



Housing Policy Department
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2011 General Plan Annual Report

Prepared May 2012

City of Downey
Community Development Department
11111 Brookshire Avenue, Downey, CA 90241



CITY OF DOWNEY

11111 Brookshire Avenue
Downey, CA 90241

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(at the time of adoption)

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(at the time of adoption)

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Introduction

The General Plan Annual Progress Report summarizes the City of Downey's progress towards implementing the goals, policies and programs of Vision 2025, the City's General Plan. It covers the period from January 1, 2011, through December 31, 2011.

The report also reviews the activities of the Community Development Department including the Planning, Building and Safety, Economic Development, and Housing divisions.

This report is prepared in compliance with California Government Code Section 65400(b), which mandates that all cities and counties submit to the State Office of Planning and Research an Annual Report on the status and implementation of the General Plan.

Downey Background

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

The City of Downey has matured from its farming roots and its founding in 1873 to become the premiere city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population over 113,715 residents. In spite of these larger numbers, the City has retained its small town character.

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

Acceptance Date

The 2011 General Plan Annual Progress Report was reviewed by the Planning Commission on May 16, 2012, and accepted by the City Council on June 12, 2012.

Community Development
Department Updates

2011

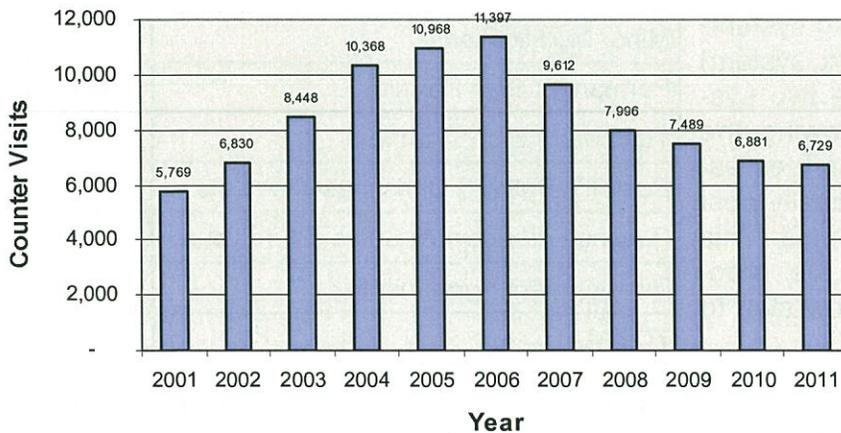
Community Development Department

Planning Division

This section outlines the activities of the Planning Division from January 2011, through December 2011. The day-to-day planning activities include:

- ◆ Administrating the City's Zoning Ordinance (Development Code).
- ◆ Answering public inquiries on the telephone and over the public counter.
- ◆ Processing planning applications for the Planning Commission.
- ◆ Preparing reports for the City Council.
- ◆ Reviewing development plans for compliance with City standards (Plan Checks).
- ◆ Signing individual developments for final occupancy (Field Inspections).

Yearly Counter Activity (2001-2011)



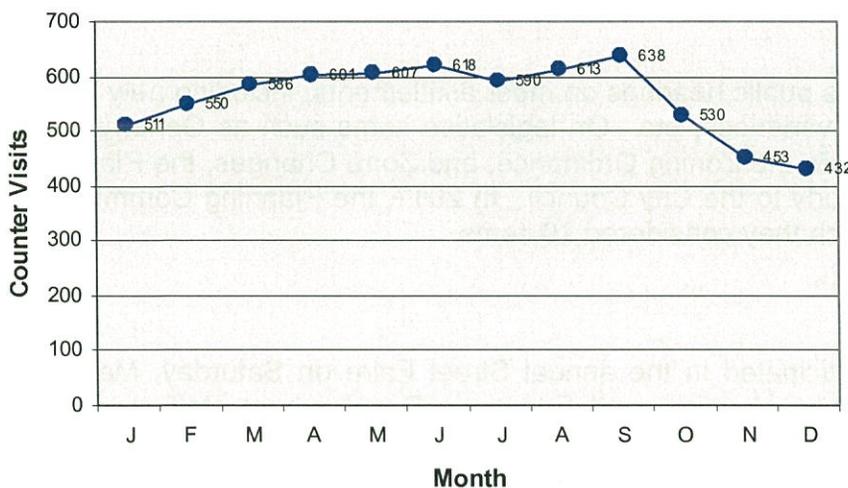
Counter Activity

Counter activity represents the number of counter visits recorded in the Planning Division. Records of counter visits are kept and tracked on a monthly basis.

Some of the highlights related to counter visits in 2011 were:

- ◆ Total counter visits were 6,729
- ◆ Counter visits were down 1.5% from 2010
- ◆ Counter visits have decreased by 38.50% since 2006.
- ◆ Monthly counter activity demonstrated a gradual decrease in the latter months of the year, with the busiest month of the year being September.

Monthly Counter Activity 2011



Planning Cases

Planning cases in 2011, including Administrative and Planning Commission permits, totaled 879. The Planning cases exhibiting the sharpest increase since 2010 were Temporary Signs/Banners permits and Parking lot sales permits. Conversely, the number of Special Event (SE) applications have declined from 2010.

- ◆ Signs/Banners: 47 in 2010 vs. 302 in 2011
- ◆ SE: 17 in 2010 vs. 10 in 2011

Accela (Permit Tracking System)

On March 23, 2011, an interface between Accela Automation (the City's permitting system) and Quadrant (the City's cashiering system) went live. This interface allows the two systems to communicate, thereby allowing the Cashiers to use Quadrant to access fees assessed in Accela and then automatically post back in Accela when the fees are paid. This important interface will speed-up the processes of paying permit fees and allow staff to better serve our customers.

Planning staff members continue to attend Accela training/conferences. The Accela system allows staff to better track construction permits and property information. This instruction has provided staff with additional tools and training to allow for expansion and better utilization of the system.

Planning Commission

The Planning Commission conducts public hearings on most entitlements, including new buildings, conditionally permitted uses, variances, etc. On legislative items such as General Plan Amendments (GPA), Amendments to the Zoning Ordinance, and Zone Changes, the Planning Commission acts as an advisory body to the City Council. In 2011, the Planning Commission conducted 20 meetings, during which they considered 70 items.

Street Faire

Community Development staff participated in the annual Street Faire on Saturday, May 14, 2011. Planning, Building and Safety, Housing, and Economic Development staff members were on hand to provide information on City programs, the upcoming Taste of Downey, and answer general questions in regards to development in the City. Additionally, staff passed out giveaways such as reusable canvas grocery bags along with pens, and magnet note clips.

Cases by Type (2011)	
Conditional Use Permits (CUP)	39
Special Events (SE)	10
Site Plan Reviews (SPR)	7
Zone Variances (VAR)	1
Lot Line Adjustments (LLA)	1
Planned Sign Programs (SIGN)	4
Temporary Uses of Land	3
Tentative Parcel Maps (TPM)	2
Code Amendments (CA)	1
Downtown Parking Credits	1
Specific Plan Amendments	1
Minor Modifications	3
Permanent Sign Permits	292
Temporary Signs/Banners	302
Pumpkin Patch & Christmas Tree Lots	9
Parking Lot/Sidewalk Sales & Fireworks	202
Development Agreements	1
TOTAL	879

Housing Element

Even though the City Council adopted a General Plan Housing Element update in December 2009, the process has begun for the next State mandated update. Southern California Association of Governments (SCAG) has made the first step in this process by beginning the Regional Housing Needs Assessment (RHNA). Currently, SCAG is determining the methodology for allocating housing requirements to the various cities and counties in the region. It is anticipated that SCAG will conclude this process and provide Downey with its allocation in April, 2012. This allocation will then serve as the basis for the next Housing Element update. The current Housing Element covers the January 1, 2006, through June 30, 2014. Changes in State Law have created an overlay in the planning periods. The planning period for the next Housing Element update will extend from January 1, 2011 through September 30, 2021. Although this new planning period has already begun, the City is unable to begin work on the Housing Element until the draft RHNA allocation has been distributed. The Housing Element update is due to the State of California's Department of Housing and Community Development by October, 2013.

