedIn](#) [YouTube](#) [Feedback](#) [Home](#)

What are the Building Division counter hours? >

What hours do inspections take place? >

Can I request a specific time for my inspection? >

Hours of Construction >

How long is a building permit application (plan check) good for? >

What grading is exempt from a permit? >

How long is a permit good for? >

How are plan check and permit fees calculated? >

Why am I asked so many questions about what my scope of work is? >

Work exempt from a building permit >

When is a permit required? >

What type of inspections are required? >

How can I obtain a copy of the codes? >

Do sheds or detached buildings less than 120 sq. ft. require a permit? >

How do I determine where my property lines are? >

What is the permit process for an addition to an existing home? Where can I find information regarding setbacks, height, building, size, etc. >

Does the “Approved” set of plans need to be on site for the inspection? >

Do we have to bring in full sets of plans for revisions? >

Do I need a permit for a block wall? >

Do I need energy calculations? >

I am a General Contractor (“B”), can I pull a permit for a re-roof? >

I’m doing a re-roof; do I need to install a cool roof? >

Electronic Plan Check Submittal -

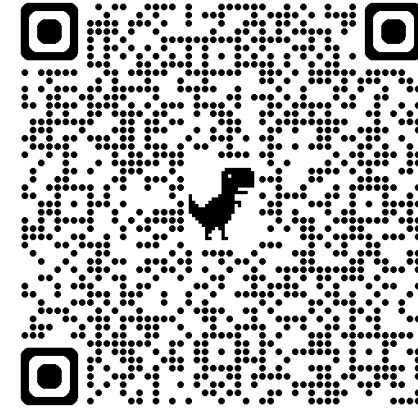
Accela Citizens Access (ACA), effective April 1, 2024

The City of Downey Building & Safety division is excited to announce the launch of our electronic plan submittal portal, Accela Citizens Access (ACA), effective April 1, 2024.

This system will be implemented in phases to help facilitate a smooth transition for our customers. We will continue to accept paper plans for submission until the fall 2024.

Please note, that the beginning of the fall 2024 all plans submissions will be required to be processed through our online portal.

We will continue to work towards improving the customer experience, we are confident that these changes will offer greater convenience, efficiency, and overall satisfaction for our customers.



SCAN QR CODE FOR MORE INFORMATION

Electronic Plan Check Submittal Process and Information

- [City of Downey's Accela Citizen Access \(ACA\) Link](#) is used to submit for electronic plan check.
- [How to Register for Citizen Access Account](#). This handout shows the process of registering for Accela Citizen Access. You must be registered to submit for plan check.
- [Electronic Building Plan Check Submittal requirements](#). This handout shows the requirements for submitting for electronic plan check. The handout covers formatting, scale, orientation and resubmittal requirements.
- [Electronic Building Plan Common Errors](#).
- [SolarAPP+](#) Automated residential solar plan review.

Electronic Plan Check Tutorial Videos

- [Account Registration Tutorial](#)
- [Log-in Tutorial](#)
- [Creating an Application Tutorial](#)
- [Request an Inspection Tutorial](#)
- [SolarApp+ Information & Tutorials](#)

AB 1332 : Pre approved ADU plan program

City Departments: Community Development, Public Works, and Fire have finalized the Pre-approved ADU checklist that will be available to applicants.

This program is in the final stages of implementation.



QR Code to
Building Division Homepage

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.



City of Downey

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