



City of Downey

2023 General Plan Annual Report Community Development



Multifamily Development (10736 La Reina Ave) was approved by the Planning Commission in 2023.



1111 Brookshire Avenue, Downey, CA

City of Downey
1111 Brookshire Avenue
Downey, CA 90241

City Council

(at the time of adoption)

Mario Trujillo, Mayor
District 5

Hector Sosa, Mayor Pro Tem
District 2

Horacio Ortiz
District 1

Dorothy Pemberton
District 3

Claudia Frometa
District 4

Planning Commission

(at the time of adoption)

Carrie Uva, Chair
District 4

Mario Guerra, Vice Chair
District 2

Hector Lujan
District 1

Elias Saikaly
District 3

Louis Morales
District 5



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Cityof**Downey**

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Introduction



YMCA (11531 Downey Ave) submitted an application for Planning Entitlements in 2023 for a remodel, upgrade, and new construction.

Executive Summary

The City of Downey's 2023 General Plan Annual Progress Report is prepared by the Community Development Department with input from various City Departments including Public Works, Fire, Police, and Parks and Recreation. The report is intended to provide information on the measurable outcomes and actions associated with the implementation of all of the General Plan Elements. It also reviews the activities of the Community Development Department including the Planning, Building and Safety, Economic Development & Housing, and Code Enforcement Divisions.

The City of Downey General Plan is a long range comprehensive plan that will control and regulate land uses and development in the City. The individual Elements (land use, circulation, housing, conservation, open space, noise, safety, design, and economic development) of this General Plan contain policies and programs that will guide future development in the City.

California Government Code Section 65400 et seq. requires the City to annually review the General Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office.

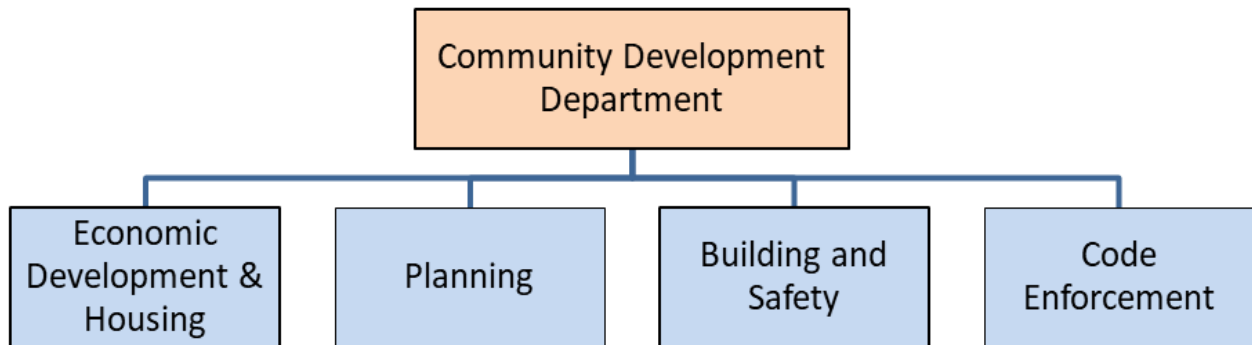
Background Information

Downey is 12.8 square miles in area. Its topography is relatively level. The City is located in the southeastern part of Los Angeles County, about 12 miles southeast of downtown Los Angeles. It is bounded by: the Rio Hondo River channel to the west; Telegraph Road to the north; the San Gabriel River channel to the east; and Gardendale Street and Foster Road to the south. Cities bordering Downey include Pico Rivera, Santa Fe Springs, Norwalk, Bellflower, Paramount, South Gate, and Commerce. The City of Downey is provided regional access by four interstate highways: the I-605 Freeway, the I-5 Freeway, the I-105 Freeway, and the I-710 Freeway. These freeways provide access to major employment centers including downtown Los Angeles and employment centers in Orange County.

The City of Downey has matured from its farming roots from its founding in 1873 to become the premier city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population of 112,584 residents (Source: Finance Department, City of Downey Annual Comprehensive Financial Report for Fiscal Year—ended June 30, 2022.)

The issues addressed by General Plan Vision 2025 will work towards achieving this vision by adhering to the values providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community for those that live, work, or visit Downey.

Department Organizational Chart



Acceptance Date

The 2023 General Plan Annual Progress Report will be reviewed by the Planning Commission on March 20, 2024.

Community Development

Department Accomplishments



Shake Shack (8300 Firestone Blvd) applied for Building Permits in 2023.

Planning Division

The Planning Division maintains and implements the Downey Municipal Code, Zoning Ordinance, General Plan, and prepares other specialized planning documents. The division reviews development requests for conformance with the City's planning policies and standards, and conducts environmental review under the provisions of the California Environmental Quality Act (CEQA).

The list below outlines the activities of the Planning Division from January 2022 through December 2022. The day-to-day planning activities include:

- Administrating the City's Zoning Ordinance (Development Code)
- Answering public inquiries on the telephone and over the public counter
- Processing entitlement applications for the Planning Commission and City Council
- Reviewing and approving business license applications for zoning compliance
- Reviewing development plans for compliance with City standards (Plan Checks)

Planning Commission

The Planning Commission conducts public hearings on all entitlements, including new commercial and multi-family residential buildings, conditionally permitted uses, variances and similar land use requests. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance, and Zoning Changes, the Planning Commission acts as an advisory body to the City Council. In 2023, the Planning Commission conducted 13 meetings during which they considered 20 hearing items.

Planning Applications

Planning applications in 2023, including Administrative, Planning Commission, and legislative items to the City Council, totaled 188. Planning staff also reviewed business licenses and conducted plan check review to ensure proposed businesses, improvements and new construction were in compliance with the zoning code.

Planning Applications	
Temporary Signs	11
Sign Permits	46
Conditional Use Permits	3
Sidewalk/ Parking Sales	12
Fireworks Stands	14
Christmas tree Lots / Pumpkin Patches	3
Special Events	12
Minor Modifications	17
Tentative Parcel/ Tract Maps	6
Planned Sign Program	1
Code Amendments	4
Lot Line Adjustments	3
Miscellaneous Actions	4
Variances	2
Site Plan Review	6
Minor Conditional Use Permit	1
General Plan Amendment	2



In 2023, the Olson Company submitted an Entitlement Package Application to construct a 33-unit condominium project at 7360 Foster Bridge Blvd, 3 of which would be designated as moderate-income restricted.



