



City of *Downey*

Community Development Department Updates

Part One

October 2024 Edition

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The Community Development Department is pleased to present this project update report for October 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.

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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

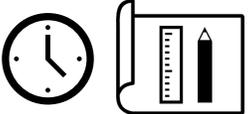
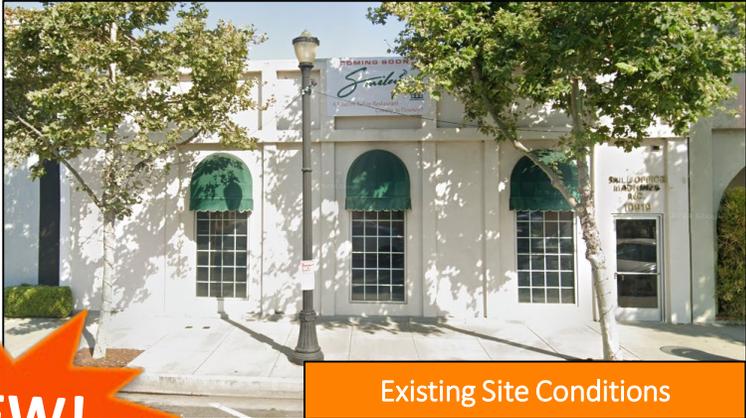


- Completed

Project Name: N/A			
Address	Submitted	Anticipated Completion	Entitlement Type
10919 Downey Ave.	November 28, 2023	2025	Site Plan Review
Determination: Site Plan Review approved by Planning Commission on May 15, 2024			

Scope of Work: Proposed 756 sq. ft. addition to an existing 2,000 sq. ft. building, including interior, exterior, and on-site landscape and parking improvements.

Status: Construction plans have been submitted and reviewed by staff. Applicant has been notified of corrections. Staff is in communication with the applicant, and is awaiting resubmittal of plans.



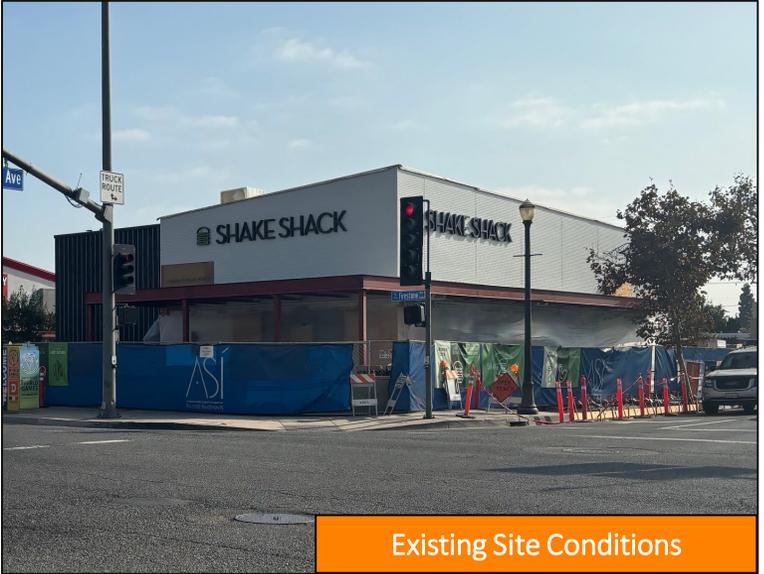
Project Name: Shake Shack			
Address	Submitted	Anticipated Completion	Entitlement Type
8300 Firestone Blvd	November 18, 2020	October 2024	Specific Plan Amendment, Site Plan Review & Conditional Use Permit
Determination: Approved by Planning Commission on July 21, 2021; City Council on September 14, 2021			

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 mid-October 2024. Expected grand opening in November 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.

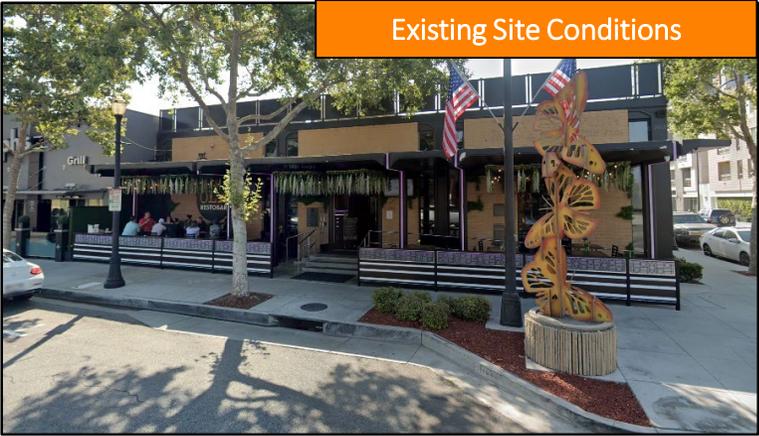
Status: Construction is in progress and inspections are underway. Applicant has submitted revised plans that are currently under review by staff. The plans address the applicant’s requested modifications to the plan details.



