



**1. CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 PM**

**2. FLAG SALUTE**

**3. ROLL CALL:** Lujan, Saikaly, Morales, Vice Chair Guerra, Chair Uva

**4. PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**

**5. PRESENTATIONS:** Study Session – Draft Objective Design Standards (ODS) & Zoning Text Amendments to implement the City of Downey Housing Element 2021-2029

**6. REPORT ON CITY COUNCIL ACTIONS**

**7. PUBLIC HEARINGS:**

**A. PLN-24-00060 (SPECIFIC PLAN AMENDMENT & ZONING TEXT AMENDMENT)**

**Location:** Rancho Los Amigos South Campus Specific Plan – Flex Tech/Bio-Medical Sub-district

**Request:** A request to amend the Rancho Los Amigos South Campus Specific Plan to allow the continuation of industrial uses within existing buildings located in the Flex Tech/Bio-Medical (FTBM) sub-district and to add a definition for “Existing FTBM Building” within Downey Municipal Code section 9130

**CEQA:** Categorically Exempt - Section 15301 (Class 1–Existing Facilities) and Section 15061(b)(3) of the CEQA Guidelines.

**Staff:** Planning Consultant, Laurel Reimer

**Recommendation:** That the Planning Commission:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPT A ZONING TEXT AMENDMENT (PLN-24-00060), THEREBY AMENDING SECTION 9130 OF ARTICLE IX OF THE DOWNEY MUNICIPAL CODE

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPT A SPECIFIC PLAN AMENDMENT (PLN-24-00060), THEREBY AMENDING TABLE 5-1 OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN WITHIN EXISTING BUILDINGS LOCATED IN THE FLEX TECH/BIO-MEDICAL SUB-DISTRICT OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN

**8. PUBLIC COMMENTS: CONSENT CALENDAR/ OTHER BUSINESS/ NON-AGENDA**

Persons wishing to address the Planning Commission on any item listed on the Agenda, other than public hearing items, may do so at this time.

It is requested, but not required, that you state your name, address, and subject matter upon which you wish to speak. Please limit your comments to no more than four (4) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth that is not listed on the Agenda.

**9. CONSENT CALENDAR ITEMS:****10. OTHER BUSINESS:****11. STAFF MEMBER COMMENTS****12. ADJOURNMENT****NOTICE: SECTION 9806 – APPEALS**

*Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions, no later than ten (10) calendar days) after the date of the decision or of the Commission's failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission's findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified*

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City's ADA/Section 504 Coordinator at [ADACoordinator@downeyca.org](mailto:ADACoordinator@downeyca.org); Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, **48 business hours prior to the meeting.**

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunión de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, **48 horas antes de la reunión.**

I, Ria Ioannidis, Planning Secretary, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.

Dated this 15<sup>th</sup> day of November, 2024

Ria Ioannidis

Ria Ioannidis  
Planning Commission Secretary



**DATE:** NOVEMBER 20, 2024

**TO:** PLANNING COMMISSION

**SUBMITTED BY:** IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

**REVIEWED BY:** ALFONSO HERNANDEZ, PRINCIPAL PLANNER

**PREPARED BY:** LAUREL REIMER, AICP, PLANNING CONSULTANT  
ABRAHAM LUNA, SENIOR PLANNER

**SUBJECT:** **PLN-24-00060 (SPECIFIC PLAN AMENDMENT AND ZONING TEXT AMENDMENT) – A REQUEST TO AMEND THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN TO ALLOW THE CONTINUATION OF INDUSTRIAL USES WITHIN EXISTING BUILDINGS LOCATED IN THE FLEX TECH/BIO-MEDICAL (FTBM) SUB-DISTRICT AND TO ADD A DEFINITION FOR “EXISTING FTBM BUILDING” WITHIN DOWNEY MUNICIPAL CODE SECTION 9130**

**LOCATION:** FLEX TECH/BIO-MEDICAL SUB-DISTRICT (7500 AMIGOS AVENUE, 7711 AMIGOS AVENUE, 12620 ERICKSON AVENUE, 12750 ERICKSON AVENUE, 7300 FLORES STREET, 7373 FLORES STREET, 7475-7485 FLORES STREET, 12707 RIVES AVENUE, 7400 IMPERIAL HIGHWAY, 7500 IMPERIAL HIGHWAY, 7700 IMPERIAL HIGHWAY, 11012 GARFIELD, 7755 GOLONDRINAS STREET, 7717 GOLONDRINAS STREET)

**ZONING:** RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN

**REPORT SUMMARY**

The Specific Plan Amendment (SPA) and Zoning Text Amendment (ZTA) would allow for the continuation of industrial uses exclusively within existing buildings located in the Flex Tech/Bio-Medical (FTBM) sub-district of the Rancho Los Amigos South Campus Specific Plan (RLASCSP), and would add a definition for “Existing FTBM Building” within Downey Municipal Code Section 9130. Currently, the specific plan area identifies industrial uses as not permitted, and renders all existing industrial uses as legally non-conforming. The legally non-conforming designation conflicts with existing long term ground leases for industrial tenants in the Flex Tech/Bio-Medical (FTBM) sub-district, which prompts this request.

Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the following titled resolution:

- 1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPT A ZONING TEXT AMENDMENT (PLN-24-00060),**

**THEREBY AMENDING SECTION 9130 OF ARTICLE IX OF THE DOWNEY MUNICIPAL CODE**

- 2. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPT A SPECIFIC PLAN AMENDMENT (PLN-24-00060), THEREBY AMENDING TABLE 5-1 OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN WITHIN EXISTING BUILDINGS LOCATED IN THE FLEX TECH/BIO-MEDICAL SUB-DISTRICT OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN**

**BACKGROUND**

Adopted on October 12, 2021, the Rancho Los Amigos South Campus Specific Plan (RLASCSP) was prepared to promote future development of the southern portion of the Rancho Los Amigos Campus, which has sat mostly vacant since the consolidation of the Rancho Los Amigos National Rehabilitation Center in the 1980s. The RLASCSP is unique in that it was a City initiated Specific Plan located completely on land that is owned by the County of Los Angeles. The RLASCSP envisions a composition of uses that complement the medical facilities in the North Campus, while allowing for the expansion of Los Angeles County regional facilities. The RLASCSP also lays out how to best develop transit-supportive uses around the proposed Metro West Santa Ana Branch Gardendale Transit Station, to be located along the southern border of the planning area. Figure A depicts the RLASCSP boundaries:



*Figure A - Rancho Los Amigos South Campus Specific Plan Boundaries*

The Rancho Los Amigos South Campus Specific Plan area encompasses approximately 172 acres and is divided into four sub-districts: Flex Tech Bio-Medical, Regional Public Facilities,

Transit-Oriented Development, and Community-Service Uses. Figure B depicts the boundaries for each sub-district within the specific plan area:

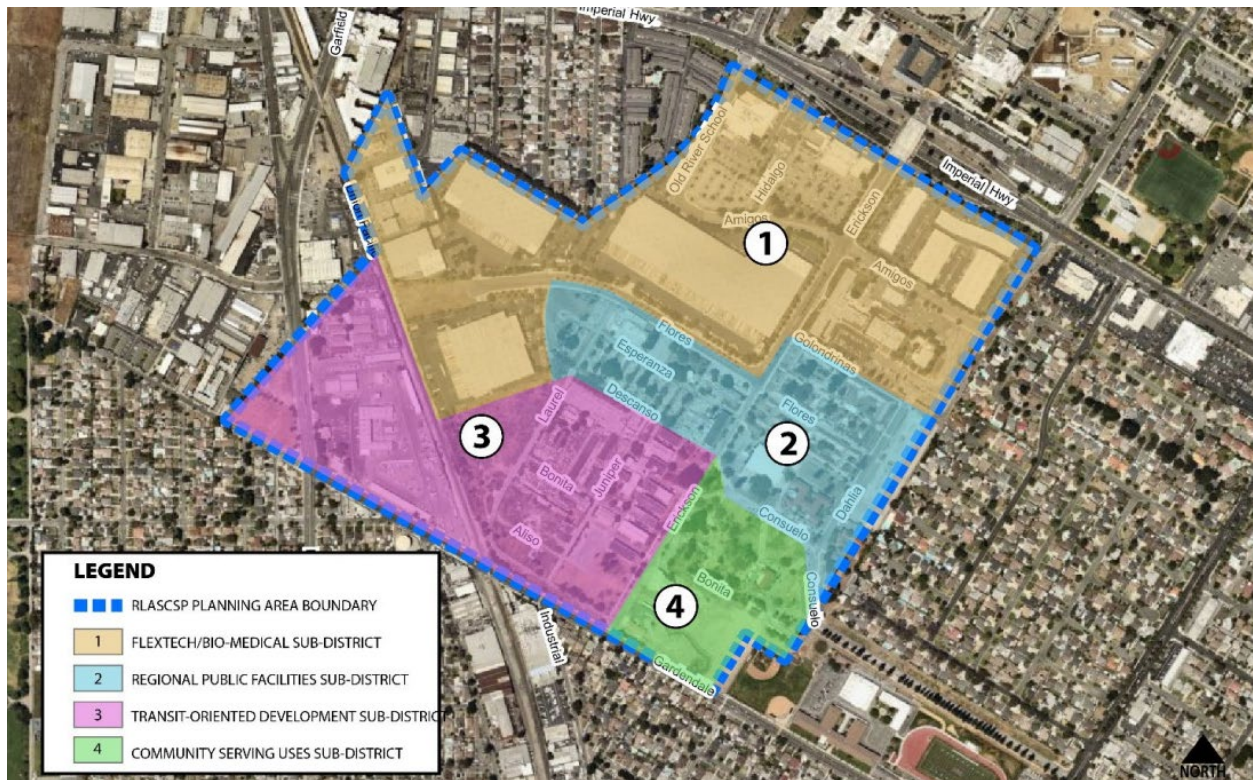


Figure B - Specific Plan Sub Districts

The Rancho Los Amigos South Campus Specific Plan Flex Tech/Bio-Medical sub-district is generally located south of Imperial Highway, west of Rives Avenue, north of Flores Street and east of Vulcan Street. The intent of the Flex Tech/Bio-Medical Sub-District is to promote job-creating uses in fields related to surrounding industries. The sub-district is intended to complement the Rancho Los Amigos Rehabilitation Center to the north with office/medical office uses that can provide supportive services to one of the largest medical facilities in the region. The sub-district encourages grouping a range of light industrial, office, and research uses together to create an innovation hub within Downey.

