



City of *Downey*

Community Development Department Updates

Part One

July-September 2024 Edition

Table of Contents

The Community Development Department is pleased to present this project update report for the months of July through September 2024. This document highlights Community Development projects and activities, including their current status. This document is Part 1 of 2; Part 2 of 2 contains Code Enforcement updates.

Page	Activity Type
03	General Plan Updates
04	Development Updates
06	Downtown Downey Commercial Development
13	Downtown Downey Events
14	Commercial Development
36	Residential Development
48	Other Non-Residential Development
54	Permit Streamlining Updates

City's General Plan Update

A comprehensive General Plan update is underway!

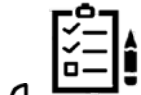
- The Planning Division held the first of many community workshops at the Columbia Memorial Space Center on August 28th.
- The workshop focused on the City's new Environmental Justice Element, one of eight components that make-up the City's General Plan.
- This first workshop launched the City's comprehensive General Plan update.
 - Future meetings will be announced via social media, and various means of advertisement.
- Visit the [General Plan](#) page on the City's website for continuous updates on all General Plan update efforts, and to find out how you can get involved!



Development Updates

The following slides detail current projects underway in the City. Icons have been included on each slide indicating a project's current status as follows:

Icons Legend



- Planning Entitlements



- Plan Check (under review by multiple departments)



- Under Construction



- Awaiting Information from Applicant



- Completed

Project Name: Round One			
Address	Submitted	Anticipated Completion	Entitlement Type
Former Sears Store – Stonewood Center	September 2024	TBD	Conceptual Review Only
Determination: Concept plans submitted for feedback			



Scope of Work: Round One Entertainment Inc. has submitted conceptual plans for the transformation of the former Sears store at Stonewood Center to a family-friendly bowling and arcade center.

The site is also expected to include Round 1’s Spo-Cha brand, where it will have a variety of indoor sport challenge activities.

Additionally, the plans call for a newer Round 1 concept that incorporates a food hall.

City staff has been proactively marketing the site, and attracting indoor and interactive family-friendly amusement concepts.

Status: Awaiting formal entitlement submittal documents from applicant.



Project Name: Shake Shack			
Address	Submitted	Anticipated Completion	Entitlement Type
8300 Firestone Blvd	November 18, 2020	October 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, and Construction of new 3,580 sq. ft. restaurant with a drive-thru and 1,007 sq. ft. outdoor seating patio.

Status: Construction is in progress, with the site scheduled to be paved in late September 2024. Expected grand opening in October 2024.



Conceptual



Existing Site Conditions



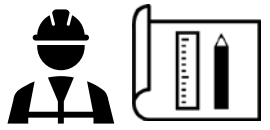
Project Name: N/A			
Address	Submitted	Anticipated Completion	Entitlement Type
11100 Downey Ave	July 12, 2017	October 2023	Site Plan Review
Determination: Approved by Planning Commission January 17, 2018			



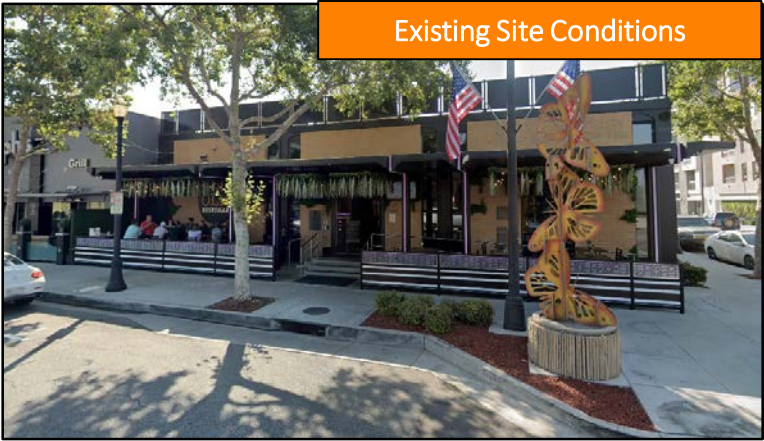
Scope of Work: Second-floor addition to an existing one-story retail space to convert into a restaurant with outdoor dining.

- No confirmed tenant at this time.

Status: Construction is in progress. Applicant has submitted revised plans that are currently under review by staff.



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
Determination: Approved by Planning Commission on August 3, 2022			



Scope of Work: Proposed first-floor addition, second-floor outdoor seating, and exterior façade improvements.

Status: Staff recently contacted the applicant to obtain the status of the project; the applicant stated the project is currently on hold due to unforeseen circumstances.



Project Name: N/A			
Address	Submitted	Anticipated Completion	Entitlement Type
8222-8228 Firestone Blvd	February 7, 2023	2024	Minor Site Plan Review
Determination: Minor Site Plan Review approved			

Scope of Work: Proposed exterior façade & tenant improvements for three tenant spaces. Uses likely to be restaurants with outdoor dining.

- No confirmed tenant at this time.

Status: Building permits ready to issue; applicant was notified in August 2024.



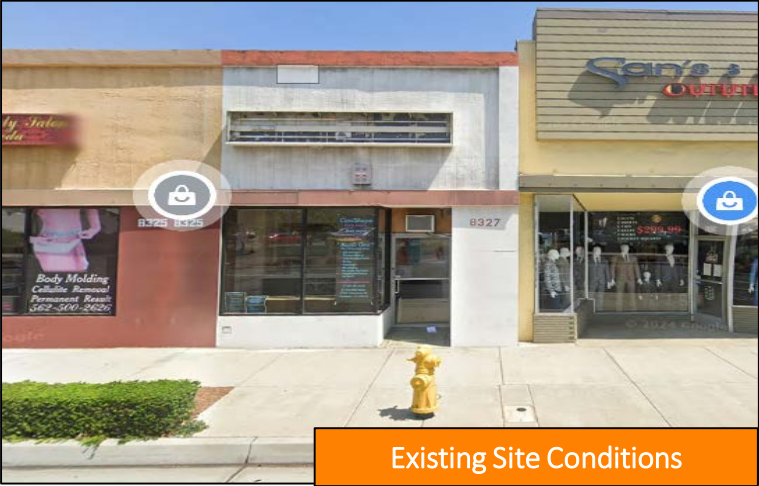
Project Name: Toma Tequila			
Address	Submitted	Anticipated Completion	Entitlement Type
8321-8323 Firestone Blvd	September 27, 2022	N/A	Conditional Use Permit
Determination: Requires Planning Commission review			

Scope of Work: Proposed interior tenant improvement for a new restaurant with live entertainment; the live entertainment component requires a Conditional Use Permit (CUP).

Status: Staff is in communication with the applicant, and is awaiting resubmittal of plans to process the required CUP.



