Tuesday, May 26, 2026

CITY COUNCIL MEETING

CITY COUNCIL

MAYOR
CLAUDIA M. FROMETA

MAYOR PRO TEM
HORACIO ORTIZ

COUNCIL MEMBERS
DOROTHY PEMBERTON
HECTOR SOSA
MARIO TRUJILLO

Regular Meeting
5:30 p.m. - Closed Session
6:30 p.m. - Open Session

Council Chambers
11111 Brookshire Avenue
Downey, CA 90241

Notice regarding Public Comment: In order to ensure that limited English proficiency speakers receive the same opportunity to directly address the City Council, the City of Downey will continue to follow Government Code Section 54954.3(b)(2) and provide limited English proficiency speakers double the allotted time to make their public comments utilizing a translator during public meetings of the City Council. All other speakers will be given the allotted 3-minute speaking time for public hearing and closed session items, and one 3-minute speaking time for agenda, consent calendar and non-agenda items established by the Downey Municipal Code. To request oral language interpretation at a City Council meeting contact the City Clerk's Office at (562) 904-7280, 48-hours in advance of the meeting.

CALL TO ORDER THE REGULAR CITY COUNCIL MEETING – CLOSED SESSION - 5:30 P.M.

ROLL CALL

Council Members Pemberton, Sosa, Trujillo, Mayor Pro Tem Ortiz, Mayor Frometa

PUBLIC COMMENT ON CLOSED SESSION AGENDA ITEMS

Persons wishing to address the City Council on any item on the Closed Session Agenda items may do so at this time. Please limit your comments to no more than three (3) minutes, unless otherwise limited by the Mayor for good cause including number of speakers, as permitted by the City's meeting rules.

RECESS TO A CLOSED SESSION OF THE CITY COUNCIL UNDER THE FOLLOWING AUTHORITIES:

1. Government Code Section 54957.6 - Conference with labor negotiator James McQueen, Director of Human Resources re: direction for labor negotiations with Downey Police Management Association.

RECONVENE AND ANNOUNCE CLOSED SESSION ACTION

CALL TO ORDER THE REGULAR CITY COUNCIL MEETING - OPEN SESSION - 6:30 P.M.

ROLL CALL

Council Members Pemberton, Sosa, Trujillo, Mayor Pro Tem Ortiz, Mayor Frometa

INVOCATION

Pastor David Sarinana, Action Faith Ministries

FLAG SALUTE

Girl Scout Troop 3648

PRESENTATIONS

1. Mayor's Legacy Award to Dr. Konita Wilks, DDS, Chief Executive Officer, Rancho Los Amigos National Rehabilitation Center.

2. Proclamation in honor of National Library Week, April 19-25.

3. Proclamation in honor Older Americans Month.

4. Certificates of Recognition to the Outgoing 2025-2026 Youth Commissioners.

5. Presentation to the City Council by the Downey Youth Commission: End of Year Recap.

PUBLIC HEARINGS

1. ZONING TEXT AMENDMENT OF THE DOWNEY MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

That the City Council:

Introduce an Ordinance amending Article IX of the Downey Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

2. ZONING TEXT AMENDMENT – VARIOUS CITYWIDE UPDATES TO ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE

That the City Council:

Introduce an Ordinance amending Article IX of the Downey Municipal Code, a City-initiated Zoning Text Amendment relating to various sections of the Downey Municipal Code.

PUBLIC COMMENT ON AGENDA, CONSENT CALENDAR, AND NON-AGENDA ITEMS

This portion provides an opportunity for the public to address the City Council on agenda, consent calendar and items not listed on the agenda within the jurisdiction of the City Council. It is requested, but not required, that you state your name, address and subject matter upon which you wish to speak. Please limit your comments to no more than three (3) minutes, unless otherwise limited by the Mayor for good cause including number of speakers, as permitted by the City's meeting rules. The total public comment period is limited to 30 minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Manager/staff or schedule for a subsequent agenda, shall be taken by the City Council/Agency on any issue brought forth under this section.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion unless a City Council Member requests an item be removed. Removed items will be considered following approval of the Consent Calendar.

3. APPROVAL OF COUNCIL MEETING MINUTES

Special Meeting of June 3, 2025.

4. APPROVAL OF WARRANTS ISSUED

Warrant Nos. 399107 - 399524 (City) and 139 - 143 (CMSC); Payroll Wire Nos. 30004704 - 30004705, 30004708 and, 30004712-30004714; EFT Nos. 15975 - 16040 (City) and 50027 - 50029 (CMSC); Manual Wire Nos. 2827 - 2831; and, Cashier's Check Nos. 91207-91209, in the total amount of $6,932,682.20.

5. APPROVAL OF CONSTRUCTION CONTRACT FOR BELLFLOWER BLVD. WATER SYSTEM IMPROVEMENTS, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 18-10

That the City Council:

1. Award a contract to All Cities Engineering, Inc. in the amount of $2,433,669, for the construction of Bellflower Blvd. Water System Improvements, CIP No. 18-10;

2. Approve the transfers of $150,000, $500,000, and $250,000 from Water Fund, CIP Account Nos. 51-1-8665, 51-1-8689, and 51-1-8695 to Water Fund, CIP Account No. 51-1-8680; and,

3. Authorize the City Manager, or his designee, to execute any change orders or additional scope of work for this project deemed necessary or desirable up to the approved project budget of $3,150,000.

6. APPROVAL OF A CONSTRUCTION CONTRACT WITH BERNARDS BROS. INC. FOR THE INSPIRATION SHUTTLE EXHIBIT AND EDUCATION BUILDING, CAPITAL IMPROVEMENT PROJECT NO. 21-18

That the City Council:

1. Award a construction contract to Bernards Bros. Inc. (Bernards) in the amount of $17,957,000; and,

2. Authorize the City Manager, or his designee, to execute the Construction Contract with Bernards in the amount of $17,957,000, including up to a 10% contingency, for any non-substantive extensions, change orders, purchase orders, and amendments up to the authorized budget amount of $21,951,700.

7. APPROVAL TO PURCHASE ADDITIONAL 700TB OF DATA STORAGE FOR CITYWIDE OPERATIONS

That the City Council:

1. Approve the purchase of 700TB of storage from Stonefly for a total cost of $48,509, and annual maintenance costs after April 2027 estimated at $14,000 to $16,000 per year; and,

2. Authorize the City Manager to execute all necessary purchase documents, including any non-substantive amendments.

8. AMENDMENT NO. 2 TO AGREEMENT WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR REGIONAL TASK FORCE RESPONSE TRAINING AND EXERCISE

That the City Council:

1. Authorize the City Manager, or his designee, to execute Amendment No. 2 to Agreement A231012253 with the State of California Department of General Services in the amount of $324,450 including any subrecipient agreements necessary for the equitable distribution of the funds to participating agencies in Regional Task Force-2 training and operations; and,

2. Authorize the City Manager, or his designee, to execute any future amendments to Agreement A231012253 related to the term or budgeted amount.

9. APPROVAL OF SECOND AMENDMENT TO AGREEMENT WITH STAR-DUST TOUR INC. FOR YOUTH AND ADULT FIELD TRIP TRANSPORTATION SERVICES

That the City Council:

Authorize the City Manager, or his designee, to execute Amendment No. 2, and extension of the Professional Services Agreement with Star-Dust Tours, Inc., dba The Bus, extending the term for an additional one-year period through June 30, 2027, in the amount of $193,440.

10. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH CANNON CORPORATION FOR DESIGN OF UTILITIES YARD STRUCTURAL RETROFIT AND BUILDING RENOVATION

That the City Council:

1. Approve a professional services agreement with Cannon Corporation in the amount of $100,900 for the design of the Utilities Yard Structural Retrofit and Building Renovation;

2. Authorize the Mayor to execute the agreement; and,

3. Authorize the City Manager to execute any and all amendments to the agreement as deemed necessary.

11. ADOPTION OF RESOLUTION APPROVING THE LIST OF PROJECTS IN THE PROPOSED FISCAL YEAR (FY) 2026-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) TO BE FUNDED BY SENATE BILL 1 (SB1), THE ROAD REPAIR AND ACCOUNTABILITY ACT

That the City Council:

Adopt Resolution No. 26-8351, approving the list of projects in the proposed Fiscal Year 2026-2027 Capital Improvement Program to be funded by Senate Bill 1: The Road Repair and Accountability Act of 2017.

12. ADOPTION OF RESOLUTION ORDERING PREPARATION OF ENGINEER'S REPORT FOR RENEWAL OF LANDSCAPING AND STREET LIGHTING ASSESSMENT DISTRICT NO. 121 FOR THE FISCAL YEAR 2026-2027

That the City Council:

Adopt Resolution No. 26-8352, ordering preparation of the Engineer's Report in accordance with Article 4 of Chapter 1 of the "Landscaping and Lighting Act of 1972" (Streets & Highways Code Section 22500, et, seq.), being Division 15, Part 2 of the Streets and Highways Code of the State of California for the maintenance, operation, and servicing of street and public facility landscaping, lighting, traffic signals, and appurtenant work in the City of Downey for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

13. ADOPTION OF RESOLUTION AUTHORIZING THE CITY OF DOWNEY TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY

That the City Council:

Adopt Resolution No. 26-8353, authorizing the City to provide notice of the City's intent to withdraw from the Independent Cities Risk Management Authority.

14. ADOPTION OF RESOLUTIONS PERTAINING TO THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION FOR COUNCIL DISTRICTS 2 AND 4

That the City Council:

1. Adopt Resolution No. 26-8354, calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026 for the Election of Certain Officers as required by the provisions of the City of Downey Charter;

2. Adopt Resolution No. 26-8355, requesting the Board of Supervisors of the County of Los Angeles to consolidate the City's General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the California Elections Code; and,

3. Adopt Resolution No. 26-8356, adopting regulations for candidates for elective office pertaining to Candidates' Statements submitted to the voters at a General Municipal Election to be held on Tuesday, November 3, 2026.

15. ADOPTION OF A RESOLUTION APPROVING APPOINTMENT TO THE PUBLIC WORKS COMMITTEE FOR COUNCIL DISTRICT 5

That the City Council:

Adopt Resolution No. 26-8357, approving the appointment of Primavera Banuelos to the Public Works Committee for Council District 5.

16. SECOND READING AND ADOPTION OF ORDINANCE GRANTING A FRANCHISE AGREEMENT RENEWAL WITH TESORO SOCAL PIPELINE COMPANY LLC

That the City Council:

Adopt Ordinance No. 26-1542, granting a renewal of an Oil Pipeline Franchise Agreement to Tesoro Socal Pipeline Company LLC.

17. FISCAL YEAR 2025-2026 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)

That the City Council:

1. Receive notice that the Downey Police Department has applied for the Fiscal Year 2025-2026 Edward Byrne Memorial Justice Assistance Grant (JAG); and,

2. Increase the Fiscal Year 2026-2027 Budget by $30,681 to account for these revenues and accompanying expenses, if awarded.

ADMINISTRATIVE REPORTS

18. ADOPTION OF RESOLUTION APPROVING A POLICY REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS AND RELATED ACTIONS AND UPDATES TO THE BROWN ACT UNDER SB 707

That the City Council:

1. Adopt Resolution No. 26-8358, approving a Policy Regarding Disruption of Telephonic or Internet Service during City Council meetings; and,

2. Designate Town Voice, a two-way audiovisual platform, as the means for remote public participation at City Council meetings occurring after July 1, 2026.

19. RESOLUTIONS AMENDING THE CITY OF DOWNEY CODE OF ETHICS AND CONDUCT FOR MEMBERS OF THE DOWNEY CITY COUNCIL AND CITY COMMISSIONS, COMMITTEES, AND BOARDS

That the City Council:

1. Adopt Resolution No. 26-8359, Amending the City of Downey Code of Ethics and Conduct for Members of the Downey City Council; and,

2. Adopt Resolution No. 26-8360, Amending the City of Downey Code of Ethics and Conduct for Members of City Commissions, Committees, and Boards.

This is a City Council-initiated action that is entirely within the City Council's discretion and is therefore not accompanied by any staff recommendation.

CITY COUNCIL MEMBER ANNOUNCEMENTS; REQUESTS FOR FUTURE AGENDA ITEMS; CONFERENCE/MEETING REPORTS

CITY MANAGER/STAFF MEMBER COMMENTS

ADJOURNMENT

In memory of the United States Army service members, Lt. Kendrick Lamont Key Jr., 27, and Spc. Mariyah Collington, 19, who perished after falling off a cliff while participating in military exercises being conducted in Morocco; and, Fire Fighter Andrew Pontious, 52, 19-year veteran of the Los Angeles County Fire Department, who perished in the line of duty, after sustaining fatal injuries while battling a large vehicle fire in the City of Palmdale.

FUTURE COUNCIL REQUESTED ITEMS

1. Options for limiting live music at residential properties - (D. Pemberton)
2. Traffic Study for crosswalks by Furman Park - (D. Pemberton)
3. Conduct a survey of traffic signs and stop signs along Brookshire Ave. - (H. Ortiz)
4. Research adding crosswalk on Florence Ave. between Arrington Ave. and Vultee St. - (C. Frometa)
5. Evaluate road conditions on Stewart & Gray Rd. from Garfield Ave. - (H. Sosa)
6. Evaluate a Hotel Users Tax - (M. Trujillo)
7. Discuss Council travel and conference attendance - (H. Ortiz)
8. Research expanding City school zone designation to include City parks - (H. Ortiz)
9. Research adding nitrous oxide and kratom to the Tobacco Ordinance and banning the sell in smoke shops - (H. Ortiz)
10. Review parking options around CMSC due to 2nd building expansion - (H. Ortiz)
11. Discuss policy regarding naming a City facility after a person who has served the City in an exceptional and distinguished manner – (M. Trujillo)

Supporting documents are available at: City Hall-City Clerk's Department, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. Video streaming of the meeting is available on the City's website. In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in this meeting, complete the City's Title II ADA Reasonable Accommodation Form located on the City's website and at City Hall - City Clerk's Department, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the City Clerk's Department or contact **(562) 904-7280** or TTY 7-1-1, **48 business hours prior to the City Council meeting**.

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

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact the City Clerk's Office at (562) 904-7280, or (562) 299-6619, **48 business hours prior to the meeting.**

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de las órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunión de la ciudad, comuníquese a la oficina de la secretaria de la Ciudad al (562) 904-7280, o al (562) 299-6619, en el horario de atención comercial, **48 horas antes de la reunión.**

I, Maria Alicia Duarte, CMC, City Clerk, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Community and Senior Center.

Maria Alicia Duarte, CMC, City Clerk

To view the livestream of the Regular Meeting at 6:30 p.m.:

Zoom Teleconference: (888) 788-0099 or (877) 853-5247

Meeting ID: 842 8892 3601

Link: https://us06web.zoom.us/j/84288923601

YouTube: https://www.youtube.com/c/DowneyCityCouncilMeetings

Members of the public wishing to submit written public comment can do so by sending an email to ccpubliccomment@downeyca.org or by submitting their written comments to the City Clerk's Office in person no later than 2:00 p.m. on the day of the meeting.

Note: All written public comments received shall become public record as defined under the California Public Records Act.

To view the recording of the City Council Meeting at a later time:
https://www.youtube.com/@cityofdowneycouncilmeetings/streams

Date Posted: May 21, 2026

Item No. 1.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT**
DATE:	**MAY 26, 2026**
SUBJECT:	**ZONING TEXT AMENDMENT OF THE DOWNEY MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS**

EXECUTIVE SUMMARY

The City Council will consider approving a City-initiated Zoning Text Amendment (ZTA) to amend Article IX (Land Use), Section 9414 of the Downey Municipal Code which regulates Accessory Dwelling Units and Junior Accessory Dwelling Units. The proposed ordinance aligns with recent changes in State legislation affecting Accessory Dwelling Units and Junior Accessory Dwelling Units. To maintain local authority over Accessory Dwelling Units and Junior Accessory Dwelling Units, jurisdictions must adopt an ordinance that adheres to current State law. Staff recommends that the City Council approve the proposed Zoning Text Amendment.

RECOMMENDATION

That the City Council:

> Introduce an Ordinance amending Article IX of the Downey Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units.

BACKGROUND

Since 2016, a total of nineteen (19) laws have been passed by the State legislature aimed at increasing the production of Accessory Dwelling Units (ADUs) as the State has identified these units as an essential strategy to increase housing production and supply. These bills have increasingly limited a City's authority to establish development standards that may otherwise prohibit or unreasonably constrain the development of ADUs in single-family and multi-family zones.

Most recently, in 2025, AB 1154 and SB 543 were adopted and became effective on January 1, 2026. Recent State legislation amended California ADU and Junior Accessory Dwelling Unit (JADU) laws by revising owner-occupancy requirements, clarifying JADU size limitations and rental terms, expanding the California Department of Housing and Community Development's oversight authority, requiring local ordinance compliance review, and exempting ADUs/JADUs under 500 square feet from school impact fees. The City has previously amended its zoning code in 2018, 2023, and 2025 to remain in compliance with evolving State legislation.

