

Figure 1 - Regional Context and Vicinity

ITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION COMMERCE **Proposed** В **Housing Overlay Inset Maps** Proposed Housing Overlays

Housing Overlay #1 18-40 du/ac

WXXX Housing Overlay #2 30 du/ac BELL Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 15,500)

Single-Family Resid. (R1 7,500)

Single-Family Resid. (R1 7,500)

We Family Resid. (R1 5,000)

We Family Resid. (R2)

Medium Density Mif Resid. (R3)

Medium Density Mif Resid. (M3)

Professional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-1)

General Commercial (C-1)

General Housing Larts (HM)

Commercial Manufacturing (LM)

Light Manufacturing (M1)

General Manufacturing (M2)

Open Space (OS)

O S (M1) Obsolete

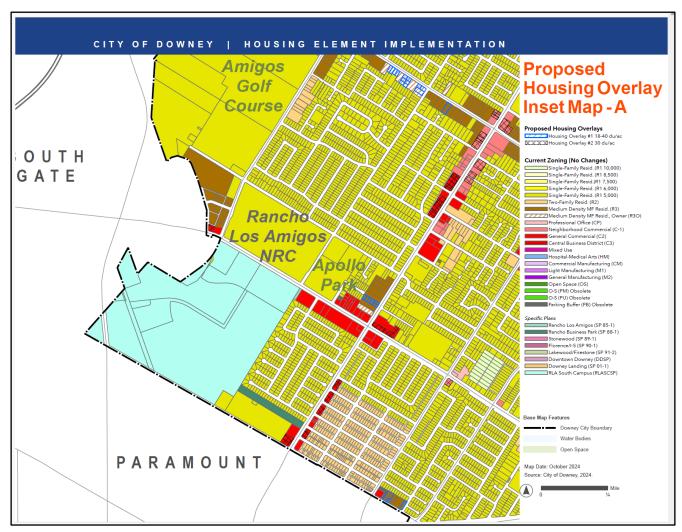
Parking Buffer (PB) Obsolete Current Zoning (No Changes) Specific Plans
Rancho Los Amigos (SP 85-1)
Rancho Business Park (SP 88-1)
Stonewood (SP 89-1)
Florence/1-5 (SP 90-1) Downtown Downey (DDSP)

Downey Landing (SP 01-1)

RLA South Campus (RLASCSP) Downey City Boundary Water Bodies Map Date: October 2024 Source: City of Downey, 2024. BELLFLOWER

Figure 2 - Housing Overlay Inset Maps Key

Figure 3 - Housing Overlay Inset Map A



FIRESTONE BLVD

SOUTHERN AV

Los

CITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** FLORENCE AV Inset Map - B Proposed Housing Overlays

Housing Overlay #1 18-40 du/ac

Housing Overlay #2 30 du/ac FLORENCE PL Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 15,000)

Single-Family Resid. (R1 7,500)

Single-Family Resid. (R1 7,500)

Wee Family Resid. (R1 5,000)

Wee Family Resid. (R2)

Medium Density MF Resid. (R3)

Medium Density MF Resid. (R3)

Professional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-1)

General Commercial (C-1)

General Housies District (C3)

Mised Use

Hospital-Medical Arts (HM)

Commercial Manufacturing (M1)

Light Manufacturing (M1)

General Manufacturing (M2)

Open Space (CS)

O S (RM) Obsolete

Parking Buffer (R8) Obsolete

Parking Buffer (R8) Obsolete BELL EASTERN AV FLORENCEAV Rio Hondo Golf Club Furman Specific Plans
Rencho Los Amigos (SP 85-1)
Rencho Business Park (SP 88-1)
Stonewood (SP 89-1)
Florence/1-5 (SP 90-1)
Lakewood/Firestone (SP 91-2)
Downtown Downey (DDSP)
Downey Landing (SP 01-1)
RLA South Campus (RLASCSP) Park

Figure 4 - Housing Overlay Inset Map B

Open Space

Source: City of Downey, 2024.