The YMCA in Downey has been in operation since 1941. In 2023, the YMCA submitted an Entitlement Package Application to remodel the existing building, upgrade the existing gymnasium, consolidate adjacent parcels, and construct a new 18,000 SF building.

Economic Development & Housing

The Economic Development and Housing Division is dedicated to 1) promoting access to economic opportunities for all of Downey's community and 2) improve the quality of our neighborhoods and to provide affordable housing to those that can't afford it.

Funds managed by the Economic Development and Housing Division, received through The U.S. Department of Housing and Urban Development's ("HUD") annual allocation of the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) grants, provide support for some of the City's public service programs, including: adult literacy program, senior meals program, grade school health and eye screening program, counseling at-risk youth program, rental assistance program, and job training programs. In addition to providing for public service programs, these two federal grants are available to the City for a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, and improvement of public facilities.

Additionally, the Division amended guidelines and regulations to the Housing Rehabilitation Grant Program. This was done in an effort to remain compliant with regulations stipulated by HUD. The grant program is offered to households who fall within the 50 percent Annual Median Income as defined by HUD. In 2023, the City issued 14 grants.

Code Enforcement Unit

The Code Enforcement Division is responsible for enforcing the Downey Municipal codes that relate to residential and business property maintenance standards, including business licensing. Code Enforcement also enforces building, health and safety standards related to environmental protection and neighborhood preservation. The Division works in close cooperation with all City departments and the City Prosecutor to educate the public and gain the willing compliance of violators.

Code Enforcement activity for the year of 2023 involved 1,359 cases for various property violations (i.e. commercial, residential, public street, park and recreational) and closed out 1,088 cases. March had the highest number of new cases generated with 164 cases.

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Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks that include issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with Building regulations.

In 2023, the Building and Safety Division accepted 2,433 permit applications and issued 2,011 building permits. The total valuation for all permits issued was \$219,412,796.14. These applications include all construction related projects and installation of mechanical and utility equipment. Also, there were a total of 19 new residential dwellings submitted for plan check in 2022. In addition, the Building & Safety Inspectors have conducted 9,759 inspections.

In 2023, there were a total of 201 new ADU plan check submittals. August had the most submittals for ADU's with 24 submittals.

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General Plan

Implementation Status



Angel City Market has submitted an application to have reoccurring street closures in Downtown Downey to host outdoor night markets which feature a variety of vendors.



Chapter 1 Land Use Element

The Land Use chapter establishes the policies for determining where certain land uses, such as residential, commercial, industrial, are most desirable. The Land Use chapter defines the physical areas in the City serving the needs of residents, businesses, and visitors.

- ◆ **Promote housing projects and mixed use projects that include housing within areas designated for the downtown area, transit-oriented developments, and areas in the vicinity of the Downey Landing project (Program 1.1.2.3.).** There were no new housing projects within these areas. Larger housing development have been approved in the past years. Staff continues to inform and assist all potential applicants interested in constructing in these areas. Work was also conducted as part of the General Plan Housing element identifying the Downey Landing, along with other major retail parcels, as a site for high density development. The General Plan Housing Element was approved in October 2022.

- ◆ **Promote the Downtown area as a destination point for entertainment, dining, civic, and other activities (Program 1.2.2.1.).** The Economic development Division continues to explore new ways of creating a sense of place for the City's Downtown. This has been achieved through the installation of art murals and sculptures. The City works in conjunction with the Downtown Downey Improvement Association to establish wayfinding/place making signs and community events. Major efforts are also made in business retention which was made much more of a priority since the start of the COVID-19 pandemic.

- ◆ **Discourage residential construction not in harmony with the surrounding neighborhood (Program 1.4.2.1.)** New single-family design guidelines and development standards were adopted in 2021, and continue to successfully be implemented in 2022. Staff worked with the community in receiving feedback on design within the Single Family Residential neighborhoods. The development standards and design guidelines help ensure that mass and scale of new construction is in harmony with the surrounding neighborhoods. In 2022, there were 19 new dwelling units built.

Chapter 2 Circulation Element

The safe and efficient movement of people and goods through cities is provided by a circulation system ranging from sidewalks to roadways. As population and economic growth continue, cities have the challenge of improving the circulation system to deal with increased demands. Population and economic growth also impact the infrastructure needed to provide utilities and other services for those who live, work, and visit Downey.

Traffic Congestion

- ◆ **Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels (Program 2.1.1.1).** The City's Capital Improvement Plan from FY22- FY27 outlines various traffic improvement programs to increase capacity in order to maintain an acceptable level-of-service, increase mobility and enhance safety. The following are two examples were in progress during 2023. is in the process of initiating improvements at the following intersections
 - Lakewood Boulevard Traffic Signal Upgrades - This project will upgrade existing traffic signals and curb access ramps at the Lakewood Boulevard at 5th Street-Cecilia Street and Lakewood Boulevard at Alameda Street intersections. The project started in 2020 and is anticipated to be completed by April 2024.
 - Biennial Citywide Traffic Striping of Roadways - This project includes repainting of existing pavement traffic striping and markings at various locations in the City. The project started in 2020 and has continued through 2023, and will continue through 2026.

- ◆ **Develop a signal system master plan to promote state-of-the-art intelligent transportation system (ITS) improvements to better service on-going traffic conditions. (Program 2.1.1.3).** Over the past several years, the City has been incrementally expanding the traffic signal control system. Initially, the Traffic Management Center was implemented at City Hall in 2005 and the first fiber-optic traffic signal communications systems were installed along the Lakewood Blvd. and Firestone Blvd. corridors. Additional systems have since been implemented along Florence Avenue, Paramount Boulevard, Bellflower Boulevard, Imperial--Highway, Woodruff Avenue and Telegraph Road. The City is currently constructing fiber-optic communication networks along the Paramount Blvd. corridors. In addition, the city is currently in the process of upgrading the system software and other elements of the TMC to maintain pace with current technology and replace obsolete hardware and software.