Conceptual



Existing Site Conditions

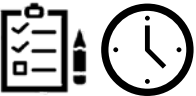


Project Name: King & Queen Cantina			
Address	Submitted	Anticipated Completion	Administrative Review Type
8218 Firestone Blvd	June 1, 2021	Unknown	Minor Site Plan Review
Determination: Requires Administrative Permit and Plan Check Review			

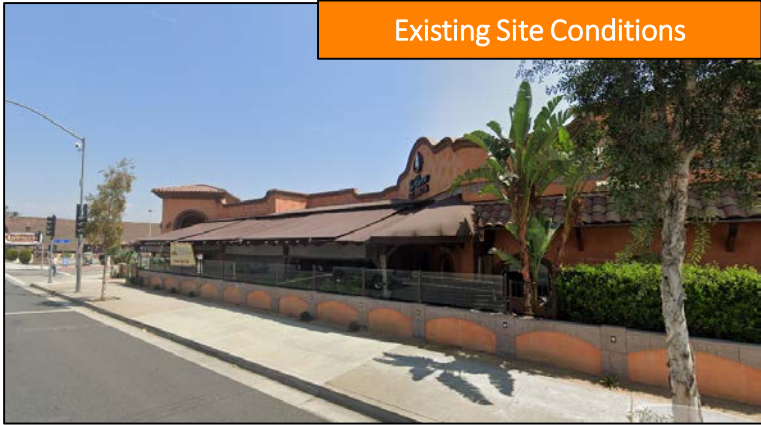


Scope of Work: Proposed remodel of a two-story commercial building with a mezzanine for a new restaurant, including outdoor seating.

Status: The proposed project has undergone a Minor Site Plan review, and corrections were issued to the applicant in June 2021. Staff continuous to communicate with the applicant, and await plan resubmittal by the applicant.



Project Name: La Barca			
Address	Submitted	Anticipated Completion	Administrative Review Type
11010 Paramount Blvd	February 12, 2024	N/A	Plan Check
Determination: Permit issued			



Scope of Work: Removal of canvas cover over existing patio trellis and re-roof with clay tile to match existing building. No other exterior modifications.

Status: The applicant submitted a building permit application, and the building permit was issued. The project received final inspection approval in August 2024.



Project Name: Downtown Downey Special Events			
Address	Submitted	Anticipated Completion	Entitlement Type
Downtown	Ongoing	Ongoing	Street Closure
Determination: Require City Council review			

Scope of Work:

DDIA sponsored events, between 2nd & 3rd Streets on Downey Avenue include:

- Night Market - 2nd and 4th Thursday of the month
- Cinco de Mayo Festival – May 4, 2024
- Hispanic Heritage Month Celebration - September 7, 2024
- Oktoberfest - October 18, 2024

Additional downtown events:

- Chamber of Commerce Annual Street Faire – May 11, 2024
- Chamber of Commerce Firecracker Festival and Light Parade – June 30, 2024
- 11th Annual National Night Out – August 6, 2024
- LACADA Downey Pride Festival – August 10, 2024
- International Food and Music Festival – September 14, 2024
- Beyond the Book Community Festival – September 21, 2024
- Havana Nights – October 4, 2024
- Annual Dia De Los Muertos Art Festival – October 27, 2024



✓ **Status:** Approved by City Council on various dates in 2024.

Project Name: Gas Station Convenience Store			
Address	Submitted	Anticipated Completion	Entitlement Type
9305 Firestone Blvd	August 23, 2024	N/A	Preliminary Review Application
Determination: Preliminary review			



Scope of Work: Preliminary review of a new convenience store at an existing gas station.

Status: Staff is currently reviewing preliminary submittal of plans.



Project Name: Sprouts Farmers Market			
Address	Submitted	Anticipated Completion	Administrative Review Type
12060 Lakewood Blvd	December 13, 2023	January 2025	Plan Check
Determination: Administrative plan check review approved; building permit issued			



Scope of Work: New Sprouts Farmers Market to occupy the former Bed Bath & Beyond tenant space located at the Downey Landing.

Status: Construction is in progress. Sprouts is slated to open in November 2024.



Exterior Improvements



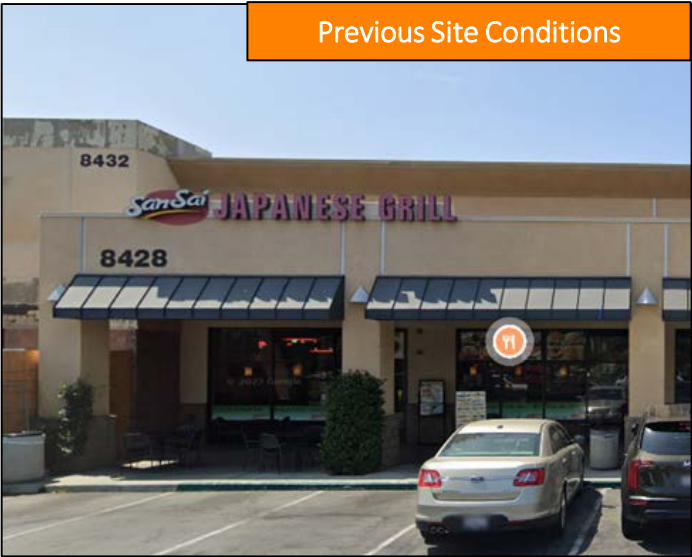
Interior Improvements



Project Name: Silverlake Ramen			
Address	Submitted	Anticipated Completion	Administrative Review Type
8428 Firestone Blvd	February 9, 2024	Fall 2024	Plan Check
Determination: Administrative plan check review approved; building permit issued			

Scope of Work: Tenant Improvement for a new 2,115 sq. ft. restaurant.

Status: Construction is in progress, with final inspection scheduled in late October 2024. Slated to be open in October 2024.



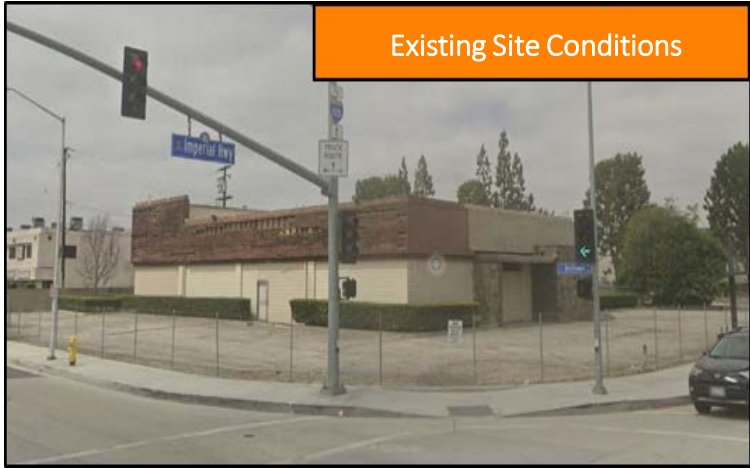
Project Name: In N Out			
Address	Submitted	Anticipated Completion	Entitlement Type
9454 Imperial Highway	September 19, 2023	N/A	Preliminary Review Application; Requires entitlements - CUP for drive-thru and Site Plan Review
Determination: Entitlements require Planning Commission review			

Scope of Work: Proposed new 3,800 sq. ft. restaurant including a two-lane drive-thru.