The Face of Firestone Boulevard

Several façade modifications occurred along Firestone Boulevard in Downtown Downey: Porto's Bakery, Club DB Lounge, Kumon Learning Center, Tacos Don Chente, and the Downey Gateway project. These improvements act as a catalyst to encourage other property owners to also invest in their properties. Downey has seen a trend of business owners along Firestone improving the façades of their buildings, which is beginning to change the streetscape.

Taste of Downey 2011

The 2nd Annual Taste of Downey was a great success! On September 30, 2011, an estimated 2,000 people were in attendance. Twenty-nine restaurants provided tastes of all types of cuisines and Coca-Cola very graciously provided the beverages. Entertainment was provided by the Wiseguys Big Band Machine, and for the first time an art wall was included as part of the event, featuring 15 Downey artists.

Civic Center Master Plan

City Council authorized staff to submit a proposal to the Southern California Association of Governments (SCAG) for a Compass Blueprint Demonstration Project. The demonstration projects are funded by SCAG and are intended to showcase sustainable planning practices that integrate land use and transportation planning and efficiency of infrastructure use. Accordingly, staff submitted a proposal to create a Civic Center Master Plan that includes a public park, parking structure, and relocating the bus depot to the Civic Center. In addition, staff has requested that the project analyze the existing Downey Link and make recommendations for better utilization of the bus system. Now that Downey has been selected for the demonstration project, staff will work with SCAG on consultant selection. Since this project is funded directly by SCAG, no City funds are required.

Economic Development Division

2011 marked the beginning and continuation of major Economic Development projects.

Tierra Luna Marketplace

On December 21, 2011, the Planning Commission recommended its approval for the development of a mixed-use project to the City Council called Tierra Luna Marketplace. The project totals 1.5 million square feet and consists of 1.1 million square feet of retail commercial area, 300,000 square feet of office space and 116,000 square feet of hotel space (150 rooms). The 77-acre site under consideration is bounded by both Lakewood Boulevard and Columbia Way on the west, Congressman Steve Horn Way on the south, and Bellflower Blvd and Downey Landing Retail Center on the east and north, respectively. Demolition of the existing buildings is scheduled for May 2012.



The View Housing Development

Referred to as “the View”, a six story 50-unit affordable housing complex will replace the existing Verizon Building on Second Street. It will feature a 1,500 square foot community room for residents, a second level courtyard, and roof-top garden. The \$20 million housing complex consists of 35 two-bedroom units and 15 three-bedroom units. On July 21, 2011, Downey City Council members gathered to kick off the demolition of the existing building. The project successfully earned its first round of financing and has applied for its second round of tax credit financing. If funding is approved, construction of the View will begin in the fall of 2012.

Downey Gateway

The 26,232 square foot, high-end food court and retail shopping center referred to as Downey Gateway is now under construction. The project is located at the southwest corner of Firestone Boulevard and Downey Avenue. The project also involves the reconstruction of a section of Nance Street, between La Reina and Downey Avenue. The project is anticipated to attract new eateries such as Waba Grill, Yogurtland, Starfish Sushi, and Roundtable Pizza to downtown. The project is expected to be completed in the summer of 2012.

Kaiser Permanente Downey Medical Center

City staff continues to work actively with Kaiser Permanente on the development of Kaiser’s medical complex located at the former NASA site. The Kaiser Medical Center at 9333 Imperial Highway is a 352-bed, 657,000 square foot, state-of-the art hospital that includes facilities and equipment for several specialty procedures that will bring patients from throughout California. The new hospital, combined with the approximately 117,000 square-foot Garden Medical Offices, is a very important economic development engine for Downey.

Raytheon

The 27,000 square foot Public Safety Regional Technology Center has been opened for business since February, 2012. It is located at 11899 Woodruff Avenue, where they will be conducting research and training. Raytheon has committed \$1 million for the new center during the next three years and will hire 150 people to staff the facility. Downey was selected due to its accessibility to local public safety professionals to test and certify current and future technologies.

Hall of Fame Market & Deli

On October 11, 2011, building permits were issued for the tenant improvement of the 2,788 sq. ft. building, formerly known as Hi-Ho Market (10846 Downey Avenue). The applicant is proposing to reopen under the name "Hall of Fame Market & Deli" and sell a variety of dry goods, along with beer and wine for consumption off site. The new market will provide a needed resource to the people who live and work in the downtown area. The project was completed in the spring of 2012.

Florence Outpatient Surgical Center

On April 6, 2011, the Planning Commission approved a Site Plan Review application to construct a new medical office at 8530 Florence Avenue. The Florence Outpatient Surgical Center involves adding 965 sq. ft. of floor area and modifications to the façade of the two-story building. The proposed architectural design will create a dynamic contemporary architectural style that will compliment the Florence Avenue corridor.

The Marketplace Grocery Store

The building previously known as Alin Party Supply store and located at 12270 Paramount Boulevard is currently going through minor façade and site modifications to allow a new grocery store. The traditional grocery store will include a fresh bakery, service meat counter, and pharmacy. The building will be painted with various shades of brown to bring out the reveal lines in the stucco as well as other subtleties in the architecture. The project is expected to be completed in the fall of 2012.

Around the World Children's Center

On September 6, 2011, the Planning Commission approved a modification to an existing 21,460 square foot building at 10441-10445 Lakewood Boulevard. The newly upgraded structure will be used as a day care facility for up to 180 children. The project is now completed and has been open for business since February, 2012.

The Nuyen Office Building

The newly renovated two-story professional office building at 8129 Florence Avenue has been opened for business since January 2012. The property featured a 1,900 sq. ft. residential structure that the applicant modified by constructing an office-like front façade that concealed the house. Now it is a 4,200 sq. ft., 2-story office building with 1,766 sq. ft. of floor area on the first floor and 2,434 sq. ft. of floor area on the second floor.

Downey Surgical Clinic

On October 25, 2011, the Planning Commission approved a Site Plan Review application to remodel and add additional square footage to the existing medical office building at 7862 Firestone Boulevard. Previously, this building was a 3,850 sq. ft. single-story medical office. The applicant is adding a 2,700 sq. ft. addition on the south side of the building. Construction of The project is expected to begin in the fall of 2012.

Champion Fiat Dealership

On June 15, 2011, the Planning Commission approved a Site Plan Review application allowing Champion Fiat to rehabilitate the former Downey Suzuki site. Champion Fiat is proposing to construct a 3,000 square foot addition for a new showroom and remodel to the rest of the building. They are also proposing to change the façade of the building to have a combination of gray fiber cement panels, red aluminum composite panels, and glass store front for the showroom. Champion Fiat will be operating out of a temporary sales office. The permanent office structure is under construction and is expected to be completed by the end of this year.



Hampton Inn Hotel

On December 7, 2011, the Planning Commission considered an application for a new 97-room, three-story hotel at 12850 Woodruff Avenue. The hotel, which is proposed at a vacant lot between the Calvary Chapel and the I-105 Freeway, will be branded as a Hampton Inn. Due to issues with the site design, the need for a traffic report, and other issues that arose during the public hearing, the Commissioners took public testimony and decided to continue the project to a date uncertain.

La Barca Restaurant

Construction has been completed for the new 7,000 square foot restaurant (La Barca Grill & Cantina), located on the corner of 3rd Street & Paramount Boulevard. Formerly known as Portofino restaurant, the new and improved restaurant provides an impressive interior and exterior architectural design that will enhance the area.

The Marketplace Grill & Café Restaurant

The 4,278 sq. ft. Marketplace Grill and Café restaurant is located at 7877 Florence Avenue. It includes a drive-through lane and an outdoor seating area. The newest restaurant in north Downey will offer a variety of "Contemporary Casual" dishes. The restaurant completed its construction and opened for business in September, 2011.

