City of Downey

FUTURE UNLIMITED

July 17, 2013

California Department of Housing and Community Development
Division of Housing Policy Development
Cathy Creswell, Deputy Director
P.O. Box 952053
Sacramento CA 94252-2053

RECEIVED
JUL 23 2013

SUBJECT: 2012 GENERAL PLAN ANNUAL PROGRESS REPORT

Dear Ms. Creswell:

Enclosed is a copy of the City of Downey's General Plan Annual Progress Report. The 2012 General Plan Annual Progress Report has been prepared in compliance with California Government Code Section 65400(a)(2), which mandates that the Planning Commission submit to the City Council, State Office of Planning and Research, and the Department of Housing and Community Development the status of the General Plan and the progress the City has made on implementing the goals and policies of the General Plan.

The report not only summarizes the City's progress with regards to implementation of the goals, policies and programs of Vision 2025, the City's General Plan; but also summarizes the activities of the Planning Commission and the Community Development Department from January 1, 2012 through December 31, 2012.

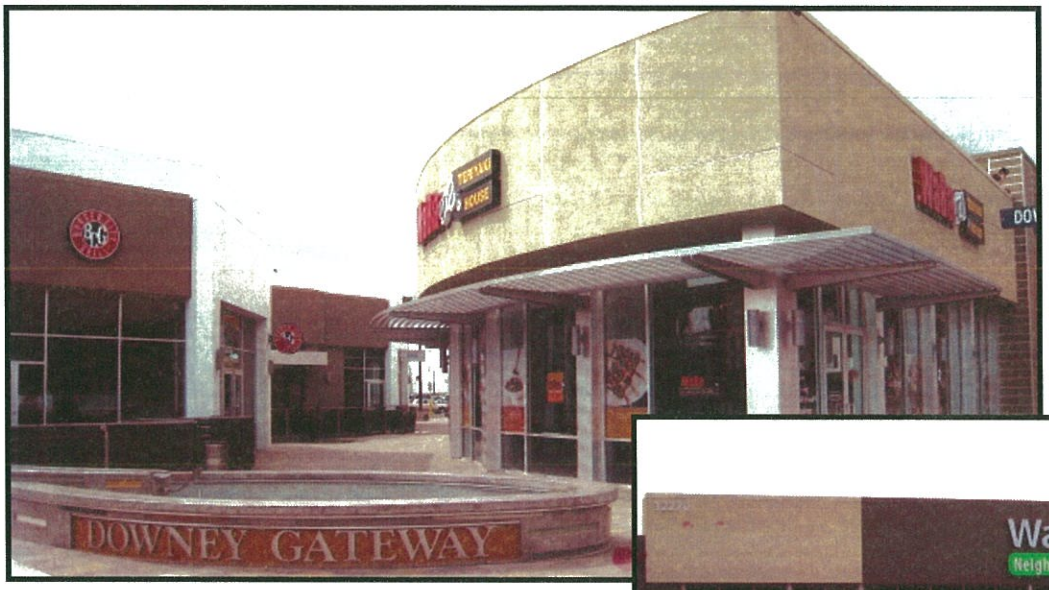
If you have any questions, I can be reached at (562) 904-7060 or via email at knguyen@downeyca.org.

Sincerely,
DOWNEY PLANNING DIVISION

Kevin M. Nguyen
Assistant Planner

Enclosure: 2012 General Plan Annual Progress Report

Community Development Department
General Plan Annual Report
2012



City of Downey - 11111 Brookshire Avenue, Downey, CA

CITY OF DOWNEY

11111 Brookshire Avenue
Downey, CA 90241

CITY COUNCIL

(at the time of adoption)

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Fernando Vasquez, Mayor Pro-Tem
District 4

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District 1

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(at the time of adoption)

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Jose Vazquez
Residential Rehab Technician

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Executive Secretary

Mary Cavanagh
Secretary

This document was prepared by Kevin Nguyen, Assistant Planner

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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, 2012, through December 31, 2012.

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 premier 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 values 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 2012 General Plan Annual Progress Report was reviewed by the Planning Commission on June 19, 2013, and accepted by the City Council on July 9, 2013.