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 has contacted the applicant to obtain the status of the project; the applicant stated the project is currently on hold due to unforeseen circumstances.



Existing Site Conditions



Conceptual



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



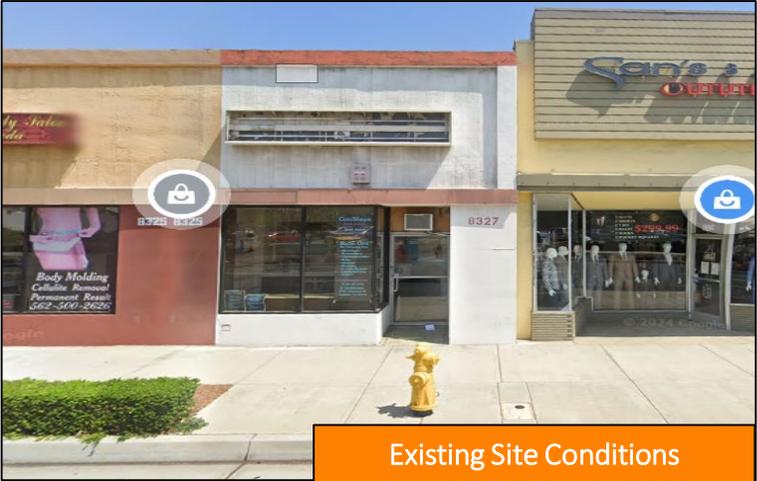
Project Name: Toma Tequila			
Address	Submitted	Anticipated Completion	Entitlement Type
8321-8323 Firestone Blvd	September 27, 2022	N/A	Conditional Use Permit
Determination: Requires Planning Commission review			

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: Project has undergone a Minor Site Plan review, and corrections were issued to the applicant in June 2021. Staff continues to communicate with the applicant, and await plan resubmittal by the applicant.



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: 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: Autozone			
Address	Submitted	Anticipated Completion	Administrative Review Type
7075 Firestone Blvd.	July 11, 2024	Winter 2025	Plan Check
Determination: Administrative plan check review approved; building permit issued			

Scope of Work: Interior remodel of existing 30,030 sq. ft. tenant space.

Status: Building permits ready to be issued; applicant has been notified.



Project Name: O'reilly Auto Parts			
Address	Submitted	Anticipated Completion	Administrative Review Type
9529 Lakewood Blvd.	April 11, 2024	Winter 2024	Plan Check
Determination: Administrative plan check review approved; building permit issued			

Scope of Work: Interior remodel of existing 7,031 sq. ft. tenant space with an existing multi-tenant building.

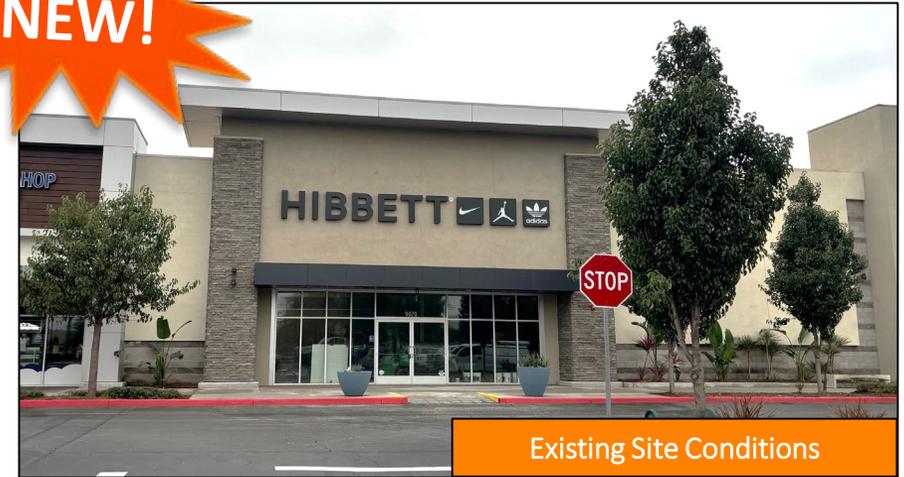
Status: Construction is in progress.