Davis Street Medical Office Building

Construction plans have been submitted to the Building and Safety Division for the new medical office building at 8317-8323 Davis Street. The 6,876 square foot two-story building will replace the existing nonconforming residences on the subject site. Construction of the project will begin by the fall of 2012.



Walgreens Drug Store

Construction at the new Walgreens drug store has completed and it has been open to the public since September, 2011. Located at 8030 Imperial Highway, just east of Paramount Boulevard, the 12,258 sq. ft. drug store includes a drive-thru lane for the pharmacy located along side the store's southerly building wall.

Buffalo Wild Wings Restaurant

Buffalo Wild Wings completed its construction and opened for business in August, 2011. It is located on the south side of the mall, adjacent to Macy's Home Store. The 7,386 square foot restaurant includes 6,055 square feet of indoor dining area, 681 square feet of outdoor seating area, and the remaining 650 square feet encompasses restrooms, cooler, take-out and a service area.

Housing Division

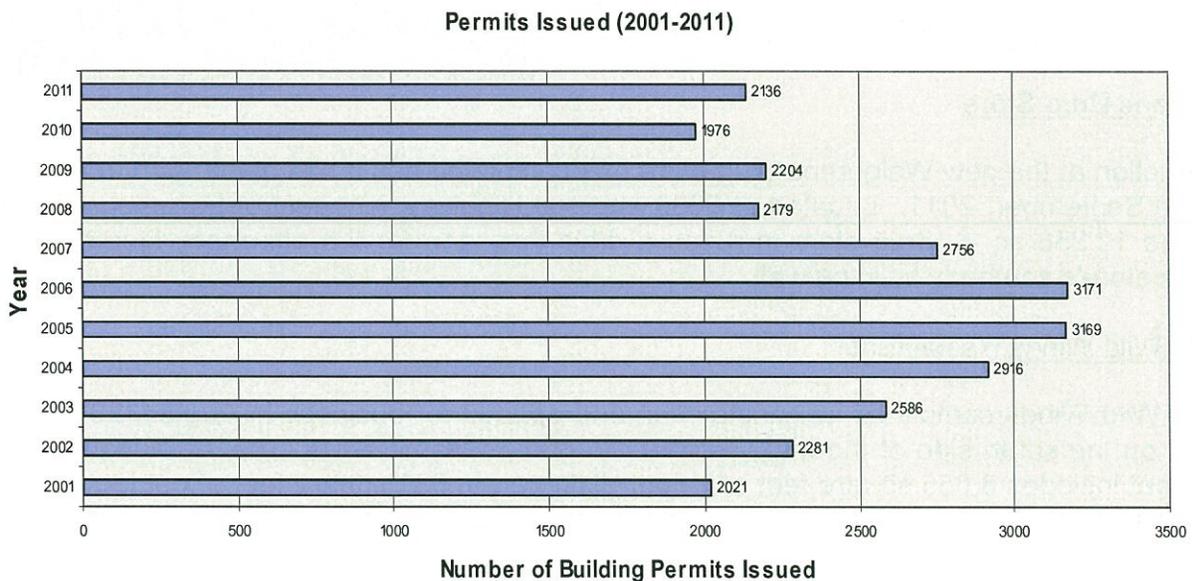
The Housing Division is glad to report on the recent completion of the renovation of ten (10) housing unit for disabled persons. Additionally, the non-profit property owner received federal HOME funds from the division for major building and property improvements. This property received extensive exterior upgrades including a new façade, electrical system, energy efficient windows, exterior doors, complete ceiling and wall insulations, new landscaping and hardscape improvements; as well as improvement to the interior of each rental unit.

On March 23, 2011, the Housing Division is co-hosting a workshop with the Fair Housing Foundation geared towards new homebuyers at the Library in the Cormack room. The workshop is an introduction level class providing practical information and useful resource materials for a better understanding of the home buying process.

Building and Safety Division

The Building and Safety Division is responsible for a variety of tasks including issuing permits, processing plan check submittals, and inspections. The Building and Safety Division reviews all plans and permits for compliance with the 2010 California Building Code. New building construction and a majority of tenant improvements require plan check review for Zoning and Building Code compliance. These plan checks are reviewed by the Building and Safety Division, the Planning Division, the Fire Department, and the Engineering Division.

The total number of building permit applications accepted by the Building and Safety Division in 2011 was 2,196; however, only 2,131 permits were issued. These applications include all construction related projects and installation of mechanical and utility equipment.



In addition to reviewing plans, the Building and Safety Division also issues permits. These types of permits include all construction related projects, patio additions, roofing, installation of mechanical and utility equipments, construction of walls and fences, and repaving of drive-ways. The number of permits issued in 2011 was 2,131. This is a 16% increase in permits issued from 2010. Since 2005, there has been a 35% decrease in permits issued.

General Plan
Implementation Status

2011

Chapter 1: Land Use Element

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

Updates:

- ◆ **Adopt a comprehensive update of the Zoning chapter of the municipal code (Program 1.3.2.1.).** The new Zoning Code was adopted by the City Council and became effective in November of 2008. Periodically, the Planning Department amended a “clean-up” to the Zoning Code to correct typographical, grammatical errors, and minor inconsistencies.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5.).** Some façade modifications have been completed along Firestone Boulevard in Downtown. They include: Porto’s Bakery, Club DB Lounge, Kumon Learning Center, Tacos Don Chente, and the Downey Gateway project. They all have been catalysts to encourage other property owners to invest in their properties.
- ◆ **Adopt a specific plan for the areas surrounding the Downey Landing site with uses complimentary to the primary uses on the Downey Landing site (Program 1.2.2.5.)** The Tierra Luna project would facilitate new mixed use development at the site that will be called Tierra Luna Marketplace. It will include uses that are complementary to the primary uses on the Downey Landing site.
- ◆ **Promote Downtown Downey as a destination draw for entertainment and dining uses (Program 1.1.5.2.).** The View Housing project and the Downey Gateway project hope to promote Downtown Downey as a destination. Additionally, in 2011, one new restaurant (La Barca Grill & Cantina) opened to the downtown. It is a Mexican restaurant with an outdoor dining area.
- ◆ **Establish a permit tracking system (Program 9.4.2.3.)** Since the adoption of Accela Automation in 2010, City staff members continue to attend Accela training/conference. The Accela system allows staff to better track construction permits and property information. This instruction has provided staff with additional tools and training to allow for expansion and better utilization of the system.
- ◆ **Expand the use of the city internet web site for public information (Program 9.4.2.5.)** To provide easier access to the environmental documents for various projects in the City, staff has added a new webpage on the City’s website. This new service will allow the public to access new environmental documents from the convenience of their home or office. A link to the environmental documents can now be found on the Planning Division’s webpage.

Chapter 2: Circulation Element

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

Updates:

Traffic Congestion

- ◆ **Maintain intersections and street segments at acceptable service levels and not worsen those intersections and street segments currently operating at unacceptable levels (Program 2.1.1.1).** Capacity improvement was completed on Lakewood Boulevard, between Fifth Street/Cecilia Street and Florence Avenue (Phase 3A). This project provides additional through and turn lanes at the intersection. This project involved the widening of Lakewood Blvd. from two to three travel lanes in each direction in order to maintain an acceptable level-of-service for this segment of Lakewood Boulevard. The design has been completed for the Bellflower Boulevard at Imperial Highway Intersection Improvement Project. This project will involve the widening of each of the four approaches of the intersection to construct additional left-turn lanes in the southbound and northbound directions and exclusive right-turn lanes in the eastbound, southbound and northbound directions, to maintain an acceptable level-of-service at this intersection during peak hours into the future. Currently, this project is in the right-of-way acquisition and utility relocation phases.