Chapter 2 Circulation Element continued

- ◆ **Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested (Program 2.1.1.6.).** Major capacity improvements are proposed at the four intersections as described in Program 2.1.1.1. The city received funding through the Federal Highway Safety Improvement Program (HSIP) to upgrade and implement operational improvements to the existing traffic signals at nine (9) intersections along Paramount Boulevard, as well as seven (7) intersections along Stewart & Gray Road. In addition, the city received HSIP funding to upgrade and implement operational improvements to the existing traffic signals at nine (9) intersections along Imperial Highway. Additional proposed traffic signal upgrades at the intersections along Firestone Boulevard, Lakewood Boulevard, Paramount Boulevard, Florence Avenue and Imperial Highway are currently under construction. These projects are anticipated through 2023.
- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to pay the cost of circulation improvements (Program 2.1.2.1.).** Developer fees are collected on a case-by-case basis by the Public Works Department through the development plan review/entitlement process. Approximately \$250,000 is collected from developers each year. In addition, the city is proposing to complete a transportation impact developer fee nexus study in conjunction with the next General Plan Circulation Element update.
- ◆ **Ensure the mitigation of off-site traffic impacts by development projects to the maximum extent feasible, including the installation or upgrade of traffic signals at intersections and/or contribution of its fair-share towards mitigating impacts (Program 2.1.2.2.).** Land development projects are reviewed on a case-by-case basis for potential traffic impact. If trip generation thresholds in accordance with CEQA guidelines are exceeded, a traffic impact analysis study is required which will determine mitigation measures necessary to offset the impacts created by the development at any signalized intersections or the amount of development fee to be collected.
- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** The intersection improvement projects included under Programs 2.1.1.1 and 2.1.1.6 are intended to increase capacity and operational efficiency at these intersections in order to encourage through traffic on arterial streets and minimize intrusion through residential neighborhoods. In addition, the traffic signal communication system projects mentioned in Program 2.1.1.3 will

Chapter 2 Circulation Element continued

(cont.) improve mobility along major corridors which will also minimize intrusion through residential neighborhoods. In addition, the city's Traffic Calming Program provides a framework for discouraging through traffic on local streets through a series of traffic calming measures which are applied to local residential streets as appropriate in response to complaints submitted by residents.

Travel Alternatives

- ◆ **Encourage the use of bicycling as a form of transportation for employment commuting and business purposes, in addition to recreational purposes (Program 2.2.2.1).** Bike lanes exist throughout various major streets in Downey. The City also initiated a Downey Bike Master Plan, Implementation Phase 1 in 2018, which would install Class II and Class III bicycle facilities on nine roadway segments, bicycle parking facilities, and way finding signs. The project includes slurry seal of roadway pavement, new roadway striping, pavement markings and signage, and traffic signal modification to detect bicycles at several intersections. Project was completed in 2023.
- ◆ **Promote home-based businesses (Program 2.2.3.4).** In 2023, the city renewed 372 business licenses for home-based business. This allows people who live in residential zoned properties an opportunity to work from home.

Truck Traffic

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region (Program 2.3.1.2).** The City of Downey Public Works Department issues overload permits to ensure that the correct haul routes are utilized through the city and that proper arrangements have been made in advance. In addition, truck circulation improvements will be incorporated in the various proposed intersection improvements as referenced in Program 2.1.1.1.



Chapter 2 Circulation Element continued

- ◆ **Discourage truck parking on public streets (Program 2.3.2.1).** Section 3173 of the Downey Municipal Code states No person shall park or leave standing upon any public street or private property, any commercial vehicle having a manufacturer's unladen weight in excess six thousand (6,000) pounds or having a width in excess of eighty-four inches (84") as measured at the widest portion of the body, not including mirrors or other extensions, or having a height in excess of eighty-four inches (84"), or any trailer, or commercial equipment, irrespective of weight, upon any public street or on public or private property in the City, except:
 - 1) When such vehicle is parked in an industrial zone, excluding parking buffer zones;
 - 2) When such vehicle, trailer and/or commercial equipment is parked while being loaded or unloaded or in connection with, and in the aid of the performance of, a service to or on a property in the block in which such performance of, a service to or on a property in the block in which such vehicle, trailer and/or commercial equipment is parked until such service is completed; or
 - 3) When the vehicle, trailer or commercial equipment is immobile due to accident or mechanical breakdown, in which event said vehicle, trailer and/or commercial equipment may be parked for a period of time not to exceed eight (8) hours;
 - 4) When such trailer is attached to a motor vehicle capable of providing the motive power for moving the trailer upon the street, alley, public way or place.

The following are excluded from the provisions of this section:

- 1) Pick-up trucks as defined by California Vehicle Code Section 471 which are not used for commercial purposes or defined as a commercial vehicle pursuant to California Vehicle Code Section 260, and commercial vehicles, trailers and/or commercial equipment parked or stored on private, commercially zoned property, and owned or operated by the same commercial use.
- 2) Commercial vehicles, trailers and/or commercial equipment operated and parked by a registered transient guest of a motel or hotel if such commercial vehicle, trailer and/or commercial equipment is parked within approved designated vehicle parking areas upon the business premises of the motel or hotel.

In addition, the City requires new land development uses to provide parking for commercial vehicles (i.e., trucks and truck-trailer combinations) making deliveries or pick-ups from said use on the property itself and highly discourages the parking of commercial vehicles upon the adjacent public street while making deliveries or pick-ups.

Chapter 2 Circulation Element continued

- ◆ **Ensure that land uses generating high amounts of truck traffic provide compensation to the city for projected pavement wear of public streets (Program 2.3.2.4).** Approximately \$5 million annually is programmed in the city's Capital Improvement Program for the rehabilitation and/or reconstruction of the city's arterial, collector and local streets. In addition, developers are assessed fees on a case-by-case, pro-rata share basis towards pavement rehabilitation of arterial streets designated as truck routes. The City collects \$1.5 million annually from its trash collection company which is applied towards the rehabilitation of the City's residential streets.