The Flex Tech/Bio-Medical sub district subject site is surrounded by the uses summarized below:

| Table 1 – Surrounding Uses |  |   |
|----------------------------|--|---|
| Direction                  | Use  | Zone  |
| West                       | Manufacturing and Industrial                     | City of South Gate                                  |
|                            | Single and Multi-Family Residential              | City of South Gate                                  |
| North                      | Rancho Los Amigos National Rehabilitation Center | R-1-5,000   |
| East                       | Single Family Residential                        | R-1-5,000   |
| South                      | Vacant Land                                      | RLASCSP – Regional Public Facilities Sub District   |
|                            | Vacant Land                                      | RLASCSP – Transit Oriented Development Sub District |

Prior to the adoption of the Rancho Los Amigos South Campus Specific Plan, land uses within the project area were governed by the Rancho Los Amigos Specific Plan (SP-85-1) and the Rancho Los Amigos Business Center Specific Plan (SP-88-1), which envisioned light industrial and business park uses for the project area. While the land within the specific plan areas would remain under Los Angeles County ownership, the specific plans assumed land would be leased to private developers. In 1990, Los Angeles County entered into a 99-year ground lease with FDC Partners Rancho, LP, who constructed four business park buildings located at 12620 Erickson Avenue, 7711 Amigos Avenue, 7700 Imperial Highway, and 12707 Rives Avenue, and the warehouse buildings located at 7500 Amigos Avenue, 7373 Flores Street, and 7475-7485 Flores Street. FDC Partners Rancho, LP later constructed a fourth warehouse building at 7300 Flores Street in 1999. Since their construction, the buildings owned by FDC Partners Rancho, LP have been operating with various warehouse, distribution, office, and light industrial uses.

On May 8, 2024, the applicant, FDC Partners Rancho, LP, filed a Specific Plan Amendment application. Subsequently, the applicant was issued an incomplete letter and worked with staff to finalize the specific plan language. After submitting all required documents on November 6, 2024, the application was deemed complete. On November 7, 2024, notice of the pending public hearing, before the Planning Commission, was published in the *Downey Patriot* and mailed to all tenants and property owners within 500 feet of the subject property.

## **DISCUSSION**

The applicant, FDC Partners Rancho, LP, has made significant investments in the Flex Tech/Bio-Medical sub-district of the Rancho Los Amigos South Campus Specific Plan since entering into a long-term lease with Los Angeles County in 1990, which expires on March 27, 2089. The applicant's business park and warehouse buildings support a diverse mix of uses, some of which are not permitted in the Rancho Los Amigos South Campus Specific Plan. The adoption of the Specific Plan in 2021 rendered much of the industrial business park and warehouse uses as non-conforming. As with all con-conforming uses, they were subject to the provisions of DMC Section 9410, Non-conforming Uses, Buildings, and Structure. Per DMC 9410, Nonconforming uses are not permitted to expand the use, increase the size of the tenant space, or relocate to another tenant space. As with all nonconforming uses, they are permitted to continue operations, provided they are not discontinued for 180 days or more.

## **REQUEST**

With several decades left on their lease with Los Angeles County, FDC Partners Rancho, LP requests a Specific Plan Amendment and Zoning Text Amendment to ensure continued operations of existing businesses and to enable existing buildings to be leased out to similar uses in the future. Los Angeles County, as landowner, has authorized the applicant to pursue the following requests (Exhibit D):

### **Specific Plan Amendment:**

A second paragraph would be added to 5.4.2 Flex Tech/Bio-Medical (FTBM) Sub-District on page 5-5 stating:

*It is recognized that much of the property within the FTBM Sub-District is subject to long-term ground leases with the County of Los Angeles as lessor. Such property has been developed with, among other things, four large industrial buildings and a four building business park. These lawful uses and structures that were established before the adoption of this Specific Plan and within the FTBM Sub-District shall be allowed to continue and operate through the end of the ground lease, which terminates on March 27, 2089. Such uses and structures may be maintained and repaired through regular maintenance*

activities, including all necessary exterior, underground utility, and interior maintenance, repairs, and replacements. Any future remodels and/or tenant improvements shall be reviewed in accordance with the City's routine plan check submittal process. In the event of partial or complete destruction of any pre-existing structures, such structures may be repaired and restored to their previous configuration.

Table 5-1 Allowable Land Uses would be amended to add notes, as identified in red below, on page 5-14 stating:

Add “Permitted within Existing FTBM Buildings” to the notes column for Parcel delivery terminals, Warehouse (Commercial), and Wholesale brokers, jobbers, dealers, distributors.

| Table 5-1<br>Allowable Land Uses  |               |     |     |    |   |
|---|---------------|-----|-----|----|---|
| <p><b>Allowed land uses.</b> The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.</p> <p><b>Prohibited land uses.</b> Any table cell indicated an “N” symbol indicates that the listed land use is prohibited in that specific subdistrict. Any use not listed is thereby prohibited.</p> <p><b>Applicable sections.</b> Where the “Notes” column in the table includes a Section number (“See standards in Section”), the regulations in the referenced section apply to the use; however, provisions in other Sections of this Specific Plan or applicable section of the RLASCSP may also apply.</p> <p>“P” = Permitted Use “A” = Ancillary Use (Permitted) “C” = Conditionally Permitted “N” = Not Permitted</p> |               |     |     |    |   |
| Land Use or Activity  | Sub-Districts |     |     |    |   |
|   | FTBM          | RPF | TOD | CS |   |
| <b>WHOLESALE, STORAGE AND DISTRIBUTION USES</b>   |               |     |     |    |   |
| Parcel delivery terminals   | N             | N   | N   | N  | <i>Permitted within an “Existing FTBM Building” as defined in the Downey Municipal Code</i> |
| Refrigeration plant   | N             | N   | N   | N  |   |
| Self-storage, min-storage, mini-warehouse, and recreational vehicle storage   | N             | N   | N   | N  |   |
| Storage yards (Commercial)  | N             | N   | N   | N  |   |
| Warehouse (Commercial)  | N             | N   | N   | N  | <i>Permitted within an “Existing FTBM Building” as defined in the Downey Municipal Code</i> |
| Wholesale brokers, jobbers, dealers, distributors   | N             | N   | N   | N  | <i>Permitted within an “Existing FTBM Building” as defined in the Downey Municipal Code</i> |

**Zoning Text Amendment:**

The RLASCSP does not include definitions and instead refers to Downey Municipal Code Article IX – Land Use, Chapter 1 – General Provisions and Definitions for clarification and definitions of land uses and activities. Therefore, staff concluded a Zoning Text Amendment would be required to add a definition for “Existing FTBM Building” to Downey Municipal Code Section 9130, which would be defined as:

*Existing FTBM Building: An existing building in the Rancho Los Amigos South Campus Specific Plan (RLASCSP) within the Flex Tech/Bio Medical (FTBM) sub district that was established prior to the adoption of the RLASCSP and has operated with either a Parcel delivery terminal, Warehouse, Logistics facility, Distribution center, Dispatch facility, Drayage facility, or Wholesale brokers, jobbers, dealers, distributors, or any other use established prior to the adoption of the RLASCSP.*

The changes summarized above would permit such industrial uses solely in the buildings located in the Flex Tech/Bio-Medical sub-district where such industrial uses currently operate or have operated in the past. The applicant owns and operates the business park buildings located at 12620 Erickson Avenue, 7711 Amigos Avenue, 7700 Imperial Highway, and 12707 Rives Avenue, and the warehouse buildings located at 7500 Amigos Avenue, 7373 Flores Street, 7475-7485 Flores Street, and 7300 Flores Street. The remainder of the buildings in the FTBM are owned and operated by Los Angeles County and have not operated with industrial uses prior to the adoption of the RLASCSP. Therefore, the buildings owned and operated by Los Angeles County are not eligible for parcel delivery terminal, warehouse, or wholesale brokers, jobbers, dealers, distributors uses.

## **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed Specific Plan Amendment for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that this request is categorically exempt under State CEQA Guidelines Section 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, involving negligible or no expansion of existing or former use. The Project is also exempt under CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The Project consists of an amendment to the Rancho Los Amigos South Campus Specific Plan to add existing uses to the permitted land uses table. The Project does not involve construction of any kind. The existing uses were previously analyzed in the Environmental Impact Reports for Specific Plan (SP) 88-1 (Rancho Business Center), Specific Plan (SP) 85-1 (Rancho Los Amigos), Downey Vision 2025 Comprehensive General Plan Update, and the Rancho Los Amigos South Campus Specific Plan. Therefore, the Project is also exempt pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the Project consists entirely of land that has already been subject to an Environmental Impact Report, and no extenuating circumstances exist that require subsequent environmental review.

## **PUBLIC NOTICE**

**Tribal Notices:** On June 24, 2024, staff requested a Senate Bill 18 contact list from the Native American Heritage Commission and received the contact list on July 2, 2024. Tribal notification letters were sent on July 10, 2024, and the required 90-day consultation period ended on October 8, 2024. No requests for consultation were received.

**Public Notices:** On November 7, 2024, notice of the pending public hearing was published in the *Downey Patriot* and mailed to all tenants and property owners within 500 feet of the project area.

**Public Comments:** As of the date that this report was printed, staff has not received any correspondence regarding this application.

## **CONCLUSION**



Based on the analysis contained within this report, staff is concluding that all findings required for approval can be made in a positive manner. As such, staff is recommending that the Planning Commission adopt Resolution No. 24-4040 and No. 24-4041, recommending approval by the City Council of a Zoning Text Amendment to Section 9130 of Article IX of the Downey Municipal Code to add a definition of “Existing FTBM Building” and Specific Plan Amendment to amend Table 5-1 of the Rancho Los Amigos South Campus Specific Plan with respect to the existing building located in the Flex Tech/Bio-Medical Sub-District and (PLN-24-00060).

**Exhibits**

- A. Draft Resolution No. 24-4040
- B. Draft Resolution No. 24-4041
- C. Applicant Request Letter
- D. Los Angeles County Authorization
- E. Rancho Business Center Identification Map

**RESOLUTION NO. 24-4040**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE CITY OF DOWNEY OF A SPECIFIC PLAN AMENDMENT (PLN-24-00060) TO AMEND TABLE 5-1 OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN WITH RESPECT TO EXISTING BUILDINGS LOCATED IN THE FLEX TECH/BIO-MEDICAL SUB-DISTRICT**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Downey does hereby find, determine, and declare as follows:

- A. On May 8, 2024, Eric Knirk with Fremont Associates, representing FDC Partners Rancho, LP (hereinafter “applicant”), submitted a request for a Specific Plan Amendment to allow existing industrial and warehouse uses to be permitted by right in the Rancho Los Amigos South Campus Specific Plan Flex Tech/Bio-Medical sub-district (“Project”).
- B. On June 12, 2024, the applicant was issued a letter deeming the application incomplete.
- C. On July 10, 2024, Tribal notification letters were sent to the Senate Bill 18 contact list from the Native American Heritage Commission, and the required 90-day consultation period ended on October 8, 2024. No requests for consultation were received.
- D. On November 6, 2024, the application was deemed complete after all required documents were submitted and reviewed.
- E. On November 7, 2024, a notice of the public hearing was sent to all tenants and property owners within 500’ of the subject site and the notice was published in the *Downey Patriot*.
- F. The Planning Commission held a duly noticed public hearing on November 20, 2024, to consider the proposed Specific Plan Amendment, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this Resolution.