Community Development
Department Updates

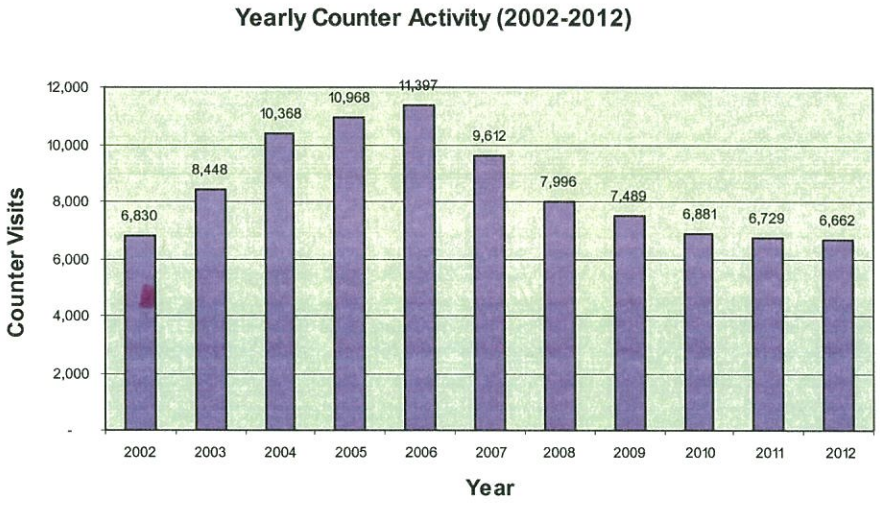
2012

Community Development Department

Planning Division

This section outlines the activities of the Planning Division from January 2012, through December 2012. The day-to-day planning activities include:

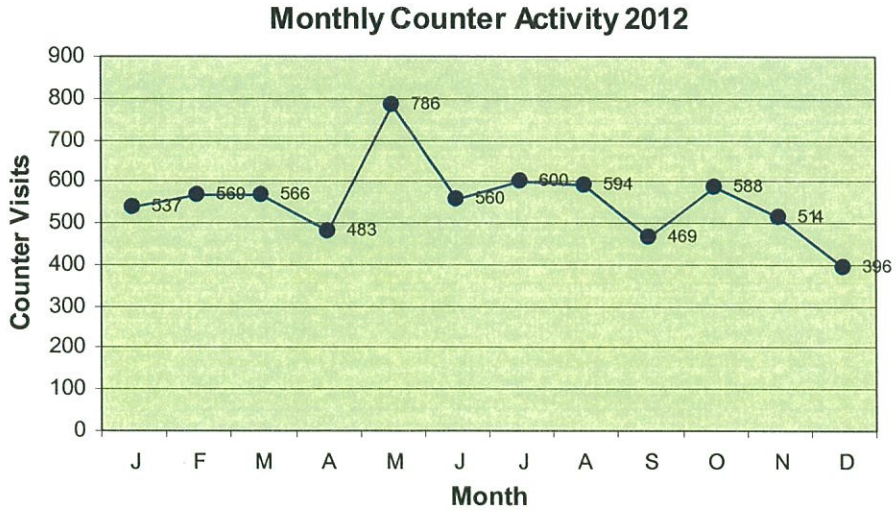
- Administrating the City's Zoning Ordinance (Development Code).
- Answering public inquiries on the telephone and over the public counter.
- Processing planning applications for the Planning Commission.
- Reviewing and approving business license applications for zoning compliance.
- Preparing reports for the City Council.
- Reviewing development plans for compliance with City standards (Plan Checks).



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.

- In 2012, the total counter visits were 6,662.
- There was a slight decrease in counter activity in 2012. It was 6,729 visits in 2011.



Historically, counter activity has been greater during the spring and summer, while lower in the winter. However, in 2012, May was the only month that exceeded counter activity from 2011 with 786 visits.

In 2012, September had the highest decrease in counter activity from the previous year with 469 visits.

Planning Applications

Planning applications in 2012, including Administrative, Planning Commission, and legislative items to the City Council, totaled 305. Records indicates Planning applications in 2012 have significantly decreased from the previous years with only 86 temporary banner permits, 46 permanent sign permits, and 68 parking lot sale permits. Conversely, the number of Special Event (SE) applications have increased from 2011.

- SE: 10 in 2011 vs. 23 in 2012

In addition to the above applications, Planning staff reviewed business licenses and conducted plan check review to ensure the proposed business, improvement and new construction are in compliance to the zoning code.

Cases by Type (2012)	
Conditional Use Permits (CUP)	28
Special Events (SE)	23
Site Plan Reviews (SPR)	6
Zone Variances (VAR)	5
Lot Line Adjustments (LLA)	2
Planned Sign Programs (SIGN)	3
Certificate of Compliance	2
Tentative Parcel Maps (TPM)	2
Code Amendments (CA)	3
Downtown Parking Credits	2
General Plan Amendments	2
Minor Modifications	3
Permanent Sign Permits	46
Temporary Signs/Banners	86
Pumpkin Patch & Christmas Tree Lots	11
Parking Lot/Sidewalk Sales & Fireworks	68
Temporary Use of Land	2
Miscellaneous Action	11
TOTAL	**305**

Accela (Permit Tracking System)

Planning staff members continue to attend Accela training/conferences. The Accela system allows staff to track construction permits and property information efficiently. 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 2012, the Planning Commission conducted 23 meetings, during which they considered 69 items.