ADU Production

Since the adoption of State ADU laws, the City has experienced a steady annual increase in the number of ADUs. This growth is attributed to the reduced regulatory barriers and streamlined approval processes required by the State. Below is a table illustrating the number of building permits issued for ADUs between 2018 and 2025.

ADU Issued Building Permits							
2018	2019	2020	2021	2022	2023	2024	2025
3	16	53	117	154	142	153	146

To assist residents in understanding the ADU process, the City launched a centralized ADU information and resources webpage (https://www.downeyca.org/our-city/departments/adu-information), which provides guidance to assist residents with understanding and navigating the ADU permitting process, while also providing information regarding recent State law updates and local development trends.

ANALYSIS

The proposed ordinance is intended to maintain compliance with recently adopted State legislation governing ADUs and JADUs, while also providing clarification and administrative refinements to improve implementation and administration of the City's existing regulations. Below are summaries of the 2025 California legislation pertaining to ADUs and JADUs, which took effect on January 1, 2026.

AB 1154 (2025) Summary

Key Provisions, including but not limited to:

- Owner occupancy requirement change: Under existing law, JADUs in single-family zones must be owner-occupied. AB 1154 limits this requirement to cases where the JADU shares sanitation facilities/bathrooms with the main house. The proposed ordinance adds clarifying text specifying that if the JADU has separate sanitation facilities/bathrooms, the owner occupancy requirement does not apply.
- Rental term requirements: Local ordinances must require that JADUs be rented for a term longer than 30 days. No amendments are required since the City's current ordinance already contains this requirement, which applies to both ADUs and JADUs.

SB 543 (2025) Summary

Key Provisions, including but not limited to:

- Definition of JADU: Clarifies that a JADU is limited to no more than 500 square feet of interior livable space. The proposed ordinance adds text to clarify this provision and adds an accompanying definition for "livable area" which is defined as "the space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation".
- Department of Housing and Community Development (HCD) Oversight: Grants HCD the authority to review, adopt, amend, or repeal guidelines for both ADUs and JADUs, thereby supplementing and clarifying applicable standards.
- Ordinance Compliance: Requires local agencies to submit JADU ordinances to HCD within 60 days of adoption. If the ordinance is non-compliant, HCD must notify the agency; failure to respond renders the ordinance null and void and applicable State ADU/JADU standards would supersede local regulations; failure to submit the ordinance to HCD renders the ordinance null and void and applicable State ADU/JADU standards would supersede local regulations.
- School Impact Fees: School impact fees cannot be charged to ADUs under 500 square feet or less of interior livable area. The proposed ordinance clarifies that JADUs with 500 square feet or less of interior livable space are exempt from school fees and also applies the calculation of the unit size as "interior livable space" for ADUs, which are already exempt from impact fees when the ADU contains 750 square feet or less of livable area.

The proposed ordinance makes amendments that align with AB 1154 and SB 543. These amendments primarily affect JADU regulations. Additionally, typographical corrections and minor text clarifications were made to improve the readability and implementation of code sections that are already consistent and compliant with State law. Together, these revisions are intended to support clearer administration of the City's ADU and JADU regulations while maintaining compliance with evolving State requirements.

Housing Element Consistency

The proposed ordinance is consistent with Program 1.4 of the Housing Element, adopted in October of 2022, which states that the City will adopt and maintain ADU regulations that reflect current State law.

Following adoption of the proposed Zoning Text Amendment and pursuant to Government Code Section 66326, the City is required to submit the amended ordinance to the California Department of Housing and Community Development within 60 days of adoption for a compliance review.

Environmental Analysis

Staff reviewed the proposed Zone Text Amendment for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that the proposed Zone Text Amendment is not subject to CEQA pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because this is an ordinance regarding ADUs to comply with the amended Government Code Sections 66310 through 66342, and Section 17980.12 of the Health and Safety Code, relating to land use.

CITY COUNCIL PRIORITIES

Efficiency & Adaptability

Quality of Life, Safety & Infrastructure

BOARD/COMMISSION/SUBCOMMITTEE ACTION

The Zone Text Amendment to the Downey Municipal Code regulating Accessory Dwelling Units and Junior Accessory Dwelling Units was previously heard by the Planning Commission at its regularly scheduled meeting of May 6, 2026. After considering all evidence and testimony provided at the public hearing, and following deliberation, a motion to recommend approval to the City Council was passed with a 5-0 vote.

FISCAL IMPACT

There is no fiscal impact.

Attachments

Attachment A - Draft Ordinance for Zone Text Amendment (PLN-26-00036).pdf
Attachment B - Planning Commission Resolution No. 26-4062.pdf
Attachment C- Planning Commission Staff Report - May 6 ,2026.pdf

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (PLN-26-00036)

WHEREAS, the City of Downey, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, Since the adoption of the most recent Ordinance amending the City's above regulations governing ADUs and JADUs, the California Legislature approved, and the Governor signed into law, a number of bills that further amended state law to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the City desires to update its ADU and JADU regulations to conform to current state law, namely Assembly Bill 1154 and Senate Bill 543, both of which taking effect as of January 1, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to recommend approval by the City Council of this Ordinance amending the City's above regulations governing ADUs and JADUs; and

WHEREAS, on May 14, 2026, a notice of public hearing by the City Council to consider this Ordinance was sent to all property owners and tenants affected, and the notice was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on May 26, 2026, to consider this Ordinance, where all interested persons were given an opportunity to be heard.

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

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

SECTION 2. The City Council has determined that this Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because the Ordinance implements the provisions of California Government Code Sections 66314 through 66339.5.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interest or furtherance of the public health, safety, and general welfare because the proposed Zoning Text Amendment, related to Accessory Dwelling Units, implements development standards for ADUs that are designed to facilitate construction that furthers the public health, safety and general welfare. Furthermore, the proposed amendments would bring the City's zoning code into compliance with current state law consistent with General Plan Housing Element Program 1.4 which requires the adoption of an ADU ordinance that reflects current state law, and that also streamlines, facilitates and encourages ADU development.

B. The proposed amendment is in general conformance with the General Plan. The ordinance is consistent with the General Plan Housing Element Program 1.4: Accessory Dwelling Units, which is to adopt an Accessory Dwelling Unit ordinance that reflects current state law. Furthermore, Government Code Section 66319 provides that an ADU that conforms to state ADU law shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the respective lot. This ordinance implements state ADU law and so by extension is consistent with the general plan as a matter of law.

SECTION 4. The following definition is hereby added to Section 9144 of Article IX of the Downey Municipal Code, and shall read as follows:

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

SECTION 5. Section 9414.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.04 DEFINITIONS

Terms used in this section are defined as follows:

Accessory Structure: A structure that is accessory and incidental to a dwelling located on the same lot.

Efficiency Kitchen: A kitchen that includes all of the following:

i. A cooking facility with appliances.

ii. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

Efficiency Unit: Same meaning as defined in Section 17958.1 of the Health and Safety Code.

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Living Area: The interior habitable area of a dwelling unit, including basements and attics, but not including a garage or any accessory structure.

Multi-Family Dwelling: A residential structure containing two (2) or more attached dwelling units, located on a single lot.

Nonconforming Zoning Condition: A physical improvement on a property that does not conform with current zoning standards.

Objective Standards: Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Passageway: A pathway that is unobstructed, clear to the sky, and extends from a street to one entrance of the ADU.

Proposed Dwelling: A dwelling that is the subject of a permit application and that meets the requirements for permitting.

SECTION 6. Section 9414.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.08 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A SINGLE-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs and JADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with one single-family dwelling or multiple detached single-family dwellings on one lot, shall be deemed a single-family dwelling lot.

(a) **Number of Units.**

(1) A maximum of two ADUs can be permitted on a single-family lot. ADUs may be a combination of: (A) one (1) attached or detached, new-construction ADU, and (B) ADU resulting from the conversion of an existing habitable area or space not used as livable area.

(2) Not more than one (1) JADU may be permitted on a single-family lot. The JADU must be converted from existing space of a single-family dwelling, subject to subsections (i) through (vii) below. Single-family lots having more than one primary dwelling can only be permitted one JADU per single-family lot.

(i) The size of a JADU is limited to maximum of 500 square feet of interior livable space.

(ii) An enclosed use within the residence, such as an attached garage, is considered to be existing space, a part of and contained within the single-family dwelling.

(iii) A JADU shall have an independent exterior entrance separate from the main primary dwelling.

(iv) If the JADU does not include its own separate sanitation facilities, it shall share sanitation facilities with the primary dwelling through an interior door directly to ~~a~~ shared sanitation facilities in addition to an exterior entrance that is separate from the main entrance of the primary dwelling.

(v) A proposed single-family dwelling shall be constructed, inspected and has received and passed a final inspection for occupancy by the Building and Safety Division prior to a JADU being proposed as part of the dwelling.

(vi) A JADU shall include an efficiency kitchen, as defined in Section 9414.04.

(vii) A JADU requires owner-occupancy within one (1) of the units on the property if and when the JADU shares sanitation facilities with the primary dwelling. A deed restriction in compliance with Section 9414.14(f) shall be required to be recorded in the Los Angeles County Recorder's Office by the property owner prior to building permit final inspection.

(viii) For the purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for a unit with two or more bedrooms.

(2) An attached ADU constructed on a lot with an existing primary dwelling is further limited to 800 square feet or 50 percent of the floor area of the existing primary dwelling, whichever is more but shall not exceed 1,000 square feet.

(3) Newly constructed ADUs or additions to existing permitted ADUs are exempt from meeting floor area ratio (FAR), lot coverage, design standards, and open space requirements when the total floor area of the ADU is 800 square feet or less, including an addition to an ADU.

(4) An ADU of 800 square feet shall be permitted without the applicability of development standards of the underlying zone, such as FAR, lot coverage, front setbacks, design standards, and open-space requirements.

(5) Proposed patio covers or similar covered structures shall not be counted towards the allowable living space ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet and shall not be counted towards the allowable ADU living space ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(6) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The ADU conversion may include an expansion of no more than 150 square feet beyond the same physical dimensions of the existing structure limited to accommodate ingress and egress.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any new attached or detached ADU or an addition to converted spaces for the purpose of an ADU shall have a minimum setback of four (4) feet to the rear and side yard property lines, including ADUs built above an existing or proposed structure.

(2) **Front Setbacks.** Any new ADU or JADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans

and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee, to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, providing building code requirements are satisfied.

(4) Any unpermitted accessory structures may have their legal nonconforming setbacks maintained as part of an ADU conversion or addition, as long as it does not present a threat to public health and safety based on applicable building and fire codes as determined by the Building Official, or unlawfully violate previously recorded real property interests including but not limited to recorded easements and fee dedications.

(5) All exterior staircases or landings for an existing or new second-story ADU shall comply with the minimum four (4) foot setback along the rear and side yard property lines. In no event shall an exterior staircase be located in a front setback or majority of a staircase face a front yard area.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed single-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU may be permitted to increase up to eighteen (18) feet in height when it is constructed on a lot with an existing or proposed single-family dwelling unit located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(3) An ADU that is attached to the primary dwelling shall not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, no ADU subject to this section 9414.08 shall not exceed two-stories.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 7. Section 9414.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.10 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A MULTI-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with a structure that has two (2) or more units on one lot shall be deemed a multi-family dwelling lot.

(a) **Number of Units.**

(1) On a lot with an existing multifamily dwelling, not more than eight (8) ADUs may be permitted as either attached or detached from each other, but shall be detached from the existing primary multi-family dwelling structure(s). However, the number of ADUs shall not exceed the number of existing units on the lot.

(i) Detached structures may be converted into ADUs and shall be counted towards total allowed under Section 9414.10~~08~~(a)(1).

(2) On a lot with a proposed multifamily dwelling, not more than two detached ADUs may be permitted, as either attached or detached from each other, but shall be detached from the proposed primary multi-family dwelling structure(s).

(3) Up to 25% of the existing number of units developed as part of the multi-family dwelling within the multi-family structure, but at least one (1) ADU, can be converted from existing attached or detached areas that are not used as livable areas. These areas shall include, but are not limited to, storage rooms, boiler rooms, passageways, attics, basements, common areas, garages, or detached accessory structures. ADUs shall comply with building code standards for dwellings.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for an ADU with two or more bedrooms.

(2) All new detached ADUs and additions to existing and permitted ADUs of up to 800 square feet are exempt from meeting floor area ratio (FAR), lot coverage, <u>design standards,</u> and open space requirements as provided in the underlying zone.

(3) Applicability of percent-based development standards in Section 9414.10(b), such as FAR, lot coverage, front setback, <u>design standards,</u> or open-space requirement<u>s</u> shall <u>not</u> prevent an ADU to be less than 800 square feet.

(4) Proposed patio covers or similar covered structures shall not be counted towards the allowable <u>living space</u> ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet, and shall not be counted towards the allowable ADU <u>living space</u> ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(5) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The structures may not be expanded.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any newly constructed ADUs shall have a minimum setback of four (4) feet to the rear and side yard property line, including ADUs built above an existing structure.

(2) **Front Setback.** Any new ADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, provided building code requirements are satisfied.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed multi-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU constructed on a lot with an existing or proposed multi-family dwelling that has more than one story above grade shall not exceed eighteen (18) feet in height.

(3) A detached ADU may be permitted up to eighteen (18) feet in height if it is constructed on a lot with an existing or proposed multi-family dwelling unit that is located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 8. Section 9414.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.12 DESIGN STANDARDS.

The following design standards shall be applicable to all ADUs and JADUs to preserve an existing property's architectural features on a single-family or multi-family dwelling lot.

(a) The unit shall have an independent exterior entrance, separate from that of the primary dwelling as required by state and local law.

(b) Primary entrances shall have a covered front entrance ~~that is consistent or architecturally compatible with the primary dwelling~~. Such covered front entrances shall have a roof form and slope that matches both the ADU and primary dwelling.

(c) A front entrance shall be oriented toward the street for all new construction and conversions of existing space with the exception to the following:

(1) ADUs and JADUs located at the rear of the property and attached to a primary dwelling in a manner that makes it physically infeasible to place a front entrance oriented towards the street.

(2) ADUs and JADUs located on the second floor of an existing primary dwelling.

(3) ADUs and JADUs not visible from the public right of way.

(d) In no event shall any dwelling unit have its front entrance oriented toward the rear of the property or face a public alley.

(e) The architectural ~~design~~ features of an ADU ~~shall match the materials and colors of the exterior walls, roof, windows, and doors of those of the primary dwelling.~~ including but not limited to finish materials, colors, roof forms, windows, and doors shall match those of the primary dwelling.

(f) The roof slope shall match ~~that of~~ the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof, with the exception of the following:

(1) ADUs and JADUs converted from existing spaces that have not been demolished and replaced in the same location.

(g) The entrance of a second-story ADU shall be oriented away from the rear property line. ~~All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.~~

(h) All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.

~~(h)~~(i) All ADUs larger than 500 square feet shall be fitted with washer and dryer connections.

~~(i)~~(j) No more than one kitchen shall be permitted within a single-family dwelling, an ADU, or a JADU.

~~(j)~~(k) Front entries of ADUs shall be fitted with downward porch lighting. All lighting shall be limited to down lighting or as otherwise required by the Building or Fire Code.

(l) All staircases for the purpose of ADUs shall be within an enclosed interior space.

~~(k)~~(m) ADUs and JADUs created pursuant to Government Code Section 66323 are not subject to lot coverage, front setbacks, and design standards but must comply with building code and health and safety requirements for dwellings.

SECTION 9. Section 9414.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.14 SUPPLEMENTAL STANDARDS.

The following supplemental standards shall be applicable to all ADUs and JADUs developed on a single-family or multi-family dwelling lots.

(a) **Parking**

(1) One (1) uncovered off-street parking space is required for each ADU. The parking space may be provided on the existing legal driveway in setback

areas or as tandem parking. Exemptions from this requirement shall apply when:

(i) The ADU is located within one-half mile walking distance of public transit, as defined Section 9152.

(ii) The ADU is located within an architecturally and historically significant historic district.

(iii) The ADU is part of the proposed or existing primary residence or an accessory structure.

(iv) When on-street parking permits are required but not offered to the occupant of the ADU.

(v) When there is a car share vehicle stop located within one block of the ADU.

(vi) When the permit application to create an ADU is submitted with an application to create a new single-family or new multi-family dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in Section 9414.14(a)(1).

(2) JADUs shall not require additional parking when converted from an existing attached garage.

(3) Proposed primary dwellings shall not be exempt from parking requirements, and shall be provided pursuant to Section 9708.

(b) **Fire Sprinklers**

(1) Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

(2) The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(3) For the purposes of fire or life safety regulations, a JADU shall not be considered a separate or new dwelling unit.

(c) **Rental Term.** No ADU may be rented for a term that is shorter than thirty (30) days. This prohibition applies regardless of when the ADU was constructed.