**SECTION 2.** The Planning Commission has determined that the proposed Project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorically exempt under State CEQA Guidelines Section 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, involving negligible or no expansion of existing or former use. The Project is also exempt under Section 15061(b)(3), the “common sense” exemption, where it can be seen with certainty that there is no possibility that the Project will have a significant effect on the environment. The Project consists of an amendment to the Rancho Los Amigos South Campus Specific Plan to add existing uses to the permitted land uses table. The Project does not involve construction of any kind. The existing uses were previously analyzed in the Environmental Impact

Reports for Specific Plan (SP) 88-1 (Rancho Business Center), Specific Plan (SP) 85-1 (Rancho Los Amigos), Downey Vision 2025 Comprehensive General Plan Update, and the Rancho Los Amigos South Campus Specific Plan. Therefore, the Project is also exempt pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the Project consists entirely of land that has already been subject to an Environmental Impact Report, and no extenuating circumstances exist that require subsequent environmental review.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing regarding the Specific Plan Amendment, and in accordance with Downey Municipal Code Section 9836.10, the Planning Commission further finds, determines and declares that:

- A. The proposed location of the development and proposed location of the development and proposed conditions under which it will be operated or maintained are consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the Council. The project conforms with all applicable objectives, policies, and programs specified in the City's General Plan. Specifically, the project allows for existing industrial uses to remain within structures that were designed and constructed within the last 34 years to support industrial related uses. The Specific Plan Amendment complies with the following goals, policies and programs:

*Goal 1.1 – Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses.*

*Policy 1.1.1 – Maintain a balance of land uses.*

*Program 1.1.1.4 – Discourage non-industrial uses into areas designated for industrial uses.*

*Policy 1.1.3 – Provide an appropriate amount of land area for business and employment.*

*Program 1.1.3.1 – Encourage land uses that generate jobs.*

*Goal 9.1 – Attract and retain businesses.*

*Policy 9.1.1 – Develop programs to attract and retain businesses.*

*Program 9.1.1.2. – Provide incentives for business retention and expansion.*

*Goal 9.2 – Promote Downey as an employment center.*

*Policy 9.2.1 – Promote job-generating land uses*

*Program 9.2.1.3 – Promote employment that increases the daytime population of the city creating customer demand for other businesses*

*Policy 9.2.2. – Promote employment that increases in various economic sectors to shield against business cycles.*

*Program 9.2.2.1. – Promote a diversified employment base with jobs in sectors in addition to retail sales.*

The Specific Plan Amendment allows for existing Downey businesses in the Flex Tech/Bio-Medical Sub-District to remain as legal uses, rather than nonconforming uses, through the duration of the ground lease. These existing uses are compatible with the existing buildings, provide employment opportunities in Downey, and are currently in market demand. The Specific Plan Amendment retains existing businesses without impacting the ability to redevelop sites within the Flex Tech/Bio-Medical Sub District should market conditions warrant redevelopment.

## Exhibit - A

Resolution No. 24-4040  
Downey Planning Commission

- B. The proposed development is in accordance with the purposes and objectives of Article IX of the Downey Municipal Code (Land Use) and the zone in which the site is located. The Specific Plan Amendment complies with the Downey General Plan goals and policies, as listed above. The Specific Plan Amendment enables existing businesses and buildings to remain without impacting future uses contemplated for the Flex Tech/Bio-Medical Sub District. The uses allowed under this amendment will be uses previous conducted at the existing buildings located in the Flex Tech/Bio-Medical sub-district. The warehouse buildings and business park are supported by the existing utility infrastructure, not resulting in the need to upgrade such infrastructure due to an intensity of land uses.
- C. The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City. The Specific Plan Amendment allows for existing uses to remain operating within existing buildings. These existing uses will continue to conform with the performance and operating standards of the Downey Municipal Code and the Rancho Los Amigos South Campus Specific Plan.
- D. The Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code, commencing with Section 65450 as may be subsequently amended by the State. Article 8 of Chapter 3 of the California Government Code sets forth specific requirements and standards for the content and adoption of Specific Plans, including that the Specific Plan is consistent with the City's General Plan. The Specific Plan Amendment is consistent with the City's General Plan, as no amendments are required to the Downey General Plan to incorporate the proposed Specific Plan Amendment.

**SECTION 4.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends approval by the City Council of a Specific Plan Amendment to the Rancho Los Amigos South Campus Specific Plan, as outlined in the draft ordinance attached hereto as Attachment A.

Exhibit - A

Resolution No. 24-4040  
Downey Planning Commission

**SECTION 5.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 20<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Carrie Uva, Chair,  
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 20<sup>th</sup> day of November 2024, by the following vote, to wit:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSENT:        COMMISSIONERS:  
ABSTAIN:       COMMISSIONERS:

APPROVED AS TO FORM:

\_\_\_\_\_  
John M. Funk  
City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, Ria Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on November 20, 2024.

\_\_\_\_\_  
Ria Ioannidis  
Recording Secretary

**ATTACHMENT A**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING A SPECIFIC PLAN AMENDMENT (PLN-24-00060) TO AMEND TABLE 5-1 OF THE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN WITH RESPECT TO EXISTING BUILDINGS LOCATED IN THE FLEX TECH/BIO-MEDICAL SUB-DISTRICT**

**WHEREAS**, the City of Downey is a Municipal Corporation and Charter City, duly organized under the constitution and laws of the State of California; and

**WHEREAS**, On May 8, 2024, Eric Knirk with Fremont Associates, representing FDC Partners Rancho, LP (hereinafter "applicant"), submitted a request for a Specific Plan Amendment to allow existing industrial and warehouse uses to be permitted by right in the Rancho Los Amigos South Campus Specific Plan Flex Tech/Bio-Medical sub-district ("Project"); and

**WHEREAS**, On June 12, 2024, the applicant was issued a letter deeming the application incomplete; and

**WHEREAS**, On July 10, 2024, Tribal notification letters were sent to the Senate Bill 18 contact list from the Native American Heritage Commission, and the required 90-day consultation period ended on October 8, 2024. No requests for consultation were received; and

**WHEREAS**, On November 6, 2024, the application was deemed complete after all required documents were submitted and reviewed; and

**WHEREAS**, On November 7, 2024, a notice of the public hearing was sent to all tenants and property owners within 500' of the subject site and the notice was published in the Downey Patriot; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 20, 2024, to consider the proposed Specific Plan Amendment, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this Resolution; and

**WHEREAS**, on \_\_\_\_\_, 2024, a notice of public hearing by the City Council was published in *Downey Patriot* as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

**WHEREAS**, the City Council held a duly noticed public hearing on \_\_\_\_\_, 2024, to consider this Ordinance approving the proposed Specific Plan Amendment, where all interested persons were given an opportunity to be heard.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DOWNEY DOES  
HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** The City Council finds and determines that the Project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorically exempt under State CEQA Guidelines Section 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, involving negligible or no expansion of existing or former use. The Project is also exempt under CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The Project consists of an amendment to the Rancho Los Amigos South Campus Specific Plan to add existing uses to the permitted land uses table. The Project does not involve construction of any kind. The existing uses were previously analyzed in the Environmental Impact Reports for Specific Plan (SP) 88-1 (Rancho Business Center), Specific Plan (SP) 85-1 (Rancho Los Amigos), Downey Vision 2025 Comprehensive General Plan Update, and the Rancho Los Amigos South Campus Specific Plan. Therefore, the Project is also exempt pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the Project consists entirely of land that has already been subject to an Environmental Impact Report, and no extenuating circumstances exist that require subsequent environmental review.

**SECTION 3.** The City Council further finds and determines that:

- A. The proposed location of the development and proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the Council. The project is in conformance with all applicable objectives, policies, and programs specific in the City’s General Plan. Specifically, the project allows for existing uses to remain within existing buildings that were designed and constructed to support the existing uses. The Specific Plan Amendment complies with the following goals, policies and programs:

*Goal 1.1 – Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses.*

*Policy 1.1.1 – Maintain a balance of land uses.*

*Program 1.1.1.4 – Discourage non-industrial uses into areas designated for industrial uses.*

*Policy 1.1.3 – Provide an appropriate amount of land area for business and employment.*

*Program 1.1.3.1 – Encourage land uses that generate jobs.*

*Goal 9.1 – Attract and retain businesses.*

*Policy 9.1.1 – Develop programs to attract and retain businesses.*

*Program 9.1.1.2. – Provide incentives for business retention and expansion.*

*Goal 9.2 – Promote Downey as an employment center.*

*Policy 9.2.1 – Promote job-generating land uses*

*Program 9.2.1.3 – Promote employment that increases the daytime population of*

*the city creating customer demand for other businesses*  
*Policy 9.2.2. – Promote employment that increases in various economic sectors to shield against business cycles.*

*Program 9.2.2.1. – Promote a diversified employment base with jobs in sectors in addition to retail sales.*

The Specific Plan Amendment allows for existing Downey businesses in the Flex Tech/Bio-Medical Sub-District to remain as legal uses, rather than nonconforming uses, through the duration of the ground lease. These existing uses are compatible with the existing buildings, provide employment opportunities in Downey, and are currently in market demand. The Specific Plan Amendment retains existing businesses without impacting the ability to redevelop sites within the Flex Tech/Bio-Medical Sub District should market conditions warrant redevelopment.

- B. The proposed development is in accordance with the purposes and objectives of Article IX of the Downey Municipal Code (Land Use) and the zone in which the site is located. The Specific Plan Amendment complies with the Downey General Plan goals and policies, as listed above. The Specific Plan Amendment enables existing businesses and buildings to remain without impacting future uses contemplated for the Flex Tech/Bio-Medical Sub District. The uses allowed under this amendment will be uses previous conducted at the existing buildings located in the Flex Tech/Bio-Medical sub-district. The warehouse buildings and business park are supported by the existing utility infrastructure, not resulting in the need to upgrade such infrastructure due to an intensity of land uses.
- C. The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City. The Specific Plan Amendment allows for existing uses to remain operating within existing buildings. These existing uses will continue to conform with the performance and operating standards of the Downey Municipal Code and the Rancho Los Amigos South Campus Specific Plan.
- D. The Specific Plan and resulting development will be consistent with the provisions of Article 8 of Chapter 3 of the California Government Code, commencing with Section 65450 as may be subsequently amended by the State. Article 8 of Chapter 3 of the California Government Code sets forth specific requirements and standards for the content and adoption of Specific Plans, including that the Specific Plan is consistent with the City's General Plan. The Specific Plan Amendment is consistent with the City's General Plan, as no amendments are required to the Downey General Plan to incorporate the proposed Specific Plan Amendment.

**SECTION 4.** Section 5.4.2 of the Rancho Los Amigos South Campus Specific Plan, Flex Tech/Bio Medical (FTBM) Sub-District, is hereby amended to include the text below appearing in italic font:

*The intent of the Flex Tech/Bio-Medical Sub-District is to promote job-creating uses in fields related to surrounding industries. The sub-district seeks to complement the Rancho Los Amigos Rehabilitation Center to the north, with office/medical office uses that can provide supportive services to one of the largest medical facilities in the region. The Flex Tech/Bio-Medical Sub-District would integrate existing uses and plan for the long-term potential redevelopment of the large industrial facilities currently in use. This Sub-District*



Exhibit - A

Resolution No. 24-4040  
Downey Planning Commission

encourages grouping a range of light industrial, office, and research uses together to create an innovation hub within Downey.