Regional Traffic

Coordinate with Caltrans, Metro, SCAG, Gateway Cities COG and other agencies to promote multi-modal improvement strategies to improve the regional transportation network (Program 2.4.1.1). The City coordinates extensively with various regional agencies to enhance multi-modal travel within the City. The City previously secured a \$1.3 million grant from Metro to implement a bus transit priority system which will improve travel times for public transit buses (Metro and Downey LINK) by giving the transit vehicles priority at signalized intersections. In addition, the City received a Community-Based Transportation Planning grant from Caltrans in 2013 for the development of a Bicycle Master Plan which was adopted by the City Council in 2015. Furthermore, the City received state-funded Active Transportation Program (ATP) grants in 2015 in the amount of \$300,000 for the development of a Citywide Pedestrian Plan and in the amount of \$240,000 for a Safe Routes to School Project involving the installation of approximately 1,600 linear feet of sidewalk on residential streets and the conducting of safety education events for four elementary and one middle school in the southerly portion of the City. The City coordinated the development of its Bicycle Master Plan with adjoining cities (i.e., South Gate, Paramount, Bellflower and Norwalk) to ensure connectivity of proposed bike routes within the City with those in the neighboring jurisdictions as well as the Gateway Cities COG to make sure the plan fit into the Transportation Strategic Plan (STP), a comprehensive multi-modal transportation framework developed for the Gateway Cities subregion to address the subregion's long-term mobility needs.

Chapter 2 Circulation Element continued

Infrastructure and Maintenance

- ◆ **Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses (Program 2.7.1.2.)** The City continues to assist in the processing of telecommunication related permits located on both public and private property.
- ◆ **Promote alternative funding sources for infrastructure maintenance and upgrades (Program 2.7.2.1.).** Funding sources for projects mentioned in this Circulation Element progress report include Los Angeles County Metro, Federal Transportation Improvement Programs, and the California Department of Transportation.

Chapter 3 Housing Element

The California State Legislature has identified the “Attainment of a decent home and suitable living environment for every citizen”, as the State’s major housing goal. Accordingly, the State of California mandates that each county and city maintain a Housing Element in their General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a community’s housing element, including the City’s share of the Regional Housing Needs Assessment (RHNA).

In addition to providing assistance and guidance for the City’s Housing Element, the Housing Division administers a variety of community development activities including affordable housing activities, neighborhood improvement programs, economic development strategies, improvement of public facilities, and support for needed public services. The following is in regards to Chapter 2 (Housing Plan) of the 2021-2029 Housing Element goals administered by the Housing Division:

Program 1.1 – Adequate Sites

Objective: The City of Downey has a remaining RHNA of 6,332 units for the 2021-2029 RHNA planning period after credits for permitted or approved units are taken into consideration. After approved and proposed projects, projected ADU development, and sites on vacant and underutilized land for two residential designations and within the Downtown Downey Specific Plan area are identified there is a RHNA shortfall is 3,896 units. To address the shortfall, the City has identified various sites that, while appropriate for redevelopment and intensification, require General Plan amendments, zone changes, 2021-2029 HOUSING ELEMENT 6-5 and the addition of residential overlays to facilitate residential development. Once appropriate land use and zoning actions are taken, the City can adequately accommodate the remaining RHNA. The General Plan and Zoning update and its associated environmental review will include all necessary technical studies including a thorough infrastructure assessment and mitigation program. .

Status: The City acquired the Services of MIG, a qualified urban planning and design firm, to assist with the implementation of the City new Housing Element. That task will include the rezoning of sites identified in the Housing Element as opportunity sites. These sites are sufficient to accommodate the City’s RHNA, as well as a surplus of units.



Chapter 3 Housing Element continued

Program 3 – Monitor and Preserve Affordable Housing

Promote the development of accessory dwelling units (ADUs) by adopting an ADU ordinance that reflects current State law, including permit streamlining processes and fee assessment. Facilitate and encourage ADU development in Downey as follows:

- Create a process to bring unpermitted ADUs up to code.
- Consider reducing development fees for ADUs.
- Create a one-stop assistance center for homeowners interested in developing an ADU. Establish a one-stop webpage on the City’s website to serve as a repository for ADU information including developments standards and requirements, fee estimated, information on ADU development through the provisions of Senate Bill 9.
- Implement, and provide to interested homeowners, state architect standard plans, when released, to support ADU development and streamline the plan check process for ADUs.
- Continue the City’s public outreach program to encourage ADU development, including advertising ADU development opportunities on the City’s website, in local newspapers, in local utility bills, and at various community centers, including the public library. Establish ADU office hours every other month to allow for one- on-one help to interested homeowners on an appointment basis. 2021-2029 HOUSING ELEMENT 6-9
- Monitor ADU permit applications, approvals, and affordability through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period. If production falls below levels anticipated in the Housing Element, the City will evaluate and ensure that adequate sites are available through the adopted sites inventory, or it will identify additional sites to ensured continued provision of adequate sites.

Status: The City continues to ministerially approve ADUs and JADUs for single-family and multi-family properties. Additionally, the City is currently working on updating the ADU Ordinance to comply with new State Law. In 2023, the City received 201 amount of ADU/JADU applications, and issued permits for 142 ADU/JADUs.

Chapter 3 Housing Element continued

Program 21 – Fair Housing

Objective: Continue to contract with and refer fair housing complaints to the Fair Housing Foundation, whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations and on the City’s website.

Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain referral information on the City’s web site and at a variety of other locations such as community and senior centers, local social service offices, social media, via email, and at other public locations including City Hall and the library.

Status: Activity remains ongoing. In 2023, total of 238 Downey residents were assisted by the FHF. (Data source: Fair Housing Foundation) The City continues to educate residents on the resources available to them provided by the FHF. In addition, informational handouts are found at the Housing Division public counter. Information and documents are provided in both english and spanish. Staff is trained on the purpose of the foundation and their services.

Chapter 3 Housing Element continued

Regional Housing Need Allocation (RHNA)

Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element. In 2023, City of Downey issued 155 building permits for the construction of new dwelling units, including ADUs.

The State Housing Report is attached to this report as an appendix to provide additional details pertaining to the Housing Element’s plans and accommodations to housing needs within the City of Downey.

Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,079	-	-	-	-	-	-	-	-	-	-	-	2,079
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	946	-	-	-	-	-	-	-	-	-	-	-	946
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	915	-	-	-	-	-	-	-	-	-	-	-	915
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		2,585	42	23	154	155	-	-	-	-	-	-	374	2,211
Total RHNA		6,525												
Total Units			42	23	154	155	-	-	-	-	-	-	374	6,151
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Income Units*		1,040	-	-	4	-	-	-	-	-	-	4	1,036	

The State Housing Report is attached to this report as an appendix (Appendix A) to provide additional details pertaining to the Housing Element’s plans and accommodations to housing needs within the City of Downey.