Street Faire

Community Development staff participated in the annual Street Faire on Saturday, April 28, 2012. Planning, Building and Safety, Housing, and Economic Development staff members were on hand to provide information on City programs and answer general questions in regards to development in the City.

Housing Law Updated

In January 2010, the City Council adopted an update to the Housing Element to the City's General Plan (Vision 2025) for the 2006-2014 planning period. Among the various policies contained in the Housing Element, the City Council approved programs to bring the City into compliance with SB 2. Chapter 633, Statutes of 2007 (SB 2), which took effect on January 1, 2008, modified State Housing Law to require cities to address the critical needs in housing opportunities for special needs groups (elderly, disabled, homeless, low income, etc). In response to SB 2, the City of Downey is required to update the Zoning Ordinance to include provisions for emergency shelters, transitional housing, supportive housing, and single resident occupancies.

In December 2012, City staff requested the Planning Commission to initiate the Code Amendment to update the Zoning Code. In May 2013, the City Council adopted the Negative Declaration and approved the Code Amendment.

The New Face of Firestone Boulevard

Several recent façade modifications occurred along the south side of Firestone Boulevard in Downtown Downey: Cross Fit Training Center, Club DB Lounge, Kumon Learning Center, and the Downey Gateway project. Downey has seen a trend of business owners along Firestone improving the façades of their buildings, which is changing the streetscape.

Taste of Downey 2012

The 3rd Annual Taste of Downey Arts & Wine Festival was a great success! On September 20, 2012, an estimated 3,000 people were in attendance. Twenty-six restaurants provided tastes of all types of cuisines and Coca-Cola very graciously provided the beverages. Entertainment was provided by the band The Answer, and for the second time an art show was included featuring work from local Downey artists. Also, for the first time, a beer and wine garden was offered as part of the event.

Code Enforcement Unit

In August 2012, the Code Enforcement Unit joined the Community Development Department and are located in the City Hall. Previously, the Code Enforcement Unit was a Division of the Downey Police Department.

Code Enforcement activity for the year of 2012 involved approximately 1,200 cases for various property violations. Code Enforcement also conducted approximately 2,500 business license inspections in addition to their property violation inspections. Code Enforcement staff participated in the "Joint Terrorist Training Exercise," conducted at the Downey Studios, with the Fire Department, Police Department, FBI, L.A. County Sherriff's Department Bomb Unit and Special Operations Unit, the Navy EOD Unit and the Los Angeles Special Operations Unit.

Economic Development Division

Due to the California legislature's decision to abolish redevelopment agencies in June 2012, the City took an enormous step in staff reductions, including eliminating Economic Development staffs. However, the City staffs strive to continue and initiatives to facilitate several key economic development projects in Downey.

Tierra Luna Marketplace

In January 2012, the City Council adopted an amendment to the Specific Plan and the Development Agreement for the Tierra Luna Marketplace mixed-use project. The requested amendment would change the existing land use designations, along with their accompanying development standards and design guidelines, to allow the site to be redeveloped into the mixed-use project. Under the existing plan, these designations are intended to accommodate a business park and motion picture/ television production studio

The project 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 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. The entire site including existing buildings has just been demolished and construction of the new development is expected to begin in the fall of 2013.

The View Housing Development

The View project is on once again and on target for opening the summer of 2014. The six story 50-unit affordable housing complex will feature a 1,500 square foot community room for residents, a second level courtyard, and roof-top garden. Recently, City staff received confirmation on the final piece of financing required under the Development Agreement, which enables the project to move forward. The Developer was successful with their latest application for federal tax credits, which resulted in $9.1 million in project financing. This is the largest source of funding, representing 47 percent of The View's financing. Construction is expected to begin in the spring of 2013.

Downey Gateway

The 26,232 square foot, high-end food court and retail shopping center referred to as Downey Gateway is now complete and open for business. 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 includes new eateries such as Waba Grill, Yogurtland, Starfish Sushi, Burger City, Pacific Fish Grill, Noodle World, Yogurtland and Roundtable Pizza.