Project Name: Hibbett Sports			
Address	Submitted	Anticipated Completion	Administrative Review Type
9070 Apollo Way	March 11, 2024	November 2024	Plan Check
Determination: Administrative plan check review approved; building permit issued			

Scope of Work: Interior remodel of existing 5,770 sq. ft. tenant space with an existing multi-tenant building.

Status: Construction is in progress. Anticipated grand opening November 2024.



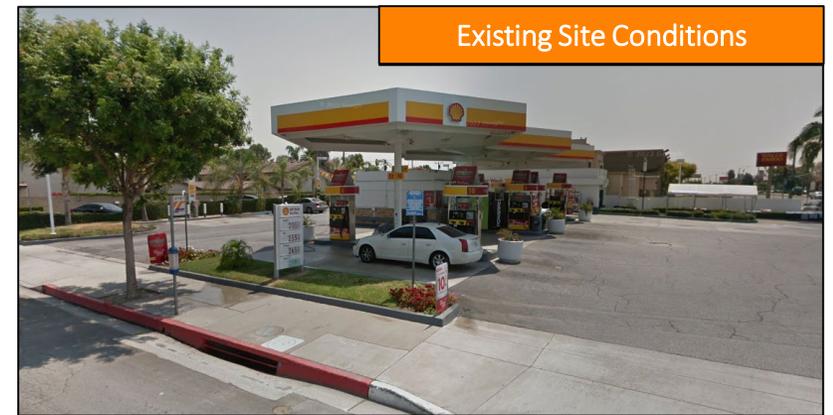
Existing Site Conditions



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. Grand opening anticipated in early December 2024.



Exterior Improvements



Interior Improvements

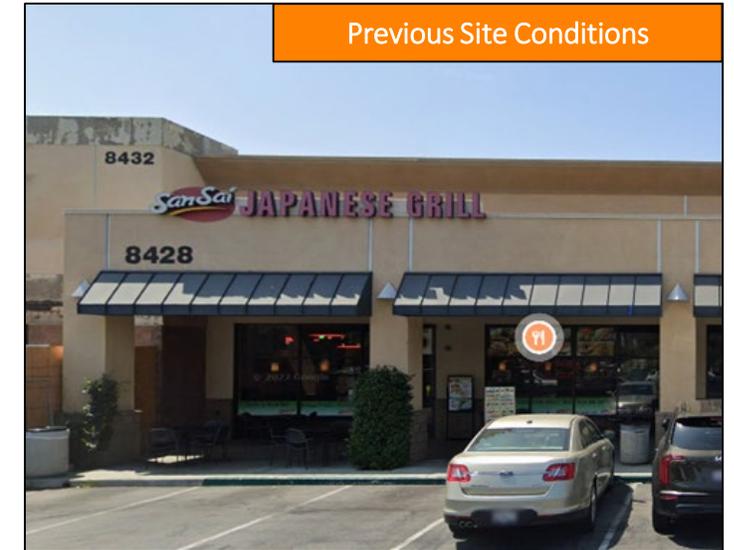


Project Name: Silverlake Ramen

Address	Submitted	Anticipated Completion	Administrative Review Type
8428 Firestone Blvd	February 9, 2024	October 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 complete, and restaurant is now open.



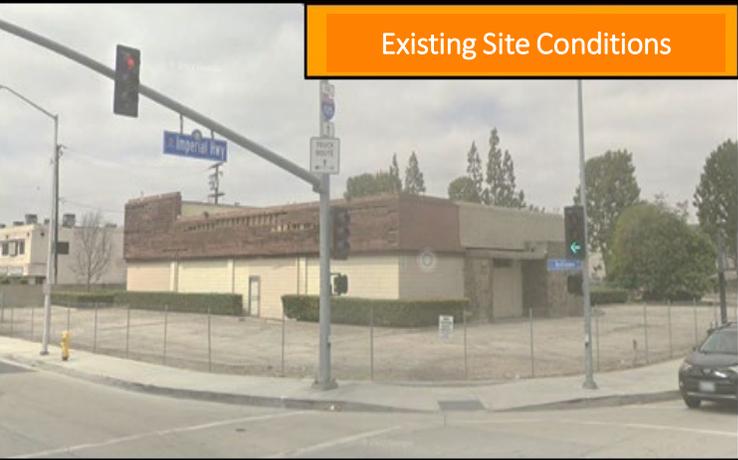
Project Name: In N Out			
Address	Submitted	Anticipated Completion	Entitlement Type
9454 Imperial Highway	September 19, 2023	N/A	Preliminary Review Application; Requires entitlements - CUP for drive-thru and Site Plan Review
Determination: Entitlements require Planning Commission review			

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

Status: Entitlement application submitted May 2024. Staff has been in communication with the applicant, and is awaiting plan resubmittal.