(d) **No Separate Conveyance.** Except as required by Government Code Section 66341, ADUs may not be sold or separately conveyed.

(e) **Septic System.** If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner shall include with the application a percolation test completed within the last five (5) years or, if the percolation test has been recertified, within the last ten (10) years.

(f) **Deed Restriction.** Prior to final inspection of a building permit for ~~a~~an JADU that shares a sanitation facility with the primary dwelling, a deed restriction shall be recorded against the title of the property in the Los Angeles County Recorder's office and a copy filed with the Community Development Department. The form of the deed restriction will be provided by the City and must provide that:

(1) Except as otherwise provided in Government Code Section 66341, JADU may not be sold separately from the primary dwelling.

(2) A JADU requires owner-occupancy within one (1) of the units on the property of a natural person with legal or equitable title to the property as the person's legal domicile and permanent residence. Owner-Occupancy shall not be required if the owner is another government agency, land trust, or housing organization, or if the JADU does not share a sanitation facility with or has interior access to the primary dwelling.

(3) The JADU is restricted to a maximum of 500 square feet and all attributes and restrictions of the JADU must comply at all times with the City's accessory dwelling unit ordinance.

(4) The deed restriction, if applicable, runs with the land and may be enforced against future property owners.

(5) The deed restriction may be removed if the owner eliminates ~~the JADU~~ interior access to the primary dwelling from the JADU, as evidenced by, for example, removal of the ~~kitchen facilities~~ shared sanitation facilities. To remove the deed restriction, an owner may make a written request of the Community Development Director, providing evidence that the ~~JADU~~ interior access to the primary dwelling has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the JADU ~~has been eliminated~~ no longer has interior access to the primary dwelling. If denied, an appeal may be requested if consistent with other provisions of this Code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an JADU removed, the remaining structure and improvements shall otherwise comply with applicable provisions of this Code.

(6) The deed restriction is enforceable by the Community Development Director or their designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against

the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

(g) **Building & Safety**

(1) **Compliance with Building Code.** Subject to subsection (2) below, all ADUs and JADUs shall comply with all local building code requirements.

(2) **No Change of Occupancy.** Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (2) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

(3) **Address Request.** All ADUs and JADUs shall require a separate address. The Building & Safety Division will assign an address for the ADU through an Address Assignment Application. All addresses shall comply with the California Fire Code's minimum standards and be placed on the primary dwelling, visible from the street, and the ADU structure.

SECTION 10. Section 9414.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.18 FEES.

(a) **Impact Fees**

(1) No impact fee is required for an ADU that ~~is less than~~ has 750 square feet ~~in size~~ of interior livable space or less, or JADU that has 500 square feet of interior livable space or less. For purposes of this subsection (a), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

(2) Any impact fee that is required for an ADU that ~~is~~ has more than 750 square feet ~~or larger in size~~ of interior livable space must be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

(b) **Utility Fees**

(1) If an ADU is constructed with a new single-family home, separate utility connections between the ADU and the utility, and payment of the normal connection fee and capacity charge for a new dwelling are required.

(2) Converted ADUs and JADUs or ADUs allowed under Government Code Section 66323, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility nor is a connection fee or capacity charge required.

(3) All new detached ADUs require a separate utility connection directly between the ADU and the utility. Should the City be the utility provider a separate utility connection may not be required.

(4) The utility connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

The portion of the fee or charge by the City may not exceed the reasonable cost of providing this service.

SECTION 11. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

SECTION 12. The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this ____ day of _____, 2026.

Claudia M. Frometa, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Ordinance No. 26-____ was introduced at a Regular Meeting of the City Council of the City of Downey held on the day of May 26, 2026, and adopted at a regular meeting of the City Council of the City of Downey held on the day of _____, by the following vote, to wit:

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

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

MARIA ALICIA DUARTE, CMC
City Clerk

RESOLUTION NO. 26-4062

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF AN ORDINANCE AMENDING ARTICLE IX OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND SECTIONS WITHIN CHAPTER 1 OF ARTICLE IX CONTAINING DEFINITIONS

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

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

A. The City of Downey, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California.

B. California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").

C. Since the adoption of the most recent Ordinance amending the City's above regulations governing ADUs and JADUs, the California Legislature approved, and the Governor signed into law, a number of bills that further amended state law to impose new limits on local authority to regulate ADUs and JADUs.

D. The City desires to update its ADU and JADU regulations to conform to current state law, namely Assembly Bill 1154 and Senate Bill 543, both of which taking effect as of January 1, 2026.

E. On April 15, 2026, a notice of the public hearing to consider an Ordinance amending the City's above regulations governing ADUs and JADUs ("Amended Accessory Dwelling Unit Ordinance") was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code.

F. The Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to adopt this Resolution recommending approval by the City Council of the Amended Accessory Dwelling Unit Ordinance, a copy of which is attached hereto as Exhibit A.

SECTION 2. The Planning Commission has determined that this ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because the ordinance implements the provisions of California Government Code Sections 66314 through 66339.5.

SECTION 3. Having considered all of the oral and written evidence presented to it at said public hearing regarding the amended Accessory Dwelling Unit Ordinance, and in accordance

with Downey Municipal Code Section 9832.06, the Planning Commission further finds, determines, and declares that:

A. The proposed amendment is necessary and desirable for the development of the community and is in the interest or furtherance of the public health, safety, and general welfare because the proposed amendment related to Accessory Dwelling Units implements development standards for ADUs that are designed to facilitate construction that furthers the public health, safety and general welfare. Furthermore, the proposed amendment would bring the City's zoning code into compliance with current state law consistent with General Plan Housing Element Program 1.4, which requires the adoption of an ADU ordinance that reflects current state law, and that also streamlines, facilitates and encourages ADU development.

B. The proposed amendment is in general conformance with the General Plan. The ordinance is consistent with the General Plan Housing Element Program 1.4: Accessory Dwelling Units, which is to adopt an Accessory Dwelling Unit ordinance that reflects current state law. Furthermore, Government Code Section 66319 provides that an ADU that conforms to state ADU law shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the respective lot. This ordinance implements state ADU law and so, by extension, is consistent with the general plan as a matter of law.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends approval by the City Council of the Amended Accessory Dwelling Unit Ordinance, a copy of which is attached hereto as Exhibit A.

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

PASSED, APPROVED AND ADOPTED this 6th day of May 2026.

Carmela M. Uva, Chair,
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 6th day of May 2026, by the following vote, to wit:

AYES:	COMMISSIONERS: Lujan, Guerra, Legaspi, Vice Chair Saikaly, Chair Uva
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: None

APPROVED AS TO FORM:

John M. Funk
City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Ria D. Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on May 6, 2026.

Ria D. Ioannidis
Recording Secretary

EXHIBIT A

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING ARTICLE IX OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND SECTIONS WITHIN CHAPTER 1 OF ARTICLE IX CONTAINING DEFINITIONS

WHEREAS, the City of Downey, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, Since the adoption of the most recent Ordinance amending the City's above regulations governing ADUs and JADUs, the California Legislature approved, and the Governor signed into law, a number of bills that further amended state law to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the City desires to update its ADU and JADU regulations to conform to current state law, namely Assembly Bill 1154 and Senate Bill 543, both of which taking effect as of January 1, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to recommend approval by the City Council of this Ordinance amending the City's above regulations governing ADUs and JADUs; and

WHEREAS, on _____, 2026, a notice of public hearing by the City Council to consider this Ordinance was sent to all property owners and tenants affected, and the notice was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2026, to consider this Ordinance, where all interested persons were given an opportunity to be heard.

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

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

SECTION 2. The City Council has determined that this Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources

Code Section 21080.17 and CEQA Guidelines Section 15282(h), because the Ordinance implements the provisions of California Government Code Sections 66314 through 66339.5.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interest or furtherance of the public health, safety, and general welfare because the proposed Zoning Text Amendment, related to Accessory Dwelling Units, implements development standards for ADUs that are designed to facilitate construction that furthers the public health, safety and general welfare. Furthermore, the proposed amendments would bring the City's zoning code into compliance with current state law consistent with General Plan Housing Element Program 1.4 which requires the adoption of an ADU ordinance that reflects current state law, and that also streamlines, facilitates and encourages ADU development.

B. The proposed amendment is in general conformance with the General Plan. The ordinance is consistent with the General Plan Housing Element Program 1.4: Accessory Dwelling Units, which is to adopt an Accessory Dwelling Unit ordinance that reflects current state law. Furthermore, Government Code Section 66319 provides that an ADU that conforms to state ADU law shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the respective lot. This ordinance implements state ADU law and so by extension is consistent with the general plan as a matter of law.

SECTION 4. The following definition is hereby added to Section 9144 of Article IX of the Downey Municipal Code, and shall read as follows:

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

SECTION 5. Section 9414.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.04 DEFINITIONS

Terms used in this section are defined as follows:

Accessory Structure: A structure that is accessory and incidental to a dwelling located on the same lot.

Efficiency Kitchen: A kitchen that includes all of the following:

i. A cooking facility with appliances.

ii. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

Efficiency Unit: Same meaning as defined in Section 17958.1 of the Health and Safety Code.

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Living Area: The interior habitable area of a dwelling unit, including basements and attics, but not including a garage or any accessory structure.

Multi-Family Dwelling: A residential structure containing two (2) or more attached dwelling units, located on a single lot.

Nonconforming Zoning Condition: A physical improvement on a property that does not conform with current zoning standards.

Objective Standards: Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Passageway: A pathway that is unobstructed, clear to the sky, and extends from a street to one entrance of the ADU.

Proposed Dwelling: A dwelling that is the subject of a permit application and that meets the requirements for permitting.

SECTION 6. Section 9414.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.08 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A SINGLE-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs and JADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with one single-family dwelling or multiple detached single-family dwellings on one lot, shall be deemed a single-family dwelling lot.

(a) **Number of Units.**

(1) A maximum of two ADUs can be permitted on a single-family lot. ADUs may be a combination of: (A) one (1) attached or detached, new-construction ADU, and (B) ADU resulting from the conversion of an existing habitable area or space not used as livable area.

(2) Not more than one (1) JADU may be permitted on a single-family lot. The JADU must be converted from existing space of a single-family dwelling, subject to subsections (i) through (vii) below. Single-family lots having more

than one primary dwelling can only be permitted one JADU per single-family lot.

(i) The size of a JADU is limited to maximum of 500 square feet of interior livable space.

(ii) An enclosed use within the residence, such as an attached garage, is considered to be existing space, a part of and contained within the single-family dwelling.

(iii) A JADU shall have an independent exterior entrance separate from the main primary dwelling.

(iv) If the JADU does not include its own separate sanitation facilities, it shall share sanitation facilities with the primary dwelling through an interior door directly to a shared sanitation facilities in addition to an exterior entrance that is separate from the main entrance of the primary dwelling.

(v) A proposed single-family dwelling shall be constructed, inspected and has received and passed a final inspection for occupancy by the Building and Safety Division prior to a JADU being proposed as part of the dwelling.

(vi) A JADU shall include an efficiency kitchen, as defined in Section 9414.04.

(vii) A JADU requires owner-occupancy within one (1) of the units on the property if and when the JADU shares sanitation facilities with the primary dwelling. A deed restriction in compliance with Section 9414.14(f) shall be required to be recorded in the Los Angeles County Recorder's Office by the property owner prior to building permit final inspection.

(viii) For the purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for a unit with two or more bedrooms.

(2) An attached ADU constructed on a lot with an existing primary dwelling is further limited to 800 square feet or 50 percent of the floor

area of the existing primary dwelling, whichever is more but shall not exceed 1,000 square feet.

(3) Newly constructed ADUs or additions to existing permitted ADUs are exempt from meeting floor area ratio (FAR), lot coverage, design standards, and open space requirements when the total floor area of the ADU is 800 square feet or less, including an addition to an ADU.

(4) An ADU of 800 square feet shall be permitted without the applicability of development standards of the underlying zone, such as FAR, lot coverage, front setbacks, design standards, and open-space requirements.

(5) Proposed patio covers or similar covered structures shall not be counted towards the allowable living space ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet and shall not be counted towards the allowable ADU living space ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(6) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The ADU conversion may include an expansion of no more than 150 square feet beyond the same physical dimensions of the existing structure limited to accommodate ingress and egress.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any new attached or detached ADU or an addition to converted spaces for the purpose of an ADU shall have a minimum setback of four (4) feet to the rear and side yard property lines, including ADUs built above an existing or proposed structure.

(2) **Front Setbacks.** Any new ADU or JADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot

ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee, to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, providing building code requirements are satisfied.

(4) Any unpermitted accessory structures may have their legal nonconforming setbacks maintained as part of an ADU conversion or addition, as long as it does not present a threat to public health and safety based on applicable building and fire codes as determined by the Building Official, or unlawfully violate previously recorded real property interests including but not limited to recorded easements and fee dedications.

(5) All exterior staircases or landings for an existing or new second-story ADU shall comply with the minimum four (4) foot setback along the rear and side yard property lines. In no event shall an exterior staircase be located in a front setback or majority of a staircase face a front yard area.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed single-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU may be permitted to increase up to eighteen (18) feet in height when it is constructed on a lot with an existing or proposed single-family dwelling unit located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(3) An ADU that is attached to the primary dwelling shall not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, no ADU subject to this section 9414.08 shall not exceed two-stories.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 7. Section 9414.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.10 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A MULTI-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with a structure that has two (2) or more units on one lot shall be deemed a multi-family dwelling lot.

(a) **Number of Units.**

(1) On a lot with an existing multifamily dwelling, not more than eight (8) ADUs may be permitted as either attached or detached from each other, but shall be detached from the existing primary multi-family dwelling structure(s). However, the number of ADUs shall not exceed the number of existing units on the lot.

(i) Detached structures may be converted into ADUs and shall be counted towards total allowed under Section 9414.10~~08~~(a)(1).

(2) On a lot with a proposed multifamily dwelling, not more than two detached ADUs may be permitted, as either attached or detached from each other, but shall be detached from the proposed primary multi-family dwelling structure(s).

(3) Up to 25% of the existing number of units developed as part of the multi-family dwelling within the multi-family structure, but at least one (1) ADU, can be converted from existing attached or detached areas that are not used as livable areas. These areas shall include, but are not limited to, storage rooms, boiler rooms, passageways, attics, basements, common areas, garages, or detached accessory structures. ADUs shall comply with building code standards for dwellings.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for an ADU with two or more bedrooms.

(2) All new detached ADUs and additions to existing and permitted ADUs of up to 800 square feet are exempt from meeting floor area ratio (FAR), lot coverage, design standards, and open space requirements as provided in the underlying zone.

(3) Applicability of percent-based development standards in Section 9414.10(b), such as FAR, lot coverage, front setback, design standards, or open-space requirements shall not prevent an ADU to be less than 800 square feet.

(4) Proposed patio covers or similar covered structures shall not be counted towards the allowable living space ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet, and shall not be counted towards the allowable ADU living space ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(5) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The structures may not be expanded.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any newly constructed ADUs shall have a minimum setback of four (4) feet to the rear and side yard property line, including ADUs built above an existing structure.

(2) **Front Setback.** Any new ADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, provided building code requirements are satisfied.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed multi-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU constructed on a lot with an existing or proposed multi-family dwelling that has more than one story above grade shall not exceed eighteen (18) feet in height.

(3) A detached ADU may be permitted up to eighteen (18) feet in height if it is constructed on a lot with an existing or proposed multi-family dwelling unit that is located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 8. Section 9414.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.12 DESIGN STANDARDS.

The following design standards shall be applicable to all ADUs and JADUs to preserve an existing property's architectural features on a single-family or multi-family dwelling lot.

(a) The unit shall have an independent exterior entrance, separate from that of the primary dwelling as required by state and local law.

(b) Primary entrances shall have a covered front entrance ~~that is consistent or architecturally compatible with the primary dwelling~~. Such covered front entrances shall have a roof form and slope that matches both the ADU and primary dwelling.

(c) A front entrance shall be oriented toward the street for all new construction and conversions of existing space with the exception to the following:

(1) ADUs and JADUs located at the rear of the property and attached to a primary dwelling in a manner that makes it physically infeasible to place a front entrance oriented towards the street.

(2) ADUs and JADUs located on the second floor of an existing primary dwelling.

(3) ADUs and JADUs not visible from the public right of way.

(d) In no event shall any dwelling unit have its front entrance oriented toward the rear of the property or face a public alley.

(e) The architectural ~~design~~ features of an ADU ~~shall match the materials and colors of the exterior walls, roof, windows, and doors of those of the primary dwelling.~~ including but not limited to finish materials, colors, roof forms, windows, and doors shall match those of the primary dwelling.

(f) The roof slope shall match ~~that of~~ the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof, with the exception of the following:

(1) ADUs and JADUs converted from existing spaces that have not been demolished and replaced in the same location.

(g) The entrance of a second-story ADU shall be oriented away from the rear property line. ~~All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.~~

(h) All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.

~~(h)~~(i) All ADUs larger than 500 square feet shall be fitted with washer and dryer connections.