Walmart Grocery Store

The building previously known as Alin Party Supply store and located at 12270 Paramount Boulevard. The project has recently went through minor façade and site modifications to allow a new Walmart grocery store. The traditional grocery store includes a fresh bakery, service meat counter, and pharmacy. The newly remodeled building is painted with various shades of brown to bring out the reveal lines in the stucco as well as other subtleties in the architecture. The store has been opened for business since December 2012.

New 46-Unit Townhouse Project

On April 15, 2012, the Planning Commission approved several entitlements for a new 46-unit townhouse project. The project site is adjacent to the northwest corner of Lakewood Boulevard and Gallatin Road.

The proposed development includes the construction of 46 townhomes within seven buildings on site. It offers three floor plans with sizes ranging from 1,464 square feet to 2,173 square feet. In all three plans, the units are three stories tall with the garage on the first floor, the general living area on the second floor, and sleeping area on the third floor. Additionally, all of the units have an attached private patio or deck. The project will provide a common recreation area that features a community swimming pool. The community pool area will also feature a covered cabana, lounge area, barbeque, and restrooms.

All of the buildings have been designed with a *Spanish Colonial Revival* architectural style, which includes the use of light colored stucco siding, wood elements (such as trellis covers), recessed entries, semi-circular arcades, and wrought iron decorative elements. Construction of the townhouse project is expected to begin in the summer of 2013.

Do It Best Hometown Hardware

In July 2012, the Planning Division approved tenant improvements that allowed the Hometown Hardware & Garden to locate their business at 10001 Paramount Boulevard. This building was a Vons supermarket previously. Hometown Hardware & Garden is the second largest building materials and hardware store in Downey. The project is completed and opened to the public in December 2012.

Champion Fiat Dealership

Champion Fiat dealership has just completed its construction at the former Downey Suzuki site. The newly constructed 3,000 square foot building includes a new showroom, guest service area, and offices. The new façade will have a combination of gray fiber cement panels, red aluminum composite panels, and glass store front for the showroom. Also, Champion Fiat has installed a charging station locating in front of their building. This self-service charging unit can only be used for the new all electric Fiat vehicles.

Downey Regional Medical Center

On August 1, 2012, the Planning Commission approved a Site Plan Review application (SPR) to allow Downey Regional Medical Center (DRMC) for the construction of a 3,731 sq. ft. conference center that will replace the existing 3,794 sq. ft. rotunda-shaped conference facility at 11500 Brookshire Avenue.

The approval included the following site improvements to the hospital: A one-story building featuring a 3,731 sq. ft. basement-level conference center and a ground-level roof; new stairs leading to the basement level conference center; a retaining wall; landscaping; a shear wall; and a signage tower to conceal the shear wall. Construction of the project is expected to begin in the fall of 2013.

Davis Street Medical Office Building

Construction plans have been approved and permits have been issued by 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. On December 5, 2012, the applicant demolished the existing buildings. Construction of the project will begin in the summer of 2013.

Downey Surgical Clinic

In 2012, 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 summer of 2013.

Housing Division

In July 2012, the Housing Division relocated its office to the Community Development Department and is located in the City Hall. Previously, the Housing Division was located at Barbara J. Riley Community & Senior Center on Quill Drive, Downey. The Division's goal is to provide an effective and efficient customer service to our citizens.

Over the past two years, the sources of funding utilized to offer low interest loans, zero interest deferred loans, grants, and cash rebates for the home improvement program and first time homebuyer program have been significantly reduced. Assembly Bill ABx1 26 resulted in a loss of more than $900,000 in redevelopment funds for affordable housing activities, a twenty percent (20%) reduction in federal Community Development Block Grant (CDBG) and a fifty percent (50%) reduction in federal HOME Investment Partnership Grant (HOME) funding during this current fiscal year. Due to these significant reductions, the Community Development Department has had to initiate personnel reductions in the Housing Division and suspend the Home Improvement Deferred Loan Program and the Paint and Fix-up Program as of June 30, 2012.

The Housing Division proposed a home improvement program which required less staffing to implement and encouraged a higher leveraging of public funds with private investment. The proposed incentives replaced the Home Improvement Deferred Loan Program and the Senior Paint & Fix-Up programs. Staff replaced last year's incentive programs with a Rebate and a Grant Program. The Rebate Program is offered to households who fall within the eighty (80) percent Annual Median Income (AMI) as defined by the federal Department of Housing and Urban Development (HUD). The Grant Program is offered to households who fall within the fifty (50) percent AMI as defined by HUD. Both incentive programs are available to owner occupied residential properties.