*It is recognized that much of the property within the FTBM Sub-District is subject to long-term ground leases with the County of Los Angeles as lessor. Such property has been developed with, among, other things, four large industrial buildings and a four building business park. These lawful uses and structures that were established before the adoption of this Specific plan and within the FTBM Sub-District shall be allowed to continue and operate through the end of the ground lease, which terminates on March 27, 2089. Such uses and structures may be maintained and repaired through regular maintenance activities, including all necessary exterior, underground utility, and interior maintenance, repairs, and replacements. Any future remodels and/or tenant improvements shall be reviewed in accordance with the City's routine plan check submittal process. In the event of partial or complete destruction of any pre-existing structures, such structures may be repaired and restored to their previous configuration.*

**SECTION 5.** Portions of Table 5-1 of the Rancho Los Amigos South Campus Specific Plan (Allowable Uses) is hereby amended to include the text below appearing in italic font:

| Table 5-1<br>Allowable Land Uses   |               |     |     |    |   |
|--|---------------|-----|-----|----|---|
| <b>Allowed land uses.</b> The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.  |               |     |     |    |   |
| <b>Prohibited land uses.</b> Any table cell indicated an "N" symbol indicates that the listed land use is prohibited in that specific subdistrict. Any use not listed is thereby prohibited.   |               |     |     |    |   |
| <b>Applicable sections.</b> Where the "Notes" column in the table includes a Section number ("See standards in Section"), the regulations in the referenced section apply to the use; however, provisions in other Sections of this Specific Plan or applicable section of the RLASCSP may also apply. |               |     |     |    |   |
| <b>"P" = Permitted Use "A" = Ancillary Use (Permitted) "C" = Conditionally Permitted "N" = Not Permitted</b>   |               |     |     |    |   |
| Land Use or Activity   | Sub-Districts |     |     |    |   |
|  | FTBM          | RPF | TOD | CS |   |
| <b>WHOLESALE, STORAGE AND DISTRIBUTION USES</b>  |               |     |     |    |   |
| Parcel delivery terminals  | N             | N   | N   | N  | <i>Permitted within an "Existing FTBM Building" as defined in the Downey Municipal Code</i> |
| Refrigeration plant  | N             | N   | N   | N  |   |
| Self-storage, min-storage, mini-warehouse, and recreational vehicle storage  | N             | N   | N   | N  |   |
| Storage yards (Commercial)   | N             | N   | N   | N  |   |
| Warehouse (Commercial)   | N             | N   | N   | N  | <i>Permitted within an "Existing FTBM Building" as defined in the Downey Municipal Code</i> |

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Downey Planning Commission

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| Wholesale brokers,<br>jobbers,<br>dealers, distributors | N | N | N | N | <i>Permitted within an<br/>"Existing FTBM Building"<br/>as defined in the Downey<br/>Municipal Code</i> |
|---|---|---|---|---|---|

**SECTION 6.** If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase of portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

**SECTION 7.** The City Council hereby directs staff to prepare, execute, and file with the Los Angeles County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

Exhibit - A

Resolution No. 24-4040  
Downey Planning Commission

**SECTION 8.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

**APPROVED AND ADOPTED** this \_\_\_\_ day of January, 2025

\_\_\_\_\_  
MARIO TRUJILLO, Mayor

ATTEST:

\_\_\_\_\_  
MARIA ALICIA DUARTE, CMC  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
JOHN M. FUNK  
City Attorney

**I HEREBY CERTIFY** that the foregoing Ordinance No. \_\_\_\_\_ was presented at a public hearing at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025, and adopted at a regular meeting of the City Council of the City of Downey held on the \_\_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

- AYES: Council Members:
- NOES: Council Member:
- ABSENT: Council Member:
- ABSTAIN: Council Member:

**I FURTHER CERTIFY** that a Summary of the foregoing Ordinance No. \_\_\_\_\_, was published in the Downey Patriot, a newspaper of general circulation in the City of Downey, the \_\_\_\_ day of \_\_\_\_\_, 2025 (after adoption, including the vote thereon). It was also posted in the regular posting places in the City of Downey on the same dates.

\_\_\_\_\_  
MARIA ALICIA DUARTE, CMC  
City Clerk

**RESOLUTION NO. 24 - 4041**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF THE CITY OF DOWNEY OF A ZONING TEXT AMENDMENT (PLN-24-00060) TO SECTION 9130 OF ARTICLE IX OF THE DOWNEY MUNICIPAL CODE TO ADD A DEFINITION OF “EXISTING FTBM BUILDING”**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES HEREBY RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Downey does hereby find, determine and declare as follows:

- A. On May 8, 2024, Eric Knirk with Fremont Associates, representing FDC Partners Rancho, LP (hereinafter “applicant”), submitted a request for a Zoning Text Amendment to define an “Existing Flex Tech/Bio Medical Building” within the Flex Tech/Bio Medical (FTBM) sub-district which would be defined as a building that was established prior to the adoption of the RLASCSP and has operated with either a Parcel delivery terminal, Warehouse, Logistics facility, Distribution center, Dispatch facility, Drayage facility, or Wholesale brokers, jobbers, dealers, distributors, or any other use established prior to the adoption of the (“Project”).
- B. On June 12, 2024, the applicant was issued a letter deeming the application incomplete.
- C. On July 10, 2024, Tribal notification letters were sent to the Senate Bill 18 contact list from the Native American Heritage Commission, and the required 90-day consultation period ended on October 8, 2024. No requests for consultation were received.
- D. On November 6, 2024, the application was deemed complete after all required documents were submitted and reviewed.
- E. On November 7, 2024, a notice of the public hearing was sent to all tenants and property owners within 500’ of the subject site and the notice was published in the Downey Patriot.
- F. The Planning Commission held a duly noticed public hearing on November 20, 2024, to consider this proposed Zoning Text Amendment, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this Resolution.

**SECTION 2.** The Planning Commission has determined that the proposed Project was reviewed for compliance with the California Environmental Quality Act (CEQA) and is categorically exempt under State CEQA Guidelines Section 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, involving negligible or no expansion of existing or former use. The Project is also exempt under CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, where it can be seen with certainty that there is no possibility that the Project will have a significant effect on the environment. The Project consists of a text amendment to the Rancho Los Amigos South Campus

## Exhibit - B

Resolution No. 24-4041  
Downey Planning Commission

Specific Plan to add existing uses to the permitted land uses table. The Project does not involve construction of any kind. The existing uses were previously analyzed in the Environmental Impact Reports for Specific Plan (SP) 88-1 (Rancho Business Center), Specific Plan (SP) 85-1 (Rancho Los Amigos), Downey Vision 2025 Comprehensive General Plan Update, and the Rancho Los Amigos South Campus Specific Plan. Therefore, the Project is also exempt pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the Project consists entirely of land that has already been subject to an Environmental Impact Report, and no extenuating circumstances exist that require subsequent environmental review.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing regarding the Zoning Text Amendment, and in accordance with Downey Municipal Code Section 9832.06, the Planning Commission further finds, determines, and declares that:

- A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The proposed Zoning Text Amendment simply adds a definition for “Existing FTBM Building” to Downey Municipal Code Section 9130. The definition will describe certain buildings in the Rancho Los Amigos South Campus Specific Plan Flex Tech/Bio-Medical sub-district that were established before the adoption of such specific plan in 2021.
- B. The proposed amendment is in general conformance with the General Plan. The proposed Zoning Text Amendment is required to add a definition to the Downey Municipal Code in order to allow existing uses to continue to utilize existing buildings within the Flex Tech/Bio-Medical Sub-District of the Rancho Los Amigos South Campus Specific Plan. The amendment to the Zoning Code is consistent with the following goals and policies of the General Plan:

*Goal 1.1 – Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses.*

*Policy 1.1.1 – Maintain a balance of land uses.*

*Program 1.1.1.4 – Discourage non-industrial uses into areas designated for industrial uses.*

*Policy 1.1.3 – Provide an appropriate amount of land area for business and employment.*

*Program 1.1.3.1 – Encourage land uses that generate jobs.*

*Goal 9.1 – Attract and retain businesses.*

*Policy 9.1.1 – Develop programs to attract and retain businesses.*

*Program 9.1.1.2. – Provide incentives for business retention and expansion.*

*Goal 9.2 – Promote Downey as an employment center.*

*Policy 9.2.1 – Promote job-generating land uses*

*Program 9.2.1.3 – Promote employment that increases the daytime population of the city creating customer demand for other businesses\*

*Policy 9.2.2. – Promote employment that increases in various economic sectors to shield against business cycles.*

*Program 9.2.2.1. – Promote a diversified employment base with jobs in sectors in addition to retail sales.*

**SECTION 4.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends approval by the City Council

Exhibit - B

Resolution No. 24-4041  
Downey Planning Commission

of a Zoning Text Amendment to Section 9130 of Article IX of the Downey Municipal Code, as outlined in the draft ordinance attached hereto as Attachment A.

**SECTION 5.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 20<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Carrie Uva, Chair,  
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 20<sup>th</sup> day of November 2024, by the following vote, to wit:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSENT:        COMMISSIONERS:  
ABSTAIN:       COMMISSIONERS:

APPROVED AS TO FORM:

\_\_\_\_\_  
John M. Funk  
City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, Ria Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on November 20, 2024.

\_\_\_\_\_  
Ria Ioannidis  
Recording Secretary

**ATTACHMENT A**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING A ZONING TEXT AMENDMENT (PLN-24-00060) TO SECTION 9130 OF ARTICLE IX OF THE DOWNEY MUNICIPAL CODE TO ADD DEFINITION OF “EXISTING FTBM BUILDING”**

**WHEREAS**, the City of Downey is a Municipal Corporation and Charter City, duly organized under the constitution and laws of the State of California; and

**WHEREAS**, On May 8, 2024, Eric Knirk with Fremont Associates, representing FDC Partners Rancho, LP (hereinafter “applicant”), submitted a request for a Zoning Text Amendment to define an “Existing Flex Tech/Bio Medical Building” within the Flex Tech/Bio Medical (FTBM) sub-district which would be defined as a building that was established prior to the adoption of the RLASCSP and has operated with either a Parcel delivery terminal, Warehouse, Logistics facility, Distribution center, Dispatch facility, Drayage facility, or Wholesale brokers, jobbers, dealers, distributors, or any other use established prior to the adoption of the (“Project”).

**WHEREAS**, On June 12, 2024, the applicant was issued a letter deeming the application incomplete; and

**WHEREAS**, On July 10, 2024, Tribal notification letters were sent to the Senate Bill 18 contact list from the Native American Heritage Commission and the required 90-day consultation period ended on October 8, 2024. No requests for consultation were received; and

**WHEREAS**, On November 6, 2024, the application was deemed complete after all required documents were submitted and reviewed; and

**WHEREAS**, On November 7, 2024, a notice of the public hearing was sent to all tenants and property owners within 500’ of the subject site and the notice was published in the Downey Patriot.

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 20, 2024, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, voted to recommend approval by the City Council of a Zoning Text Amendment to Section 9130 of Article IX of the Downey Municipal Code to add the definition of “Existing FTBM Building”; and .