~~(i)~~(j) No more than one kitchen shall be permitted within a single-family dwelling, an ADU, or a JADU.

~~(j)~~(k) Front entries of ADUs shall be fitted with downward porch lighting. All lighting shall be limited to down lighting or as otherwise required by the Building or Fire Code.

(l) All staircases for the purpose of ADUs shall be within an enclosed interior space.

~~(k)~~(m) ADUs and JADUs created pursuant to Government Code Section 66323 are not subject to lot coverage, front setbacks, and design standards but must comply with building code and health and safety requirements for dwellings.

SECTION 9. Section 9414.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.14 SUPPLEMENTAL STANDARDS.

The following supplemental standards shall be applicable to all ADUs and JADUs developed on a single-family or multi-family dwelling lots.

(a) **Parking**

(1) One (1) uncovered off-street parking space is required for each ADU. The parking space may be provided on the existing legal driveway in setback

areas or as tandem parking. Exemptions from this requirement shall apply when:

(i) The ADU is located within one-half mile walking distance of public transit, as defined Section 9152.

(ii) The ADU is located within an architecturally and historically significant historic district.

(iii) The ADU is part of the proposed or existing primary residence or an accessory structure.

(iv) When on-street parking permits are required but not offered to the occupant of the ADU.

(v) When there is a car share vehicle stop located within one block of the ADU.

(vi) When the permit application to create an ADU is submitted with an application to create a new single-family or new multi-family dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in Section 9414.14(a)(1).

(2) JADUs shall not require additional parking when converted from an existing attached garage.

(3) Proposed primary dwellings shall not be exempt from parking requirements, and shall be provided pursuant to Section 9708.

(b) **Fire Sprinklers**

(1) Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

(2) The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(3) For the purposes of fire or life safety regulations, a JADU shall not be considered a separate or new dwelling unit.

(c) **Rental Term.** No ADU may be rented for a term that is shorter than thirty (30) days. This prohibition applies regardless of when the ADU was constructed.

(d) **No Separate Conveyance.** Except as required by Government Code Section 66341, ADUs may not be sold or separately conveyed.

(e) **Septic System.** If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner shall include with the application a percolation test completed within the last five (5) years or, if the percolation test has been recertified, within the last ten (10) years.

(f) **Deed Restriction.** Prior to final inspection of a building permit for ~~an~~ JADU that shares a sanitation facility with the primary dwelling, a deed restriction shall be recorded against the title of the property in the Los Angeles County Recorder's office and a copy filed with the Community Development Department. The form of the deed restriction will be provided by the City and must provide that:

(1) Except as otherwise provided in Government Code Section 66341, JADU may not be sold separately from the primary dwelling.

(2) A JADU requires owner-occupancy within one (1) of the units on the property of a natural person with legal or equitable title to the property as the person's legal domicile and permanent residence. Owner-Occupancy shall not be required if the owner is another government agency, land trust, or housing organization, or if the JADU does not share a sanitation facility with or has interior access to the primary dwelling.

(3) The JADU is restricted to a maximum of 500 square feet and all attributes and restrictions of the JADU must comply at all times with the City's accessory dwelling unit ordinance.

(4) The deed restriction, if applicable, runs with the land and may be enforced against future property owners.

(5) The deed restriction may be removed if the owner eliminates ~~the JADU~~ interior access to the primary dwelling from the JADU, as evidenced by, for example, removal of the ~~kitchen facilities~~ shared sanitation facilities. To remove the deed restriction, an owner may make a written request of the Community Development Director, providing evidence that the ~~JADU~~ interior access to the primary dwelling has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the JADU ~~has been eliminated~~ no longer has interior access to the primary dwelling. If denied, an appeal may be requested if consistent with other provisions of this Code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an JADU removed, the remaining structure and improvements shall otherwise comply with applicable provisions of this Code.

(6) The deed restriction is enforceable by the Community Development Director or their designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against

the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

(g) **Building & Safety**

(1) **Compliance with Building Code.** Subject to subsection (2) below, all ADUs and JADUs shall comply with all local building code requirements.

(2) **No Change of Occupancy.** Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (2) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

(3) **Address Request.** All ADUs and JADUs shall require a separate address. The Building & Safety Division will assign an address for the ADU through an Address Assignment Application. All addresses shall comply with the California Fire Code's minimum standards and be placed on the primary dwelling, visible from the street, and the ADU structure.

SECTION 10. Section 9414.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.18 FEES.

(a) **Impact Fees**

(1) No impact fee is required for an ADU that ~~is less than~~ has 750 square feet ~~in size~~ of interior livable space or less, or JADU that has 500 square feet of interior livable space or less. For purposes of this subsection (a), "impact fee" means a "fee" under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

(2) Any impact fee that is required for an ADU that ~~is~~ has more than 750 square feet ~~or larger in size~~ of interior livable space must be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

(b) **Utility Fees**

(1) If an ADU is constructed with a new single-family home, separate utility connections between the ADU and the utility, and payment of the normal connection fee and capacity charge for a new dwelling are required.

(2) Converted ADUs and JADUs or ADUs allowed under Government Code Section 66323, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility nor is a connection fee or capacity charge required.

(3) All new detached ADUs require a separate utility connection directly between the ADU and the utility. Should the City be the utility provider a separate utility connection may not be required.

(4) The utility connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

The portion of the fee or charge by the City may not exceed the reasonable cost of providing this service.

SECTION 11. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

SECTION 12. The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this ____ day of _____, 2026.

_____
Claudia M. Frometa, Mayor

ATTEST:

_____
MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

_____

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Ordinance No. 26-____ was introduced at a Regular Meeting of the City Council of the City of Downey held on the day of _____, 2026, and adopted at a regular meeting of the City Council of the City of Downey held on the day of _____, by the following vote, to wit:

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

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

_____

MARIA ALICIA DUARTE, CMC
City Clerk

STAFF REPORT
PLANNING DIVISION

DATE: MAY 6, 2026

TO: PLANNING COMMISSION

SUBMITTED BY: IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: SWATI MESHRAM, PHD, AICP, DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT - PLANNING

ARON LIANG, CONTRACT PRINCIPAL PLANNER

PREPARED BY: JESUS FARIAS, ASSISTANT PLANNER

SUBJECT: **PLN-26-00036 - ZONE TEXT AMENDMENT TO AMEND ARTICLE IX OF THE DOWNEY MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS DEVELOPMENTS IN ALL RESIDENTIAL ZONES**

LOCATION/ ZONING: CITYWIDE – RESIDENTIAL ZONES

REPORT SUMMARY

The City of Downey currently regulates Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) within the Downey Municipal Code (DMC). The City first introduced an ordinance in 2018 (Ordinance No. 18-1394) and later an amendment in 2023 (Ordinance No. 23-1507) and 2025 (Ordinance No. 25-4045). Since the most recent amendment, the Governor of California has signed into legislation multiple Assembly and Senate Bills further amending the State regulations for Accessory Dwelling Units.

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

> **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF AN ORDINANCE AMENDING ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (PLN-26-00036)**

BACKGROUND

In 2016, State Legislature passed Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 to lift regulations that may otherwise limit ADU size, location, and construction in certain zones. These were the first bills to reduce barriers and streamline the approval process to expand the capacity

of ADU development. Recognizing ADUs as a key strategy to increase housing production and supply, the State has continued to amend legislation over the years to further support their development. A total of seventeen (17) laws, since 2016, have been introduced that regulate all ADU development in the state of California. Most recently, in 2025, two (2) additional bills were introduced to be effective on January 1, 2026: AB 1154 and SB 543.

The City of Downey has subsequently integrated a program into the Housing Element of its General Plan to use ADUs to meet the projected housing needs identified in the Regional Housing Needs Assessment (RHNA). Program 1.4: Accessory Dwelling Units seeks to promote the development of accessory dwelling units by adopting an ordinance that reflects current state law, streamlines processes for approval of ADUs, and facilitates ADU development in the City of Downey.

DISCUSSION/ANALYSIS

ADU requirements are mandated by State law, with the first legislation passed in 2016, and multiple variations passed in the years after up until the recent 2025 legislative updates. Cities and jurisdictions may adopt ordinances to address items where the legislation allows for independent discretion. The City adopted ordinances in 2018, 2023, and 2025. Since the adoption of the City's 2025 ADU ordinance, the 2025 legislative updates have rendered portions of the ordinance null and void. Below are summaries of the 2025 California Legislation pertaining to ADUs.

AB 1154 (2025) Summary

This bill streamlines the JADU approval process by prohibiting agencies from requiring an owner-occupancy restriction on JADUs that do not share sanitation facilities or have interior access to a primary dwelling. Additionally, it serves to preserve long-term housing stock by prohibiting rental terms under 30 days.

Key Provisions, including but not limited to:

- Owner occupancy requirement change: Under existing law, JADUs in single-family zones must be owner-occupied. AB 1154 limits this requirement to cases where the JADU shares sanitation facilities/bathrooms with the main house. If the JADU has separate sanitation facilities/bathrooms, the owner occupancy rule does not apply.
- Rental term requirements: Local ordinances must require that JADUs be rented for a term longer than 30 days.
- Parking Standards: AB 1154 prohibits local agencies from imposing parking standards for JADUs that are 500 square feet or smaller.

SB 543 (2025) Summary

This bill made various changes to the definition of ADUs and JADUs, namely specifying the 500 square foot size limitation for JADUs, mandating the total allowable square footage for an ADU to be based on "interior livable space" as opposed to the inclusion of exterior walls, and prohibiting impact fee requirements for ADUs under 750 square feet in size.

Key Provisions, including but not limited to:

- Definition of JADU: Clarifies that a JADU is limited to no more than 500 square feet of interior livable space.

- Legislative Intent: Expands the Legislature's intent to apply to JADU ordinances, ensuring they are treated similarly to ADU ordinances.
- Department of Housing and Community Development (HCD): Grants HCD the power to review, adopt, amend, or repeal guidelines for both ADUs and JADUs, supplementing/clarifying standards.
- Ordinance Compliance: Requires local agencies to submit JADU ordinances to HCD within 60 days of adoption. If noncompliant, HCD must notify the agency; failure to respond or submit the ordinance makes it null and void, and state standards apply.
- Permitting Timelines: Maintains the requirement that local agencies consider ADU/JADU applications ministerially within 60 days if no ordinance exists.
- School Impact Fees: Clarifies that ADUs/JADUs under 500 square feet of interior livable space are exempt from school impact fees.

The proposed ordinance makes amendments that align with AB 1154 and SB 543. These amendments primarily affect JADU regulations and transition from a traditional square footage calculation to the newly introduced "livable space" definition. Additionally, technical corrections were made to improve the readability and implementation of code sections that are already consistent with state law. The proposed amendments ensure the adopted ADU ordinance remains compliant with state law, provides clarifying language to assist staff and the public, and corrects typographical errors.

ADU Production and RHNA

Since the adoption of state ADU laws, the City has experienced a steady annual increase in the number of ADUs. This growth is attributed to the reduced regulatory barriers and streamlined approval processes required by the State. Below is a table that illustrates the number of issued building permits for ADUs between 2018 and 2025.

ADU Issued Building Permits							
2018	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
3	16	53	117	154	142	153	146

Program 1.4 of the Housing Element for ADUs sets a Quantified Objective of 930 ADUs to be developed during the 2021-2029 planning period. Within this period, the City of Downey has approved 712 ADUs, demonstrating progress. This trend is supported by ongoing legislative changes that continue to simplify and streamline approval requirements, thereby encouraging ADU development to help meet the state's housing needs.

Pursuant to Government Code section 66326, the City shall submit this amended ordinance to the Department of Housing and Community Development within 60 days of adoption for a compliance review.

ENVIRONMENTAL ANALYSIS

Staff has reviewed the proposed Zone Text Amendment for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that the proposed Zone Text Amendment is not subject to CEQA pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because this is an ordinance regarding ADUs to comply with the amended Government Code Sections 66310 through 66342, and Section 17980.12 of the Health and Safety Code, relating to land use.

PUBLIC NOTICE & CORRESPONDENCE

On April 16, 2026, the notice of the pending public hearing before the Planning Commission was published in the Downey Patriot as a 1/8th ad.

As of the date that this report was published, staff has received no correspondence in response to the public hearing notice.

CONCLUSION

Based on the analysis contained in this report, staff concludes that both findings required to approve the amendment can be made in a positive manner. As such, staff recommends that the Planning Commission recommend to the City Council that they approve the Zone Text Amendment, thereby amending the Zoning Code with regards to Accessory Dwelling Units (PLN-26-00036).

Attachments

A. Draft Planning Commission Resolution No. 26-4062
   Exhibit A- Draft City Council Ordinance No. 26-XXXX

RESOLUTION NO. 26 - 4062

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF AN ORDINANCE AMENDING ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (PLN-26-00036)

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

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

A. The City of Downey, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California.

B. California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").

C. Since the adoption of the most recent Ordinance amending the City's above regulations governing ADUs and JADUs, the California Legislature approved, and the Governor signed into law, a number of bills that further amended state law to impose new limits on local authority to regulate ADUs and JADUs.

D. The City desires to update its ADU and JADU regulations to conform to current state law, namely Assembly Bill 1154 and Senate Bill 543, both of which taking effect as of January 1, 2026.

E. On April 15, 2026, a notice of the public hearing to consider an Ordinance amending the City's above regulations governing ADUs and JADUs ("Amended Accessory Dwelling Unit Ordinance") was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code.

F. The Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to adopt this Resolution recommending approval by the City Council of the Amended Accessory Dwelling Unit Ordinance, a copy of which is attached hereto as Exhibit A.

SECTION 2. The Planning Commission has determined that this ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because the ordinance implements the provisions of California Government Code Sections 66314 through 66339.5.

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

A. The proposed amendment is necessary and desirable for the development of the community and is in the interest or furtherance of the public health, safety, and general welfare because the proposed amendment related to Accessory Dwelling Units implements development standards for ADUs that are designed to facilitate construction that furthers the public health, safety and general welfare. Furthermore, the proposed amendment would bring the City's zoning code into compliance with current state law consistent with General Plan Housing Element Program 1.4, which requires the adoption of an ADU ordinance that reflects current state law, and that also streamlines, facilitates and encourages ADU development.

B. The proposed amendment is in general conformance with the General Plan. The ordinance is consistent with the General Plan Housing Element Program 1.4: Accessory Dwelling Units, which is to adopt an Accessory Dwelling Unit ordinance that reflects current state law. Furthermore, Government Code Section 66319 provides that an ADU that conforms to state ADU law shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the respective lot. This ordinance implements state ADU law and so, by extension, is consistent with the general plan as a matter of law.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends approval by the City Council of the Amended Accessory Dwelling Unit Ordinance, a copy of which is attached hereto as Exhibit A.

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

PASSED, APPROVED AND ADOPTED this 6th day of May 2026.

_____
Carmela M. Uva, Chair,
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 6th day of May 2026, by the following vote, to wit:

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

APPROVED AS TO FORM:

_____
John M. Funk
City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Ria Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on May 6, 2026.

Ria Ioannidis
Recording Secretary

EXHIBIT A

ORDINANCE NO. 26-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS (PLN-26-00036)

WHEREAS, the City of Downey, California ("City") is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, California law allows cities to provide by ordinance for the creation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, Since the adoption of the most recent Ordinance amending the City's above regulations governing ADUs and JADUs, the California Legislature approved, and the Governor signed into law, a number of bills that further amended state law to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the City desires to update its ADU and JADU regulations to conform to current state law, namely Assembly Bill 1154 and Senate Bill 543, both of which taking effect as of January 1, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to recommend approval by the City Council of this Ordinance amending the City's above regulations governing ADUs and JADUs; and

WHEREAS, on _____, 2026, a notice of public hearing by the City Council to consider this Ordinance was sent to all property owners and tenants affected, and the notice was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2026, to consider this Ordinance, where all interested persons were given an opportunity to be heard.

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

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

SECTION 2. The City Council has determined that this Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), because the Ordinance

implements the provisions of California Government Code Sections 66314 through 66339.5.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interest or furtherance of the public health, safety, and general welfare because the proposed Zoning Text Amendment, related to Accessory Dwelling Units, implements development standards for ADUs that are designed to facilitate construction that furthers the public health, safety and general welfare. Furthermore, the proposed amendments would bring the City's zoning code into compliance with current state law consistent with General Plan Housing Element Program 1.4 which requires the adoption of an ADU ordinance that reflects current state law, and that also streamlines, facilitates and encourages ADU development.

B. The proposed amendment is in general conformance with the General Plan. The ordinance is consistent with the General Plan Housing Element Program 1.4: Accessory Dwelling Units, which is to adopt an Accessory Dwelling Unit ordinance that reflects current state law. Furthermore, Government Code Section 66319 provides that an ADU that conforms to state ADU law shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the respective lot. This ordinance implements state ADU law and so by extension is consistent with the general plan as a matter of law.