Chapter 4 Conservation Element

The City of Downey, like the rest of southern California, enjoy a temperate climate, access to both beaches and mountains and many other amenities not found in many other parts of the world. The quality of life that the region offers its residents is one of the main reasons the region continues to attract visitors and newcomers. However, southern California is a semi-arid desert environment with limited natural resources. These limited resources, need to be preserved for continued use by existing residents and by future generations.

Water Supply

- ◆ **Continue providing information to the public promoting the benefits of water conservation (Program 4.1.1.1).** Staff continued to provide samples of synthetic turf at the Community Development Department Planning counter. Residents were encouraged to work with Planning staff for additional information regarding installation and materials. All new developments and landscape remodels require the use of drought tolerant species, and are designed by licensed landscape architects.
- ◆ **Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses (Program 4.1.1.3).** The City continued to look for additional opportunities to expand its use of recycled water at City-owned and other sites as recycled water becomes available. Some of the larger City locations where recycled water is currently used include: Downey Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Rio Hondo Golf Course, Crawford Park, Columbia Memorial Space Center, and Sports Park. The City currently maintains 35 recycled water services/meters for use at City Park and golf course ponds, and for irrigation of landscaping at parks, golf course, and medians/parkways.
- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and redevelopment projects (Program 4.1.1.4).** The Public Works Department continued to require contractors and developers to install recycled water services/piping and meters where recycled water is located in proximity to the development projects.
- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5).** The recycled water facility at the Downey Promenade Shopping Center allows the use of recycled water for landscape irrigation at medians/parkways along Lakewood Boulevard, Bellflower Boulevard and future construction projects along these corridor.



Chapter 4 Conservation Element continued

Stormwater Quality

◆ Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).

Section 5705 of the Downey Municipal Code specifies requirements for urban runoff reduction and requires the owner, occupant or other person in charge of the day-to-day operation or maintenance of each parcel within the City to adhere to Best Management Practices (BMPs) requirements in order to prevent or reduce the discharge of pollutants to achieve water quality standards.

Section 5706 of the Downey Municipal Code specifies source control requirements for all new development or redevelopment applications within the City. The applicant shall submit an appropriate project specific Urban Runoff Mitigation Plan to the Director of Public Works. The Urban Runoff Mitigation Plan shall include structural and design elements that typically increase infiltration, reduce pollutant conveyance and decrease runoff, including:

- * Landscaping/vegetated areas, sand filters, swales, infiltration basins, biofilters and planters to maximize infiltration;
- * Replacing impermeable surfaces with porous materials;
- * Directing impervious surface runoff to permeable areas;
- * Grading the site to encourage runoff to permeable areas;
- * Directing runoff to dry wells, perforated pipes, infiltration trenches or other source reduction BMPs;
- * Designing curbs and landscaping to facilitate infiltration;
- * Using cisterns or retention basins to store precipitation; and
- * Installing treatment control BMPs to remove pollutants.

All Urban Runoff Mitigation Plans shall include a structural and treatment control BMP maintenance schedule, the applicant's signed statement of responsibility for continued BMP maintenance and plan for continued maintenance responsibilities. In addition, the plan must indicate that subsequent property transfers include, as a written condition and are subject to, the transferee assuming full responsibility for maintenance of any structural, treatment and/or source control BMPs.

The applicant shall retain responsibility for such maintenance until responsibility is legally transferred in accordance with this chapter. The applicant, facility operators and/or owners shall also provide, as requested by the Director of Public Works, any other legally enforceable agreement which assigns responsibility for the maintenance of post-construction structural or treatment control BMPs.

Chapter 4 Conservation Element continued

As a condition for issuing a certificate of occupancy for a new development or redevelopment project, the Director of Public Works shall require the applicant, facility operators and/or owners, as appropriate, to construct all storm water pollution control BMPs and structural or treatment control BMPs shown on the approved project plans, to submit, for review and approval, a BMP maintenance schedule and inspection plan and to file a signed statement that the project site and all structural or treatment control BMPs shall be maintained in compliance with the Urban Runoff Mitigation Plan.

Section 5707 requires the following design elements for all new development or redevelopment projects:

- (1) Preparation and Director of Public Works approval of the Urban Runoff Mitigation Plan, as a condition of Community Development Department approval.
- (2) Runoff shall be restricted from running through certain areas.
- (3) Developments which include outdoor material storage areas that may discharge MS4 pollutants must include design elements to place materials within enclosures to prevent the pollutants from flowing into storm drains and impervious surfaces in all liquid handling areas.
- (4) Waste material bins with a capacity greater than fifty gallons shall be stored in a covered area to prevent rainfall or roof drainage through the waste.

Any project including down spouts, roof gutters or subsurface drainage shall utilize perforated pipe or similar systems in approved infiltration areas, unless approved by the Director of Public Works.

Each Urban Runoff Management Plan shall be individually evaluated to determine whether the proposed project and site characteristics meet governmental standards and must demonstrate to the Director of Public Works' satisfaction that proposed BMPs numeric design criteria or design elements meet the requirements of the Downey Municipal Code.

The Director of Public Works shall approve or disapprove of any project plans. No city grading or building permit shall be issued until the director has approved the Urban Runoff Mitigation Plan.

Chapter 4 Conservation Element continued

Development projects subject to permitting and approval for the design and implementation of post-construction controls to mitigate storm water pollution prior to completion of the project include:

- * All development projects equal to (1) acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area,
- * Industrial parks 10,000 square feet or more of surface area,
- * Commercial malls 10,000 square feet or more of surface area,
- * Retail gasoline outlets with 5,000 square feet or more of surface area,
- * Restaurants with 5,000 square feet or more of surface area,
- * Parking lots with 5,000 square feet or more of impervious surface area or with 25 or more parking spaces.
- * Streets and roads construction of 10,000 square feet or more of impervious surface area.
- * Automotive service facilities with 5,000 square feet or more of surface area.
- * Projects located in or directly adjacent to or discharging directly to an environmentally sensitive area, where the development will either discharge storm water runoff that is likely to impact a sensitive biological species or habitat and create 2,500 square feet or more of impervious surface area.
- * Single family hillside homes.
- * Redevelopment projects with land disturbing activity resulting in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site.