**WHEREAS**, on \_\_\_\_\_, 2025, a notice of public hearing by the City Council was sent to all tenant and property owners within 500’ of the subject site and the notice was published in *Downey Patriot* in accordance with the requirements of the Downey Municipal Code; and

**WHEREAS**, the City Council held a duly noticed public hearing on \_\_\_\_\_, 2025, to consider this Ordinance approving the proposed Zoning Text Amendment, where all interested persons were given an opportunity to be heard.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DOWNEY DOES  
HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2.** The City Council finds and determines that the Project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorically exempt under State CEQA Guidelines Section 15301, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, involving negligible or no expansion of existing or former use. The Project is also exempt under CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The Project consists of a text amendment to the Rancho Los Amigos South Campus Specific Plan to add existing uses to the permitted land uses table. The Project does not involve construction of any kind. The existing uses were previously analyzed in the Environmental Impact Reports for Specific Plan (SP) 88-1 (Rancho Business Center), Specific Plan (SP) 85-1 (Rancho Los Amigos), Downey Vision 2025 Comprehensive General Plan Update, and the Rancho Los Amigos South Campus Specific Plan. Therefore, the Project is also exempt pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, as the Project consists entirely of land that has already been subject to an Environmental Impact Report, and no extenuating circumstances exist that require subsequent environmental review.

**SECTION 3.** The City Council further finds and determines that:

- A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The Flex Tech/Bio-Medical sub-district has supported a diverse mix of uses since 1990, when Los Angeles County leased the land for the business park and warehouse buildings to a private developer. Some of these existing uses are not permitted in the Rancho Los Amigos South Campus Specific Plan, therefore, the adoption of the Specific Plan in 2021 rendered much of the existing industrial business park and warehouse uses as non-conforming. The County’s lease with the private developer terminates on March 27, 2089. The amendment allows the private developer to continue to operate, improve, and invest in their buildings for the duration of the lease, therefore ensuring the appropriate maintenance of the area. The proposed Zoning Text Amendment adds a definition for “Existing FTBM Building” to Downey Municipal Code Section 9130. Adding the definition enables existing uses to remain and utilize existing buildings.
- B. The proposed amendment is in general conformance with the General Plan. The proposed Zoning Text Amendment is required to add a definition to the Downey Municipal Code in order to allow existing uses to continue to utilize existing buildings within the Flex Tech/Bio-Medical Sub-District of the Rancho Los Amigos South Campus Specific Plan. The amendment to the Zoning Code is consistent with the following goals and policies of the General Plan:

*Goal 1.1 – Provide sufficient land areas for uses that serve the needs of residents, visitors, and businesses.*

*Policy 1.1.1 – Maintain a balance of land uses.*

*Program 1.1.1.4 – Discourage non-industrial uses into areas designated for*



*industrial uses.*

*Policy 1.1.3 – Provide an appropriate amount of land area for business and employment.*

*Program 1.1.3.1 – Encourage land uses that generate jobs.*

*Goal 9.1 – Attract and retain businesses.*

*Policy 9.1.1 – Develop programs to attract and retain businesses.*

*Program 9.1.1.2. – Provide incentives for business retention and expansion.*

*Goal 9.2 – Promote Downey as an employment center.*

*Policy 9.2.1 – Promote job-generating land uses*

*Program 9.2.1.3 – Promote employment that increases the daytime population of the city creating customer demand for other businesses\*

*Policy 9.2.2. – Promote employment that increases in various economic sectors to shield against business cycles.*

*Program 9.2.2.1. – Promote a diversified employment base with jobs in sectors in addition to retail sales.*

**SECTION 4.** Section 9130 of the Downey Municipal Code is hereby amended to add the following additional definition:

*“Existing FTBM Building: An existing building in the Rancho Los Amigos South Campus Specific Plan (RLASCSP) within the Flex Tech/Bio Medical (FTBM) sub district that was established prior to the adoption of the RLASCSP and has operated with either a Parcel delivery terminal, Warehouse, Logistics facility, Distribution center, Dispatch facility, Drayage facility, or Wholesale brokers, jobbers, dealers, distributors, or any other use established prior to the adoption of the RLASCSP.”*

**SECTION 5.** If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase of portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

**SECTION 6.** The City Council hereby directs staff to prepare, execute, and file with the Los Angeles County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

Exhibit - B

Resolution No. 24-4041  
Downey Planning Commission

**SECTION 7.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

**APPROVED AND ADOPTED** this \_\_\_ day of January, 2025

\_\_\_\_\_  
MARIO TRUJILLO, Mayor

ATTEST:

\_\_\_\_\_  
MARIA ALICIA DUARTE, CMC  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
JOHN M. FUNK  
City Attorney

**I HEREBY CERTIFY** that the foregoing Ordinance No. \_\_\_\_\_ was presented at a public hearing at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_, 2025, and adopted at a regular meeting of the City Council of the City of Downey held on the \_\_\_ day of \_\_\_\_\_, 2025, by the following vote, to wit:

- AYES: Council Members:
- NOES: Council Member:
- ABSENT: Council Member:
- ABSTAIN: Council Member:

**I FURTHER CERTIFY** that a Summary of the foregoing Ordinance No. \_\_\_\_\_, was published in the Downey Patriot, a newspaper of general circulation in the City of Downey, the \_\_\_ day of \_\_\_\_\_, 2025 (after adoption, including the vote thereon). It was also posted in the regular posting places in the City of Downey on the same dates.

\_\_\_\_\_  
MARIA ALICIA DUARTE, CMC  
City Clerk



*Fremont  
Associates*

---

May 3, 2024

Irma Huitron  
Austin Ramirez  
Alfonso Hernandez  
City of Downey

Re: Rancho Los Amigos South Campus Specific Plan (RLASCSP)

As previously discussed and agreed, Fremont Associates, as asset manager/ownership's representative of the Rancho Business Center, is hereby submitting the Specific Plan Revision Application.

The following is a recap of how we arrived at this submittal and what we are aiming to achieve.

FDC Partners Rancho, LP, (FDC), is the ground lessee within a portion of the Specific Plan area holding a long-term 99 year ground lease with LA County, with approximately 66 years remaining on the lease. FDC has a multi-million dollar investment in the 740,000 square foot Rancho Business Center, comprised of eight industrial/warehouse/commercial buildings on approximately 37 acres of property, including the funding of public infrastructure.

The business park property encompasses the majority of the newly designated "Flex Tech/Bio-Medical Sub-District" referenced in RLASCSP, which was adopted in 2021. As it pertains to the business park portion, the objectives of the RLASCSP are not compatible with the specifications of our ground lease, Southern California market needs / tenant demand or the current productive use of the property. The existing buildings and tenants are now "legal non-conforming uses" and under this city process with which to manage, finance, market/re-tenant, modify and potentially rebuild after a disaster represents a "taking" and is untenable for the next 66 + years.

Of tremendous concern to FDC is that it was never consulted or even contacted about the RLASCSP during its preparation and adoption—something we do not understand since FDC is the largest stakeholder within the planning area. Although LA County is the fee owner of the land, FDC has 66 plus years remaining on a 99 ground "leasehold ownership" and legally should have been notified and involved in any entitlement or zoning modifications.

The city of Downey, LA County nor its consultant Kosmont/Kimley/Horn never contacted, interfaced with or took in market, economic or financial data or recommendations from FDC or the real estate community in creating the RLASCSP.

## Exhibit - C

The new RLASCSP places the business park in the Flex Tech/Bio Medical (FTBM) sub-district, and the Land Use Matrix specifically eliminates Warehouse and Distribution. Warehouse and Distribution uses were allowed for over 33 years by our CUP entitlements adopted in 1989/90 for which our 99 year LA County ground lease, public infrastructure investment and financial viability rely on. The existing industrial / warehouse uses had operated under 1989/1990 CUP 280, Specific Plans 85-1 and 88-1 and have made significant financial and employment contributions to the city of Downey for over 33 years.

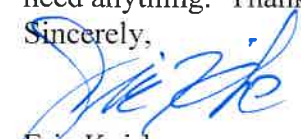
The objective of FDC, and presumably LA County, is to reestablish uses that are compatible with the existing buildings, tenant/market needs and that are compatible with the provisions of the ground lease.

As agreed in previous city meetings, the means to which accomplish this end is to simply add warehouse distribution uses to the land use matrix and make some notes identifying the business park within in the RLASCSP planning area as a ground lease owned and operated by FDC. Please note we are proposing that these revisions only apply to the business park portion of the RLASCSP depicted in Exhibit 2 of the application.

We are hopeful that this revision process can move smoothly and quickly for we have over 50% of the tenants with leases that are turning over in the next 12-18 months. Should the buildings go vacant, in order to meet our mortgage, ground lease, property tax obligations we need to release them to the universe of tenants that make up the overwhelming vast majority of market demand, specifically warehouse, logistics and distribution companies.

We look forward to completing a successful revision, please contact me if you have questions or need anything. Thank you for your assistance in expediting this matter.

Sincerely,



Eric Knirk  
FREMONT ASSOCIATES



COUNTY OF LOS ANGELES  
ASSET MANAGEMENT, REAL ESTATE DIVISION

Hall of Records  
320 West Temple Street, 7th Floor, Los Angeles, CA 90012  
(213) 974-4300 ceo.lacounty.gov

CHIEF EXECUTIVE OFFICER  
Fesia A. Davenport

ASSISTANT CHIEF EXECUTIVE OFFICER  
John T. Cooke

April 26, 2024

City of Downey  
Planning Division  
11111 Brookshire Ave  
Downey, CA 90241

**AUTHORITY TO SUBMIT APPLICATION TO CITY OF DOWNEY PLANNING DIVISION ON THE FOLLOWING COUNTY OF LOS ANGELES OWNED PROPERTY: APNs: 6245-016-935, 6245-016-933, 6245-016-930, 6245-016-931, and 6245-016-913**

This letter shall serve as notice that the County of Los Angeles (County) is the owner of the parcels of land located generally at 7700 Imperial Hwy, City of Downey California, and identified by APNs: 6245-016-935, 6245-016-933, 6245-016-930, 6245-016-931, and 6245-016-913 (Properties). The addresses to properties are listed below.

|  |   |   |   |   |  |   |   |
|--|---|---|---|---|--|---|---|
| 7500 Amigos Av, Downey Ca<br>335,704 sq ft | 7475-85 Flores St, Downey CA<br>126,382 sq ft | 7300 Flores St Downey CA<br>122,500 sq ft | 7373 Flores St Downey, CA<br>52,232 sq ft | 7700 Imperial Hwy, Downey<br>29,602 sq ft | 12620 Erickson Av, Downey CA<br>28,424 sq ft | 7711 Amigos St, Downey CA<br>33,173 sq ft | 12707 Rives Av, Downey CA<br>37,964 sq ft |
|--|---|---|---|---|--|---|---|

We understand FDC Partners Rancho, LP (Applicant) has been in contact with the City of Downey (City) in reference to its recently adopted Specific Plan (SP). We understand Applicant desires to submit a Specific Plan Amendment to the City of Downey Planning Division in connection with the project. Nothing In this letter authorizes the applicant to record any covenants, restrictions or other documents on the County property.

This office hereby acknowledges and permits Eric Knirk, on behalf of Applicant, to prepare and file a land use application, but only for revisions to the City's existing Specific Plan that would allow and restore warehouse and distribution use (only as shown on the attached application) by Applicant at the above stated addresses.