SECTION 4. The following definition is hereby added to Section 9144 of Article IX of the Downey Municipal Code, and shall read as follows:

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

SECTION 5. Section 9414.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.04 DEFINITIONS

Terms used in this section are defined as follows:

Accessory Structure: A structure that is accessory and incidental to a dwelling located on the same lot.

Efficiency Kitchen: A kitchen that includes all of the following:

i. A cooking facility with appliances.

ii. A food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the JADU.

Efficiency Unit: Same meaning as defined in Section 17958.1 of the Health and Safety Code.

Livable Space: The space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Living Area: The interior habitable area of a dwelling unit, including basements and attics, but not including a garage or any accessory structure.

Multi-Family Dwelling: A residential structure containing two (2) or more attached dwelling units, located on a single lot.

Nonconforming Zoning Condition: A physical improvement on a property that does not conform with current zoning standards.

Objective Standards: Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

Passageway: A pathway that is unobstructed, clear to the sky, and extends from a street to one entrance of the ADU.

Proposed Dwelling: A dwelling that is the subject of a permit application and that meets the requirements for permitting.

SECTION 6. Section 9414.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.08 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A SINGLE-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs and JADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with one single-family dwelling or multiple detached single-family dwellings on one lot, shall be deemed a single-family dwelling lot.

(a) **Number of Units.**

(1) A maximum of two ADUs can be permitted on a single-family lot. ADUs may be a combination of: (A) one (1) attached or detached, new-construction ADU, and (B) ADU resulting from the conversion of an existing habitable area or space not used as livable area.

(2) Not more than one (1) JADU may be permitted on a single-family lot. The JADU must be converted from existing space of a single-family dwelling, subject to subsections (i) through (vii) below. Single-family lots having more

than one primary dwelling can only be permitted one JADU per single-family lot.

(i) The size of a JADU is limited to maximum of 500 square feet of interior livable space.

(ii) An enclosed use within the residence, such as an attached garage, is considered to be existing space, a part of and contained within the single-family dwelling.

(iii) A JADU shall have an independent exterior entrance separate from the main primary dwelling.

(iv) If the JADU does not include its own separate sanitation facilities, it shall share sanitation facilities with the primary dwelling through an interior door directly to ~~a~~ shared sanitation facilities in addition to an exterior entrance that is separate from the main entrance of the primary dwelling.

(v) A proposed single-family dwelling shall be constructed, inspected and has received and passed a final inspection for occupancy by the Building and Safety Division prior to a JADU being proposed as part of the dwelling.

(vi) A JADU shall include an efficiency kitchen, as defined in Section 9414.04.

(vii) A JADU requires owner-occupancy within one (1) of the units on the property if and when the JADU shares sanitation facilities with the primary dwelling. A deed restriction in compliance with Section 9414.14(f) shall be required to be recorded in the Los Angeles County Recorder's Office by the property owner prior to building permit final inspection.

(viii) For the purposes of providing service for water, sewer, or power, including a connection fee, a JADU shall not be considered a separate or new dwelling unit.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for a unit with two or more bedrooms.

(2) An attached ADU constructed on a lot with an existing primary dwelling is further limited to 800 square feet or 50 percent of the floor

area of the existing primary dwelling, whichever is more but shall not exceed 1,000 square feet.

(3) Newly constructed ADUs or additions to existing permitted ADUs are exempt from meeting floor area ratio (FAR), lot coverage, design standards, and open space requirements when the total floor area of the ADU is 800 square feet or less, including an addition to an ADU.

(4) An ADU of 800 square feet shall be permitted without the applicability of development standards of the underlying zone, such as FAR, lot coverage, front setbacks, design standards, and open-space requirements.

(5) Proposed patio covers or similar covered structures shall not be counted towards the allowable living space ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet and shall not be counted towards the allowable ADU living space ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(6) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The ADU conversion may include an expansion of no more than 150 square feet beyond the same physical dimensions of the existing structure limited to accommodate ingress and egress.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any new attached or detached ADU or an addition to converted spaces for the purpose of an ADU shall have a minimum setback of four (4) feet to the rear and side yard property lines, including ADUs built above an existing or proposed structure.

(2) **Front Setbacks.** Any new ADU or JADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot

ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee, to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, providing building code requirements are satisfied.

(4) Any unpermitted accessory structures may have their legal nonconforming setbacks maintained as part of an ADU conversion or addition, as long as it does not present a threat to public health and safety based on applicable building and fire codes as determined by the Building Official, or unlawfully violate previously recorded real property interests including but not limited to recorded easements and fee dedications.

(5) All exterior staircases or landings for an existing or new second-story ADU shall comply with the minimum four (4) foot setback along the rear and side yard property lines. In no event shall an exterior staircase be located in a front setback or majority of a staircase face a front yard area.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed single-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU may be permitted to increase up to eighteen (18) feet in height when it is constructed on a lot with an existing or proposed single-family dwelling unit located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(3) An ADU that is attached to the primary dwelling shall not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, no ADU subject to this section 9414.08 shall not exceed two-stories.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 7. Section 9414.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.10 GENERAL STANDARDS FOR ACCESSORY DWELLING UNITS IN LOTS DEVELOPED WITH A MULTI-FAMILY DWELLING.

Unless otherwise provided by state law or this Code, ADUs shall be allowed based on the type and number of units developed on a lot. For the purposes of ADUs, a lot developed with a structure that has two (2) or more units on one lot shall be deemed a multi-family dwelling lot.

(a) **Number of Units.**

(1) On a lot with an existing multifamily dwelling, not more than eight (8) ADUs may be permitted as either attached or detached from each other, but shall be detached from the existing primary multi-family dwelling structure(s). However, the number of ADUs shall not exceed the number of existing units on the lot.

(i) Detached structures may be converted into ADUs and shall be counted towards total allowed under Section 9414.10~~08~~(a)(1).

(2) On a lot with a proposed multifamily dwelling, not more than two detached ADUs may be permitted, as either attached or detached from each other, but shall be detached from the proposed primary multi-family dwelling structure(s).

(3) Up to 25% of the existing number of units developed as part of the multi-family dwelling within the multi-family structure, but at least one (1) ADU, can be converted from existing attached or detached areas that are not used as livable areas. These areas shall include, but are not limited to, storage rooms, boiler rooms, passageways, attics, basements, common areas, garages, or detached accessory structures. ADUs shall comply with building code standards for dwellings.

(b) **Square Footage.**

(1) The maximum floor area of a detached or attached ADU for a studio or one-bedroom unit is 850 square feet and 1,000 square feet for an ADU with two or more bedrooms.

(2) All new detached ADUs and additions to existing and permitted ADUs of up to 800 square feet are exempt from meeting floor area ratio (FAR), lot coverage, design standards, and open space requirements as provided in the underlying zone.

(3) Applicability of percent-based development standards in Section 9414.10(b), such as FAR, lot coverage, front setback, design standards, or open-space requirements shall not prevent an ADU to be less than 800 square feet.

(4) Proposed patio covers or similar covered structures shall not be counted towards the allowable living space ~~square footage~~ for an ADU of any size, but shall be counted towards the total lot coverage of the property.

(i) Covered front porch entries shall be allowed a maximum area of 50 square feet, and shall not be counted towards the allowable ADU living space ~~square footage~~, but shall be counted towards the total lot coverage of the property.

(ii) Balconies or decks located on the second floor of an ADU shall not be permitted.

(5) ADUs converted from permitted, attached or detached existing spaces are exempt from maximum ADU sizes. The structures may not be expanded.

(c) **Setbacks.**

(1) **Side and Rear Setbacks.** Any newly constructed ADUs shall have a minimum setback of four (4) feet to the rear and side yard property line, including ADUs built above an existing structure.

(2) **Front Setback.** Any new ADU cannot be located within the front setback area regulated by the underlying zone. Notwithstanding the foregoing, the following exemptions shall apply:

(i) An ADU that complies with all other applicable development standards may be built within the front yard setback if it is otherwise deemed to be physically infeasible to construct an 800 square foot ADU on other areas of the lot outside of the front setback after review by the City. The applicant shall submit architectural plans and shall provide exhibits demonstrating that the construction of an 800 square foot ADU outside of the front setback is physically infeasible. If deemed physically infeasible, an ADU of 800 square feet that complies with all other applicable development standards shall be allowed to encroach into the front yard setback on the lot, but in no case encroach into the driveway for on-site parking or garage access.

(A) Infeasible shall mean that the area of the lot, minus the existing structures, front setback, side setback, rear setback, easements, pool, and required driveway, does not provide sufficient space to accommodate a continuous 800 square foot area.

A letter or formal review from an applicable utility provider shall be submitted when utility standards further restrict the property's ability to accommodate a continuous 800 square foot area.

(B) Inspections shall be conducted by City staff or designee to verify the condition of the property and consistency with application submittal.

(3) All conversions of permitted structures or a new structure constructed in the same location and to the same dimensions as an existing structure may be built at the existing setback, provided building code requirements are satisfied.

(d) **Height.**

(1) A detached ADU created on a lot with an existing or proposed multi-family dwelling shall not exceed sixteen (16) feet in height.

(2) A detached ADU constructed on a lot with an existing or proposed multi-family dwelling that has more than one story above grade shall not exceed eighteen (18) feet in height.

(3) A detached ADU may be permitted up to eighteen (18) feet in height if it is constructed on a lot with an existing or proposed multi-family dwelling unit that is located within one-half mile walking distance of a major transit stop or a high-quality transit corridor as defined in Section 9120 of Article IX, and in compliance with Section 21155 of the California State Public Resources Code. The ADU may be permitted to increase an additional two (2) feet in height (maximum height of twenty (20) feet total) to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

(4) All attic spaces and loft areas within an ADU that exceed five (5) feet in height, as measured from attic ceiling to rafter/floor joist, shall be considered livable area and shall be counted towards the total allowable floor area ratio.

SECTION 8. Section 9414.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.12 DESIGN STANDARDS.

The following design standards shall be applicable to all ADUs and JADUs to preserve an existing property's architectural features on a single-family or multi-family dwelling lot.

(a) The unit shall have an independent exterior entrance, separate from that of the primary dwelling as required by state and local law.

(b) Primary entrances shall have a covered front entrance ~~that is consistent or architecturally compatible with the primary dwelling~~. Such covered front entrances shall have a roof form and slope that matches both the ADU and primary dwelling.

(c) A front entrance shall be oriented toward the street for all new construction and conversions of existing space with the exception to the following:

(1) ADUs and JADUs located at the rear of the property and attached to a primary dwelling in a manner that makes it physically infeasible to place a front entrance oriented towards the street.

(2) ADUs and JADUs located on the second floor of an existing primary dwelling.

(3) ADUs and JADUs not visible from the public right of way.

(d) In no event shall any dwelling unit have its front entrance oriented toward the rear of the property or face a public alley.

(e) The architectural ~~design~~ features of an ADU ~~shall match the materials and colors of the exterior walls, roof, windows, and doors of those of the primary dwelling.~~ including but not limited to finish materials, colors, roof forms, windows, and doors shall match those of the primary dwelling.

(f) The roof slope shall match ~~that of~~ the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof, with the exception of the following:

(1) ADUs and JADUs converted from existing spaces that have not been demolished and replaced in the same location.

(g) The entrance of a second-story ADU shall be oriented away from the rear property line. ~~All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.~~

(h) All windows and exterior glass doors in a second-story ADU shall be obscured or frosted glass.

~~(h)~~(i) All ADUs larger than 500 square feet shall be fitted with washer and dryer connections.

~~(i)~~(j) No more than one kitchen shall be permitted within a single-family dwelling, an ADU, or a JADU.

~~(j)~~(k) Front entries of ADUs shall be fitted with downward porch lighting. All lighting shall be limited to down lighting or as otherwise required by the Building or Fire Code.

(l) All staircases for the purpose of ADUs shall be within an enclosed interior space.

~~(k)~~(m) ADUs and JADUs created pursuant to Government Code Section 66323 are not subject to lot coverage, front setbacks, and design standards but must comply with building code and health and safety requirements for dwellings.

SECTION 9. Section 9414.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.14 SUPPLEMENTAL STANDARDS.

The following supplemental standards shall be applicable to all ADUs and JADUs developed on a single-family or multi-family dwelling lots.

(a) **Parking**

(1) One (1) uncovered off-street parking space is required for each ADU. The parking space may be provided on the existing legal driveway in setback

areas or as tandem parking. Exemptions from this requirement shall apply when:

(i) The ADU is located within one-half mile walking distance of public transit, as defined Section 9152.

(ii) The ADU is located within an architecturally and historically significant historic district.

(iii) The ADU is part of the proposed or existing primary residence or an accessory structure.

(iv) When on-street parking permits are required but not offered to the occupant of the ADU.

(v) When there is a car share vehicle stop located within one block of the ADU.

(vi) When the permit application to create an ADU is submitted with an application to create a new single-family or new multi-family dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in Section 9414.14(a)(1).

(2) JADUs shall not require additional parking when converted from an existing attached garage.

(3) Proposed primary dwellings shall not be exempt from parking requirements, and shall be provided pursuant to Section 9708.

(b) **Fire Sprinklers**

(1) Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.

(2) The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(3) For the purposes of fire or life safety regulations, a JADU shall not be considered a separate or new dwelling unit.

(c) **Rental Term.** No ADU may be rented for a term that is shorter than thirty (30) days. This prohibition applies regardless of when the ADU was constructed.

(d) **No Separate Conveyance.** Except as required by Government Code Section 66341, ADUs may not be sold or separately conveyed.

(e) **Septic System.** If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner shall include with the application a percolation test completed within the last five (5) years or, if the percolation test has been recertified, within the last ten (10) years.

(f) **Deed Restriction.** Prior to final inspection of a building permit for ~~a~~an JADU that shares a sanitation facility with the primary dwelling, a deed restriction shall be recorded against the title of the property in the Los Angeles County Recorder's office and a copy filed with the Community Development Department. The form of the deed restriction will be provided by the City and must provide that:

(1) Except as otherwise provided in Government Code Section 66341, JADU may not be sold separately from the primary dwelling.

(2) A JADU requires owner-occupancy within one (1) of the units on the property of a natural person with legal or equitable title to the property as the person's legal domicile and permanent residence. Owner-Occupancy shall not be required if the owner is another government agency, land trust, or housing organization, or if the JADU does not share a sanitation facility with or has interior access to the primary dwelling.

(3) The JADU is restricted to a maximum of 500 square feet and all attributes and restrictions of the JADU must comply at all times with the City's accessory dwelling unit ordinance.

(4) The deed restriction, if applicable, runs with the land and may be enforced against future property owners.

(5) The deed restriction may be removed if the owner eliminates ~~the JADU~~ interior access to the primary dwelling from the JADU, as evidenced by, for example, removal of the ~~kitchen facilities~~ shared sanitation facilities. To remove the deed restriction, an owner may make a written request of the Community Development Director, providing evidence that the ~~JADU~~ interior access to the primary dwelling has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the JADU ~~has been eliminated~~ no longer has interior access to the primary dwelling. If denied, an appeal may be requested if consistent with other provisions of this Code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an JADU removed, the remaining structure and improvements shall otherwise comply with applicable provisions of this Code.

(6) The deed restriction is enforceable by the Community Development Director or their designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against

the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

(g) **Building & Safety**

(1) **Compliance with Building Code.** Subject to subsection (2) below, all ADUs and JADUs shall comply with all local building code requirements.

(2) **No Change of Occupancy.** Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the Building Official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection (2) prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

(3) **Address Request.** All ADUs and JADUs shall require a separate address. The Building & Safety Division will assign an address for the ADU through an Address Assignment Application. All addresses shall comply with the California Fire Code's minimum standards and be placed on the primary dwelling, visible from the street, and the ADU structure.

SECTION 10. Section 9414.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9414.18 FEES.

(a) **Impact Fees**

(1) No impact fee is required for an ADU that ~~is less than~~ has 750 square feet ~~in size~~ of interior livable space or less, or JADU that has 500 square feet of interior livable space or less. For purposes of this subsection (a), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.

(2) Any impact fee that is required for an ADU that ~~is~~ has more than 750 square feet ~~or larger in size~~ of interior livable space must be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit.

(b) **Utility Fees**

(1) If an ADU is constructed with a new single-family home, separate utility connections between the ADU and the utility, and payment of the normal connection fee and capacity charge for a new dwelling are required.

(2) Converted ADUs and JADUs or ADUs allowed under Government Code Section 66323, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility nor is a connection fee or capacity charge required.

(3) All new detached ADUs require a separate utility connection directly between the ADU and the utility. Should the City be the utility provider a separate utility connection may not be required.

(4) The utility connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

The portion of the fee or charge by the City may not exceed the reasonable cost of providing this service.

SECTION 11. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

SECTION 12. The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this ____ day of _____, 2026.