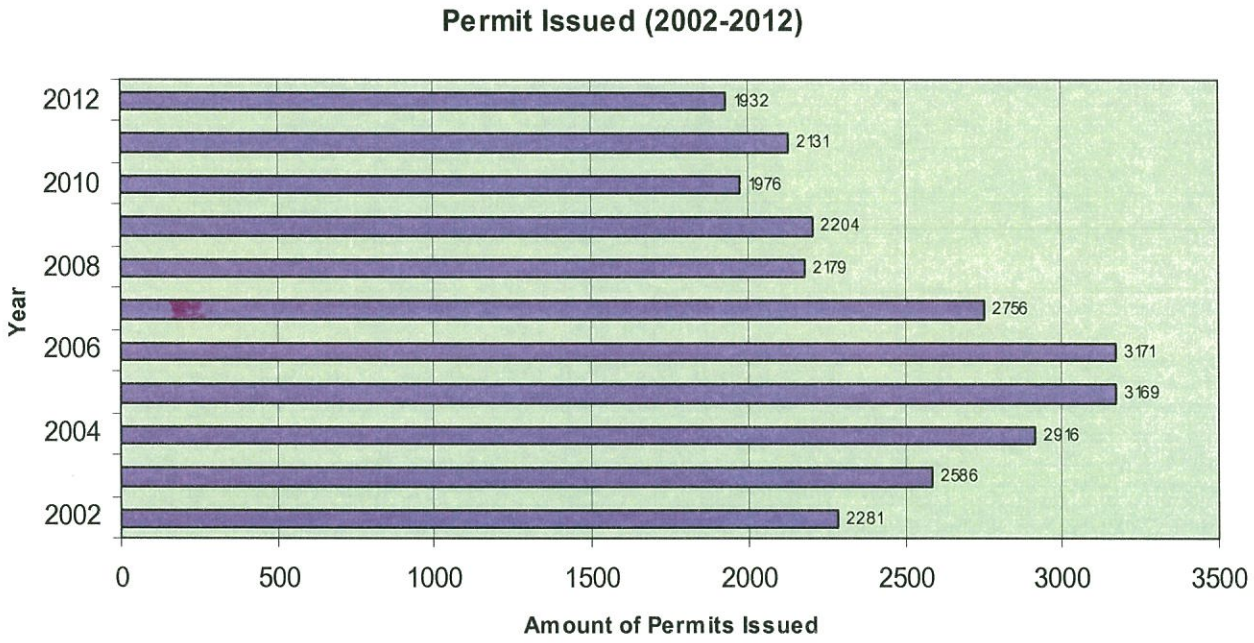
The Housing Division is glad to report on the recent completion of twelve (12) home improvement projects that included four (4) disabled persons under the Rebate and Grant programs.

On May 13, 2013, The Housing Division co-hosted a property management training with the Fair Housing Foundation geared towards landlords, managers, property owners, attorneys, realtors, and management companies at Downey's City Library in the Cormack room. The training was a certificate program that covered general guidelines, lead disclosure, rental process guidelines, people with disabilities, modifications and accommodations, rules for tenants with minor children, occupancy standards, advertising guidelines, prohibited practices, and sexual harassment and hate crimes. The workshop will end with a Fair Housing Training Exam.

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 2012 was 1,935 and the City issued 1,932 permits. 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 driveways. The number of permits issued in 2012 was 1,932. This is a 10% decrease in permits issued from 2011. Since 2006, the City has experienced a 33% decrease in permits issued.

General Plan
Implementation Status

2012

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 Division 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.).** With the new addition of the Downey Gateway project, Firestone Boulevard between Downey Avenue and La Reina Avenue have become the new face in the downtown area. The improvement of new store front include: Porto's Bakery, Club DB Lounge, Kumon Learning Center, Tacos Don Chente, and Cross Fit Training Center.

- **Promote Downtown Downey as a destination draw for entertainment and dining uses (Program 1.1.5.2.).** The View Housing project and the recently constructed Downey Gateway project hope to promote Downtown Downey as a destination. Additionally, in 2012, a few restaurants and lounges opened to the downtown. Bastards BBQ Restaurant replaced the former Downey BBQ Restaurant.

- **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.)** Staff continues to monitor and update the Department's webpage to provide new and important documents to the public. In addition, Staff provides PDF versions of Planning Commission Minutes, Agendas, and staff reports on the City webpage (www.downeyca.org). This allows easy access to various projects in the City. A link to the Department's documents can now be found on the Community Department'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.).** The Bellflower Boulevard at Imperial Highway Intersection improvement Project will involve widening each of the four approaches of the intersection in order to construct additional left-turn lanes in the southbound and northbound directions and provide exclusive right-turn lanes in the eastbound, southbound and northbound directions, in order 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. Project completion is anticipated by December 2013.