The Paramount Boulevard at Firestone Boulevard Intersection Improvement Project will involve the widening of each of the four approaches of the intersection in order to construct additional left-turn lanes in each of the four directions and an exclusive right-turn lane and additional through lane in the eastbound direction in order to maintain an acceptable level-of-service at this intersection into the future. Currently, this project is being re-designed to include the additional left-turn lanes. The two projects are expected to complete by June, 2013.

The Lakewood Boulevard Improvements Project (Phases 3B and 3C) will extend previously completed phases of the Lakewood Boulevard Improvement Project northerly from Florence Avenue to Gallatin Road (Phase 3B) and from Gallatin Road to Telegraph Road (Phase 3C). This project will involve the widening of Lakewood Boulevard. in order to provide three lanes in each direction. The project is currently in the design phase, after which the project will transition into the right-of-way acquisition, utility relocation permitting and eventually the construction phase. Project completion is anticipated by June, 2015.

- ◆ **Develop a signal system master plan to promote state-of-the-art intelligent transportation system (ITS) improvements to better service on-going traffic conditions. (Program 2.1.1.3).** The City of Downey has previously installed a Traffic Signal Communication System throughout the City's major arterials. The Paramount Boulevard Traffic Signal Communication System Project between Telegraph Road and Lubec Street was completed in December, 2011. The second phase of this project, which will involve the expansion of the City's traffic signal communication system on Paramount Boulevard between Lubec Street and Gardendale Street, is anticipated to commence in the fall, 2012 and be completed by Spring, 2013. The Florence Avenue Traffic Signal Communication System is currently under construction. The Bellflower Boulevard and Stewart and Gray Road Traffic Signal Communication System is currently under construction. Both projects are expected to complete in May, 2012.
- ◆ **Encourage appropriate turn lanes and other operational improvements at major arterial intersections identified as congested (Program 2.1.1.6).** Major capacity improvements were added to the intersections of Paramount Boulevard and Firestone Boulevard to add additional left-turn lanes on each of the four approaches at the intersection and will add an additional through lane and an exclusive right-turn lane in the eastbound direction. Similar improvements were added to both northbound and southbound directions on Bellflower Boulevard at Imperial Highway intersection as well as exclusive right-turn lanes in the eastbound, southbound and northbound at the intersection. In addition, an exclusive right-turn lane will be added in the westbound direction at the Gallatin Road intersection (Phase 3B) and an exclusive right-turn lane will be added in the northbound direction at the Telegraph Road intersection (Phase 3C).
- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to pay the cost of circulation improvements (Program 2.1.2.1).** The Public Works Department collects developer fees on a case-by-case basis, through the development plan review process. Over the last seven years (2005-2011), approximately \$32,540 has been collected.
- ◆ **Ensure the mitigation of off-site traffic impacts by development projects to the maximum extent feasible, including the installation or upgrade of traffic signals at intersections and/or contribution of its fair-share towards mitigating impacts (Program 2.1.2.2).** The Public Works Department continued to monitor the potential traffic generation impacts of land development projects on a case-by-case basis. If trip generation thresholds in accordance with the LA County Congestion Management Program of 50 vehicle trips during either AM or PM peak hour are exceeded, a traffic impact analysis study is required which will determine mitigation measures necessary to offset the impacts created by the development or the amount of development fee to be collected. For example, the traffic study was completed in 2011, for the Tierra Luna Specific Plan. The traffic study identified various mitigation measures in the way of signalization improvements and the addition of turn lanes at impacted intersections as well as a fair-share developer mitigation fee toward the implementation of the improvements proposed at the Bellflower Boulevard at Imperial Highway intersection as described under Programs 2.1.1.1 and 2.1.1.6.

- ◆ **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** The intersection improvement projects included under Programs 2.1.1.1 and 2.1.1.6 are intended to increase capacity at these intersections in order to encourage through traffic on arterial streets and minimize intrusion through residential neighborhoods. In addition, the Lakewood Boulevard Improvement Project will involve the widening of the facility to provide three through lanes in each direction in order to increase the capacity and mobility along this roadway to minimize intrusion through residential neighborhoods. Furthermore, the traffic signal communication system projects mentioned in Program 2.1.1.3 will improve mobility along the Paramount Boulevard, Florence Avenue, and Bellflower Boulevard, corridors which will also minimize intrusion through residential neighborhoods.

Truck Traffic

- ◆ **Co-ordinate with local, regional, and state agencies involved in mitigating truck traffic impacts in the region (Program 2.3.1.2.).** The Public Works Department issues overload permits to ensure that the correct haul routes are utilized through the City and that proper arrangements have been made in advance. In addition, the City partnered with the Gateway Cities Council of Governments and the County of Los Angeles for the implementation of truck circulation improvements at the Paramount Boulevard at Florence Avenue intersection. Truck circulation improvements will also be made to major intersections, including the intersections of Lakewood Boulevard at Florence Avenue and Telegraph Road as well as the two intersections referenced in Programs 2.1.1.1 and 2.1.1.6.
- ◆ **Widen street right-of-way to accommodate truck turning movements (Program 2.3.1.3.).** The two intersection improvement projects referenced in Programs 2.1.1.1 and 2.1.1.6 will include the reconstruction of the curb returns at each of the four corners of the two intersections to provide larger turn radii (40'-50') in order to accommodate truck turning movements at the two intersections. In addition, the Lakewood Boulevard Improvement Project Phases 3B and 3C will involve similar improvements at the Florence Avenue and Telegraph Road intersections along Lakewood Boulevard in order to facilitate truck turns at these intersections.
- ◆ **Discourage truck parking on public streets (Program 2.3.2.1.).** Municipal Code Section 3185(b) prohibits parking of commercial vehicles exceeding 6,000 lbs. manufacturer's unladen weight or 84 inches in height or width, on all public streets with the exception of those streets located within areas zoned industrial, the vehicle is involved with the servicing of the adjacent property or for a period not to exceed eight hours if the vehicle has been involved in an accident or is disabled. This ordinance is actively enforced. Public Works has also implemented parking prohibitions of large commercial vehicles on public streets where transient parking of these vehicles has been observed.

- ◆ **Maintain landscape islands on and/or adjacent to truck routes with mature specimen fully grown landscape screens to minimize noise, dust, and visual impacts (Program 2.3.2.2).** The Lakewood Boulevard Improvement Project (Phase 3A) completed in February, 2012, included the installation of new landscaping and irrigation within reconstructed median islands within the project limits between 5th Street/Cecilia Street and Florence Avenue. In addition, the Firestone Blvd. (West) Improvement Project will include the construction of new landscaped median islands and irrigation between Old River School Road and Paramount Blvd. Project completion is anticipated by March, 2013.
- ◆ **Ensure that land uses generating high amounts of truck traffic provide compensation to the City for projected pavement wear of public streets (Program 2.3.2.4).** The City receives up to \$5 million annually from the Capital Improvement Program for the rehabilitation and reconstruction of the City's arterial, collector, and local streets. In addition, developers are assessed fees on a case-by-case, pro rata share basis towards pavement rehabilitation of arterial streets designated as truck routes.

For example, the applicant of the Kelterite Asphalt Plant was required, as a condition of approval, to resurface Pangborn Avenue south of Washburn Road to mitigate the impacts created by the large volume of semi-trucks which travel to and from the asphalt plant via this section of Pangborn Avenue.

Regional Traffic

- ◆ **Coordinate with CalTrans, MTA, SCAG, Gateway Cities COG and other agencies to promote multi-modal improvement strategies to improve the regional transportation network (Program 2.4.1.1).** The Public Works Department coordinates with Caltrans, Metro, SCAG and Gateway Cities COG through discretionary funding processes and other programs such as the Congestion Management Program, Highway Performance Monitoring Survey (HPMS) on an on-going basis to promote multi-modal improvement strategies to improve the regional transportation network.

In addition, staff coordinates with the I-5 Joint Powers Authority (JPA) on the I-5 Widening Project and with the Gateway Cities COG on the I-605/I-405/SR91 Corridors and the I-605 Freeway Congestion Hot Spots Studies.