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.

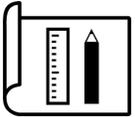
Status: Planning Commission approved in June 2024. Construction plans were resubmitted in mid-October 2024; plans are currently under review by City staff.



Conceptual Elevation



Existing Site Conditions

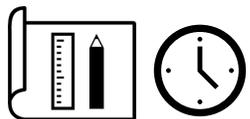


Project Name: YMCA			
Address	Submitted	Anticipated Completion	Entitlement Type
11531 Downey Ave	November 06, 2023	N/A	Conditional Use Permit, Site Plan Review, Variance, Tentative Parcel Map, Zone Change
Determination: Partial fee waiver granted by City Council on November 14, 2023; entitlements approved 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 (Buildings): Received approval by City Council in September 2024. Construction plans for gymnasium remodel have been resubmitted by the applicant, and are currently being reviewed for final approval by staff; Building permit issuance is forthcoming. Plans for new construction have been reviewed; staff is awaiting resubmittal.

Status (Wireless Communication Facility): Received approval by Planning Commission in August 2024. Construction plans have been submitted and reviewed, with corrections provided to the applicant in September 2024; the City is awaiting resubmitted.



Ground Breaking Ceremony held on October 15, 2024

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 complete and restaurant is now open.



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: Construction is in progress. Southland has temporarily relocated during construction to 11101 La Reina Avenue.



Conceptual



Existing Site Conditions

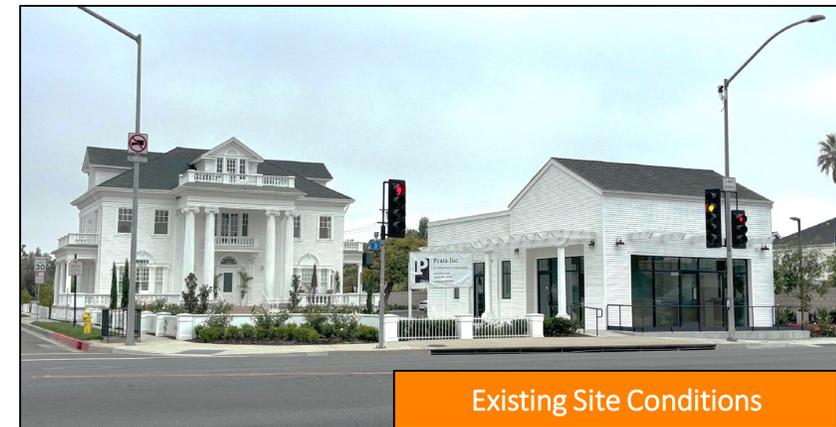


Project Name: Rives Mansion

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.

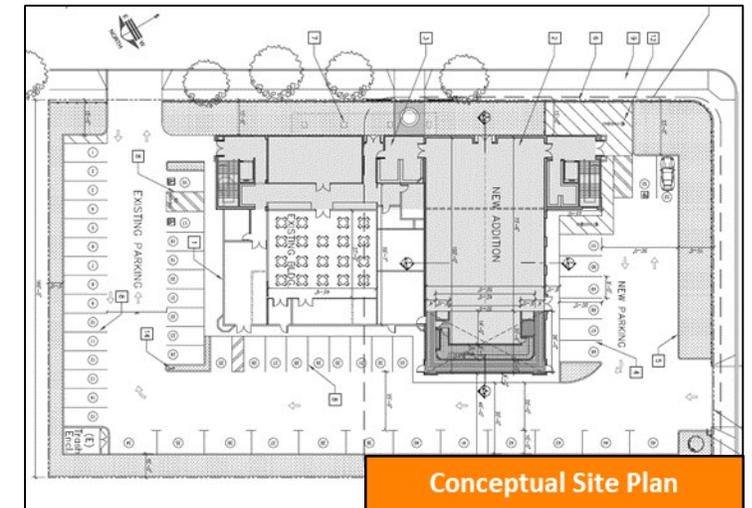
Status: A Certificate of Occupancy has been issued for the Mansion (Office Use) and construction of the Café is still in progress.



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.