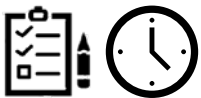
Status: Entitlement application submittal on May 2024. Staff provided an incomplete letter June 2024, informing the applicant of necessary corrections to their plans. In August 2024, staff followed-up with an in-person meeting with the applicant and design team to discuss. Staff is awaiting plan resubmittal by the applicant.



Conceptual Elevation



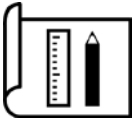
Existing Site Conditions



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
Determination: Approved by Planning Commission June 19, 2024			

Scope of Work: New 3,481 sq. ft. restaurant with two-lane drive-thru; includes demolition of three commercial buildings.

Status: Planning Commission approved in June 2024. Construction plans were submitted in July 2024, for which corrections were issued. The applicant has since resubmitted, and plans are currently under review by City staff.

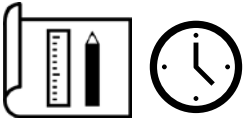


Project Name: YMCA			
Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	November 06, 2023	N/A	Conditional Use Permit, Site Plan Review, Variance, Tentative Parcel Map, Zone Change
Determination: Partial fee waiver granted by City Council on November 14, 2023; entitlements approved by Planning Commission on August 21, 2024; subsequent approval by City Council on September 24, 2024			

Scope of Work: Upgrade and remodel an existing 6,500 sq. ft. gymnasium, and construction of new 18,000 sq. ft. building. A separate entitlement application has also been submitted for a new wireless facility at this location.

Status (New Building): Received approval by City Council on September 24, 2024. Construction plans have been submitted and reviewed, with corrections provided to the applicants in September 2024; the City is awaiting resubmittal.

Status (Wireless Communication Facility): This project was approved by Planning Commission in August 2024. Construction plans have been submitted and reviewed, with corrections provided to the applicants in September 2024; the City is awaiting resubmittal.



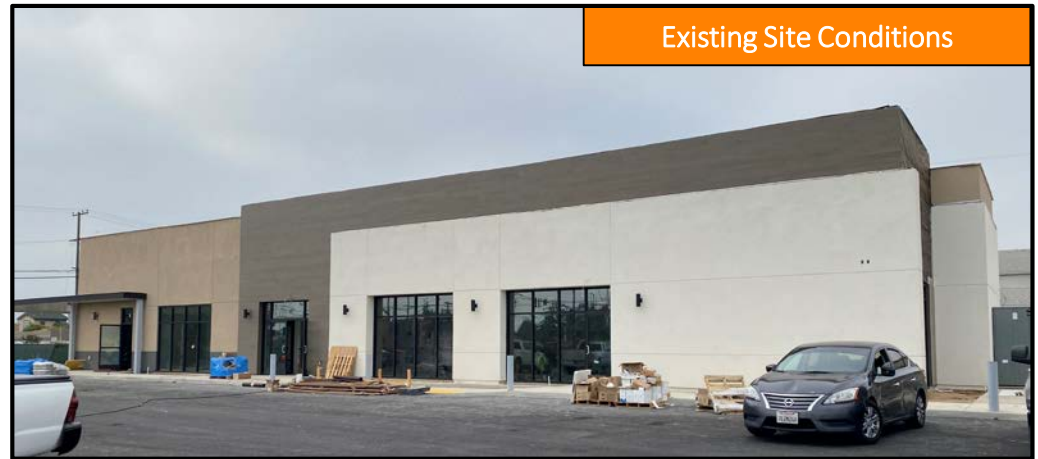
Project Name: Chick-Fil-A			
Address	Submitted	Anticipated Completion	Entitlement Type
9180 Telegraph Rd	May 9, 2022	December 2024	Conditional Use Permit, Site Plan Review & Lot Merger
Status: Approved by Planning Commission March 1, 2023			

Scope of Work: New 4,777 sq. ft. restaurant with three-lane drive-thru; includes demolition of two existing commercial buildings.

Status: Construction is in progress. Grand opening anticipated by October 2024.



Conceptual Elevation



Existing Site Conditions



Project Name: Florida Restaurant			
Address	Submitted	Anticipated Completion	Administrative Review Type
10025 Lakewood Blvd	November 21, 2023	Fall 2024	Minor Site Plan/ Plan Check
Determination: Administrative/plan check and building permit issuance			

Scope of Work: Proposed interior remodel, and façade improvement due to fire damage in 2022.

Status: Construction is in progress.



Project Name: Southland Credit Union			
Address	Submitted	Anticipated Completion	Administrative Review Type
8545 Florence Ave	March 7, 2024	N/A	Minor Site Plan Review
Determination: Requires Minor Site Plan review			

Scope of Work: Minor facade improvements, interior tenant improvements, and upgrades to the existing landscape area.

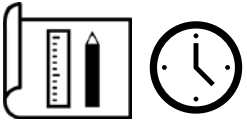
Status: Plans have been approved, and building permits were issued in September 2024. Construction has started. Southland has temporarily relocated during construction to 11101 La Reina Avenue.



Conceptual



Existing Site Conditions

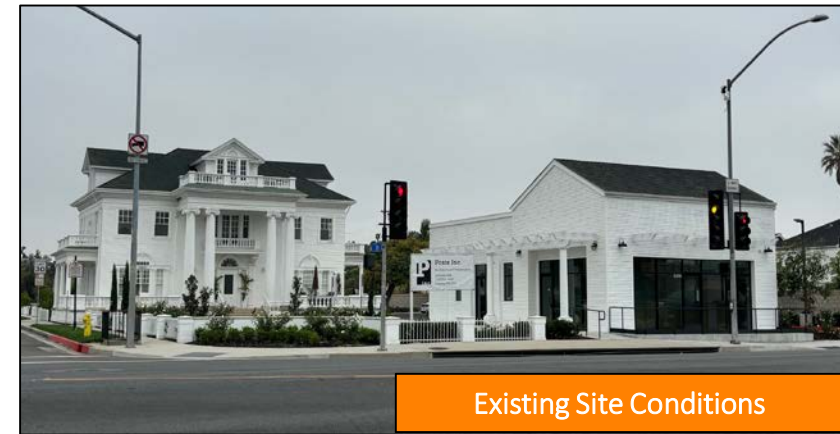


Project Name: Rives Mansion

Address	Submitted	Anticipated Completion	Entitlement Type
10921 Paramount Blvd	March 10, 2021	Fall 2024	Conditional Use Permit, Site Plan Review, Variance
Determination: 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; existing building to be used as office space. Construction of new 1,200 sq. ft. retail/café building, which also includes on-site landscape and parking improvements.

Status: A Certificate of Occupancy has been issued for the Mansion (Office Use) and construction of the Café is still in progress.