- ◆ **Comply with provisions of the Congestion Management Plan, adopted by Los Angeles County (Program 2.4.1.4).** The City complies with the L.A. County Congestion Management Plan annually through the preparation of the Local Implementation Report (Planning Department) and Biennial Highway Monitoring (Public Works Department), as required by statute. In addition, the City holds land developers accountable for their impacts by requiring traffic impact analyses (TIA) to be completed in accordance with L.A. County CMP TIA guidelines.

Railroad Delays

- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to contribute towards an eventual grade separation and other railroad-related improvements (Program 2.6.1.3).** For several years, the Public Works Department has collected fees from developers located along Firestone Boulevard through the land development review process, as a condition of approval imposed upon land development applicants. These funds will be directed toward the construction of a railroad grade separation on Firestone Boulevard at Old River School Road.

Infrastructure and Maintenance

- ◆ **Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses (Program 2.7.1.2.)** The Public Works Department continues to maintain and update the City's traffic signal communication system on all major and primary arterials (i.e., Lakewood Boulevard, Firestone Boulevard, Paramount Boulevard). The projects will integrate with water well sites as well as the Public Works Maintenance and Utilities Yards to enhance communications with City Hall in terms of speed, capacity, and reliability.
- ◆ **Develop master plans to identify needs, priorities, and cost for infrastructure maintenance and upgrades (Program 2.7.2.2).** Public Works developed a sewer master plan for sewer infrastructure, which identifies capacity and structural integrity needs, and costs for maintenance and upgrades. In addition, Public Works has also implemented its water master plan for water infrastructure to identify capacity and structural integrity needs, as well as costs for maintenance and upgrades.

During the year 2011, The Public Works Department updated its Pavement Management Information System (PMIS), to reflect current pavement conditions on the City's arterial and collector streets to comply with funding requirements and provide the latest information in terms of pavement maintenance and rehabilitation priorities. The City will update its PMIS during the fiscal year 2012 to reflect last year pavement conditions on local residential streets.

- ◆ **Establish an impact recovery fee program so that new developments and expansions of existing developments share the cost of providing infrastructure maintenance and upgrades necessary for the development (Program 2.7.2.6).** The Public Works Department continues to be involved with the recommendation and design process of the nexus study for the purpose of establishing a traffic impact fee program.

Chapter 3: Housing Element

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

Housing Element Update. The Housing Element was adopted by the City Council and it was certified by the California Department of Housing and Community Development (HCD) in 2010. The current Housing Element covers the January 1, 2006, through June 30, 2014. Changes in State Law have created an overlay in the planning periods. The planning period for the next Housing Element update will extend from January 1, 2011, through September 30, 2021. Although this new planning period has already begun, the City is unable to begin work on the Housing Element until the draft Regional Housing Needs Assessment (RHNA) allocation has been distributed. The Housing Element update is due to the State of California’s Department of Housing and Community Development by October, 2013.

- ◆ **Regional Housing Needs Assessment.** Like with the rest of the Southern California Association of Governments (SCAG) region, the City of Downey is within the RHNA planning period for 2006-2014. For this planning period, the City of Downey was assigned 1,108 units for its share of the regional housing needs.

In addition to providing assistance and guidance for the City’s Housing Element, the Housing Division administers a variety of programs. The following is in regards to Chapter 8 of The Housing Element programs administered under the Housing Division:

2. HOUSING IMPROVEMENTS

Objective: Fund 30 rehabilitation projects per year.
Time Frame: Housing Element 2006-2014.
Status: 36 rehabilitation projects were funded in 2011, with a total of \$959,893 in improvements to residential properties occupied by low or moderate income households. Improvement programs will be provided up to 180 homeowners until December, 2014.

3. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 households annually.
Time Frame: Housing Element 2006-2014.
Status: 32 housing units were improved under this Program in 2011.

8. TRANSITIONAL AND SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

Objective: Revise Zoning Code to permit land use.
Time Frame: By June, 2014.
Status: The new Code allows transitional and supportive housing in all residential zones and emergency shelters in the Hospital-Medical (HM) zone by right. The City continued its policy of providing funding for an existing transitional facility in 2011.

10. AFFORDABLE HOUSING PROGRAM

Objective: Provide rehabilitation loans and grants for affordable housing units.
Time Frame: Housing Element 2009-2014.
Status: The City's redevelopment agency has committed \$3.0 million dollars in funding for development of new affordable housing units. Also, thirty-six (36) affordable housing units were rehabilitated in 2011. In addition, the proposed fifty (50) affordable housing units has successfully earned its first round of financing and has applied for its second round of tax credit financing. If funding approved, construction of the View will begin in the fall of 2012.

12. FIRST TIME HOMEBUYER

Objective: Assist 21 low income homebuyers per year.
Time Frame: Housing Element 2006-2014.
Status: No new loans were financed in 2011, because the program was inactive as funding was unavailable.

13. MORTGAGE CREDIT CERTIFICATE PROGRAM

Objective: Provide ongoing promotional and marketing support of the County's Program.
Time Frame: Housing Element 2006-2014.
Status: There were five real estate transactions in Downey that utilized this Program in 2011. The total purchase price of the housing units was \$1,646,000. The City continues to participate and advertises its availability.

14. SECTION 8 RENTAL ASSISTANCE

Objective: Continue support of the County's Program.
Time Frame: Housing Element 2006-2014
Status: An average of 565 households were assisted in the Section 8 Program and received rent subsidies from the County of Los Angeles, Housing Authority, enabling them to preserve affordable housing.

Chapter 4: Conservation Element

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

Water Supply

- ◆ **Continue providing information to the public promoting the benefits of water conservation (Program 4.1.1.1).** The Public Works Department continues to provide public education on water use habits and drought tolerant landscaping via the Environmental Fair, Street Fair, and landscaping workshops; the LivingWise school and household conservation education and coordination with CBWMD for the distribution of rebate incentives and plumbing retrofit hardware to the City's water customers. The Public Works Department has also developed a handout of key water conservation tips along with a more exhaustive list of conservation ideas which it has included on the City's website along with rebate opportunities.
- ◆ **Develop, through the municipal water company financial incentives for water users, to conserve water, including individual meters and a tiered billing structure that charges excessive water use at a higher rate (Program 4.1.1.2).** The City adopted new water rates for the first time in 16 years. The new rate structure has both a fixed bi-monthly water meter charge based on the size of the meter and a variable bi-monthly water usage component based on metered bi-monthly water use. The Public Works Department requires developers of multiple unit residential and business to install separate meters for each unit thereby making the tenant of each unit responsible for their own water use. This method promotes water conservation.
- ◆ **Promote the continued use of water conservation methods at city-owned facilities, such as parks and golf courses (Program 4.1.1.3).** The City currently maintains 26 recycled water services/meters for use at City Park and golf course ponds, and for irrigation of landscaping at parks, golf course, and medians/parkways. The City continues to look for additional opportunities to expand its use of recycled water at City-owned and other sites as recycled water is currently used include: Downey Cemetery, Independence Park, Rio San Gabriel Park, Wilderness Park, Rio Hondo Golf Course, Crawford Park, and Temple Park, as well as the new Columbia Memorial Space Center and Sports Park.
- ◆ **Encourage the use of reclaimed water, or re-use of water on-site, for new and re-development projects (Program 4.1.1.4).** The Public Works Department continues to require developers to install recycled water services/piping and meters where recycled water is located in proximity to the development. Additionally, to help promote the use of recycled water, the City sells recycled water to its customers at 85 percent of the potable water rate.