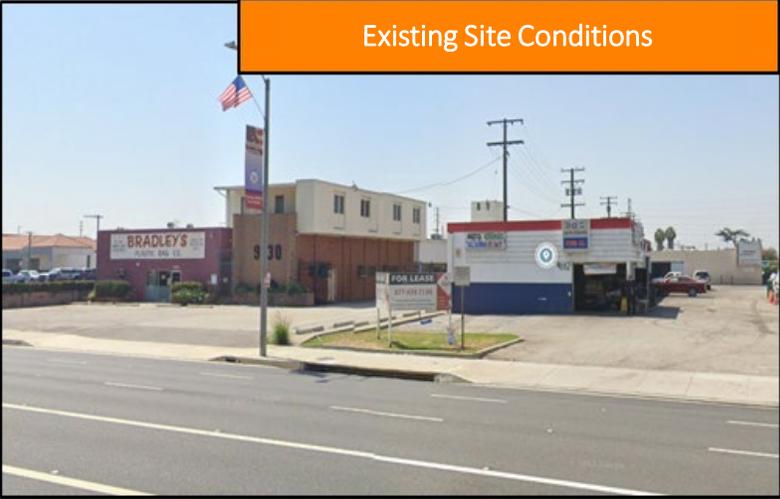
Status: Preliminary comments were provided in March 2024. Staff has been in contact with the applicant, and await entitlement application submittal by the applicant.



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.

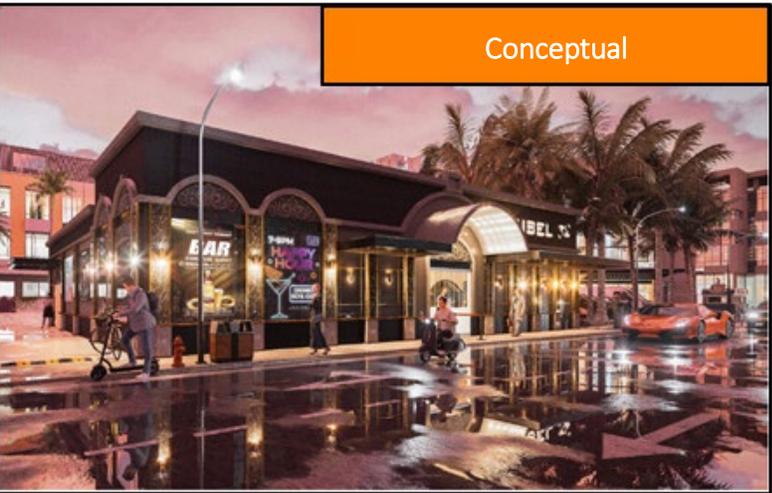
Status: Applicant has submitted revised preliminary plans; plans currently under staff review.



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

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.



Conceptual



Existing Site Conditions



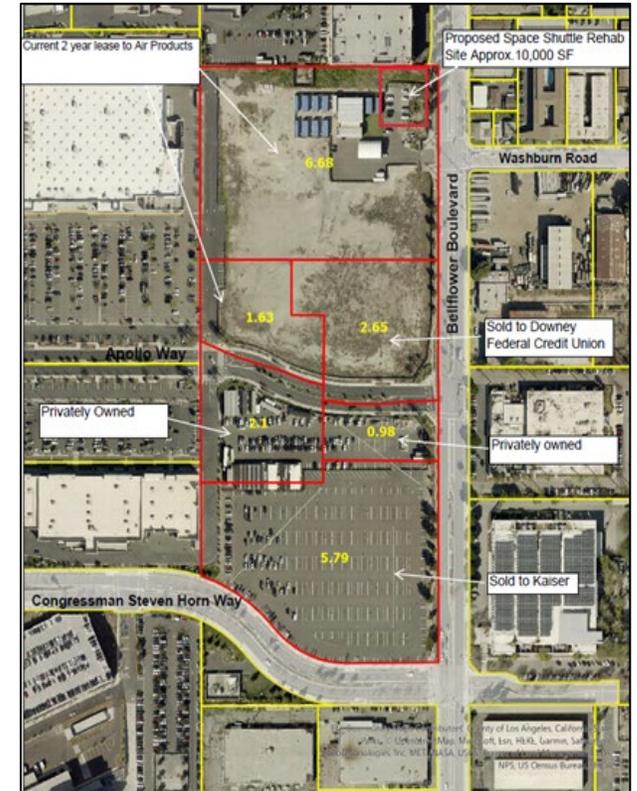
Project Name: Undeveloped 20 acres at the Downey Promenade			
Address	Submitted	Anticipated Completion	Entitlement Type
Bellflower Blvd & Columbia Way	N/A	Unknown	N/A
Determination: N/A			

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.