Exhibit - D

If you have any further questions regarding this matter, please contact William F. Lara at (213) 974-4216 or wlara@ceo.lacounty.gov

Sincerely,

FESIA A. DAVENPORT  
Chief Executive Officer

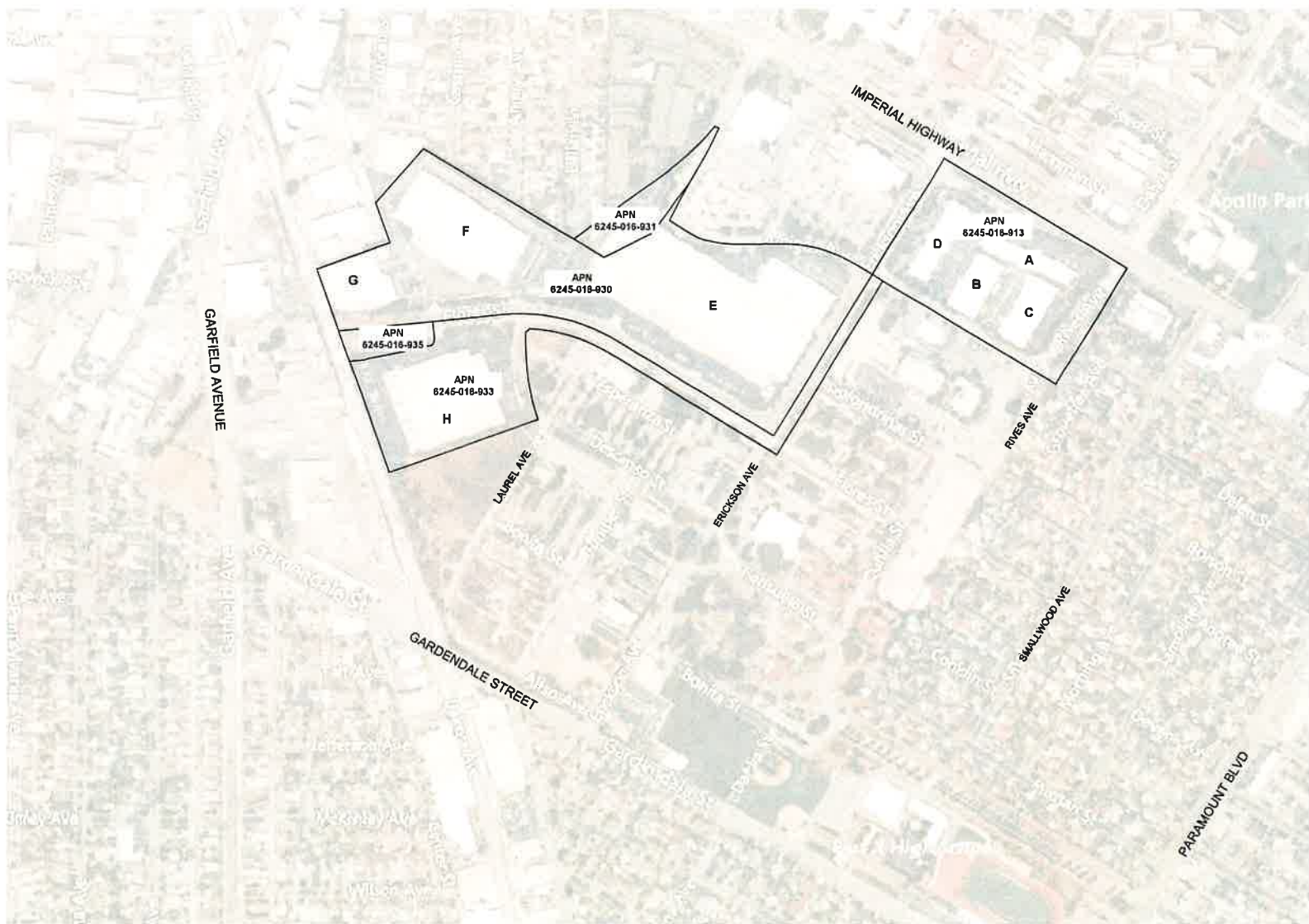
*Helena Dedic* here

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HELENA DEDIC  
Manager

JC:HD:MR:WL  
cc:Erik Knirk

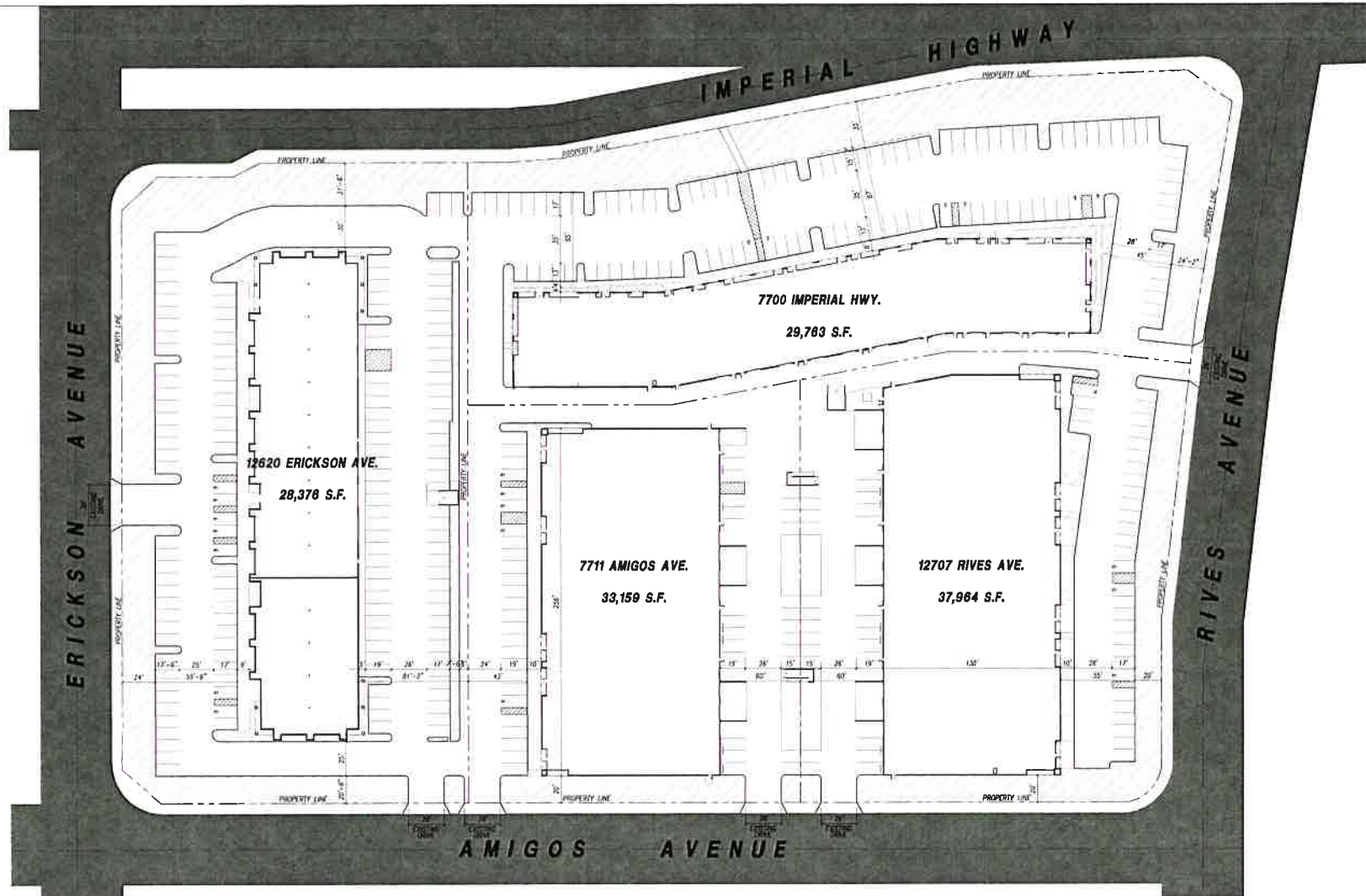
# REAL PROPERTY APNs LEASED BY RANCHO BUSINESS CENTER



PROPERTY ADDRESS

- A 7700 IMPERIAL HIGHWAY
- B 7711 AMIGOS AVENUE
- C 12707 RIVES AVENUE
- D 12620 ERICKSON AVENUE
- E 7500 AMIGOS AVENUE
- F 7475-85 FLORES STREET
- G 7373 FLORES STREET
- H 7300 FLORES STREET

|   |  |   |   |
|---|--|---|---|
| SCALE: 1" = 200'<br>DATE: 1/2/2014<br>DRAWN BY: MH<br>CHECKED BY: DM<br>PROJECT NO.: 14-0001-01 |  | <b>RANCHO BUSINESS CENTER</b><br><br>2725 AMIGOS AVENUE<br>RIVERSIDE, CA 92503<br>PH: (951) 788-1200<br>FAX: (951) 788-1208 | SHEET: 23-1001<br>TOTAL SHEETS: 1<br>DATE: 01/02/14 |
| <b>APN EXHIBIT</b>  |  |   |   |



| Site Area              | 7700 Imperial | 12707 Rives | 7711 Amigos | 12620 Erickson | TOTAL   |
|------------------------|---------------|-------------|-------------|----------------|---------|
| sq ft                  |               |             |             |                | 384,736 |
| acre                   |               |             |             |                | 8.83    |
| Building Area          | 29,763        | 37,964      | 33,159      | 28,376         | 129,262 |
| Coverage               |               |             |             |                | 33.60%  |
| Parking Provided       |               |             |             |                |         |
| standard               | 102           | 38          | 44          | 137            | 322     |
| handicap               | 6             | 4           | 5           | 7              | 22      |
| Total Parking Provided | 108           | 43          | 49          | 144            | 344     |



**HPA**

18831 Bardeen Ave. - Ste. #100  
Irvine, CA 92612  
(949) 863-1770  
www.hparchs.com

Conceptual Site Plan  
**Rancho Business Center**

City of Downey, CA

**FREMONT ASSOCIATES**

February 26, 2009 / Job #R387

A1.1



## **RANCHO BUSINESS CENTER Past, Present and Example Uses**

W - Warehouse and Distribution

M - Manufacturing / Assembly

O - Office

MO - Medical Office

R – Retail

W, M - On-Site Fabric Care. Office furniture sales, assembly, restoration and distribution

W, M - John Laurence Furniture. Office furniture assembly restoration and warehousing

W - Complete Mill Works. Patio furniture, doors and window warehouse and distribution

W, M - Modular office furniture WH, assembly and installation

W - Mountain Valley Water. Bottled water and beverage warehouse and distribution

M, W - Boba Loca. Franchise operations, training, product warehouse

W - Food & Beverage Products WH & Distribution

W - Gym Equip Distributor

W - Hai Tai - Consumer & auto Electronics warehouse and distribution

R, W - Office supply and paper. Printing & imaging services

W- Cosmetics WH & Distribution

W - Food Grade Containers Packaging warehouse and distribution.