Claudia M. Frometa, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Ordinance No. 26-____ was introduced at a Regular Meeting of the City Council of the City of Downey held on the day of _____, 2026, and adopted at a regular meeting of the City Council of the City of Downey held on the day of _____, by the following vote, to wit:

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

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

MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 2.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT**
DATE:	**MAY 26, 2026**
SUBJECT:	**ZONING TEXT AMENDMENT – VARIOUS CITYWIDE UPDATES TO ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE**

EXECUTIVE SUMMARY

The City Council will consider approving a City-initiated Zoning Text Amendment to amend various sections of Article IX (Land Use) of the Downey Municipal Code. The proposed amendments are intended to improve code clarity, streamline project review processes, ensure consistency with State and federal laws, and update specific development standards and procedures. Staff recommends that the City Council approve the proposed Zoning Text Amendment because all required findings can be supported as presented in the ordinance.

RECOMMENDATION

That the City Council:

> Introduce an Ordinance amending Article IX of the Downey Municipal Code, a City-initiated Zoning Text Amendment relating to various sections of the Downey Municipal Code.

BACKGROUND

In 2008, the City comprehensively updated Article IX (Land Use) of the Downey Municipal Code. Since that time, the Zoning Ordinance has been periodically amended to address changing land use practices, improve service delivery, clarify regulations, and ensure compliance with State law.

The proposed Zoning Text Amendment (ZTA) includes updates to comply with various state/federal regulations, modernize portions of the Zoning Ordinance, streamline review processes, clarify ambiguous provisions, and support efficient service delivery while maintaining neighborhood compatibility.

ANALYSIS

Staff has identified several opportunities to update the Zoning Ordinance to maintain consistency with evolving State laws and current land use practices while improving administrative efficiency. Many of the proposed amendments are administrative or clarifying in nature and are intended to improve consistency, usability, and implementation of the Zoning Ordinance. Attachment A, includes a comprehensive list of all the proposed amendments. For ease of discussion, staff has grouped the amendments into the following four categories:

1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications

4. Amendments relating to Quality of Life and Flexibility in Development Standards

Collectively, these amendments represent a proactive effort to modernize and maintain the Zoning Ordinance so it remains responsiveness to evolving regulatory requirements, development practices, and community expectations. A summary of the amendments within each category is provided below.

1. Amendments to Comply with State and Federal Laws:

The proposed amendments include revisions required to comply with Senate Bill 450, the State Density Bonus Law, the Federal Fair Housing Act, and Housing Element Law requirements. Examples of the proposed amendments include:

- SB 450. Removes requirements for SB9 developments to ensure consistency with State law, including provisions related to landscaping, construction noticing, and LEED certification, among others.
- Density Bonus Law. Updates definitions, application review requirements, and review procedures for density bonus requests for housing development projects in compliance with the State Density Bonus Law.
- Federal Fair Housing Act. Updates the definition for 'senior citizen' to be consistent with the Federal Fair Housing Act age limit, reducing the qualifying age from 62 years to 55 years for certain senior citizen housing developments.
- State Law - Housing & AFFH. Updates the definition of residential care facilities (small and large) to remove age specifications in compliance with Housing Element Law and Affirmatively Furthering Fair Housing requirements.

2. Amendments to Streamline Review Processes:

The amendments also streamline review processes for projects with lower land use impacts by applying the quicker and less costly Administrative Review process for certain projects and uses. Examples of the proposed amendments include:

- Change from Planning Commission to Administrative Review
    - Special Event Permit for events taking place on private property with 500 or more attendees;
    - Planned Sign Programs for commercial center with three or more tenants;
    - Minor Site Plan Review instead of Site Plan Review for non-residential projects that consist of new construction less than 5,000 sq. ft., where the project does not require a Conditional Use Permit or a Variance and is exempt from CEQA or expansion of existing buildings less than 20% of existing footprint, where the addition does not require a Variance; and
    - Minor Site Plan Review instead of Site Plan Review for residential development projects containing less than 10 units, as well as multi-family or mixed use development projects that are exempt from CEQA and fully comply with the Objective Design Standards, including those within Housing Overlay Zones 1 and 2.
    - Minor Conditional Use Permit instead of Conditional Use Permit to allow certain low-impact commercial recreational uses such as dance studios, health and fitness clubs, boxing gyms, facilities equipped and used for sports training and conditioning, podcast recording studios, pilates studios, and similar uses to support small business flexibility and encourage adaptive reuse of commercial spaces.
    - Administrative Permit review for non-residential uses, requesting parking reductions of up to 20 percent when strict parking compliance is impractical subject to meeting certain findings, providing flexibility for tenant improvements and reuse of existing commercial properties. These requests are currently subject to Variance application requests.

The proposed amendments for the listed uses above would provide cost savings and time efficiencies for applicants because:

- Administrative Reviews do not require a public hearing before the Planning Commission;

- Notification radius requirements for these low-impact uses would be reduced from 500 feet to 100 feet, and
- Applicable processing fees would be reduced as follows:

Table 1			
Current review type – Planning Commission	**Proposed review type – Administrative Permit**	**Current Fee**	**New Applicable Fee**
Special Event Permit	Special Event Permit	$1,263	$604
Planned Sign Program	Planned Sign Program	$2,526	$1,263
Site Plan Review	Minor Site Plan Review	$7,571	$1,263
Conditional Use Permit	Minor Conditional Use Permit	$7,571	$1,263
Variance	Administrative Permit for 20% Parking Deviation	$8,075	$1,263

While the review authority may change for certain eligible projects, all applicable development standards, operational requirements, interdepartmental review, findings of fact, and conditions of approval would continue to apply, ensuring the City's established review standards and neighborhood compatibility protections are maintained.

3. Amendments to Provide Clarifications:

These amendments are proposed to remove ambiguities and provide clarifications. Examples of the proposed amendments include:

- Clarify procedures and standards for Administrative Permits, second-story setbacks, and remove outdated time limits for nonconforming uses to ensure more consistent implementation of the Zoning Ordinance.
- Revise terminology, references, and other non-substantive provisions throughout the Zoning Ordinance to improve clarity, consistency, readability and clarifying zoning clearance, including provisions related to recreational equipment, short-term rentals, legislative and quasi-judicial hearings, flat roofs, and Zoning Clearances, to improve readability and implementation of zoning regulations and procedures.
- Clarify administrative authority and staff titles throughout the Zoning Ordinance by updating references to the "City Planner" to the "Community Development Director" or designee, consistent with the City's current organizational structure and Municipal Code definitions.

4. Amendments relating to quality of life and flexibility in development standards:

The following amendments are also proposed to improve neighborhood compatibility, provide clearer residential development standards, and maintain flexibility for homeowners. Examples of the proposed amendments include:

- Consistent with conditions that have been imposed by the Planning Commission on recent development projects, construction activities within 500 feet of residential uses would be limited to 7:00 a.m. to 7:00 p.m.., Monday through Saturday, with no construction permitted on Sundays or federal holidays, unless authorized through a Temporary Use of Land Permit.
- Minor revisions to single-family residential development standards include:
    - Provide flexibility for residential mechanical equipment placement by reducing the required side and rear yard setback for mechanical equipment from 5 feet to 4 feet while maintaining Fire Department access requirements.
    - Provide flexibility in residential front yard design by allowing decorative pilasters, columns, and light fixtures to exceed the current 42-inch height limit within the front yard.
    - Clarify that recreational equipment (i.e. RVs, Toy Hauler, Trailers) storage is prohibited within the front yard and establishing clearer garage access standards to support neighborhood aesthetics, reduce visual clutter, and maintain functional access to required parking areas.
    - Establishing a process for removal of prevailing setbacks when 51 percent or more of affected property owners consent allowing flexibility to address changing development patterns while incorporating direct property owner input.

- Reducing the maximum circular driveway vertex from 15 feet to 10 feet to help minimize excessive paving within front yards, maintain neighborhood character, and support improved landscaping opportunities.

The proposed amendments support the City's goals of maintaining compliance with state law, improving predictability and clarity in land use regulations, streamlining project approvals, and continuing to provide efficient, responsive, and business friendly development services while preserving neighborhood compatibility protections. Collectively, the amendments are intended to modernize the Zoning Ordinance while maintaining clear development standards and supporting efficient service delivery to residents and businesses.

ENVIRONMENTAL ANALYSIS

The proposed zoning text amendment (PLN-26-00019) is not subject to the California Environmental Quality Act (CEQA), and is categorically exempt from CEQA, pursuant to Section 15061(b)(3) Common Sense Exemption of the CEQA Guidelines. The proposed amendments fall within the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. The proposed amendment would add clarity and consistency to development standards, terms and definitions, establish consistency with state law, streamline processing approval processes, and establish consistency with state regulations, The proposed amendments would not have a significant effect on the environment and, therefore, not subject to CEQA.

CITY COUNCIL PRIORITIES

Efficiency & Adaptability
Quality of Life, Safety & Infrastructure
Economic Vibrancy

BOARD/COMMISSION/SUBCOMMITTEE ACTION

Pursuant to Section 9832.04 of the Downey Municipal Code, the Planning Commission is required to make a recommendation to the City Council to approve or deny the proposed amendment. On May 6, 2026, the Planning Commission considered PLN-26-00019 and adopted Resolution No. 26-4063 recommending approval of the proposed Zoning Text Amendment to the City Council by 5-0 vote.

FISCAL IMPACT

Approval of the recommended action will result in an estimated revenue decrease in the amount of $61,098 within the General Fund Account No. 10-3-6130.

Attachments

Attachment A - Summary of Proposed Zoning Text Amendments Table.pdf
Attachment B - City Council Draft Ordinance for Zone Text Amendment.pdf
Attachment C - Planning Commission Resolution No. 26-4063 with its Exhibit A – Draft City Council Ordinance.pdf
Attachment D - Planning Commission Staff Report 5 6 26.pdf

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
4	Clarify to reflect current review structure; clarify the review authority of the Community Development Director or his/her designee to reflect currenty organizational structure; clarify reference to the “Director”; replace City Planner with Director to reflect current Department structure.	§ 9112.02. COMMUNITY DEVELOPMENT DIRECTOR AUTHORITY.	3
5	Clarify section heading & reference to the Planning Commission hereinafter; modify City Planner to Director.	§ 9112.04. PLANNING COMMISSION AUTH ORITY.	3
6	Clarify Article IX does not apply to City acts in a governmental or in a proprietary capacity.	§ 9116. INTERPRETATION OF REGULATIONS	3
7	City Planner to Director	§ 9120. DEFINITIONS – GENERAL PROVISI ONS.	3
8	Update definitions for commercial recreation (regular and minor); modify City Planner to Director.	§ 9126 (“C” Definitions)	2,3
9	Clarify Definitions for Decorative Masonry Wall; Density Bonus Program Guidelines; Design Guidelines; and Development Plan	§ 9128 (“D” Definitions)	1,2,3
10	City Planner to Director	§ 9144 (“L” Definitions)	3
11	Clarify Definitions for Recreational Vehicle; Recreational Vehicle Storage Lot; Residential Care Facility, Large; Residential Care Facility, Small; and Roof, Flat.	§ 9156 (“R” Definitions)	1,3,4
12	Clarify Definitions for Senior Citizen; Shopping Center-Major Regional; Short-Term Rental; Sign, Abandoned, Sign, Illegal, Sign, Marquee, Sign, Monument, Sign, Primary; Sign, Projecting; Site Plan Review; Site Plan Review, Minor; and Special Event.	§ 9158 (“S” Definitions)	1,3,4
13	City Planner to Director	§ 9204. ENFORCEMENT.	3
14	City Planner to Director	§ 9208. PERMIT PROCEDURES.	3
15	City Planner to Director	§ 9210. CERTIFICATES OF OCCUPANCY.	3
16	City Planner to Director	§ 9216. INTERPRETATION AND ENFORCE MENT PROCEDURES.	3
17	Add language that clarifies that the Director may forward applications to the Planning Commission for interpretation in accordance with the provisions established by this chapter; Modify City Planner to Director.	§ 9306. INTERPRETATION OF ZONE BOUN DARIES.	2,3
18	Duplex dwellings require Minor Site Plan Review instead of Site Plan Review in R-3 and R3O zones; clarify applicable reference for two-unit projects; remove outdated references.	§ 9312.06. RESIDENTIAL ZONES USE REG ULATIONS.	2, 3
19	Delete Site Plan Review from Development Standards Table; add footnote language for second-floor setbacks when existing setbacks are nonconforming; add new subsection applying Objective Design Standards to qualifying multifamily development; add language regarding privacy development standards; delete Site Plan Review subsection requiring review in the R-3 and R-3-O Zones, consistent with Tables 9.3.3 and 9.3.4; revise regulations related to recreational equipment in the R-1 and R-2 Zones; revise Two Unit Development regulations throughout to conform with current State law, including applicability of R-1 development standards, timeline requirements, and removal of certain covenant, noticing, and owner-occupancy requirements.	§ 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.	2,3
20	Correct typographical error	§ 9314.04. COMMERCIAL ZONES USE REG ULATIONS.	3
21	Revide commerical land use chart by removing deuplicative entry referring Site Plan Review; modify outdoor diniing approval from Minor CUP to Minor Site Plan; Modify City Planner to Director.	§9314.06. COMMERCIAL ZONES PROPERT Y DEVELOPMENT STANDARDS.	2,3
22	Correct typographical error; City Planner to Director.	§ 9316.06. MIXED-USE ZONE PROPERTY DEVELOPMENT ST ANDARDS.	3
23	Remove ourdared process reference (Site Plan Review) from use chart;City Planner to Director.	§ 9318.06. MANUFACTURING ZONES PROPERTY DEVELOPMENT STANDARDS.	3
24	City Planner to Director	§ 9324.04. APPLICABILITY. (Planned Unit Development)	3
25	City Planner to Director	§ 9326.04. APPLICABILITY. (BioMedical Overlay Zone)	3
26	City Planner to Director	§ 9326.12. APPLICATION REVIEW. (BioMedi cal Overlay Zone)	3

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

Attachment A

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
27	City Planner to Director	§ 9404.06. DEVELOPMENT STANDARDS. (Automobile, Motorcycle, and Light Truck Sales)	3
28	City Planner to Director	§ 9406.06. APPROVALS. (Drive-In Businesses)	3
29	City Planner to Director	§ 9408.06. REQUIRED PERMITS. (Home Occupations)	3
30	City Planner to Director	§ 9408.08 CONDITIONS. (Home Occupations)	3
31	City Planner to Director	§ 9408.10. PROHIBITED HOME OCCUPATIONS.	3
32	City Planner to Director	§ 9410.06. CONTINUATION OF A NONCONFORMING USE OR LOT.	3
33	Delete outdated timelines for discontiuance of nonformities. In any zone, any nonconforming use, building, or structure may be ordered terminated by the Council within a period of time less than specified above upon a finding that such use constitutes a nuisance or a danger to the public health, safety, or general welfare that necessitates a lesser amortization period.	§ 9410.08. ELIMINATION OF A NONCONFORMING USE OR STRUCTURE.	3
34	City Planner to Director	§ 9410.12. ADDITIONS, ENLARGEMENT, AND REMODELS.	3
35	City Planner to Director	§ 9418.12. OCCUPANCY. (Senior Citizen Housing Developments)	3
36	Revised to reflect current review procedures, including review of events by Fire, Planning, Building and Police.	§ 9420.02. INTENT AND PURPOSE. (Special Events)	3, 4
37	Director may use discretion to forward the SEP to Planning Commission; clarified all reviewing departments; City Planner to Director.	§ 9420.04. REVIEW PROCESS. (Special Events)	2
38	Claridy code to reflect current practice - notification required 10 days in advance of the event date to property owners within a 100 foot radius. Clarify specific submittal requirements.	§ 9420.06. GENERAL REQUIREMENTS. (Special Events)	3,4
39	City Planner to Director	§ 9420.08. SPECIAL CENTERWIDE EVENTS.	3
40	City Planner to Director	§ 9420.10. TEMPORARY OUTDOOR SALES BY INDIVIDUAL BUSINESSES.	3
41	City Planner to Director	§ 9420.14. CHRISTMAS TREE AND PUMPKIN SALES FACILITIES.	3
42	Remove ambiguity regarding appeal authority to the Planning Commision	§ 9420.16. CERTIFIED FARMERS' MARKETS.	3
43	Correct typographical error; City Planner to Director.	§ 9420.18. SPECIAL OUTDOOR EVENTS – NONRESIDENTIAL ZONE.	3
44	City Planner to Director	§ 9420.20. SPECIAL OUTDOOR EVENTS – RESIDENTIAL ZONES OR LAND USES.	3
45	City Planner to Director	§ 9420.22. GARAGE, YARD, MOVING, AND ESTATE SALES.	3
46	City Planner to Director	§ 9424.04. GENERAL STANDARDS. (Temporary Uses and Structures)	3
47	City Planner to Director	§ 9424.06. SPECIFIC STANDARDS. (Wireless Communications Facilities)	3
48	City Planner to Director	§ 9426.04. DEVELOPMENT REGULATIONS. (Wireless Communications Facilities)	3
49	City Planner to Director	§ 9426.10. SATELLITE DISH ANTENNAS.	3
50	Reduce the minimum separation distance between emergency shelter facilities from 500 feet to 300 feet to comply with State law.	§ 9430.04. EMERGENCY SHELTER STANDARDS AND REGULATIONS.	1
51	Clarify no mechanical equipment to include but not limited to; or utility equipment such as electrical panels, water meter or gas meter. Reduce setback from 5 to 4 feet.	§ 9504. AIR CONDITIONING, MECHANICAL ROOF, AND UTILITY EQUIPMENT.	4
52	City Planner to Director	§ 9510.08. APPLICATION FOR CONVERSION. (Conversion of Residential Buildings to Multiple Ownership)	3
53	Minor formatting revisions	§ 9510.14. CORRECTION OF DEFICIENCIES. (Conversion of Residential Buildings to Multiple Ownership)	3