The site for every planning priority project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. Projects not classified with general applicability listed in this section but resulting in the creation or addition or replacement of 800 square feet or more of impervious surface area shall be designed to control pollutants, pollutant loads and runoff volume as approved by the City.

- ◆ **Promote effective street cleaning (Program 4.3.1.3.).** The City continued to vacuum-sweep streets weekly. These streets are posted with “No Parking” signs during the appointed period and Parking Enforcement Officers accompany the sweeper vehicles. Residents utilizing to their properties as a condition of being exempted from the posted parking restrictions.

Chapter 4 Conservation Element continued

- ◆ **Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction (Program 4.3.1.4.).** Public Works, Code Enforcement, and Building and Safety staff continued to share responsibility for implementing Program 4.3.1.4 of the City Vision 2025 General Plan. Public Works focused on construction projects in the public right-of-way, preparation and review of erosion control plans by developers, compliance by large state permitted construction sites and responding to complaints of materials in the municipal separate storm sewer system (MS4), which includes streets, alleys and drains. Building and Safety is primarily responsible for on-site or private property conditions, while Code Enforcement responds to resident complaints and provides more aggressive enforcement capabilities to supplement other staff efforts. Projects are required to comply with Best Management Projects which aim to prevent pollutants from construction from contaminating storm water runoff.

Tree Preservation

- ◆ **Promote the installation of new trees when damaged or dying trees are removed (Program 4.4.1.3.).** The Public Works Department continued to work with property owners to ensure that the removal of damaged trees and the placement of new trees comply with City’s Tree Ordinance. Public Works Department is responsible for reviewing and approving all proposed landscaping plans within the public right-of-ways and street medians. Section 7605 of the Downey Municipal Code specifies that, “Any public street tree removed shall be replaced if a replacement is deemed appropriate and if it is mutually agreed to by both the City and the property owner.”

Air Quality

- ◆ **Promote the use of alternative fuel vehicles, including clean diesel, compressed natural gas, hydrogen, that result in reduced emissions, including in instances involving City operations (Program 4.5.1.5.).** With the growing number of electric and hybrid vehicles, additional charging stations have been installed in private facilities (Stonewood Mall, and The Apollo Center) to promote the use of natural gas and pure electric vehicles. The City also complies with state regulations for permit streamlining of these types of projects.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1.).**
The City utilizes light-emitting diode (LED) vehicle and pedestrian indications at all signalized intersections owned and maintained by the City. In addition, the City utilizes LED technology at all City-owned and maintained street and pedestrian lights.



Chapter 5 Safety Element

Natural and non-natural hazards present a variety of risks to persons who live, work, and visit the City. The aim of the City is to reduce the potential risk of death, injuries, property damage, and the economic and social dislocation resulting from hazards.

Disaster Response

- ◆ **Coordinate emergency preparedness with the federal, state, school district and other local agencies (Program 5.1.2.3.).** The Office of Emergency Management throughout the year, has continued to coordinate with the federal, state, and neighboring local agencies' in preparing for response and recovery efforts in the event of disasters. This was done through planning, training and exercising; the goal is to minimize the loss of lives and property.
- ◆ **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2.).** The Fire Department continues to monitor and inspect all facilities that handle hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5). Inspections are conducted every other year to ensure compliance with both the Fire and Health & Safety Codes. The frequency of these inspections exceed the State's minimum requirement that hazardous materials inspections occur once every three years.
- ◆ **Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal (Program 5.2.1.3.).** The Downey Fire Department continued to update its website to provide up-to-date information on the safe handling and disposal of hazardous materials. The website's Emergency Preparedness section contains information on hazardous material awareness and safety, in addition to educational information on fire safety.

Hazardous Materials

- ◆ **Ensure proper disclosure of amounts of hazardous materials by existing uses and proposed uses, during the business review process (Program 5.2.1.4.).** The Downey Fire Prevention Bureau continued to conduct inspections during the business license application process. Once identified as a handler of hazardous materials, these businesses receive an inspection from Downey Fire Department's Hazardous Material Section to ensure accurate disclosure of the hazardous substances, and the safe handling and storage of the materials. The facilities are then entered into the Fire Department's database, issued an operational permit, and placed on a routine inspection frequency.

Chapter 5 Safety Element continued

- ◆ **Ensure that properties involving hazardous materials dispose of waste properly (Program 5.2.2.1).** The Public Works Integrated Waste Coordinator continued to monitor and manage hazardous waste disposal from residential properties. Businesses handling hazardous waste are permitted and inspected by the County of Los Angeles Fire Department Health-Hazardous Materials Division.
- ◆ **Promote the convenient “drop-off” collection for the disposal of hazardous waste generated by residential households and other land uses (Program 5.2.2.2).** The City continued to offer programs that encourages residents to dispose hazardous waste materials (i.e. electronic devices) to both the Sanitation Districts of Los Angeles County Household Hazardous Waste Collection Program and the Los Angeles County Sheriff’s Safe Drug Drop-off Program, which accepts expired prescription medications and sharps (i.e., needles). The Downey Police Department and Downey C.E.R.T members participated in the annual National Prescription Drug-Take Back Initiative. In 2023, Downey residents again had an opportunity to drop off expired, unused and unwanted prescription drugs. All of the collected items were turned over to the D.E.A for disposal.

Fire Protection

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2.).** The Fire Prevention Bureau personnel continued to review plans diligently to ensure emergency vehicle access through private driveways, public streets, and alleys will be accommodated. This review is completed early in the Planning application process to ensure proper site layout is achieved.
- ◆ **Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system (Program 5.3.2.3.).** The Fire and Public Works Departments continued to enforce the requirements for additional fire hydrants for development projects through the plan check process. The Community Development Department continued to distribute projects to the departments that participate in Development Review Committee (DRC) meetings and received comments and conditions virtually from various City Departments since meetings were not being conducted for most of 2021.
- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4.).** The Fire Prevention Bureau continued to require automatic sprinkler systems for new commercial developments in accordance with California Fire Code and NFPA standards and tenant improvements of commercial properties, whose permit valuations exceed 50 percent of the value of the building.