- ◆ **Expand the availability of reclaimed water by extending the dual-pipe water system (Program 4.1.1.5).** The City has taken the lead on the construction of recycled water facilities through several of its recent capital improvement projects allowing for extension of recycled water mains on several major streets over the past years including Lakewood Boulevard and Congressman Steve Horn Way. The most recent expansion was constructed in 2011, and included the extension of a 12-inch recycled water main on Lakewood Boulevard from 5th Street to Florence Avenue to allow for use of recycled water for landscape irrigation at City medians/parkways and future developments along this corridor.
- ◆ **Develop a Water System Master Plan that describes what will be needed for maintenance of the system (Program 4.1.2.2).** To keep pace with the demands of new growth and to ensure an adequate supply of safe drinking water in the future, the City completed development of a Water System Master Plan (WSMP) in 2011. the WSMP is a comprehensive study that included recommendations for improvements to the operation and maintenance program and capital improvement program for the City's water system to be implemented over the next 15 years.
- ◆ **Review periodically water service rates and fees to ensure that adequate funds are available for maintenance of the system (Program 4.1.2.3).** The City adopted a new tiered water rate structure in 2011. the new rate structure was designed to establish a self-supporting Water Fund to recover the annual operation and maintenance and capital improvement program costs of providing water service as the City's Water Fund had fallen into a deficit due to the lack of a water rate increase over the previous 16 years. To minimize impacts to customers, the recently adopted rate increase is being phased in over five years.

Stormwater Quality

- ◆ **Provide treatment of runoff generated by properties on-site before release into the storm drain system (Program 4.3.1.1).** During 2011, 33 development and redevelopment projects were approved for construction with infiltration systems to reduce runoff and pollutant transport. As public, commercial and residential projects are redeveloped, water quality control measures are implemented resulting in a steady improvement in water quality with the costs distributed in both time and among the various City stakeholder groups.
- ◆ **Promote effective street cleaning (Program 4.3.1.3).** Publically owned streets in the City of Downey are vacuum swept at least weekly by Nationwide Environmental Services. These streets are posted "No Parking" during the appointed period and Parking Enforcement Officers accompany the sweeper vehicle. Residents utilizing a Street Sweeping Parking Permit are responsible for maintaining the street area that their vehicle prevents from being cleaned. The sweeper truck also cleans City parking lots weekly.

- ◆ **Encourage proper storage and handling of construction materials to avoid the contact of pollutants with storm water runoff during construction (Program 4.3.1.4.).** Public Works, Code Enforcement, and Building and Safety staff share responsibility for implementing this program. Public Works focuses on construction projects in the public right of way, preparation and review of erosion control plans by developers, compliance by large state permitted construction sites and responding to complaints of materials in the municipal separate storm sewer system (MS4), which includes streets, alleys and drains. Building and Safety is primarily responsible for on-site or private property conditions, while Code Enforcement responds to resident complaints and provides more aggressive enforcement capabilities to supplement other staff efforts.
- ◆ **Preserve existing naturally vegetated areas and encourage re-vegetation and soil restoration where feasible (Program 4.3.1.5.).** For many years there have been no “existing naturally vegetated areas” within the City of Downey. There is a small area to the south of Wilderness Park planted with native vegetation, but resource limitations have limited maintenance at this site or further implementation of this program. Developers are encouraged to include landscaping during redevelopment to encourage percolation of storm water runoff for water quality improvement.

Tree Preservation

- ◆ **Discourage the removal of trees on private and public property (Program 4.4.1.1.).** The revised landscape standards in the new Zoning Code (adopted October 28, 2008), encourages the preservation of mature landscaping when a site is redeveloped. The Public Works Department discourages the removal of trees from public property in general and requires permits to be pulled when a tree is considered for removal, particularly mature trees. Additionally, Section 7607 of the Downey Municipal Code outlines specific criteria for removal of street trees within the public right-of-way, but does not apply to private trees. The City also conducts a public outreach effort to educate its citizens about the benefits of planting and preserving trees. Each year, the Public Works Department conducts a formal Arbor Day observance and tree planting ceremony. Also, informative pamphlets that include tips on purchasing, planting and caring for trees are disbursed at all City facilities, including City Hall, Downey Library and the Community Center.
- ◆ **Adopt a tree preservation ordinance requiring a permit to remove mature trees (Program 4.4.1.2.).** In 1998, the City Council adopted Ordinance No. 1059, adding Sections 7600 – 7611 to the Downey Municipal Code pertaining to the management of parkway trees and it is continuously enforced. Section 7605 of the Downey Municipal Code specifies... “No public street tree will be removed/planted without having obtained a permit from the Public Works Department. Additionally, it is the policy of the Public Works Department that when a tree is removed from public property, a new tree from the list of approved species is planted in its place.

- ◆ **Promote the installation of new trees when damaged or dying trees are removed (Program 4.4.1.3).** The City's development standards encourage planting increased tree canopy to offset the loss of significant trees on private property and to reap the maximum benefits that trees provide. Section 7605 of the Downey Municipal Code specifies that... "Any public street tree removed shall be replaced if a replacement is deemed appropriate and if it is mutually agreed to by both the City and the Property owner." The Public Works Department continues to enforce this program.

Air Quality

- ◆ **Coordinate with other agencies, including school districts, transit agencies, and regional agencies, including South Coast Air Quality Management District and the Southern California Association of Governments, in their efforts to implement the regional Air Quality Management Plan and otherwise improve air quality (Program 4.5.1.1).** Annually, the City submits its emissions reduction program for approval by the Air Quality Management District (AQMD).
- ◆ **Support regional and sub-regional efforts in strategically managing goods movements in order to reduce emissions from truck traffic (Program 4.5.1.2.) and reduce air particulate and other pollutants created by, but not limited to the operation of diesel engine and increased truck traffic from marine and port operations in the Long Beach and Los Angeles ports and City operations, especially along the I-710 freeway corridor (Program 4.5.1.3).** The Public Works Department and City Manager's office continue to coordinate with various regional agencies (i.e., Caltrans, Gateway Cities COG, I-5 JPA, etc.) in the planning and implementation process for the widening of the I-710 and I-5 Freeways. Both projects will provide improved mobility for trucks and a reduction in truck-related emissions.
- ◆ **Encourage alternative modes of travel, such as walking and cycling, to vehicle use and alternative modes of employment, such as telecommuting and home-based businesses, to reduce emissions associated with vehicle use (Program 4.5.1.4).** The Public Works Department encourages walking as an alternate mode of travel through the implementation of various projects. In addition, the City's "Thumbs Up Commuting Program" offers incentives for those who use alternate modes of travel to get to work. This include carpools, rapid transit, bicycling and walking. The recently revised Zoning Code allows Downey residents to conduct a "home occupation" in all residential zones. This allows business owners to work and communicate with business partners and customers without leaving their homes.

Energy Resources

- ◆ **Ensure the installation of energy efficient street lights and traffic signals (Program 4.6.2.1).** Los Angeles County has completed a citywide retrofit of traffic signal indications within the City and replaced all existing indications. Many of which were incandescent, energy-saving with Light-Emitting Diodes (LED) indications.

Solid Waste Disposal

- ◆ **Promote educational programs to explain the benefits of recycling and source reduction (Program 4.7.1.1).** Due to cutback on State and Federal funding, the Public Works Department conducted several public educational and community outreach programs to promote recycling of beverage containers, construction, and hazardous and waste materials. Many of the events include: promote used oil recycling with school art-work contest, promote beverage container recycling with grant funds, construction and demolition waste recycling program, household hazardous waste education, and holiday tree collection program.

Chapter 5: Safety Element

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

Disaster Response

- ◆ **Maintain an emergency operation plan to provide response to a variety of potential hazards (Program 5.1.2.1).** In 2010, the Downey Emergency Preparedness Committee (EPC) and the Community Emergency Response Team (CERT) distributed over 1,000 emergency storage water barrels to community members. The program is aimed at the biggest emergency preparedness problem for most communities, a lack of potable water immediately after an emergency. In August 2010, the City adopted a new mass notification phone system that is currently in operation. The system has the capacity to contact community members and City employees rapidly, using traditional landline phones as well as cell phones, text messages and e-mail addresses.

Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2). All facilities handling hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5), are inspected by the Downey Fire Department every other year to ensure compliance with both the Fire and Health & Safety Codes. This inspection frequency exceeds the State's requirement for hazardous materials inspection to occur once every three years. Currently, there are 299 facilities handling hazardous materials at reportable quantities.