- Phase 1 - Building permit was issued late March 2024.
- Phase 2 - Building 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. A new notice for a future public hearing will be advertised.



Conceptual



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: Construction is in progress.



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

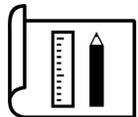


- Monthly regular meetings - City staff and Stonewood Mall management
- Refer to tenant list at www.shopstonewoodcenter.com/Directory
- Events: <https://www.shopstonewoodcenter.com/Events>
- **Status:** The mall operators (Macerich) have indicated that there are tentative plans to complete upgrades to 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: Preliminarily a new 9-unit detached townhome development with private yards areas.

Status: The project was resubmitted into preliminary review in early-October 2024. City staff has met with the applicant to discuss the proposal and shared feedback. The applicant and his design team will be evaluating the site constraints, available developable land area, the City’s codes, and will resubmit another preliminary site plan and layout design for staff review.



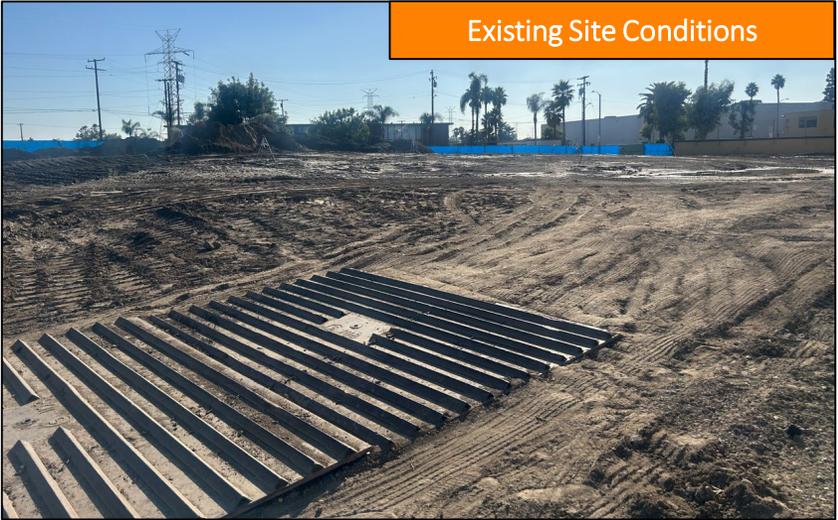
Project Name: Olson Housing Development			
Address	Submitted	Anticipated Completion	Entitlement Type
7360 Foster Bridge Road	March 20, 2023	Unknown	General Plan Amendment, Zone Change, Site Plan Review, Tentative Tract Map, Density Bonus
Determination: Approved by City Council on May 14, 2024			

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.

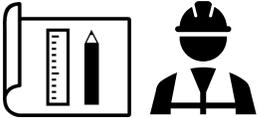
Status: Applicant has submitted for plan check, and plans are currently being reviewed by staff. Demolition permits have been issued; construction is in the early stages.



Conceptual



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: Building permits issued early-October 2024.



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.

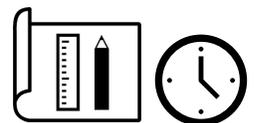
Status: Demolition permit was issued September 2024; demolition work expected to begin soon.



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: Construction is in progress; anticipated completion November 2024.



Conceptual



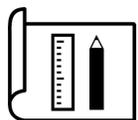
Existing Site Conditions



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.

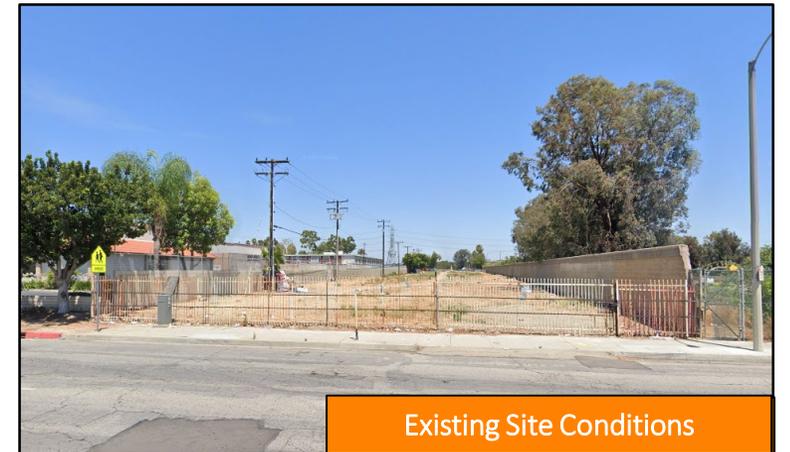


Project Name: Woodruff Housing

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.