  The Paramount Boulevard at Firestone Boulevard Intersection Improvement Project will involve the widening of each of the four approaches of the intersection to facilitate construction of 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. The re-design for this project to include the additional left-turn lanes is complete. Project completion is anticipated by December 2013.

  The Lakewood Boulevard Improvements Project - Phases 3B and 3C will extend previously-completed phases of the Lakewood Boulevard Improvements 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 and right-of-way acquisition phases. In addition, the design process is under way for the relocation of existing overhead utilities to underground. Project completion is anticipated by December 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.).** Over the past several years, the City of Downey has been expanding the traffic signal control system incrementally. Initially, the Traffic Management Center (TMC) was implemented at City Hall and the first fiber-optic traffic signal communications systems were installed along the Lakewood Boulevard and Firestone Boulevard corridors. Additional systems have since been implemented in the field and the City is currently in the process of upgrading the system software and other elements of the TMC to maintain pave with technologies and replace obsolete hardware and software.

  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 Blvd. between Lubec Street and Gardendale Street, is anticipated to commence in the fall 2013 and be completed by Spring 2014.

  The Florence Avenue Traffic Signal Communication System was completed during summer 2012.

  The Bellflower Boulevard & Stewart and Gray Road Traffic Signal Communication System was completed during summer 2012.

  Los Angeles County installed fiber-optic communications along Telegraph Road between Paramount Boulevard and the east city limit and along Imperial Highway between Old River School Road and Bellflower Boulevard as part of the Gateway Cities Regional Traffic Signal Synchronization Forum. Both systems have been integrated into the City's system and connect with the cities of Santa Fe Springs and Norwalk to the east.

  Los Angeles County also recently installed Closed-Circuit Television (CCTV) cameras at the intersections of Firestone Boulevard at Paramount Boulevard, Firestone Boulevard at Lakewood Boulevard, Imperial Highway at Paramount Boulevard, Imperial Highway at Lakewood Boulevard and Imperial Highway at Bellflower Boulevard in order to allow for remote traffic surveillance at these locations. The CCTV images can be viewed from the City's TMC.

- **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 following intersections:

  The Paramount Boulevard and Firestone Boulevard Intersection Improvement Project will 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.

  The Bellflower Boulevard at Imperial Highway Intersection Improvement Project will add additional left-turn lanes in the northbound and southbound directions as well as exclusive right-turn lanes in the eastbound, southbound and northbound at the intersection.

The Lakewood Boulevard Improvements Project Phase 3B will add exclusive right-turn lane in the westbound direction at the Gallatin Road intersection. The Lakewood Boulevard Improvements Project Phase 3C will add exclusive right-turn lanes in the eastbound and northbound directions and additional left-turn lanes in the westbound and northbound directions at the Telegraph Road and Lakewood Boulevard intersections.

The City is also in the process of implementing operational improvements at several intersections involving traffic signal upgrades, including recent upgrades completed at four intersections along Paramount Boulevard eight intersections along Florence Avenue and upgrades soon to be completed at the intersections of Woodruff Avenue at Washburn Road, Woodruff Avenue at Via Amorita Street (involving a new installation) and Imperial Highway. at Columbia Way.

- **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 by the Public Works Department through the development plan review process. Over the last seven years, approximately $411,000 has been collected. In addition, the City recently participated in a pilot study sponsored by the Los Angeles County Metropolitan Transportation Authority (Metro) involving a proposed countywide developer fee which, if established, would provide the mechanism for collecting fees from developers in order to mitigate their traffic impacts.

- **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 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, traffic studies were recently completed for a proposed condominium complex located at the northwest corner of Lakewood Boulevard at Gallatin Road as well as a proposed commercial development involving a restaurant at 8613 Firestone Blvd.

- **Promote site designs, street patterns, and street signalization that discourage the use of local streets as through routes (Program 2.1.2.4.).** The Lakewood Boulevard Improvement Project will involve the widening of the facility to provide three through lanes in each direction between Florence Avenue and Telegraph Road. 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. These improvements will help minimize intrusion through residential neighborhoods. In addition, speed bumps were recently installed along Ardis Avenue between Imperial Highway and Gardendale Street in order to discourage speeding and the use of this street for through traffic.

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 for the implementation of truck circulation improvements at the Florence Avenue at I-5/I-605 off-ramp and Studebaker Road. intersections.