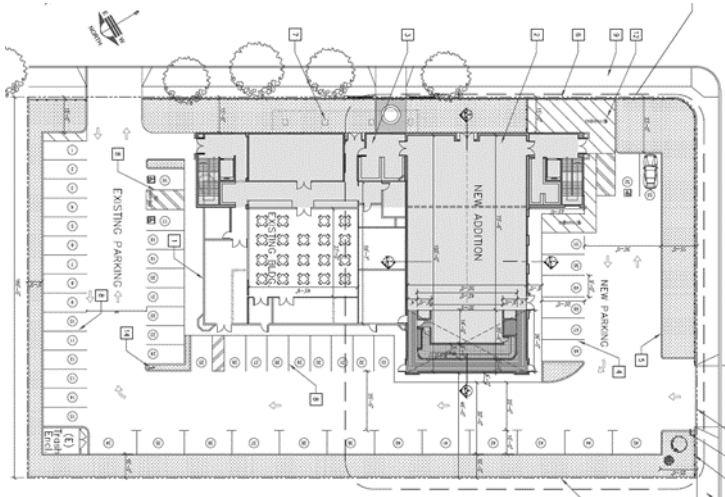
Project Name: Shree Swami Narayan Temple			
Address	Submitted	Anticipated Completion	Entitlement Type
12157 Lakewood Blvd	February 13, 2024	N/A	Preliminary Review Application
Determination: Requires preliminary review			

Scope of Work: Proposed 3,675 sq. ft. addition and remodel to an existing religious temple, including site improvements to landscape and parking area.

Status: Preliminary comments were provided in March 2024. Staff has been in contact with the applicant, and await entitlement application submittal from the applicant.



Existing Site Conditions



Conceptual Site Plan



Project Name: Coffee Bean- Kaiser			
Address	Submitted	Anticipated Completion	Administrative Review Type
9333 Imperial Hwy	April 19, 2023	Winter 2024	Plan Check
Determination: Permit for site work Issued on June 7, 2023			

Scope of Work: New 465 sq. ft. prefabricated walk-up only Coffee Bean kiosk at Kaiser Medical Center.

Status: Project completed in August 2024.



Conceptual



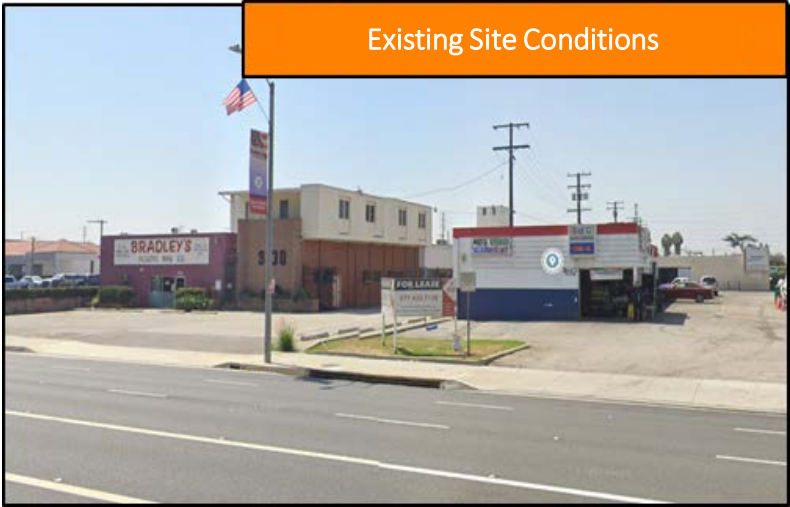
Existing Site Conditions



Project Name: "Bag Factory"			
Address	Submitted	Anticipated Completion	Entitlement Type
9102-9130 Firestone Blvd	October 24, 2023	N/A	Preliminary Review Application
Determination: Preliminary Review			

Scope of Work: Redevelopment of a manufacturing building into a multi-tenant commercial center with restaurant, office, and retail uses.

Status: The City provided preliminary review comments in December 2023. Staff is in communication with the applicant, and awaits resubmittal of plans.



Project Name: Unknown			
Address	Submitted	Anticipated Completion	Entitlement Type
7931 Firestone Blvd	November 21, 2023	N/A	Preliminary Review Application
Determination: Preliminary review			



Conceptual

Scope of Work: Exterior façade and site improvements.

Status: A meeting with the applicant was held in July 2024 to discuss preliminary review comments. Staff awaits resubmittal of plans by the applicant.



Existing Site Conditions

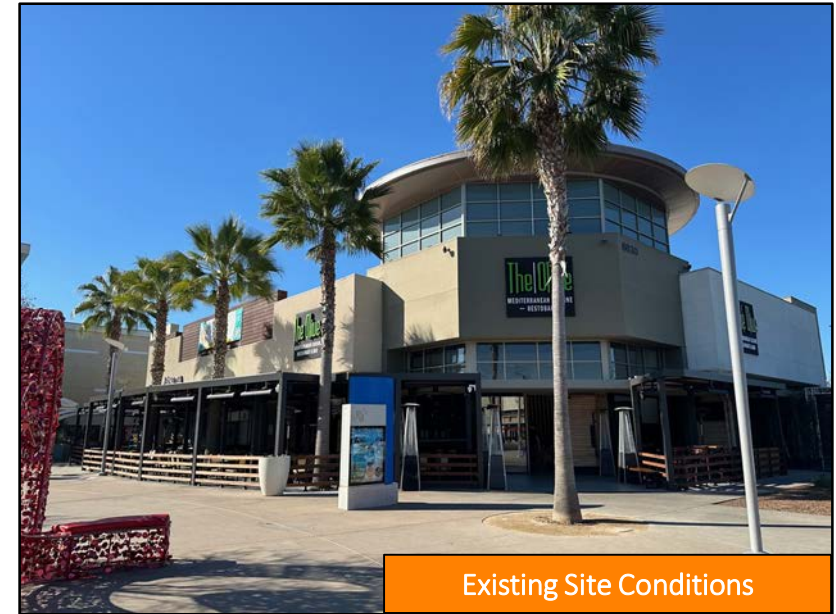


Project Name: The Olive RestoBar

Address	Submitted	Anticipated Completion	Administrative Review Type
8830 Apollo Way	March 2, 2023	Fall 2024	Plan Check
Determination: Building permit issued on June 8, 2023 and reissued December 14, 2023			

Scope of Work: Expansion of a 1,105 sq. ft. outdoor dining patio at an existing restaurant.

Status: Project completed August 2024.



Project Name: Gaucho Grill			
Address	Submitted	Anticipated Completion	Administrative Review Type
8830 Apollo Way	January 19, 2023	January 2024	Plan Check
Determination: Building permit issued on June 7, 2023 and July 2024			

Scope of Work: Expansion of an outdoor dining to total a 3,300 sq. ft. restaurant and a tenant improvements within an adjacent tenant space to establish a new retail component, Guahco Mercado.

Status: Project completed July 2024.