W - Ceramic and Pottery Products warehouse and distribution

W - HVAC Equip & Supplies warehouse and distribution

W - Apparel Design, Mnfctr Distribution

M, MO - Hanger Ortho & Prosthetics Design, Mnfctr and Sales

W - Durable and Disposable Medical Products.

W - Pharmaceutical Warehouse & Distribution

W - Printing, container and display WH & fulfillment Co

M, W - Elevator service and repair

M, W - Water filtration systems design, assembly and distribution

M, W - Testing & Measurement Systems.

W - Computer service, warehouse and distribution

M, W – Cooking & Kitchen Equipment / BBQ Design, Manufacturing, Sales and Distribution

## Exhibit - E

W - Auto & Truck Parts warehouse and distribution

W - Bldg. & Construction products warehouse and distribution

W – Electrical Equipment Warehouse & Distribution

W – Beer and Beverage Distribution.

W – Commercial Printing Mailing and Fulfillment

W – Paper, Packaging, Printing Supplies, Office / Janitorial Products Warehouse & Distribution

W – Office/ Institutional Coffee Beverage Food Sales, Service and distribution.

W – 3<sup>rd</sup> Party Logistics and Port Drayage. Import /Export. Air & Ocean Freight

W – Warehousing & Distribution General Goods, Merchandise, Machinery & Equipment

W - Delivery & Messenger Service

W - Online retailer and fulfillment consumer products

M, W - Electronics Engineering & Assembly. Electronic Product Distribution

O, M - Production Networking Computer Networking and Wireless Products & Services

M, W- Kiosk and ATM Systems Sales, Service, Install and Repair

MO -Dialysis Clinic. Pharmacy. Physical therapy. Medical office

O - Autism & Speech Therapy

O - Counseling Services. Social Service

O - Education Occupational Therapy Services. Learning and Tutoring Offices and Dispatch

MO - MRI and CT Scan imaging

R, O - Credit Union. Bank

O - Escrow Office. Mortgage Office. Real Estate Office

W, O - Solar Systems Sales and Installations

O, W - Construction Co

O, M - Bug Masters Termite Service

R - Stationary & Office Supply

R - Skin Care Therapy & Products

O - Security Services Co

MO, O - Hospice Care Service Co

O – Learning and Tutoring Offices and Dispatch

O – Legal, Financial Services, Insurance, Medical Billing & Administration. Engineering & Architect Offices

Exhibit - E

**RANCHO BUSINESS CENTER**

Phase 1 - Multi-tenant Business Park

**7700 Imperial Hwy Downey Flex / Building**

Suite A - 3,396 SF

Suite B-1 - 1,602 SF

Suite B-2 - 1,625 SF

Suite B-3 - 1,704 SF

Suite C - 1,696 SF

Suite D - 1,701 SF

Suite E - 2,060 SF

Suite E1-F - 4,759 SF

Suite R - 11,059 SF

**TOTAL - 29,602 SF**

**12707 Rives Ave - Multi-tenant Industrial Building**

- 5,664 SF

Suite B - 6,265 SF

Suite C - 6,265 SF

Suite D - 6,265 SF

Suite E - 6,265 SF

Suite F - 7,240 SF

**TOTAL - 37,964 SF**

**7711 Amigos Ave - Multi-tenant Industrial Building**

Suite A - 7,138 SF

Suite B - 6,265 SF

Suite C - 6,265 SF

Suite D - 6,265 SF

Suite E - 7,240 SF

**TOTAL - 33,173 SF**

**12610-12620 Erickson Ave - Multi-tenant Flex Office Building**

SVS - 4,585 SF

Think Together - 14,436 SF

Rancho Federal Credit Union - 9,453 SF

**TOTAL - 28,474 SF**

Offices, Austism Speech Therapy Clinic

Offices, Sales, Warehousing Distribution Service Medical Equipment

Sales and Service for Orthopedic Shoes and Products

Skin Care Clinic and Products

Offices, Design, Assembly of Wireless Networking Products & Services

Offices, Design, Assembly of Wireless Networking Products & Services

Offices, Sales, Installation Warehousing/Distribution Solar Products

Offices, Clinic, Design, Manufacturing of Orthopedic Devices

Dialysis Clinic

Office, Design, Assembly, Warehouse/Distribution Clothing

Sales, Warehousing / Distribution HVAC Equipment

Import, Warehouse / Distribution Furniture and Millwork

Warehouse / Distribution of Home and Office Goods

Design, Research, Engineering, Assembly, Service of Orthopedic Products

Import, Warehouse / Distribution Furniture and Millwork

Computer Sales/Service, Warehousing / Distribution

Warehousing / Distribution Food Packaging

MRI Imaging Services

Water Filtration Products Engineering, Assembly Warehousing/Distribution

Office, Design, Assembly, Warehouse/Distribution Clothing

Social and Vocational Off-Site / Home Services

School District Services

Offices and Federal Credit Union

Exhibit - E

**Phase 2**

**7500 Amigos Ave - Warehouse Distribution Building**

Veritiv - 335,706 SF

**7475-85 Flores Street - Warehouse / Distribution Building**

Stone Brewing - 126,190 SF

**7373 Flores Street - Warehouse / Distribution Building**

James Perse - 52,232 SF

**Phase 3 (2a)**

**7300 Flores Street - Warehouse / Distribution Building**

MITCO - 122,500 SF

Warehouse/Distribution: paper, printing, packaging, office & janitorial products

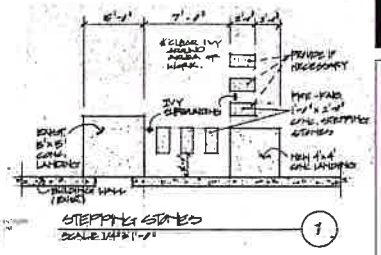
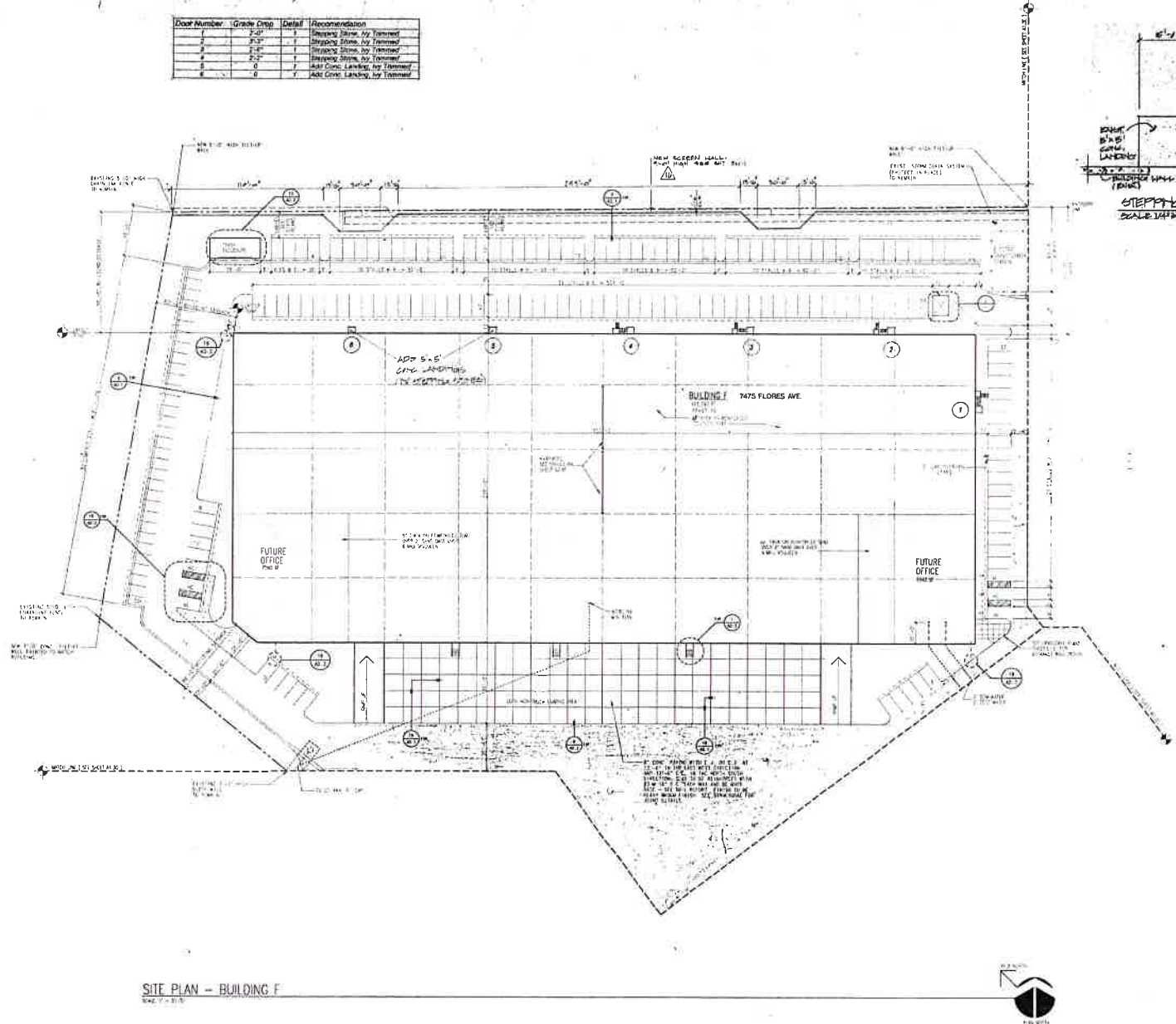
Warehouse / Distribution of beer and beverages

Design, Assembly, Warehouse / Distribution of Clothing & Home Goods

Logistics, Warehousing/Distribution



| Door Number | Grade Drop | Detail | Recommendation                    |
|-------------|------------|--------|-----------------------------------|
| 1           | 2'-0"      |        | Sealing Strips, by Treatment      |
| 2           | 2'-3"      |        | Sealing Strips, by Treatment      |
| 3           | 2'-6"      |        | Sealing Strips, by Treatment      |
| 4           | 2'-2"      |        | Sealing Strips, by Treatment      |
| 5           | 0          |        | Self-Close Latching, by Treatment |
| 6           | 0          |        | Self-Close Latching, by Treatment |



SITE PLAN - BUILDING F  
SCALE 1/8\"/>



**hill pinkert architects, inc.**  
 Rancho Los Amigos  
 Downey, California

Fremont  
 Development  
 Company

JOB NUMBER  
 DATE  
 MAPSHEET  
 DRAWN  
 CHECKED  
 SHEET TITLE  
 SCALE  
 REVISIONS

A1.3F





# PACIFIC COMMUNICATION

BY  
**FREMONT ASSOCIATES**  
 CITY OF DOWNEY, CALIFORNIA

**SHELL ONLY**

**SHEET INDEX**

**ARCHITECTURAL**

- AD-1 TITLE SHEET
- AD-2 GENERAL NOTES
- AD-3 DIMENSIONED ACCESS NOTES
- AD-3.1 DIMENSIONED ACCESS NOTES
- AD-3.2 DIMENSIONED ACCESS NOTES