- **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. Also, the Lakewood Boulevard Improvement Project will involve similar improvements at the Florence Ave and Telegraph Road intersections along Lakewood Blvd 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 unladed weight or 84 inches in height or width on all public streets with the exception of those streets located within areas zoned industrial. The Public Works Department continues to implement 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 new landscaping and irrigation within the median islands between 5th Street/Cecilia Street and Florence Avenue. The Firestone Boulevard (West) Improvement Project will include the construction of new landscaped median islands and irrigation between Old River School Road and Paramount Boulevard. Project completion is anticipated by December 2013. In addition, the Lakewood Blvd. Improvement Project Phases 3B & 3C will involve the construction of masonry walls along the median islands adjacent to the frontage roads along this portion of Lakewood Blvd. in order to replace the large shrubbery, to be removed as part of the project, which currently screens the adjacent residential neighborhood from noise, dust and visual impacts created by the busy Lakewood Blvd. corridor.

- **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. Kelterite Asphalt Plant company recently completed, the resurfacing of Pangborn Avenue between Washburn Rd. and Seaaca St. 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-710 Freeway, I-605/I-405/SR91 Corridors and the I-605 Freeway Congestion Hot Spots Studies. The Gateway Cities COG has also initiated the preparation of a comprehensive transportation study of the Gateway Cities subregion. This study will evaluate all modes of transportation throughout the subregion, inclusive of transit and non-motorized transportation.

- **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 (CMP) annually through the preparation of the Local Implementation Report (Community Development 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.

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, and Florence Avenue). The projects will integrate with water well sites, as they recently have with 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).** The Public Works Department recently updated its Pavement Management Information System (PMIS) in fall 2012, to reflect current pavement conditions on the City's arterial, collector and local streets to comply with funding requirements and to provide the latest information in terms of pavement maintenance and rehabilitation priorities.

  The City also recently applied for a grant through Caltrans to fund the development of a Bicycle Master Plan (BMP). The BMP will serve as a blueprint for the planning and implementation of the City's bicycle transportation system. The City is also proposing a facilities master plan to assess the needs of improving the City's facilities to current standards.

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).

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 2008-2014.
Status: 12 rehabilitation projects were funded in 2012, with a total of $160,000 in improvements to residential properties occupied by low or moderate income households.

3. SENIOR PAINT/FIX-UP PROGRAM

Objective: Assist 30 households annually.
Time Frame: Housing Element 2008-2014.
Status: This program was inactive in 2012 and replaced with Grant and Rebate Program.

8. TRANSITIONAL AND SUPPORTIVE HOUSING AND EMERGENCY SHELTERS

Objective: Revise Zoning Code to permit land use.
Time Frame: By June, 2014.
Status: In May 2013, the City Council adopted the Negative Declaration and approved the Code Amendment to bring the City into compliance with SB 2. The approval of the Code Amendment will include provisions for emergency shelters, transitional housing, supportive housing, and single resident occupancies.

10. AFFORDABLE HOUSING PROGRAM

Objective: Provide rehabilitation grants for affordable housing units.
Time Frame: Housing Element 2008-2014.
Status: Due to the loss of funding, the City's redevelopment agency has been eliminated. As a result, the program was replaced by Grant and Rebate Program. Twelve (12) affordable housing units were rehabilitated in 2012. In addition, "The View" 50-unit housing project was successful with their latest application for federal tax credits, which resulted in $9.1 million in project financing. This is the largest source of funding, representing 47 percent of The View's financing. Construction is expected to complete in the spring of 2015.

12. FIRST TIME HOMEBUYER

Objective: Assist low income homebuyers.
Time Frame: Housing Element 2008-2014.
Status: No new loans were financed in 2012, 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 2008-2014.
Status: There were a small number of real estate transactions in Downey that utilized this Program in 2012. 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 2008-2014
Status: An average of no less than 500 households were assisted in the Section 8 Housing Program and received rent subsidies from the County of Los Angeles, Housing Authority, enabling them to preserve affordable housing.

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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 included on the City's website.

- **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 beginning the month of November 2012 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 bimonthly 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 of making each tenant/owner responsible for their own water use has been proven to promote 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 becomes available. Some of the larger City locations where 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 redevelopment 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.

- **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. Additional expansions are currently planned in conjunction with the Tierra Luna development project.

- **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 beginning the month of November 2012. 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 2012, 11 development and redevelopment projects were approved for construction with infiltration systems to capture and store runoff to reduce pollutant transport and augment local water levels beneath the ground. As public, commercial and residential projects are redeveloped, runoff control measures are implemented in the form of infiltration resulting in a steady improvement in water quality and local water levels.