- ◆ **Promote public information regarding the types of hazardous materials, which may include common household items, and the proper method of disposal (Program 5.2.1.3).** The Downey Fire Department's website contains information on the safe handling and disposal of hazardous materials. The website's Emergency Preparedness section contains information on hazardous material awareness and safety, in addition to educational information on fire safety. There are also links to websites for additional information on environmental health and safety.

Hazardous Materials

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

Ensure that properties involving hazardous materials dispose of waste properly (Program 5.2.2.1). Residential hazardous waste disposal is managed by Downey Public Works Integrated Waste Coordinator. Businesses handling hazardous waste are permitted and inspected by the County of Los Angeles Fire Department Health-Hazardous Materials Division.

- ◆ **Promote the convenient "drop-off" collection for the disposal of hazardous waste generated by residential households and other land uses (Program 5.2.2.2).** Promotion of residential hazardous waste collection sites is managed by Downey Public Works Integrated Waste Coordinator.

Downey Fire frequently fields inquiries on this subject and refers the resident to either the Sanitation Districts of Los Angeles County Household Hazardous Waste Collection Program; or the Los Angeles County Sheriff's Safe Drug Drop-off Program which accepts expired prescription medications and sharps (i.e., needles).

- ◆ **Adapt a code amendment to require a conditional use permit for existing and proposed facilities with hazardous materials (Program 5.2.2.3).** At present, there is no proposed and/or pending Downey Municipal Code requiring a conditional use permit for existing and/or proposed facilities handling hazardous materials.
- ◆ **Monitor continually the natural gas pipelines for leaks (Program 5.2.2.4).** Natural gas pipelines are regulated by the California State Fire Marshall.
- ◆ **Ensure the safe transport of hazardous materials through City review of routing plans (Program 5.2.2.5).** The development of new, and review of existing hazardous material transportation routes, is the authority of Downey's Planning and Public Works Engineering Departments.

In 2011, Downey Fire completed a Hazardous Materials Commodity Flow Study which analyzed the transportation of hazardous materials through the City of Downey. This study improved the Fire Department's awareness of hazardous material transportation and aided the emergency response planning. The study was completed using funds from a U.S. Department of Transportation grant.

- ◆ **Review continually that Hazardous Materials Emergency Response Plan has adequate resources (Program 5.2.2.6).** The City of Downey's Hazardous Materials Emergency Response Plan (or Hazmat Area Plan) was completed in 2010. The plan was accepted and approved by the California Emergency Management Agency (CalEMA). Under State Law, the plan is required to be updated every three years.

Downey Fire's internal hazardous materials emergency response policies and procedures are reviewed annually as part of the department's continuing education. Additionally, Downey Fire Department annually participates in a regional hazmat drill.

Fire Protection

- ◆ **Promote adequate widths on travel lanes along street and alleys to accommodate emergency vehicles (Program 5.3.1.2).** The Fire Department's plan check personnel assigned to the Fire Prevention Bureau, diligently reviews plans to ensure emergency vehicle access through streets and alleys will be accommodated.
- ◆ **Ensure that development projects install fire hydrants, water mains, or otherwise contribute its fair share towards mitigating impacts on the fire flow system (Program 5.3.2.3).** Requirements for additional fire hydrants are determined through the plan check process. In 2011, new fire hydrants were installed at various locations throughout the City.
- ◆ **Promote the use of fire sprinklers for new, expanded, and remodeled developments (Program 5.3.2.4).** The Downey Municipal Code requires sprinkler systems for new commercial development over 3,600 sq. ft. and tenant improvements of commercial properties, whose permit valuations exceed 25 percent of the value of the building.
- ◆ **Ensure access for emergency vehicles through security pedestrian and vehicular gates (Program 5.3.2.6).** Downey Municipal Code Section 9710.04 requires vehicle access through security gates for multiple family residential developments is to be maintained at not less than 20 feet in width and 40 feet in depth (measures from the street property line).

Police Protection

- ◆ **Keep crime rates and property loss rates at the lowest levels feasible (Program 5.4.1.1).** In an effort to keep crime and property loss rates low, the Police Department increased staffing by hiring three (3) Police Officers. This increased the Department's capacity to deploy additional officers on patrol.
- ◆ **Maintain an acceptable response time for police emergency service calls (Program 5.4.1.2).** The Police Department continues to maintain a swift response time to high priority emergency calls that require immediate assistance to ensure the public's safety.
- ◆ **Promote the use technology as tools to improve staff productivity (Program 5.4.1.5).** The Police Department upgraded its report writing software for officers. Having combined many different systems used by officers, officer productivity was enhanced by requiring them to do less work as one program now handles multiple activities. In addition, the Code Enforcement Division is included in the City's new permit tracking system (Accela), which will eliminate the current manual tracking system.
- ◆ **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7).** The Police Department's Special Enforcement Team works in conjunction with the State's Alcohol Beverage Control to monitor and enforce applicable liquor laws at alcohol establishments throughout the City.
- ◆ **Promote the increased visibility of police in neighborhoods (Program 5.4.2.1).** The Department deploys a Neighborhood Preservation Unit to proactively patrol areas in need of upkeep and maintenance. The unit consists of eight officers and a Sergeant assigned to specific target areas of the City. The goal of the program is to assist the community with quality of life issues such as trash, graffiti, and abandoned vehicles.
- ◆ **Support community organizations and neighborhood awareness programs that promote crime prevention, including preventing gang activity (Program 5.4.2.2).** The Department participates in awareness programs, such as Gangs Out of Downey, and promotes crime prevention through its participation in Neighborhood Watch. In addition, the Department is involved in other programs such as School Resource Officers and Robbery & Burglary Suppression. These programs allow officers to work closely with school administrators dealing with various issues on campuses and provide extra support for patrol personnel.

Earthquake Safety

- ◆ **Monitor groundwater table levels as they relate to liquefaction hazards (Program 5.5.1.3.).** Public Works regularly monitors ground water levels at well sites around the City of Downey. The ground water table is typically about 50' below the soil surface, which limits the risk of liquefaction to residential and typical commercial structures. Larger structures and those with significant subterranean components may be requested to provide additional seismic evaluations during the development process or as a condition of Site Plan Review (SPR) approval.
- ◆ **Ensure the placement of utility lines underground (Program 5.5.1.6.).** The Department of Public Works continues to implement Underground Utility Districts (currently construction in District 21 and designing District 22). Office Engineering plan checks call for the use of vaults and pull boxes when appropriate, but many utilities assert the need to use above ground structures to protect their lines from the intrusion of moisture.

Floods

- ◆ **Continue to participate in the Federal Emergency Management Agency flood program (Program 5.6.1.1.).** The City of Downey participates in the FEMA Flood Insurance Rate Map (FIRM) program. However, since 2002, all but a small portion of the City within the Rio Hondo Channel itself is in the X flood zone. All plan checks are required to note the flood map and flood zone for the parcel and proposed project.
- ◆ **Educate the public that the City is located in an "X" flood zone where flood insurance is no longer mandatory (Program 5.6.1.2.).** Handouts regarding the current FIRM and flood zoning are available from the Public Works counter, or can be faxed, or emailed. While the public may be educated that flood insurance is not mandatory, they must also be cautioned that a flood risk remains, normally between 1 percent and 0.2 percent per year. FIRM information can be found at www.fema.gov website.
- ◆ **Mitigate hazards from possible dam or levee failure, including the raising of bridges and levees along rivers, including in areas outside the City (Program 5.6.1.3.).** The City of Downey supports efforts by the Army Corps of Engineers (ACOE), FEMA, Caltrans, and the County of Los Angeles, in reducing the flood risk from dam or levee failure; however, maintenance and replacement of bridges, levees, and dams is primarily under the control and undertaken with funds provided by these agencies.