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
54	City Planner to Director	§ 9510.16. MAINTENANCE FUND. (Conversion of Residential Buildings to Multiple Ownership)	3
55	City Planner to Director	§ 9510.18. FINAL INSPECTION REPORT. (Conversion of Residential Buildings to Multiple Ownership)	3
56	In case of conflict between the following requirements and the State Density Bonus Law, the State Density Bonus Law, as amended, shall prevail.; Government Code Section 65915 et seq., as amended; remove pro forma submittal and review cost requirement to complate with State law.	§ 9512.22. APPLICATION REQUIREMENTS. (Density Bonus)	1,2,3
57	Revise site plan review requirement to Administrative Permit requirement for synthetic turf and clarify that public right of way, parkway areas requires separate approval from the Public Works Department; Modify City Planner to Director.	§ 9520.04. LANDSCAPING REQUIREMENTS.	2,3
58	City Planner to Director	§ 9520.06. OUTDOOR LIGHTING. (General-in all zones)	3
59	Solid masonry pilasters, columns, posts, and similar architectural features may exceed the 42-inch height limit by six inches within the required front yard or street-side setback, provided certain criteria are met; Allow two light fixtures mounted on pilasters/ columns to extend up to 12 inches above the maximum permitted height if no light/glare impact to the surrounding property and Right-of-way.	§ 9520.08. GENERAL WALL, FENCE, AND HEDGE REGULATIONS.	4
60	City Planner to Director	§ 9530.08. MONITORING AND ENFORCEMENT. (Transportation Demand Management)	3
61	Add language establishing a process for the removal of prevailing setbacks on a case-by-case basis. The amendment establishes that front yard setbacks shall not be reduced below 20 feet and requires applicants requesting removal of a prevailing setback to submit an application, supporting documentation, maps of affected properties, property owner signatures, and applicable fees, subject to Site Plan Review. The amendment also establishes a notification and consent process requiring approval from at least 51% of affected property owners within 30 days prior to Planning Commission consideration, provides for appeal of the Planning Commission's decision, and authorizes the Director to make determinations in cases of ambiguity.	§ 9534.18. PREVAILING SETBACKS.	4
62	Modify code to allow extension of existing building lines for additions or minor building modification for alignment purposes as long as minimum side yard setback of five (5") feet is provided and the extension does not exceed 50 percent of the length of the existing side wall of the existing building, via building permit plan check process; City Planner to Director.	§ 9534.20. MODIFICATION OF REQUIRED SETBACKS.	2
63	Removing conflicting separation requirement for detached accessory buildings. 5-foot separation between buildings on the same lot will continue to be required.	§ 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.	3
64	Modify code to be consistent with conditions that have been imposed by the Planning Commission on recent development projects, construction activities within 500 feet of residential uses would be limited to 7:00 a.m. to 7:00 p.m.., Monday through Saturday, with no construction permitted on Sundays or federal holidays, unless authorized through a Temporary Use of Land Permit.	§ 9536. LIMITATIONS ON CONSTRUCTION NOISE.	4
65	City Planner to Director	§ 9608. GENERAL PROVISIONS. (Signs)	3
66	City Planner to Director	§ 9610.02. SIGN PERMIT REQUIRED.	3
67	Planning Sign Program review authority changed from Planning Commission to Administrative Permit in order to expedite review and lower application costs; Modify City Planner to Director.	§ 9610.04. PLANNED SIGN PROGRAM.	2,3
68	City Planner to Director	§ 9610.06. FINDINGS FOR APPROVAL OF PLANNED SIGN PROGRAM.	3
69	City Planner to Director	§ 9612. EXEMPT SIGNS.	3
70	City Planner to Director	§9614.04. PROHIBITED LOCATIONS. (Signs)	3
71	City Planner to Director	§ 9618.02. SIGNS BY ZONE.	3

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

Attachment A

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
72	City Planner to Director	§ 9618.06. SPECIAL EVENTS AND TEMPORARY SIGNS.	3
73	City Planner to Director	§ 9620.08. SIGNS NEAR FREEWAYS.	3
74	City Planner to Director	§ 9622. BILLBOARDS (OFF-SITE SIGNS).	3
75	City Planner to Director	§ 9624. LIGHTING AND DESIGN STANDARDS. (Signs)	3
76	City Planner to Director	§ 9626. ENFORCEMENT. (Signs)	3
77	City Planner to Director	§ 9718. IMPROVEMENT OF PARKING AREAS.	3
78	Reducing the maximum circular driveway vertex from 15 feet to 10 feet to help minimize excessive paving within front yards, maintain neighborhood character, and support improved landscaping opportunities; Modify City Planner to Director.	§ 9728. MISCELLANEOUS REQUIREMENTS. (Parking)	3, 4
79	Add zoning clearance to the table to reflect current review practices; remove outdated refernce to density bonus from table; Modify City Planner to Director.	§ 9802. REVIEW BODIES AND RESPONSIBILITIES.	1, 2, 4
80	Clarify the difference between legislative (i.e. City Council) and quasi-judicial (i.e. Planning Commission) public hearings.	§ 9804.02. INTENT AND PURPOSE. (Public Hearing)	3
81	Minor clarifying edits.	§ 9804.04. APPLICABILITY. (Public Hearing)	3
82	Clean-up for consistency; require public hearing notices to be sent to occupants of properties (in addition to property owners); remove requirement of name and address of persons testifying at public hearings to become part of the project case file; City Planner to Director.	§ 9804.06. PROCEDURES. (Public Hearing)	3, 4
83	Change terminology from Administrative to Quasi-judicial for consistency. Other minor clarifying edits.	§ 9804.08. FINDINGS, DETERMINATIONS, AND APPEALS. (Public Hearing)	3
84	City Planner to Director	§ 9806.02. INTENT AND PURPOSE. (Appeal)	3
85	City Planner to Director	§ 9806.04. PROCEDURES. (Appeal)	3
86	Minor formatting edits.	§ 9808. REAPPLICATION.	3
87	Revise code to add a procedure for refunds requests due to application withdrawals: In the case of an application withdrawal, the Director may authorize a partial refund based upon the costs incurred to date and determination of the status of the application at the time of withdrawal.	§ 9810. APPLICATION WITHDRAWAL.	4
88	Minor clarifying clean-up	§ 9814.02. INTENT AND PURPOSE. (Administrative Permit)	3
89	Add language that clarifies that the Director may forward applications to the Planning Commission; allow up to a 20% reduction in required parking for nonresidential uses through a Administrative review process providing flexibility for tenant improvements and reuse of existing commercial properties; remove Home Occupation Permit from Administrative Permit Review to reflect currrent review process; rename “Second Unit Development” to “Urban Lot Split Permit” to use terminology consistent with the State; expand qualifying Minor Site Plan projects to include: non-residential additions increasing floor area by less than 20% or new structures under 5,000 square feet, new residential projects under 10 units, multifamily projects compliant with Objective Design Standards, outdoor dining structures for restaurants, relocation of buildings, and exterior modifications; revise Minor Conditional Use Permit applicability for minor commercial recreation uses; add clarifying language related to the appeal process and appeal requirements for single-family residential development and clarify required findings for Director decisions; Modify City Planner to Director.	§ 9814.04. AUTHORITY OF THE ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR. (Administrative Permit)	2,3
90	Revise language related to application completeness; add language regarding notification of applicant, expiration of application, extension of application, and ability to request additional information related to CEQA after the application has been deemed complete; add language regarding 100 foot radius/ 10 day noticing requirements; revise language regarding appeal timelines; City Planner to Director.	§ 9814.06. PROCEDURES. (Administrative Permit)	3
91	Add a new finding of fact relating to design and materials; Modify City Planner to Director	§ 9814.08. FINDINGS. (Administrative Permit)	3,4
92	City Planner to Director	§ 9816.04. PROCEDURES. (Adult Use Permit)	3

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
93	Add clarifying langauge that states that conflicts between the code and the State Density Bonus law, the State prevails; Director Director Director; Director appropriate approving authority for the proposed housing development consistent.	§ 9818.04. PROCEDURES. (Density Bonus)	1,2,3
94	Clarify/ update intent of a Site Plan Review	§ 9820.02. INTENT AND PURPOSE. (Site Plan Review)	3
95	Update site plan review the thresholds to projects that are not exempt from CEQA/ do not comply with ODS/ construction of new non-residential buildings of 5,000 sq ft or more or expansion of 20% or more to an existing building.	§ 9820.04. APPLICABILITY. (Site Plan Review)	2
96	Revise language related to application completeness; add language regarding notification of applicant, expiration of application, extension of application, and ability to request additional information related to CEQA after the application has been deemed complete; City Planner to Director.	§ 9820.06. PROCEDURES. (Site Plan Review)	3
97	Add clarifying language; remove duplicative findings; revise finding to be consistent with other similar findings related to (e) public health, safety, comfort, and general welfare.	§ 9820.08. FINDINGS. (Site Plan Review)	2,3
98	City Planner to Director	§ 9822.04. PROCEDURES. (Planned Unit Development)	3
99	City Planner to Director	§ 9822.06. FINDINGS. (Planned Unit Development)	3
100	City Planner to Director	§ 9824.04. PROCEDURE. (Conditional Use Permit)	3
101	City Planner to Director	§ 9826.06. PROCEDURES. (Variance)	3
102	City Planner to Director	§ 9828.06. PROCEDURE. (Revocation and Modification of Use Permit and Variance)	3
103	City Planner to Director	§ 9830.04. PROCEDURE. (Zone Change)	3
104	City Planner to Director	§ 9832.04. PROCEDURE. (Zoning Text Amendment)	3
105	City Planner to Director	§ 9834.06. PROCEDURE. (General Plan Amendment)	3
106	City Planner to Director	§ 9836.04. APPLICABILITY. (Specific Plan)	3
107	City Planner to Director	§ 9836.06. PROCEDURES. (Specific Plan)	3
108	Created new definition, reflecting existing functions and procedures for zoning code review during building/ grading permit and business license review.	§ 9840. ZONING CLEARANCE.	3
109	City Planner to Director	§ 9902.4. ~~CITY PLANNER~~ DIRECTOR. (Subdivision Regulations- Definitions)	3
110	City Planner to Director; clarify chairperson responsibilities.	§ 9902.11. SUBDIVISION COMMITTEE. (Subdivision Regulations- Definitions)	3
111	City Planner to Director	§ 9911. TENTATIVE MAPS.	3
112	City Planner to Director; clarifying clean-up	§ 9912. PARCEL MAPS.	3
113	City Planner to Director	§ 9920. PROCEDURE AND PRACTICE. (Subdivision Regulations)	3
114	City Planner to Director	§ 9925. REPORTS BY THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DIRECTOR. (Subdivision Regulations)	3
115	City Planner to Director	§ 9930.2 SAME. WAIVER. (Subdivision Regulations)	3
116	City Planner to Director	§ 9933.11. SAME. SINGLE FAMILY (R-1) ZONES LOT DESIGN. (Subdivision Regulations)	3
117	Clarifying language regarding application completeness.	§ 9965.02. APPLICATION. (Urban Lot Splits)	3
118	Add timeline and deficiency list requirements for Urbal Lot Split application reviews.	§ 9965.03. APPROVAL. (Urban Lot Splits)	1

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

Ordinance Section	Summary of Amendments	Section Reference (§)	Amendment Type
119	Update/ remove sections to comply with SB 450, by eliminating requirements related to height, unit size, lot access, setbacks, design, landscaping, construction noticing, and LEED certification, among others.	§ 9965.04. REQUIREMENTS. (Urban Lot Splits)	1
120	Eliminate the physical environment from adverse impacts for review of Urban Lot Split applications to comply with SB 450.	§ 9965.05. SPECIFIC ADVERSE IMPACTS. (Urban Lot Splits)	1

Amendment Types Legend
1. Amendments to Comply with State and Federal Laws
2. Amendments to Streamline Review Processes
3. Amendments to Provide Clarifications
4. Amendments relating to Quality of Life and Flexibility in Development Standards

ORDINANCE NO. XX-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING VARIOUS SECTIONS OF ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO APPLICATION AND PROJECT REVIEW AUTHORITY, PROCEDURES AND CLARIFICATIONS TO IMPROVE CODE CLARITY, STREAMLINE PROJECT REVIEWS, ENSURE CONSISTENCY WITH STATE LAW, AND REVISIONS TO DEFINITIONS, RESIDENTIAL DEVELOPMENT STANDARDS, CONSTRUCTION NOISE LIMITATION, AND OTHER DEVELOPMENT STANDARDS, AS WELL AS ADDITIONAL NON-SUBSTANTIVE CLEAN-UP EDITS

WHEREAS, the City of Downey ("City") is a municipal corporation and charter city, duly organized under the constitution and laws of the State of California; and

WHEREAS, the Community Development Department routinely reviews the City's Land Use ordinances and regulations to incorporate best practices and changes in state law, and address community needs; and

WHEREAS, City Staff has identified a number of municipal code amendments and additions that are necessary to ensure clear, uniform, and legally consistent regulations. The proposed changes and additions will enable the City to implement a more streamlined regulatory framework that also protects the health, safety, and welfare of the public; and

WHEREAS, the proposed amendments to the Downey Municipal Code (DMC) support the objectives and policies of the City's General Plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to recommend approval by the City Council of this Ordinance approving various amendments to Article IX (Land Use) of the Downey Municipal Code; and

WHEREAS, on _____, 2026, a notice of public hearing by the City Council to consider this Ordinance was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2026, to consider this Ordinance, where all interested persons were given an opportunity to be heard.

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

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

SECTION 2. The City Council has determined that this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15061(b)(3) the "common sense" exemption, where it can be seen with certainty there is no possibility that the ordinance will have a significant effect on the environment.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The proposed code amendment will correct typographical and grammatical errors. Additionally, the proposed amendments would bring the City's zoning Code into compliance with current state law, and streamline the development review process while protecting the public health, safety, and general welfare.

The proposed amendment is in general conformance with the General Plan. General Plan Policy 1.3.2 states, "Monitor and address changes in land use trends," which is implemented with General Plan Program 1.3.2.2, which states, "Adjust the codes, policies, and regulations in response to changes in land use trends." This amendment is consistent with the aforementioned General Plan policy and program since the clean-up actions will keep the code current by updating certain definitions, updating the Zoning Code to be in compliance with the state law, and providing minor clarifications or modifications, while also staying consistent with the General Plan.

SECTION 4. Section 9112.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9112.02. ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR AUTHORITY.

The ~~City Planner~~ Community Development Director (or his/her designee hereinafter "Director") shall be appointed by the City Manager and shall have the following duties, responsibilities, and authority for this article, as well as other duties, responsibilities, and authority prescribed for the ~~City Planner~~ Director under other laws and ordinances, City regulations, and administrative provisions:

(a) The ~~City Planner~~ Director shall have the authority and responsibilities described and illustrated in Chapter 8 and anywhere else the ~~City Planner~~ Director is identified within the Downey Municipal Code.

(b) The ~~City Planner~~ Director's authority and responsibility may be delegated through deputies or assistants appointed by the ~~City Planner~~ Director for such purpose. Therefore, any time the term "~~City Planner~~ Director" is used in this article, it shall mean "~~City Planner~~ Director or designee."

(c) The ~~City Planner~~ Director shall be responsible for determining the applicable section of this article that applies when separate provisions of this article appear to be in conflict or where other ambiguity arises regarding the definitions, standards, and regulations of this article or the Zoning Map.

(d) The ~~City Planner~~ Director shall render interpretations as deemed necessary to clarify and carry out the purposes and regulations of the article, as more particularly set forth in Section 9116 of this Chapter.

(e) The ~~City Planner~~ Director shall investigate and submit to the Commission and/or Council, as applicable, their findings on appeals where it is alleged there is an error or abuse of discretion in any order, requirement, decision, or determination made during the administration of this article.

SECTION 5. Section 9112.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9112.04. PLANNING COMMISSION AUTHORITY.

~~The Commission's~~ The Planning Commission's (hereinafter "Commission") authority is derived from Article IX of The Charter of the City of Downey. With respect to this article, the Commission shall have the authority and responsibilities described and illustrated in Chapter 8 of this article and anywhere else the Commission is identified within the City of Downey Municipal Code. The Commission's primary functions are to:

(a) Review certain applications and forward recommendations to the Council.