**CIVIL (UNDER SEPARATE SUBMITTAL)**

- C-1 TITLE SHEET
- C-2 DEVELOPMENT PLAN
- C-3 GRADING PLAN
- C-4 STORM DRAIN PLAN
- C-5 UTILITY PLAN
- C-6 IRRIGATION CONTROL PLAN
- C-6 IRRIGATION CONTROL PLAN

**ARCHITECTURAL CONT.**

- AD-3 SITE CLEARCUTMENTS
- AD-3 SITE CLEARCUTMENTS
- AD-3 PUMP HOUSE
- AD-3 FLESH PLAN
- AD-3 ENLARGED FLOOR PLANS
- AD-3 EXTERIOR ELEVATIONS
- AD-3 EXTERIOR ELEVATIONS
- AD-3 EXTERIOR ELEVATIONS
- AD-3 EXTERIOR ELEVATIONS
- AD-3 WALL SECTION
- AD-3 WALL SECTION
- AD-3 RESID. PLAN
- AD-3 SITE DETAILS
- AD-3 SITE DETAILS
- AD-3 ROOF DETAILS
- AD-3 DOOR & WINDOW DETAILS
- AD-3 DOOR SCHEDULES & DETAILS

**STRUCTURAL**

- S-1 FOUNDATION PLAN
- S-1 ROOF TRUSSING PLAN
- S-1 ROOF TRUSSING DIAGRAM & SCHEDULE
- S-4.1 PANEL ELEVATIONS
- S-4.1 PANEL ELEVATIONS
- S-4.1 PANEL ELEVATIONS RAMP PANELS, PUMP HOUSE & STAIRS
- S-4.4 CONCRETE STAIRS
- SD-1 GENERAL NOTES & SPECIAL DETAILS
- SD-2 PANEL AND FLOORING DETAILS
- SD-3 PANEL DETAILS
- SD-4 ROOF FINISH DETAILS
- SD-5 MISCELLANEOUS & HOLD DOWN DETAILS

**ELECTRICAL**

- E-1 ELECTRICAL SYMBOLS & DETAILS
- E-1 ELECTRICAL SITE PLAN
- E-1.1 SITE LIGHTING PLAN

**PLUMBING**

- P-1 PLUMBING SITE PLAN
- P-2 PLUMBING ROOF PLAN
- P-3 PLUMBING FLOOR PLAN

**LANDSCAPE (UNDER SEPARATE SUBMITTAL)**

- L-1 COLLOCATION PLAN
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION PLAN
- L-4 PLANTING PLAN
- L-5 PLANTING PLAN
- L-6 DETAILS
- L-7 DETAILS
- L-8 SPECIFICATIONS

**FIRE PROTECTION (UNDER SEPARATE SUBMITTAL)**

HPA

188 project architects  
 4321 130th Street  
 Fremont, CA 94538  
 Tel: 510-885-1770  
 Fax: 510-885-0851  
 Email: hpa@hpa.com

---

Developer:

**FREMONT ASSOCIATES**  
 913 WEST 103RD STREET, SUITE 202  
 DOWNEY, CALIFORNIA 90244

INC. EST. 1945-1976  
 INC. EST. 1976-1982

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Project:

**PACIFIC COMMUNICATION**  
 2525 FLORES STREET  
 DOWNEY, CALIFORNIA 90242

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C-8973  
 3-11-89  
 STATE OF CALIFORNIA  
 PROFESSIONAL ENGINEER

---

Title: **TITLE SHEET**

Project Number: 97264  
 Drawn by: Jelena Cruz  
 Date: SEPTEMBER 28, 1998  
 Revision:

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A0.1

**DEVELOPER:**

FREMONT ASSOCIATES  
 913 WEST 103RD STREET, SUITE 202  
 DOWNEY, CALIFORNIA 90244  
 PHONE: (510) 318-1518  
 FAX: (510) 318-8227  
 CONTACT: STEPHEN HOY, JR.

**TENANT:**

N/A

**ARCHITECT:**

HILL PINEKEY ARCHITECTS, INC.  
 4831 BRANCH STREET, SUITE A  
 HEMET, CALIFORNIA 91706  
 PHONE: (909) 921-1770  
 FAX: (909) 923-0851  
 CONTACT: ROBERT JACON

**CONTRACTOR:**

OLMSTEAD CONSTRUCTION COMPANY  
 10255 BODDIN WAY, SUITE 100  
 WHITTIER, CA 90608  
 PHONE: (562) 458-1242  
 FAX: (562) 455-2932  
 CONTACT: MARK HUBER

**STRUCTURAL:**

ADT ENGINEERS & ARCHITECTS  
 18700 HILLSIDE BLVD, SUITE 200  
 LA BREA, CALIFORNIA 90038  
 PHONE: (310) 322-2911  
 FAX: (310) 322-1148  
 CONTACT: ADT ENGINEERS

**PLUMBING:**

ADVANCED FIRE PROTECTION  
 2510 BROOKS STREET  
 ANAHEIM, CALIFORNIA 92801  
 PHONE: (714) 820-1178  
 FAX: (714) 820-3227  
 CONTACT: TOM DOUG

**ELECTRICAL:**

DESIGN BUILD  
 CAROL ELEGANT  
 408 WEST EUROPA STREET  
 DOWNEY, CA 91204  
 PHONE: (562) 945-1791  
 FAX: (562) 945-1912  
 CONTACT: RANDY FETTERMAN

**CIVIL:**

CIVIL SPECIALIST  
 CONTACT: BY CORNER  
 CIVIL ENGINEERING  
 15400 WALTON WAY, SUITE 100  
 LA BREA, CALIFORNIA 90039  
 PHONE: (310) 521-4111  
 FAX: (310) 521-4112  
 CONTACT: BRIAN PHAMAS

**FIRE PROTECTION:**

DESIGN BUILD  
 ADVANCED FIRE PROTECTION  
 2510 BROOKS STREET  
 ANAHEIM, CA 92801  
 PHONE: (714) 820-1178  
 FAX: (714) 820-3227  
 CONTACT: TOM DOUG

**LANDSCAPE:**

DESIGN BUILD  
 WILSON ASSOCIATES LANDSCAPE  
 11242 WASHINGTON STREET  
 IRVING, CA 92626  
 PHONE: (909) 251-2148  
 FAX: (909) 233-1102  
 CONTACT: SCOTT NELSON

**SOILS ENGINEER:**

HORVAL ENGINEERING  
 10141 HARBOR STREET  
 LOS ANGELES, CALIFORNIA 90034  
 PHONE: (310) 749-8169  
 FAX: (310) 749-8450  
 CONTACT: KEITH BOCKER

**PLAN CHECK NUMBER:**

# 01 - 214

**OWNER / APPLICANT:**

FREMONT ASSOCIATES  
 913 WEST 103RD STREET, SUITE 202  
 DOWNEY, CALIFORNIA 90244  
 PHONE: (510) 318-1518  
 FAX: (510) 318-8227  
 CONTACT: STEPHEN HOY, JR.

**APPLICANT:**

HILL PINEKEY ARCHITECTS, INC.  
 4831 BRANCH STREET, SUITE A  
 HEMET, CALIFORNIA 91706  
 PHONE: (909) 921-1770  
 FAX: (909) 923-0851  
 CONTACT: ROBERT JACON

**ZONE:**

M1

**CODE ANALYSIS**

(BASED ON 1994 UBC, IFC & LMC AND THE 1985 IBC WITH STATE & LOCAL AMENDMENTS)  
 B & S-1  
 V - N  
 FIRE SPRINKLERS: YES  
 ACTUAL PANELS PERMITTED: 25'-0"  
 ALLOWABLE PARALLEL HEIGHT: 40'-0"  
 ACTUAL STORES: 1 STORES  
 ALLOWABLE STORES: 2 STORES  
 ACTUAL AREA: 122,500 S.F.  
 ALLOWABLE AREA (MISC): 12,000 S.F.  
 ALLOWABLE AREA (BASIC) WITH 80% WIND LOAD ON 4 SIDES W/ SPRINKLERS OCCUPANT LOAD: 122,500 S.F.  
 ANTIQUITIES (CF & 1/50): 245  
 TOTAL ESTIMATED OCCUPANT LOAD: 245  
 NUMBER OF EXITS REQUIRED: 2  
 WIDTH OF EXITS REQUIRED: 72"  
 NUMBER OF EXITS PROVIDED: 11  
 TOTAL WIDTH OF EXITS PROVIDED: 336"  
 REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS: 1HR  
 REQUIRED PROTECTION OF OPENINGS IN EXTERIOR WALLS: 1HR  
 (SEE COMMENTS) 1995 IBC WITH STATE & LOCAL AMENDMENTS  
 DRAWN BY: JELENA CRUZ

**TITLE:**

PACIFIC COMMUNICATION

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: A PORTION OF LOT 4, OF TRACT NO. 4332, PARTLY IN THE CITY OF DOWNEY AND PARTLY IN THE CITY OF SOUTH GATE, AS FOR MAP RECORDED IN BOOK 1148 PAGES 24 TO 30 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN ON EXHIBIT B, PARCEL NO. 25068, AS PARCELED. SA MAP PREPARED BY PHILIPPS ENGINEERING ON JULY 28, 1938, AS PROVIDED TO THIS COMPANY.  
 THIS LEGAL DESCRIPTION WAS PREPARED AS A SUPPLEMENT TO THE LEGAL DESCRIPTION FOR THE LAND REFERRED TO HEREIN, AND IS SUBJECT TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.  
 THE REQUIREMENT THAT A LEGAL DESCRIPTION FOR THE LAND INTENDED TO BE LEASED AND/OR ENCUMBERED BE PROVIDED.

**BUILDING ADDRESS:**

2500 FLORES STREET  
 DOWNEY, CALIFORNIA 90242

**PROJECT DATA:**

PACIFIC COMMUNICATION

**SITE**

SITE AREA - 302,258 S.F.  
 SITE AREA (AGRES) - 41,877 ACRES

**LANDSCAPE**

REQUIRED (FIRM) - 30,316 S.F.  
 PROVIDED - 28,570 S.F.

**BUILDING AREA**

BUILDING AREA - 122,500 S.F.  
 TOTAL BUILDING AREA - 122,500 S.F.

**SITE COVERAGE**

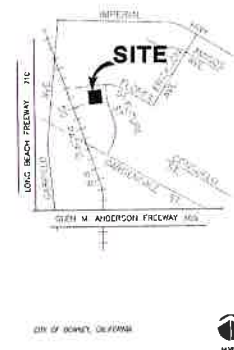
COVERAGE - 40.54 %

**PARKING REQUIRED**

MINIMUM NO. PARKING SPACES - 1,025 (S.F.)  
 COLLECTED BY PARKING MAINTENANCE - 1,025 (S.F.)  
 TOTAL NO. SPACES REQUIRED - 2,050 (S.F.)  
 TOTAL PARKING PROVIDED - 248 STALLS

**PARKING PROVIDED**

STANDARD 10'-0" x 18'-0" - 240 STALLS  
 HANDICAP 10'-0" x 18'-0" - 7 STALLS  
 TOTAL - 247 STALLS



**PROJECT REPRESENTATIVES**

**PROJECT DATA & CODE SUMMARY**

**VICINITY MAP**