Chapter 5 Safety Element continued

- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6.).** The Fire Prevention Bureau continued to require emergency lighting, exit signs, Knox box, and 2A-10BC fire extinguishers for all commercial and industrial projects.

Police Protection

- ◆ **Keep crime rates and property loss rates at the lowest levels feasible (Program 5.4.1.1.).** In an effort to keep crime and property loss rates low, the Police Department continued to work closely with the community by providing crime prevention tips and education through the 227 Neighborhood Watch Groups, along with various social media platforms. To continue the high level of service to the community, the Department staffs 121 Sworn Police Officers, 5 Parking Enforcement Officers, 3 Community Service Officers, 32 Patrol Vehicles, 1 Armored Rescue Vehicle, 1 Citizens' Academy, 1 Citizens on Patrol/ Volunteer Program, 1 Police Explorer Program, 1 Business Watch Program, 1 Mental Health/ Homeless Outreach Team (2 dedicated Officers and 2 LA County Mental Health Professionals in partnership), 1 Tactical Medical Team, 1 Internet Crimes Against Children Task Force Team, and 1 Park Ranger Program (4 Part Time Park Rangers) .
- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2.).** The Police Department continued to maintain a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.
- ◆ **Promote the use of technology as tools to improve staff productivity (Program 5.4.1.5.).** The Police Department continued to expand its use of technology through the growth of its social media presence and the creation of the Online Citizen Reporting System to report incidents such as bicycle theft, custody order violations, lost property and supplemental reports for property crimes. The Department went through upgrades in their Computer Automated Dispatch (CAD) and Records Management System (RMS).
- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7.).** The Department continued to receive both state and federal funding (grants) to provide directed enforcement and education to residents pertaining to traffic safety, neighborhood preservation, and alcohol and tobacco related criminal behavior. The Special Enforcement Team

Chapter 5 Safety Element continued

(cont.) the Department to conduct several checkpoints and specialized patrols, targeting those found operating motor vehicles under the influence of alcohol and/or drugs. The Neighborhood Preservation Team was able to target specific crime trends in neighborhoods through the Edward Byrne Memorial Justice Assistance Grant (JAG).

- ◆ **Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity (Program 5.4.2.2).** The Department continued to participate in awareness programs such as Gangs Out of Downey (GOOD) and promoted crime prevention through its Neighborhood Watch Program. The Department continued to work closely with Clinicians from the Los Angeles County Mental Health through the Mental Evaluation Team, which includes two dedicated Police Officers. The team members receive specialized training to better assist those with challenges caused by various types of mental illness.

Earthquake Safety

- ◆ **Monitor groundwater table levels as they relate to liquefaction hazards (Program 5.5.1.3).** Public Works continued to regularly observe ground water levels at well sites around the City. The ground water table is typically greater than 50' below the soil surface, which limits the risk of liquefaction to residential and typical commercial structures. Larger structures and those with significant subterranean components may be requested to provide additional seismic evaluations during the development process or as a condition of approval.
- ◆ **Ensure the placement of utility lines underground (Program 5.5.1.6).** The Public Works Department continued to implement Underground Utility Districts for all development projects. In addition, Southern California Edison Company continued to prohibit the use of vaults installed above ground to protect the equipment and electrical lines from the intrusion of moisture.



Chapter 5 Safety Element continued

conducted several operations funded by the State's Alcohol Beverage Control and Tobacco grants.

Floods

- ◆ **Educate the public that the City is located in an "X" flood zone where flood insurance is no longer mandatory (Program 5.6.1.2.).** The Public Works Department continued to provide handouts at the public counter regarding the current FIRM (Flood Insurance Rate Map) and flood zoning . FIRM information can be found at www.fema.gov website.
- ◆ **Minimize increases in the amount of stormwater generated by existing and proposed land uses (Program 5.6.2.1.).** The Public Works Department continued to enforce National Pollutant Discharge Elimination System (NPDES) requirements, during plan check review for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which are generally required to provide infiltration volume commensurate with an 85th percentile within 24-hour runoff event (whichever is greater) on the new or replacement impervious surface. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate that no increase in peak runoff rate will be observed as a result of the development and that at least 85th percentile or 0.75 inch in a 24-hour event (whichever is greater) of projected runoff can be infiltrated.

Vehicular Traffic

- ◆ **Require street lights for new developments (Program 5.7.1.2.).** New development projects are subject to section 9520.06 of the zoning code to comply with outdoor lighting requirements. As a condition of approval through the Site Plan Review process, properties are annexed into the City of Downey Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code.
- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the Sidewalk Master Plan (Program 5.7.2.2).** The City requires land developers and property owners to construct new sidewalk where it doesn't exist through the entitlement process in conjunction with new on-site construction involving the adjacent property. The City is currently undertaking the development of a Citywide Pedestrian Plan which will serve as a blueprint for the gradual development of the City's circulation system over time. The city currently has 170 miles of sidewalk.

Chapter 5 Safety Element continued

- ◆ **Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists (Program 5.7.2.3).** The safety and convenience of pedestrians and bicyclists are taken into consideration in the designs of intersections as well as signalization. Intersections are designed to be accessible to pedestrians in compliance with the Americans with Disabilities Act (ADA). In addition, the Citywide Pedestrian Plan will recommend a series of projects featuring innovative pedestrian treatments and amenities to be deployed at intersections such as curb extensions. Furthermore, the City completed a citywide safety lighting retrofit in 2018 which involved the conversion of all city-owned safety lights at intersections to LED luminaires. Traffic signal installations and upgrades also take pedestrian and bicycle safety and convenience into consideration through the use of pedestrian countdown indications and pedestrian accessible pushbuttons (a few of which are audible for the blind). The City's traffic signals are also timed to provide sufficient time for pedestrians to cross the street in accordance with state guidelines. Detection systems at signalized intersections are also required to detect the presence of bicycles. Lastly, the City initiated a project involving the installation of Class II bike lanes on eight of the City's minor arterial streets as recommended by the City's Bicycle Master Plan. This project is was completed in June 2021.



Chapter 6 Noise Element

Noise can be defined as unwanted sound and is known to have several adverse effects on people. The most critical impact of noise exposure is hearing loss. Other effects are speech interference, sleep interference and annoyance.