Downey

High Schoo

CITY OF DOWNEY HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** Inset Map - C Proposed Housing Overlays

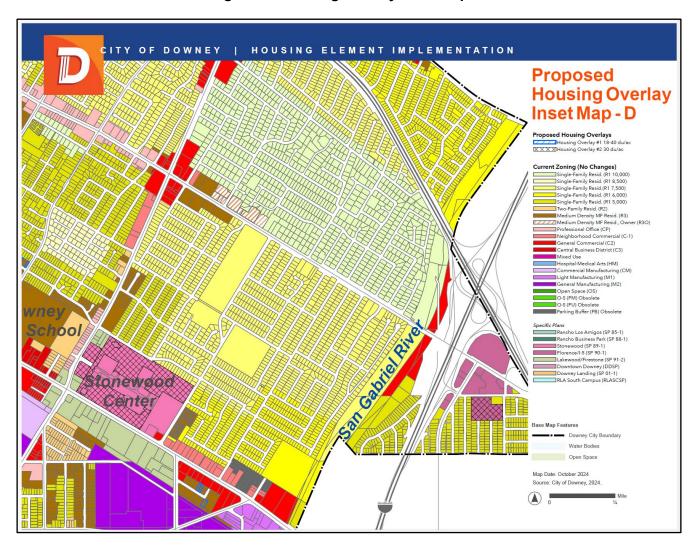
Housing Overlay #1 18-40 du/ac

WXX Housing Overlay #2 30 du/ac Current Zoning (No Changes)

Single-Family Resid. (R1 1,000)
Single-Family Resid. (R1 8,500)
Single-Family Resid. (R1 8,500)
Single-Family Resid. (R1 5,500)
Single-Family Resid. (R1 5,000)
Two-Family Resid. (R1 5,000)
Two-Family Resid. (R2)
Medium Density MF Resid. (R3)
Professional Office (CP)
Neighborhood Commercial (C-1)
General Commercial (C-1)
General Commercial (C2)
Central Business District (C3)
Mixed Use
Hospital-Medical Arts (HM)
Commercial Manufacturing (CM) Current Zoning (No Changes) Promenade Hospital-Modical Arts (HM)
Commercial Manufacturing CM)
Light Manufacturing (M1)
General Manufacturing (M2)
Open Space (OS)
O-5 (PM) Obsolete
O-5 (PU) Obsolete
Parking Buffer (PB) Obsolete Kaise Specific Plans
Rencho Los Amigos (SP 85-1)
Rencho Business Park (SP 88-1)
Stonewood (SP 87-1)
Florence/1-5 (SP 90-1)
Lakewood/Firestone (SP 91-2)
Downtown Downey (DDSP)
Downey Landing (SP 01-1)
RLA South Campus (RLASCSP) Permanente Base Map Features ■■■ Downey City Boundary Water Bodies Open Space Map Date: October 2024 Source: City of Downey, 2024. (A) .

Figure 5 - Housing Overlay Inset Map C

Figure 6 - Housing Overlay Inset Map D



CITY OF DOWNEY | HOUSING ELEMENT IMPLEMENTATION **Proposed Housing Overlay** Inset Map - E Proposed Housing Overlays

Housing Overlay #1 18-40 du/ac

WXXX Housing Overlay #2 30 du/ac Current Zoning (No Changes)

Single-Family Resid. (R1 10,000)

Single-Family Resid. (R1 18,500)

Single-Family Resid. (R1 8,500)

Single-Family Resid. (R1 5,000)

Single-Family Resid. (R1 5,000)

Two-Family Resid. (R1 5,000)

Two-Family Resid. (R1 5,000)

Wedium Density MF Resid. (N2)

Medium Density MF Resid. (N2)

Porfusional Office (CP)

Neighborhood Commercial (C-1)

General Commercial (C-2)

Central Business District (C3)

Mixed Use

Hopphal-Medical Arts (HM)

Commercial Manufacturing (M1)

Light Manufacturing (M1)

Opens Passec (OS) Open Space (OS)
O-S (PM) Obsolete
O-S (PU) Obsolete
Parking Buffer (PB) Obsolete Specific Plans

Rancho Los Amigos (SP 85-1)

Rancho Business Park (SP 88-1)

Stonewood (SP 85-1)

Floranca (SP 90-1)

Lakewood/Firestone (SP 91-2)

Downton Downey (DDS)

Downey Landing (SP 01-1)

RLA South Campus (RLASCSP) Base Map Features Downey City Boundary Water Bodies Open Space Map Date: October 2024 Source: City of Downey, 2024. Mile

Figure 7 - Housing Overlay Inset Map E