- **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 with "No Parking" signs 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 continue to 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 or this program. Developers are required to provide 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 continues to discourage 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. Also, informative pamphlets that include tips on purchasing, planting and caring for trees are available at all City facilities, including City Hall, Downey Library, the Community Center, and Barbara Riley 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 it's 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 continues to encourage 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 includes carpools, rapid transit, bicycling and walking. Further, the permission of "home occupation" in all residential zones allows business owners to work and communicate with business partners and customers without leaving their homes.

Energy Resources

- **Provide incentives for people to use renewal energy sources such as solar energy (Program 4.6.1.1.).** With the availability of State and Federal rebates and incentives programs, the City continues to encourage the use of solar panels on residential, commercial, industrial and public facilities. With the exception of residential properties, however, the installation of the solar systems may require the approval of a Site Plan Review application from the Planning Commission. This helps to ensure such solar equipments will not aesthetically impacts the surrounding properties.

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 eliminated their annual recycling program involving school artwork contest to promote used oil recycling.

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 2012, 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.

- **Monitor the location, type of facility, and amount of hazardous materials kept at properties (Program 5.2.1.2.).** The Fire Department continues to monitor and inspect all facilities that handle hazardous materials at or above the reportable quantities as set forth in the California Health & Safety Code (§25503.5). Inspections are conducted every other year to ensure compliance with both the Fire and Health & Safety Codes. These inspections frequency exceed the State's requirement for hazardous materials inspection to occur once every three years.

- **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 continues to update its website to provide the up-to-date 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.

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 properties 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).** Over the years the convenient drop-off hazardous waste collection sites were managed by Downey Public Works Integrated Waste Coordinator. However, due to cutback on State and Federal funding and the limited of City's resources, the residents are referred to dispose hazardous waste materials 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, the Downey Municipal Code requires an approval of a Conditional Use Permit for all proposed facilities handling hazardous materials (i.e. service stations, automobile washing facilities, ambulance storage & repair facilities).

- **Monitor continually the natural gas pipelines for leaks (Program 5.2.2.4).** Natural gas pipelines are regulated by the California State Fire Marshall.

- **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 and approved by the California Emergency Management Agency (CalEMA) in 2010. However, under State Law, the plan is required to be updated every three years. Currently, the Fire Department is working on updating the plan and is expecting to complete in the fall of 2013.

  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 Prevention Bureau personnel, under the direction of the Fire Department Chief, continues to diligently review 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 2012, seven new fire hydrants were installed at various locations throughout the City.

Fire Protection

- **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 50 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

- **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.

- **Coordinate with Federal, State, and County agencies to address illegal activities (Program 5.4.1.7.).** The Police Department's Special Enforcement Team continues to work in conjunction with the State's Alcohol Beverage Control (ABC) 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 Neighborhood Preservation Unit continues to proactively patrol areas in need of upkeep and maintenance. The unit consists of 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 continues to participate 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 continues to support 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.).** Downey Public Works Department continues to enforce National Pollutant Discharge Elimination System (NPDES) requirements, during plan checks for new and redevelopment projects with 5,000 square feet or more of new or replacement impervious surfaces, which 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.

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 continues to encourage the consolidation of parking and imposes reciprocal access agreements upon adjacent developments through the plan review process, for the purpose of minimizing driveway curb cuts.

- **Require street lights for new developments (Program 5.7.1.2.).** For certain developments, 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.

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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 of Downey was unable 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.).** The Community Services Department is currently in partnership with the Cal Poly Pomona Department of Urban and Regional Planning to 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 did not receive any funding in 2012 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 Department received a mini-grant from SCMAF for in-field improvements at Columbus Adult School worth of $2,500. Construction started in late 2012 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 2012.

- **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 center master plan development within the City Hall that includes a civic park was recently approved by Southern California Association of Governments (SCAG).

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 City continues to implement the Site Plan Review process that requires Planning Commission review and approval of the exterior design, materials and colors for new constructions and/or additions to commercial building in the City.

- **Lack of property maintenance may exhibit a negative image of the City (Issue 8.2).** The Code Enforcement Division continues 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.

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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 26 local restaurants in the community to bring forth the third annual "Annual Taste of Downey Arts & Wine Festival" experience that was launched on September 20, 2012, in front of City Hall. Approximately 3,000 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 changing the streetscape.

- **Promote through public information the benefits of businesses locating in Downey (Program 9.1.1.7.).** Economic Development staff continues to update the "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, Business License, and Public Works.

- **Expand the use of the city Internet web site for public information (Program 9.4.2.5.).** City Departments continue to work toward improved customer service by developing handouts for the public that include information about City services, the permitting process, and business licensing. The City continues to update it's website and provide more information to constituents via the Internet.