- ◆ **Ensure that existing land uses that are generating noise beyond the acceptable levels reduce noise levels to acceptable levels (Program 6.3.1.2.).** The City continued to enforce its noise ordinance (Section 4600 of the Downey Municipal Code). This involves the permitted hours for construction. For projects that involved amplified music, the City continued to strictly enforce businesses to mitigate noise impacts by imposing conditions of approval through a conditional use permit application process. Also, the Downey Police Department Special Enforcement Team conducted IMPACT inspections to ensure businesses are operating at an acceptable noise level.

In addition, the City continued to require projects that involve live entertainment activities and projects that have the potential to generate noise from machinery equipment or amplified music to comply with City's noise ordinance. This can be regulated by imposing conditions of approval through the entitlement process.

- ◆ **Discourage the placement of air conditioning equipment, electric generators, or other noise-generating equipment in close proximity to adjacent properties (Program 6.3.1.6.).** The City's Planning Division continued to enforce code section 9504 of the Downey Municipal Code requiring all mechanical equipment to be screened and appropriately setback from neighboring properties. This applied to all new developments and applicable remodels undertaken in 2022.

Chapter 7 Open Space Element

Typical of most communities located within mature urbanized settings, Downey has a limited amount of open space areas. Open space areas are important not only to provide recreational activities for residents but also as a visual break from the built environment.

Updates:

- ◆ *Part Time & Full Time employees were appropriately assigned to adequately meet recreational staffing needs. Services include park maintenance, after school programs, youth sports, food distribution events, senior meal distribution, and wellness checks.*

- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5.).** *Projects that were funded by The California Department of Parks & Recreation and Measure S in 2019 continued be monitored by The Parks & Recreation Department in 2023 Upgrades to citywide playground structures were started in 2020 and carried out throughout 20223 Funding for those upgrades, in part, was received from the LA County Maintenance & Servicing Express Funds Program. Lastly, the City acquired funds in 2020 through the State of California General Fund Grant in an effort to design and construct a new Space Shuttle Exhibit Building. The project is anticipated to run through 2024.*

- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1.).** The Parks & Recreation Department is working with the County of Los Angeles in the construction stage on the south side of the Rancho Los Amigos sports complex project. The project began with demolition of existing buildings at the site and construction continued through 2022. We are continuing to monitor California Prop 68 funds. Furthermore, Measure A funds were used to supplement Measure S projects.

- ◆ **Actively work with private, non-profit and public community services organizations to provide educational and community services including child care, English translation, after school programs and recreational activities (Program 7.4.1.5.).** The Parks & Recreation Department offers recreational classes and programs offered by contract instructors. In 2023 Parks & Recreation staff continued operating a food meal service for seniors 65+ which includes a Grab n' Go program and a home delivered meals component. In addition, the Parks & Recreation Department continues to collaborate with TLC (True Lasting Connections) organization, a branch of DUSD that supports children and their families including access to child care, and essential services to families in need.



Chapter 8 Design Element

Most residents, visitors, and businesses in Downey recognize the City as the premiere city in the southeast area of Los Angeles County. However, others less familiar with the City's history may not share this perception and judge Downey solely on the physical appearance of the area. For this reason, it is important that the visual appearance of the community portray a positive image and that the community image display the distinct and numerous resources it has to offer.

- ◆ **Promote quality design for new, expanded, and remodeled construction (Goal 8.1).** The City continued to contract Architectural Peer Review Services to provide technical review and a comprehensive range of integrated design services for a variety of buildings. In addition, the City continued to implement the Site Plan Review process that requires Planning Commission review and approval of site plans, landscaping, lighting (except single family homes) for new construction and major alterations.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division continued monitoring and working with a significant number of property owners, including residential properties, commercial and industrial businesses, in an effort to keep these properties maintained. In addition, the Housing Division regularly awards grant money to conduct remodels which includes landscaping, roofing, painting, and new windows.
- ◆ **Support the Keep Downey Beautiful programs (Program 8.2.2.3.).** City staff, business owners, and volunteers participated in the “Keep Downey Beautiful” clean-ups that help improve community environments. The program focus is not only to keep Downey beautiful but also to have a safe and clean environment. A new social media campaign launched in 2020 remains active to reinforce pride in the community and encourage everyone to “do their part”.

Chapter 9 Economic Development Element

A strong community owes much to the spirit and involvement of its residents. However, community pride and civic-mindedness are not enough for a city to provide all necessary and desired services to maintain the local quality of life. A city needs a variety of employment and shopping opportunities to create balance, make it a desirable place to live, and enhance its image.

- ◆ **Develop economic strategies for business attraction and retention (Program 9.1.1.1.).** Efforts were made in establishing place identification within the downtown and other areas within the City by the installation of multiple art installments throughout the city. The installments serve to contribute to the city's already attractive downtown area. The goal is that the investment in improving and beautifying public spaces will indirectly attract patrons to nearby commercial.

- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** The City continued to revitalize commercial areas with the addition of art in the form of murals and sculptures throughout the Downtown Areas as well as at the Downey Theater. In 2023, a few commercial projects were also approved by the Planning Commission for new construction which will revitalize the areas in which they are being constructed with improved design, material, and architectural styles.

- .. **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7.).** Staff continues to maintain and update the Economic Development web pages to assist in the attraction and retention of quality businesses. The pages contain information and materials for businesses coming to the City and include information on the various business start-up steps and even links to a site locator and opportunity sites. Additionally, the city has included a business tool-kit, to further help businesses locate regional, state and federal resources.

- .. **Maintain the high level of standards for quality of staff and work produced (Program 9.4.1.3.).** Feedback is gathered from the public via the City designed and implemented customer service check-in kiosk system. The system helps better expedite service at the public counters. The system also allows the public to provide comments and review of their experience inside City Hall. This allows staff to provide, add, and build upon an effective and efficient service to customers.



Chapter 9 Economic Development Element continued

- ♦ **Expand the use of the city Internet web site for public information (Program 9.4.2.5.).** City Departments continue to work toward improved customer service by maintaining the on-line business license application process, which enables customers to submit business license renewals or applications for a new license and to allow Downey residents to pay their water bills on-line. In addition, the City continues to update its website regularly and provide more information to the public via the Internet. The Planning Department uses social media platforms and the city website to inform the community of Planning Commission meetings, community meetings, and to provide a space to obtain community input through surveys and postings.