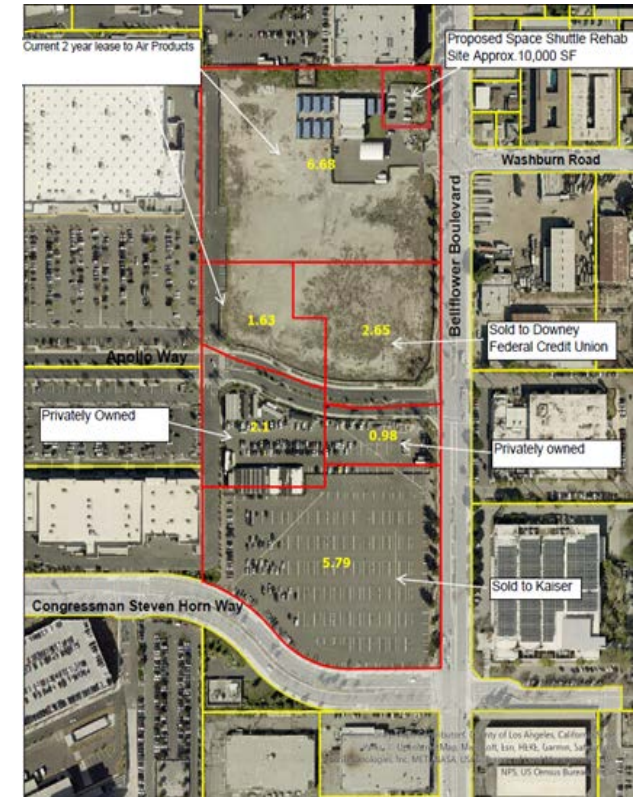
Project Name: Undeveloped 20 acres at the Downey Promenade			
Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknown	N/A
Determination: N/A			

Scope of Work:

Various Uses Planned:

- Kaiser Medical
- IRG “Phase 2” of the Promenade: potential hospitality, office and retail spaces, currently under lease to Air Products
- Original proposed Space Shuttle rehabilitation site; alternate site was approved by the City Council in September 2024.

Status: On-going. City staff met with Downey Federal Credit Union in early 2024 to discuss future plans for 2.64 acre DFCU-owned site; property is being sold by DFCU.



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
Determination: 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, and detail area.
- Phase 2- 25,736 sq. ft. 2 story showroom and 4,470 sq. ft. service area. Total site development of 234,057 sq. ft.

Status: Construction is in progress; underground work has been completed.

- Phase 1 – Building permit was issued late March 2024.
- Phase 2 – Permit issued in late February 2024; Lot Merger complete/recorded with the County of Los Angeles.



Conceptual



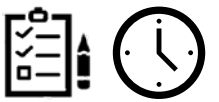
Existing Site Conditions



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

Scope of Work: Proposed expansion of outdoor dining area to include valet parking, and a required parking agreement with adjacent commercial property.

Status: Planning Commission hearing on-hold at the request of the applicant in October 2023. Staff continues to communicate with applicant, and a new notice for a future public hearing will be advertised.



Project Name: Telegraph Medical Center			
Address	Submitted	Anticipated Completion	Entitlement Type
9432 Telegraph Rd.	March 22, 2022	2024	Site Plan Review
Determination: Approved by Planning Commission on May 4, 2022			

Scope of Work: New single-story 5,378 sq. ft. medical office building with three tenant spaces ranging from 1,300 sq. ft. to 2,620 sq. ft.

Status: Permits issued July 2023. Construction is in progress.



Conceptual



Existing Site Conditions



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
Determination: Preliminary review			

Scope of Work: New 60,000 sq. ft. retail space with drive-thru restaurant on approximately 7.4 acre site.

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



Stonewood Mall



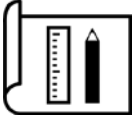
- Monthly regular meetings - City staff and Stonewood Mall management
- Refer to tenant list at www.shopstonewoodcenter.com/Directory
- Events: <https://www.shopstonewoodcenter.com/Events>
- **Status:** The mall operators (Macerich) have indicated that there are tentative plans to complete upgrades to the mall. More information will be shared once Macerich has an update.

Project Name: Potential Housing Development			
Address	Submitted	Anticipated Completion	Entitlement Type
9283 Florence Ave	July 11, 2024	Unknown	Preliminary Review
Determination: Preliminary Review in progress			



Scope of Work: New 12-unit townhome development of 1,832 sq. ft. per units.

Status: The project was submitted into preliminary review in July 2024. City staff met with the applicant to discuss the proposal and share feedback. The applicant submitted a revised plan in September 2024 that is currently under review.



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
Determination: Approved by City Council on May 14, 2024			



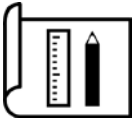
Conceptual

Scope of Work: Development of 33-unit condominium development. Units range 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 City Council approved this project in May 2024. The applicant has submitted for plan check, and plans are currently being reviewed by staff. Construction is in the early stages.



Existing Site Conditions



Address	Submitted	Anticipated Completion	Entitlement Type
10538 La Reina Ave.	August 3 rd 2022	2025	Site Plan Review
Determination: Approved by Planning Commission March 1, 2023			

Scope of Work: Three-story, multi-family building, with a total of six units including two ADUs; demolition of existing single-family dwelling. Unit Sizes are of 1,734 sq. ft., while the ADU sizes are proposed at 600 sq. ft.

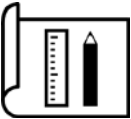
Status: Plans have been approved, and permits are ready to be issued; applicant has been notified.



Conceptual



Existing Site Conditions



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

Scope of Work: Two & three-story, three-unit, multi-family building; demolition of existing single-family dwelling. Unit sizes are expected to be of 1,439 sq. ft. & 1,574 sq. ft. and includes on-site parking garages.

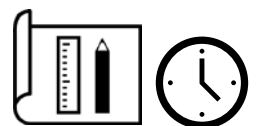
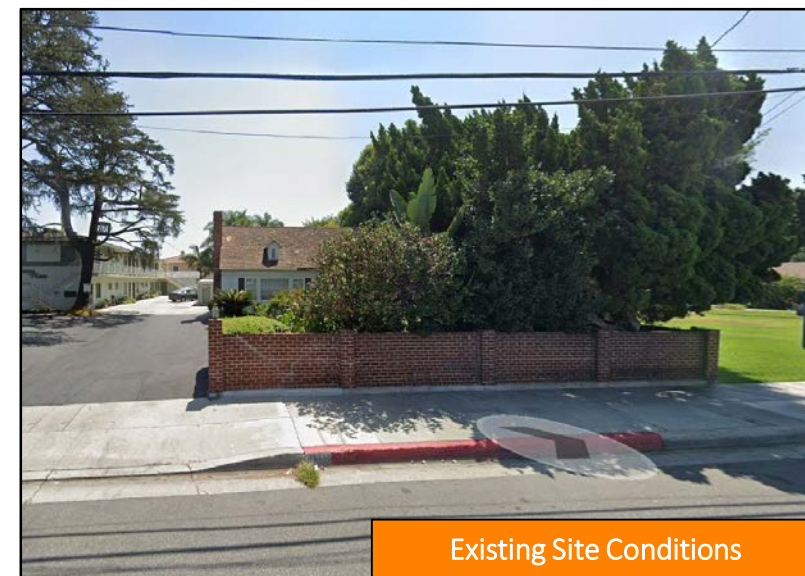
Status: Applicant submitted for plan check in March 2024. Demolition permit was issued September 2024; demolition work is in progress.