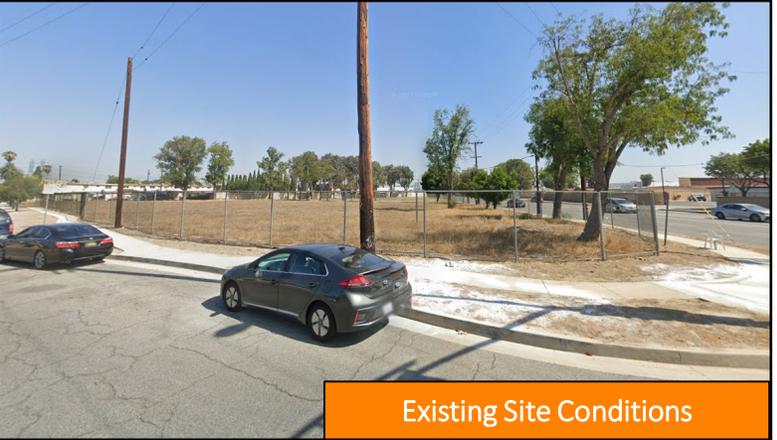
Status: Staff met with applicant to discuss potential site designs in June 2024. Property owner has indicated a formal submittal is forthcoming.



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.

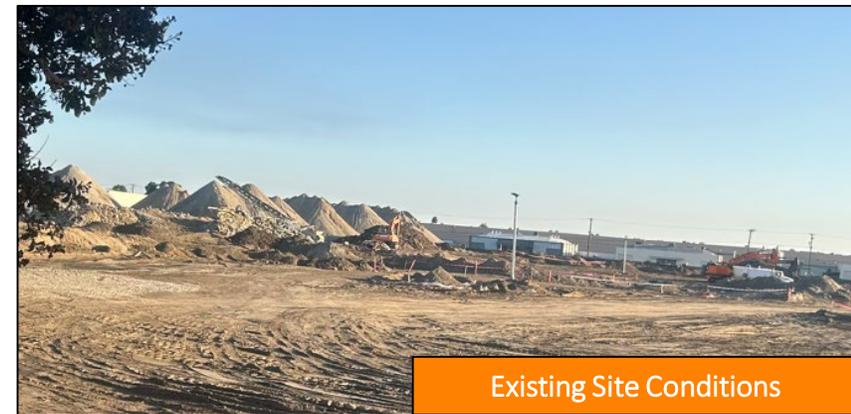
Status: This project was approved in March 2024 by the Planning Commission, but an appeal of the Planning Commission’s decision was filed. The City Council upheld the Planning Commission’s approval at the Appeal hearing held in June 2024. Demolition work is on-going and is anticipated to be completed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



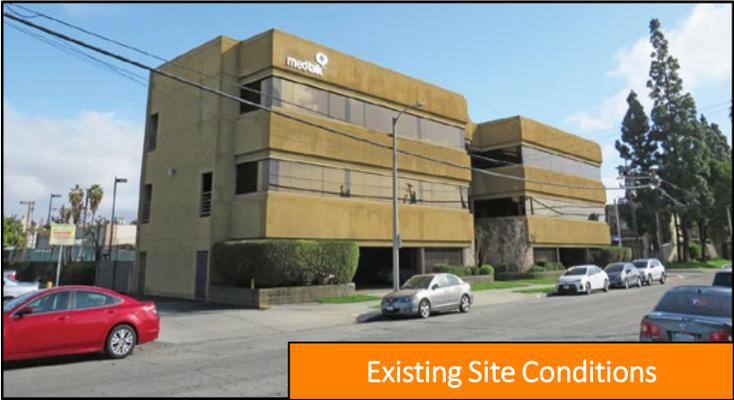
Project Name: AT&T Wireless Communication Facility			
Address	Submitted	Anticipated Completion	Entitlement Type
8327 Davis Street	April 10, 2023	N/A	Conditional Use Permit
Determination: Approved by the Planning Commission on February 21, 2024			

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.