- ◆ **Minimize increases in the amount of stormwater generated by existing and proposed land uses (Program 5.6.2.1.).** During Public Works plan checks, new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces are generally required to provide infiltration volume commensurate with an instantaneous 0.75" storm falling on the new or replacement impervious surface. Larger developments are required to prepare a Standard Urban Stormwater Mitigation Plan and demonstrate that no increase in peak runoff rate will be observed as a result of the development and that at least the instantaneous first 0.75 inch of projected runoff can be infiltrated.
- ◆ **Maximize the amount of pervious surfaces on properties to absorb stormwater and decrease runoff volumes (Program 5.6.2.2.).** While Public Works emphasizes the benefits of pervious surfaces as a water quality protection measure, there is no mechanism to implement this program, except as it contributes to a project reducing the potential peak runoff from a site to comply with peak runoff generation and conveyance requirements.
- ◆ **Preserve existing naturally vegetated areas and encourage re-vegetation and soil restoration where feasible (Program 5.6.2.3.).** For many years there has been little "existing naturally vegetated areas" other than the 2.4 acre area to the south of Wilderness Park. Air Quality Management District (AQMD) grant funds were recently utilized to renovate this undeveloped and unused area by removing overgrown plants and trees, fences to effectively expand the park to include this unused portion.

Vehicular Traffic

- ◆ **Promote the parking and access agreements and parking consolidation to reduce the number of driveway access points on streets (Program 5.7.1.6.).** The City encourages the consolidation of parking and imposes reciprocal access agreements upon adjacent developments through the plan review process, for purpose of minimizing driveway curb cuts.
- ◆ **Adopt a Master Plan for installation of streetlights (Program 5.7.1.1.).** The Public Works Department has completed the Streetlight Master Plan in 2011.
- ◆ **Require street lights for new developments (Program 5.7.1.2.).** The City requires developers to install new street lights adjacent to the development within the public-right-of-way as a condition of approval where streetlights currently do not exist. In addition, as a condition of approval through the development plan review process, applicants are required to give their consent to the annexation of their property into the City of Downey Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code, and to incorporate or annex into a new or existing Benefit Assessment or Municipal Improvement District, in accordance with Division 10 and Division 12 of the Streets and Highways Code and/or Division 2 of the Government Code of the State of California.

- ◆ **Establish a development recovery fee program to require new developments and expansions of existing developments to fund the cost of streetlights (Program 5.7.1.3.).** A development fee program covering the cost of the installation of new street lights will be considered as a component of the Street Light Master Plan.
- ◆ **Adopt a Master Plan for installation of sidewalks for major arterials, secondary arterials, collector streets and school routes (Program 5.7.2.1.).** Sidewalks are constructed along major arterials, secondary arterials, collector streets and school routes on a prioritized, as-needed basis as funding will allow. Priority is given to school routes.
- ◆ **Encourage the installation of sidewalks in new developments and major remodeling consistent with the sidewalk Master Plan (Program 5.7.2.2.).** The City requires the construction of new sidewalks and the repair of existing sidewalks and disabled ramps for new developments as a condition of approval through the development plan review process.
- ◆ **Promote street intersection design and signalization that are safe and convenient to pedestrians and bicyclists (Program 5.7.2.3.).** Signalized and un-signalized intersections are designed to function in a safe and convenient manner for pedestrians and bicyclists to the extent possible through the implementation of Capital Improvement Projects and through the Development Plan Review and plan checking process when such improvements are constructed by private development.

Chapter 6: Noise

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

- ◆ The City continues to enforce noise ordinances.

Chapter 7: Open Space Element

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

Updates:

- ◆ **Maintain an adequate level of recreational staffing at park facilities (Program 7.2.2.1).** Due to the downside of the economy and the loss of State and Federal funding, the City wasn't able to add new staff member to the Community Services Department.
- ◆ **Develop a Park Maintenance Master Plan to identify needed upgrades to existing park facilities (Program 7.2.2.2).** Once a month, the Community Services Department conducts a Needs Assessment program, which identifies needed upgrades to the existing park facilities and other facilities operated by the Department.
- ◆ **Provide funding for park improvements in the upgrades to existing park facilities in the Capital Improvement Program (Program 7.2.2.3).** The Community Services Department receives no funding in 2011 for park improvements.
- ◆ **Secure alternative means of funding, such as grants, donations, user fees and public/private partnerships, for park upgrades (Program 7.2.2.5).** The Downey Ponytail installed bullpens on two (2) fields at Independence Park and poured concrete to establish a walkway between both fields. In addition, the Public Works Department leveraged several funding sources to begin a park site improvement project at Treasure Island Park.
- ◆ **Promote the creation of new parks, especially in areas of the city in the greatest need of additional parks (Program 7.3.1.1).** No public parks were added or proposed in 2011.
- ◆ **Develop an open space area or plaza in the downtown area (Program 7.3.1.3).** The recently adopted Downtown Specific Plan encourages several open space opportunity sites that include green areas, plazas, and courtyards within the community. Additionally, a large civic open space and small pocket parks are planned throughout Downtown Downey.

Chapter 8: Design Element

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

- ◆ **Promote quality design for new, expanded, and remodeled construction (Goal 8.1).** The Planning Division has incorporated a Site Plan Review process that requires all new and additions to commercial properties to be reviewed for the design, materials, and colors, and to be approved by the Planning Commission.
- ◆ **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division is currently monitoring and working with a significant number of property owners, including residential properties, commercial and industrial businesses, in an effort to keep these properties maintained.
- ◆ **Promote compliance with code regulations (Policy 8.2.1).** The Code Enforcement Division continues to enforce citywide temporary sign enforcement program and continues issuing notices of violations.
- ◆ **Reuse existing historic architectural elements in new construction when preservation of historic resources is not feasible (Program 8.4.2.5).** The City purchased the Downey Avenue Theater and plans to preserve some of the architectural features that make the theater a Downey cultural resource.
- ◆ **Encourage adaptive reuse of older structures (Program 8.4.2.4).** As part of the re-development of the Avenue Theater and Verizon Building, the Economic Development Division encouraged adaptive reuse as an option for prospective developers.

Chapter 9: Economic Development

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

- ◆ **Develop economic strategies for business attraction and retention (Program 9.1.1.1).** City staff worked with 29 local restaurants in the community to bring forth the second annual “Taste of Downey” experience that was launched on September 30, 2011, in front of City Hall. Approximately 2,000 residents and visitors of Downey enjoyed the tastes and live entertainment throughout the event.
- ◆ **Continue the revitalization of commercial and industrial corridors (Program 9.1.1.5).** The City continues to promote façade modifications along Firestone Boulevard in Downtown lately....Porto's Bakery, Club DB Lounge, Kumon Learning Center, Tacos Don Chente, and the Downey Gateway project have been a catalyst to encourage other property owners to invest in their properties. Downey has seen a trend of businesses along Firestone improving the façades of their buildings, which is beginning to change the streetscape.
- ◆ **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7).** Economic Development staff created an “Opportunity Sites” and “Redevelopment Areas” web pages to facilitate development citywide at various locations. It's a great tool to help attract and retain quality businesses in Downey. The pages contain information materials for businesses coming to the City and includes a guide to start up a business and links to view maps of different redevelopment project areas. Additionally, staff members are engaged in entitlement assistance to attract key businesses to Downey and actively profile and market the many opportunity sites located in Downey.
- ◆ **Convert paper-based information to digital-based formats to facilitate integration into interdepartmental information networks (Program 9.4.2.4).** The City continues to operate and maintain Accela Land Management program, a software product that manages all land use and community development activities such as permits, inspections, reviews, zoning, project plans, and permits issued by Fire Administration, Code Enforcement, and Public Works.
- ◆ **Expand the use of the city Internet web site for public information (Program 9.4.2.5).** Various City Departments have worked towards improved customer service by developing handouts for the public that include information about City Services, the permitting process, business licensing, and Planning Development Standards. The City continues to update it's website and provide more information to constituents via the Internet.