Address	Submitted	Anticipated Completion	Administrative Review Type
10446 Downey Ave.	N/A	N/A	Plan Check
Determination: Plan check			

Scope of Work: Multi-family building with varying building heights of two and three-stories and a total of four units; demolition of existing single-family dwelling. Unit sizes vary from 1,135 sq. ft. and 1,924 sq. ft., with each having a two-car garage.

Status: Awaiting plan check submittal by applicant.



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

Scope of Work: Two-story, multi-family building with a total of three units; demolition of existing single-family dwelling. Unit sizes vary from 1,194 sq. ft. to 1,457 sq. ft, and includes three, two-car garages.

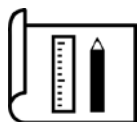
Status: Permits issued in September 2023; Construction is in progress.



Address	Submitted	Anticipated Completion	Entitlement Type
10303 & 10221 Downey Ave	March 15, 2017	2025	Tentative Tract Map, Zone Change
Determination: Appealed and approved by the City Council July 10, 2018			

Scope of Work: 12-unit condominium development with 1,624 sq. ft. units that each include a 2-car garage. Two parcels to be combined into one to allow for development.

Status: Final Tract Map has been recorded. Permits are ready to be issued; applicant has been notified.



Address	Submitted	Anticipated Completion	Entitlement Type
10361 Foster Road	November 2016	2025	Site Plan Review & Tract Map
Determination: Planning Commission review required			

Scope of Work: 47-unit townhome development, located between SCE easement and San Gabriel River at the eastern terminus of Foster Rd. Average unit size of 1,800 sq. ft, with two-car garage.

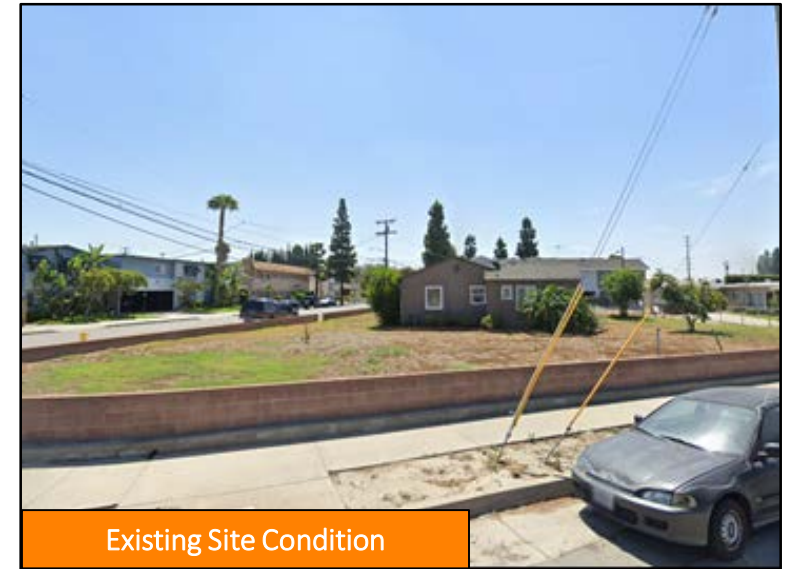
Status: Staff met with the applicant to discuss the project. Staff is reviewing the applicant’s conceptual plans and is providing feedback.



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

Scope of Work: 10-Unit townhome development.

Status: The City provided preliminary comments mid-December 2023. A follow-up meeting was held mid-January 2024 to discuss comments. Awaiting revisions by applicant for staff review.



Existing Site Condition

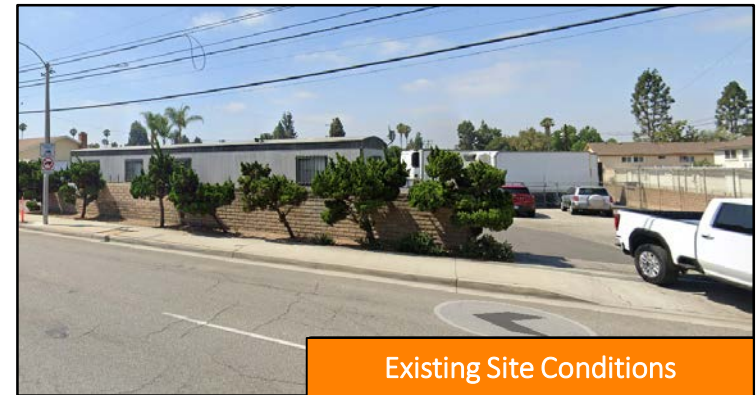


Address	Submitted	Anticipated Completion	Entitlement Type
7044 Stewart & Gray Rd	April 25, 2023	2025	Zone Change, General Plan Amendment, Site plan Review & Tract Map
Determination: Planning Commission review			



Scope of Work: Mixed apartment and townhome units totaling 53 units. Proposed project’s height varies from three to four stories, with unit size ranging from 736 sq. ft to 1,001 sq. ft.

Status: Staff met with the applicant to review City comments of submitted plans, most recently in February 2024. Applicant resubmitted plans in March 2024, but has requested a hold on the project at this time.

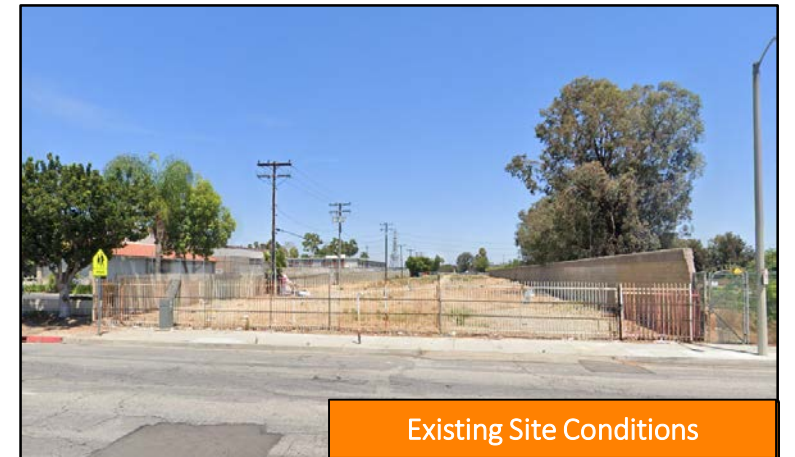


Project Name: Woodruff Housing

Address	Submitted	Anticipated Completion	Entitlement Type
12850 Woodruff Ave	March 1, 2022	2025	Site Plan Review & Tract Map
Determination: Planning Commission review			

Scope of Work: 28-Unit townhome development proposed at vacant lot between Calvary Chapel and I-105 Freeway.

Status: Staff met with applicant to discuss potential site designs in June 2024. Property owner has indicated a formal submittal is forthcoming.