Conceptual



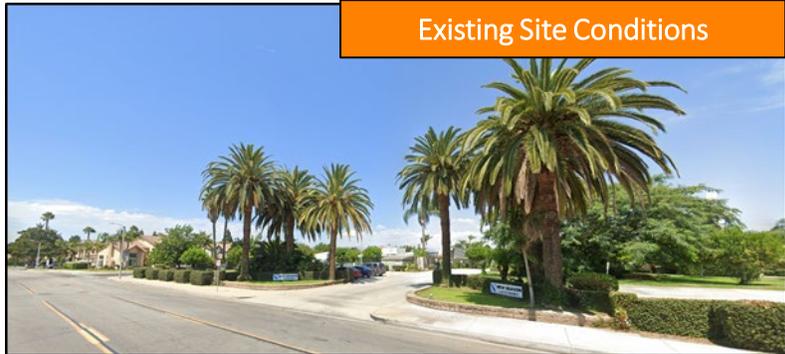
Existing Site Conditions



Project Name: Verizon Wireless Communication Facility			
Address	Submitted	Anticipated Completion	Entitlement Type
9001 Paramount Blvd	February 7, 2024	N/A	Conditional Use Permit
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.



General Plan Update

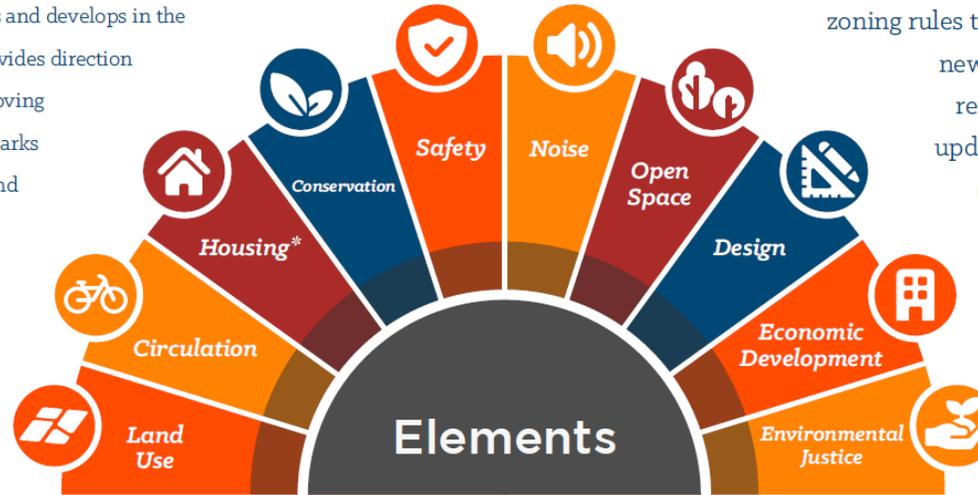
The Planning Division released an instructive infographic to keep the public informed of the City’s on-going General Plan update efforts. The infographic will be printed in the City’s winter 2024 “Downey Orbit” publication, followed by social media postings.

Visit the [General Plan](#) page on the City’s website for continuous updates, and to find out how you can get involved!

General Plan 2045

General Plan Update:

Downey is planning for its future. The city is updating its General Plan, a long-term blueprint that shapes how our city evolves and develops in the coming years. This plan provides direction for new development, improving transportation, enhancing parks and community facilities, and strengthening public safety. It ensures that all neighborhoods benefit as the city plans for a thriving, sustainable future.



Housing Element Implementation:

We’re laying the groundwork to further more housing in the future. Downey is revising its zoning rules to make it simpler to build new homes down the line, as required by the state. These updates will create space and opportunities for housing development as the city continues to grow.

* Housing Element Adopted on October 11, 2022.

How can you get involved?

Your input is key! Stay tuned for upcoming surveys, workshops, and pop-up events where you can share your ideas and shape the General Plan. [Scan the QR code to visit the General Plan Update website for the latest news and event info.](#) Together, we can plan Downey’s future!



Staff Training Update

- Planning staff attended training sessions related to:
 - Improving Communities Through Planning and Code Enforcement Collaboration;
 - Implementation of the Environmental Justice Element as part of a General Plan Update; and,
 - Development of Property Owned by Higher Education/Religious Institutions.
- Code Enforcement officers trained in the topics of:
 - Radio Etiquette;
 - Officer Safety, Pepper Spray Use, and Self Defense; and,
 - Social Media Investigations.
- The Building Division conducts weekly microlearning sessions on topics such as:
 - Division-specific Administrative Procedures; and
 - Building and Code Enforcement Dual Inspection Collaboration.
- The Building Official completed a series of Accessibility trainings, with plans to provide an interdepartmental workshop in the future.
- Staff also attended various city-sponsored trainings/webinars related to:
 - Disaster Worker Preparedness, and Emergency Response Team Readiness;
 - Control of Absenteeism and Abuse of Leave; and,
 - Workplace Violence.





City of Downey

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Community Development Department