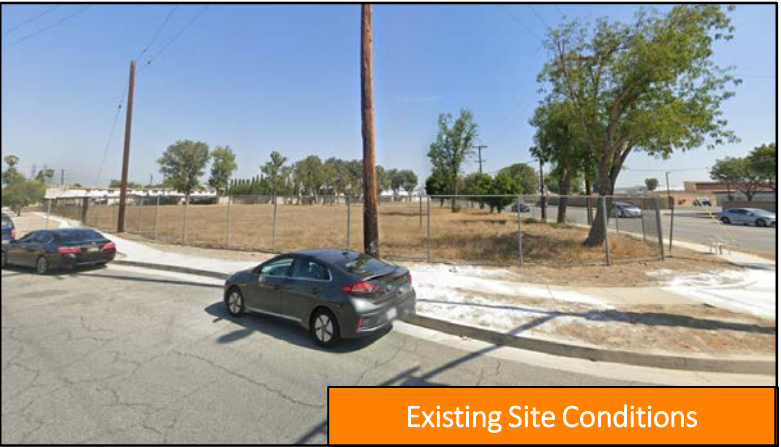


Project Name: Veteran Commons			
Address	Submitted	Anticipated Completion	Entitlement Type
11269 Garfield Ave	March 1, 2022	2025	Minor Site Plan Review
Determination: Awaiting construction plan submittal			



Scope of Work: 100-unit multi-family housing project submitted by Abode Communities in conjunction with the County of Los Angeles. Project to be located at the northwest corner of Garfield Avenue and Gardendale Street. Proposed building height varies from two to four-stories and includes on-site parking, open areas and on-site social services.

Status: Abode Communities submitted funding application to HCD and a tax credit application with TCAC/CDLAC; Once funding is secured, construction is anticipated to begin May 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)
Determination: Approved by Planning Commission 3/6/2024; plan check in progress			

Scope of Work: Application to build new 510,110 sq. ft. concrete tilt-up building and demolition of existing buildings.

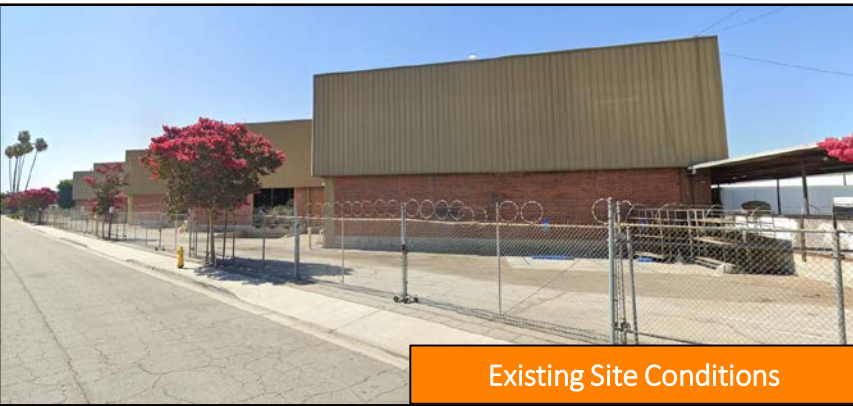
Status: This project was approved in March 2024 by the Planning Commission, but an appeal of the Planning Commission’s decision was filed. The City Council upheld the Planning Commission’s approval at the Appeal hearing held in June 2024. Demolition work is on-going and is anticipated to be completed by October 2024.

The City of Downey’s Code Enforcement Division is available to receive calls related to project concerns and complaints regarding the ongoing construction at this site. Code Enforcement Officers can be reached at (562) 904-2392 or via e-mail at Email: codeenf@downeyca.org.

For questions or concerns regarding the construction at the site, please feel free to contact the site contact, Jonathan Payne with Prologis at (610) 613-4809 or via e-mail at jhpayne@prologis.com.



Conceptual



Existing Site Conditions



Project Name: Reyes Coca Cola Bottling (RCCB) Plant			
Address	Submitted	Anticipated Completion	Entitlement Type
8729 Clela St	Various	In Planning Stages	Building Permits
Determination: Preliminary Review			

Scope of Work: Various tenant improvements, including demolition of warehouse structure. Potential building additions in the future to accommodate manufacturing, warehouse and office uses.

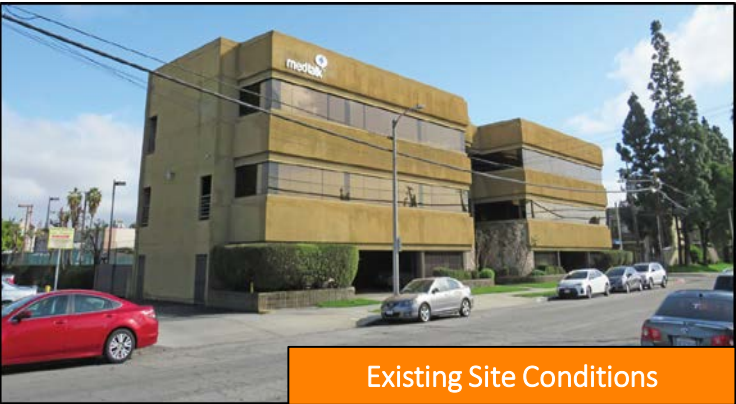
Status: Staff meets with RCCB representatives on a monthly basis for project coordination and updates.



Project Name: AT&T Wireless Communication Facility			
Address	Submitted	Anticipated Completion	Entitlement Type
8327 Davis Street	April 10, 2023	N/A	Conditional Use Permit
Determination: 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 in February 2024. City staff is awaiting plan check submittal by applicant.



Project Name: Verizon Wireless Communication Facility			
Address	Submitted	Anticipated Completion	Entitlement Type
9001 Paramount Blvd	February 7, 2024	N/A	Conditional Use Permit
Determination: Approved by the Planning Commission June 19, 2024			

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, and is designed to be concealed by a religious tower/monument.

Status: Approved by the Planning Commission in June 2024. City staff has been in communication with the applicant, and is awaiting plan check submittal by applicant.




Permit Streamlining Updates

New and improved hand-outs are available now!

- The Building Division continues its efforts to assist the public with expediting permit processing, by providing new and updated commonly requested hand-outs and forms.
- Visit the [Hand-out and Forms webpage](#) on the City’s website or scan the QR code below, for the most up-to-date documents!





Community Development Department
Building & Safety Division
1st Floor Downey City Hall
11111 Brookshire Avenue
Downey, CA 90241

Community Development Department
Building & Safety Division
1st Floor Downey City Hall
11111 Brookshire Avenue
Downey, CA 90241

Agent Authorization for Contractor

Contractor Name: _____
 License Number: _____
 Address: _____
 City/State/Zip: _____
 Phone Number: _____

Authorizing an _____
Person

Name of Authorized Agent: _____
 Address of Authorized Agent: _____
 Phone Number of Authorized Agent: _____
 Email of Authorized Agent: _____

I hereby authorize the above Building Division and to sign declare that I have the authorization and I personally licensed and authorized person(s) provide an original of this do a permit application is filed application.

The authorized agent shall be by an individual authorized

The term of this authorization limited to the following _____

Print name of contractor _____
 Signature of contractor _____


As a California licensed contractor, you are required to have the following:

1. Your State Contractors License
2. Your Workers' Compensation Insurance
3. You will need a current Certificate of Insurance

Demolition Submittal Requirements

Demolition projects that require a permit include, but are not limited to:

- Full or partial demolition of a building.
 - Removal of detached accessory structures with a floor area greater than 120 square feet.
 - When demolition work is associated with an addition, remodel, or tenant improvement, the demolition work is covered under the Building Permit for the addition or remodel. (i.e. demolishing an exterior wall on an existing structure when building an addition).
- Swimming Pool Demolition
- Septic Tank Removal



Required Submittals

- PERMIT APPLICATION:** Permit application, scope of work, and plans must match each other exactly. Include a square footage breakdown of the proposed demo. Include a contact person and complete description of work. An example of the square footage breakdown would be:
 - Proposed demolition sq. ft.
 - Proposed non-habitable demolition sq. ft.
 - Proposed flatwork demolition sq. ft.
- CONSTRUCTION & DEMOLITION APPLICATION:** is required and a refundable deposit will be collected at time of issuance.
 - Construction & Demolition Application- Form A
 - Construction and Demolition Compliance Report- Form B
- SCAQMD NOTIFICATION:** Proof of AQMD notice is required at time of permit issuance.
- PLANS:** Four (4) sets of 24" X 36" plans are required.
 - Two (2) sets of 24" X 36" may be submitted for smaller, less complex projects (confirm this with a plan checker or permit technician prior to submittal).

General Requirements

All demo plans shall include, but not be limited to:

- When multiple buildings on the same lot are going to be demolished, each building shall be clearly shown on the demo plan.
- SITE PLAN:** Clearly identify structures/areas to be demolished.
 - If this is a phased demo, indicate locations and sequencing in which the demo will be completed.
 - Show existing site conditions such as trees, fences, utility poles etc.
 - Provide a tree protection plan.
 - Setbacks from property lines and easements.
 - Adjacent Street or alley.
 - Vicinity map and North arrow.
 - Show placement of any temporary fencing and sand-bags

Future Unlimited

OFFICE: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

LIBRARY: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

PUBLIC WORKS: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

PLANNING & DEVELOPMENT: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

STREETWORKS & MAINTENANCE: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

RECREATION & PARKS: 11111 BROOKSHIRE AVE., DOWNEY, CA 90241
 (562) 944-7311
 www.cityofdowney.org

October 2, 2024 52

Pre-approved Accessory Dwelling Unit (ADU) Plan Program

A submittal and review process has been created for a [Pre-approved ADU Plan Program](#). The program allows designers to submit ADU plans for pre-approval, providing homeowners the opportunity to choose amongst various pre-approved ADU designs. The homeowner then submits the chosen ADU design with site specific information, thereby expediting the processing and permit issuance for their desired ADU.

As an initiating step, the City is now accepting construction documents from design professionals which, when approved, will be made available to the public:

DESIGN PROFESSIONALS: The initial submittal and review process will be very similar to our normal plan check/submittal procedure. To have your plans included in the City of Downey's pre-approved ADU plan program, you will:

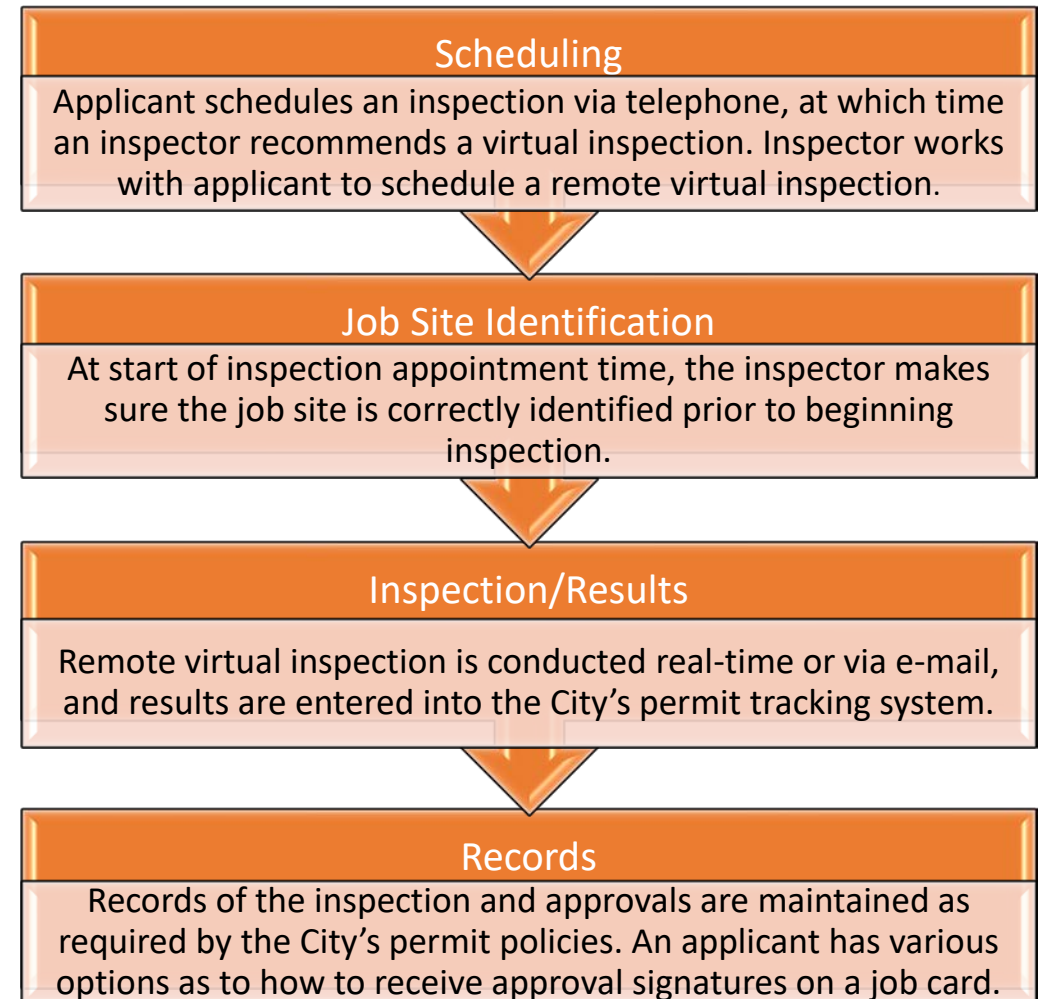


Virtual Inspection Program (VIP)

- The Building Division has implemented VIP to streamline and expedite the inspection process. Types of inspections that can be conducted virtually include:

- Reroofs
- Sewer
- Insulation
- Drywall
- Block Walls
- Exterior/Interior Lath
- Temporary Power Poles
- And more!

How to Schedule a VIP





City of Downey

Irma Huitron

Director of Community Development

E-mail: ihuitron@downeyca.org

Phone: (562) 904-7151

Community Development Department