(b) Hear and decide appeals of the ~~City Planner~~ Director or Administrative Official decisions.

(c) In certain instances (see Chapter 8), the Commission has the authority to approve, approve with conditions or modifications, or deny certain applications as identified in Chapter 8.

SECTION 6. Section 9116 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9116. INTERPRETATION OF REGULATIONS

(a) Interpretation as Minimum Requirements. The provisions of this article are held to be the minimum development requirements. The Commission or Council may require stricter standards for the promotion of the public health, safety, comfort, convenience, and general welfare, based upon the specific facts and circumstances of particular development projects.

(b) Interpretation Duties. If ambiguity arises concerning the content or application of this article, it shall be the duty of the ~~City Planner~~ Director to ascertain all pertinent facts and set forth the findings and interpretation. Unless such finding and interpretation is appealed to the Commission pursuant to Section 9806, the ~~City Planner~~ Director's interpretation shall thereafter govern.

(c) Interpretation of Conflicting Provisions.

(1) When the regulations contained within this article impose greater restrictions upon the use or development of buildings or land than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of the regulations contained within this article shall control.

(2) When the regulations contained within this article impose less restriction upon the use or development of buildings or land than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the more restrictive regulations shall control.

(d) Application to City. The provisions of Article IX shall not apply to or limit the City of Downey, whether the City acts in a governmental or in a proprietary capacity.

SECTION 7. Section 9120 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9120. DEFINITIONS – GENERAL PROVISIONS.

For the purposes of this article, certain terms used are herewith defined and shall be construed as defined in this chapter, unless otherwise expressly stated or the context clearly indicates a different intention. Words and phrases used in this article that are not specifically defined shall be construed according to the context and approved usage of the language, and as ultimately determined by the ~~City Planner~~ Director.

Words used in the present tense shall include the future and the future tense shall include the present; words in the singular number shall include the plural number and words in the plural number shall include the singular number. Words indicating one gender include the other gender. The words "shall" and "will" are always mandatory. The words "may" and "can" are permissive.

SECTION 8. Section 9126 (“C” Definitions) of Article IX of the Downey Municipal Code is hereby amended to in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Center Line:
A line located in the center of the ultimate right-of-way as established by the City Engineer. In any case in which the ~~City Planner~~ Community Development Director determines this definition is not applicable, the ~~City Planner~~ Director shall designate the centerline.

~~City Planner:~~
~~The head of the Planning Division of the Community Development Department of the City, or designee charged with the responsibility for the interpretation and administration of the Downey Municipal Code~~.

Commercial Recreation:
Any use or development, either public or private, providing amusement, pleasure or sport, diversion, exercises, or other resources affording relaxation and enjoyment. Typical uses may include, but are not limited to: theaters, sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, bingo parlors, golf course, miniature golf courses, ice/roller skating rinks, model courses, shooting galleries, tennis and racquetball courts, amusement centers or arcades, ~~dance studios, health and fitness clubs, boxing gyms, and facilities equipped and used for sports training and conditioning.~~ Excludes adult entertainment facilities, ~~martial arts facilities,~~ and massage therapy establishments.

Commercial Recreation, Minor:
Recreational and instructional uses including, but not limited to, art, crafts, martial arts, pilates, or yoga. Martial arts shall be specific to any of the traditional forms of self-defense or combat that utilizes physical skill and coordination, such as, but not limited to, karate, aikido, judo, tai chi, kung fu, jiu-jitsu, and krav maga. Other uses may include podcast recording studios, non-gambling card or board games, dance studios, health and fitness clubs, boxing gyms, and facilities equipped and use for sports training and conditioning. ~~Martial arts excludes boxing gyms and similar facilities that are equipped and used for training and conditioning~~.

Community Development Director or “Director":
The head of the Community Development Department of the City, or designee charged with the responsibility for the interpretation and administration of the Downey Municipal Code.

SECTION 9. Section 9128 (“D” Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Decorative Masonry Wall:
A masonry wall ~~incorporating~~ designed with architectural relief, including changes in plane, texture, and/or pattern, to avoid ~~from~~ a flat surface.

Density Bonus Program Guidelines:

Guidelines maintained by the Community Development Department ~~adopted by resolution of the City~~ that outline the criteria and procedures for implementing density bonuses or other regulations in accordance with State Law and this article.

Design Guidelines:
A toolbox of a broad range of design approaches that assists project proponents and their design teams in reaching compliance with the Zoning Code maintained by the Community Development Department.

Development Plan:
A plan for the development and use of a specified parcel or tract of real estate, illustrated by a plat showing the boundaries of such parcel or tract; the location, size, height, and use of all structures; the locations of all vehicular and pedestrian ways, both public and private; all landscaped areas; easements, dedications; and further explained by such specifications, conditions, and limitations as may be imprinted on the plat or described in a supplement.

SECTION 10. Section 9144 ("L" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Lot, Corner:
A lot situated at the intersection of two or more streets that has an interior angle of intersection of not more than 135 degrees (see Figure 9.1.6). The front yard of the corner lot shall adjoin the shortest street property line. Where street property lines are substantially the same length, the ~~City Planner~~ Community Development Director shall determine the location of the front yard.

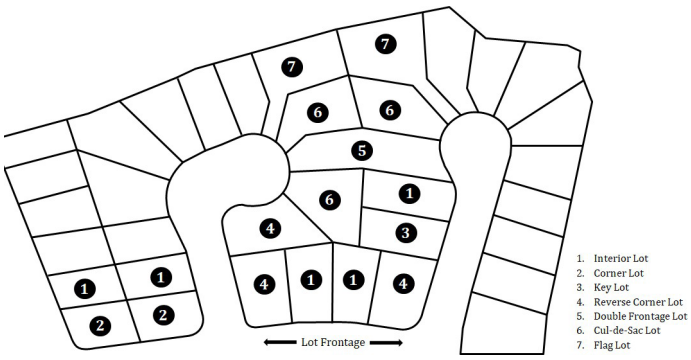


Figure 9.1.6. Lot Types

SECTION 11. Section 9156 ("R" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

Recreational ~~Vehicle~~ Equipment:
A vehicle, vessel, or equipment designed for recreational, travel, or camping use, including units that are motorized or designed to be towed or transported, and not intended for permanent habitation. Recreational equipment includes, but is not limited to: (1) Recreational vehicles (RVs) such as motorhomes, camper vans, travel trailers, fifth-wheel trailers, and truck campers (2) Boats and watercraft such as motorized or non-motorized vessels designed for navigation on water (3) Trailers such as utility trailers, cargo trailers, boat trailers, and similar equipment used for transporting recreational gear (4) Other

similar equipment such as all-terrain vehicles, utility terrain vehicles, dune buggies, and personal watercraft when stored on trailers. Recreational equipment shall also include any recreational vehicle as that term is defined by California Health & Safety Code Section 18010, as that section may be amended from time to time. ~~camp car, truck pickup camper, truck-mounted camper, converted bus or van, motor home, travel trailer, tent trailer, or boat designed for human habitation for recreational or emergency occupancy, with a living area of less than 500 square feet, excluding built-in equipment, such as wardrobes, closets, cabinets, kitchen units, baths, bathrooms, and driver's areas, which vehicle may be moved upon the public highway without a special permit or chauffeur's license. Recreational vehicle shall also include boats, boat trailers, dune buggies, and off-road vehicles~~.

Recreational ~~Vehicle~~ Equipment Storage Lot:
Any area or tract of land where one or more lots are rented, leased, or held out for rent or lease to owners or users of recreational ~~vehicles or tents used for travel or recreational purposes~~ equipment ~~and which are occupied on a temporary and transient basis~~.

Residential Care Facility, Large:
Same as a small residential care facility, but serving seven to 14 persons ~~under the age of 18 years or over the age of 60 or for persons~~ who have a disability as defined herein.

Residential Care Facility, Small:
Residential facilities approved and licensed by the State in a single-family dwelling in which group care, supervision and/or assistance are provided for a maximum of six persons ~~under the age of 18 years or over the age of 60 or for persons~~ who have a disability as defined herein. Excludes family day care, foster care or any medical services, including nursing services, beyond that required by the residents of the facility for sustaining the activities of daily living. Examples of residential care facilities include, but are not limited to, facilities for the following:

(a) Developmentally or mentally disabled;

(b) Substance abuse recovery;

(c) Dependent and neglected children;

(d) Physically disabled; or

(e) Wards of the court.

Roof, Flat:
A roof nearly horizontal and level in appearance, with only sufficient slope to facilitate drainage, and generally not exceeding a pitch of 2:12 (see Figure 9.1.12).

SECTION 12. Section 9158 ("S" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

Senior Citizen:
A person 62 years of age or older or, a person 55 years of age or older in a senior citizen housing development ~~of at least 150 dwelling units, a person 55 years of age or older~~.

Shopping Center, Major-Regional:
A group of commercial establishments planned, developed, owned, or managed as a unit

consisting of not less than 20 acres; related in location, size, and type of shops to the trade area that the unit serves~~; and providing on-site parking in definite relationship to the types and sizes of stores~~.

Short-Term Rental:
The rental, ~~or~~ lease, or other occupancy of a dwelling unit for a period of 30 consecutive days or less including arrangement, agreement, or listing that advertises, offers, or provides such occupancy, whether or not compensation is provided.

Sign, Abandoned:
Any sign or support structure which for a period of 180 days has been unused and which no longer fulfills the purpose for which it was legally constructed.

Sign, Illegal:
Any sign installed, modified, or constructed without proper approval and/or permits as required by this article and/or any nonconforming sign that has exceeded its authorized amortization period.

Sign, Marquee:
Any sign attached to, integrated into, or displayed on ~~to~~ a marquee, canopy, or permanent roof-like projection extending from a building and typically located over a building entrance.

Sign, Monument:
A ~~low-profile~~ freestanding, ground mounted sign, ~~which is an integral part of a landscaping plan,~~ generally located between a building or street setback line and a street property line, for identification of on-site uses ~~purposes~~, and having a solid base support.

Sign, Primary:
One wall sign, generally mounted on the front façade or front fascia of a business, to identify its name or service rendered.

Sign, Projecting:
A sign mounted on a building ~~wall~~ and extending outward, in which the sign ~~fascia~~ face is not parallel to the building façade or façade fascia.

Site Plan Review:
~~An administrative~~ A quasi-judicial process conducted in accordance with Section 9820.

Site Plan Review, Minor:
An administrative process conducted in accordance with Section 9814.

Special Event:
A temporary outdoor use that extends beyond the normal uses and standards allowed by this article. Special events may include, but are not limited to art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals, special auto sales, grand openings, festivals, ~~home exhibitions,~~ and church bazaars. Commercial Motion Picture and Television Production Filming shall be subject to Chapter 10.

SECTION 13. Section 9204 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9204. ENFORCEMENT.

The ~~City Planner~~ Director and such other persons as may be designated by the City

Manager are hereby designated as the enforcing agents of this article. If the enforcing agents find that any of the provisions of this article are being violated, they shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. The enforcing agent shall order the discontinuance of illegal uses of land, buildings, or structures; the removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; the discontinuance of any illegal work being done; or shall take any other action authorized by this article to ensure compliance with, or to prevent the violation of, its provisions. All other administrative officials and employees of the City otherwise charged with the enforcement of laws are responsible for enforcing the provisions of this article.

SECTION 14. Section 9208 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9208. PERMIT PROCEDURES.

(a) No building permit, certificate of occupancy, or business license shall be issued for the erection, alteration, or use of any structure, or part thereof, or for the use of any land which is not in accordance with all the provisions of this article. Any permit or license issued contrary to the provisions of this article shall be void and of no effect.

(b) Where any use or development exists in violation of this article, the City shall not issue any permit, building permit, certificate of occupancy, or business license unless to remedy such violation. As determined by the ~~City Planner~~ Director, violations of this article must be satisfactorily remedied to conform to all provisions of this article prior to the issuance of any new permits on said property.

(c) Building permits shall be issued on the basis of plans and applications approved by the ~~City Planner~~ Director authorizing only the use and arrangement set forth in such approved plans and applications, and any other use, arrangement, or construction at variance with that authorized shall be deemed a violation of this article and punishable as provided in this article.

Permit procedures are described in Chapter 8 – Administration.

SECTION 15. Section 9210 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9210. CERTIFICATES OF OCCUPANCY.

(a) For the Use of Buildings and for Structures. No building or structure hereafter erected, moved, enlarged, or altered shall be occupied, used, or changed in use until after a final inspection and/or certificate of occupancy has been reviewed by the ~~City Planner~~ Director and issued by the Building Official. ~~Such certificates shall be applied for coincident with the application for a building permit.~~ Such final inspection and/or certificate~~s~~ shall be issued only after such building, enlargement, or alteration has been completed in conformity with the provisions of this article, with approved site plans and required conditions (when these apply), and when the proposed use also conforms to this article and required conditions (when these apply).

(b) For the Use of Land. A certificate of occupancy shall be issued before any vacant land is hereafter used or before an existing use of land is changed ~~for other than agricultural purposes~~ provided such use is in conformity with the provisions of this article. The ~~City Planner~~ Director may require the submittal of ~~site~~ plans for review in accordance with Section 9820 of this article for a requested change in the use of land

to determine compliance with this article.

(c) Contents of Certificates of Occupancy. Certificates of occupancy shall state that the building or proposed use of a building or land has complied with all laws and ordinances, including the provisions of this article, and with approved site plans and any conditions required by this article relating to the proposed building or use.

(d) Records. A record of all certificates of occupancy shall be kept ~~on file in the office of~~ by the Building Official, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the subject building, use or land.

SECTION 16. Section 9216 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9216. INTERPRETATION AND ENFORCEMENT PROCEDURES.

The intent of this article is that all questions of interpretation and enforcement shall be first presented to the ~~City Planner~~ Director and, after appropriate administrative review, may be presented to the Commission on appeal. A written copy of all interpretations shall be kept in the office of the ~~City Planner~~ Director.

SECTION 17. Section 9306 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9306. INTERPRETATION OF ZONE BOUNDARIES.

Where uncertainty exists as to the boundaries of any zone shown on the Official Zoning Map, the following rules shall apply:

(a) Where zone boundaries are indicated as approximately following street lines, alley lines, or lot lines, or extensions thereof, such lines shall be construed to be such boundaries.

(b) Where the zone boundary line follows a railroad right-of-way, such zone boundary line shall be construed, unless otherwise indicated, to be located midway between the main tracks of such railroad right-of-way.

(c) Where the zone boundary line follows a stream or other water channel, such zone boundary line shall be construed, unless otherwise indicated, to be located at the limits of the jurisdiction of the City.

(d) Where the zone boundary divides a lot, the location of such boundary line, unless indicated by dimensions, shall be determined by use of the scale appearing on the Official Zoning Map. ~~The Commission shall use Section 9830 of this article as a guide in its determination.~~

(e) Where zone boundary lines are so indicated that they are approximately parallel to the center lines or street lines of streets, such zone boundary lines shall be construed as being parallel thereto and at such distance therefrom as indicated. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.

(f) Where any public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the zone classification of the property to which it reverts.

(g) Where uncertainties exist, the ~~City Planner~~ Director may determine the location of the zone boundary line, applying the rules stated in this section wherever applicable and

the Director may refer to the Commission an application for interpretation in accordance with the provisions established by this chapter.

SECTION 18. Section 9312.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9312.06. RESIDENTIAL ZONES USE REGULATIONS.

(a) Table 9.3.2 identifies the uses permitted in each Residential Zone. If a use is not specifically listed on the table then said use shall be deemed as Not Permitted.

(b) Uses that require a Conditional Use Permit are subject to the review requirements and conditions contained in Section **9824**.

(c) The "notes and exceptions" column of Table 9.3.2 indicates more precisely the use regulations for specific uses or operating characteristics. The notes and exceptions must be reviewed in conjunction with the other information for the class of use.

(d) Certain permitted uses and uses requiring a Conditional Use Permit may be subject to special conditions regarding location, operation, or the design of the use. The sections of this article governing these uses are identified in the "notes and exceptions" column of Table 9.3.2.

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Residential					
Accessory dwelling units	P	P	P	P	Subject to Section 9414
Apartments	NP	P	P	NP	
Condominiums	NP	P	P	P	
Conversion of buildings to multiple ownership	NP	NP	C	C	Subject to Section 9510
Duplex dwellings	NP	P	P	P	~~Site Plan Review is required for R-3 and R-3-O~~ Requires Minor Site Plan Review subject to Section 9814 in the R-3 and R-3O zones
Family day care home, child ~~l~~Large (9-14 children) ~~s~~ Small (8 or fewer children)	 P P	 P P	 P P	 P P	 Allowed as provided in California Health & Safety Code §1597.45
Home occupations	P	P	P	P	Subject to Section 9408
Junior accessory dwelling units	NP	NP	NP	NP	
Mobile homes/manufactured home parks	C	C	C	C	

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Multi-family dwellings	NP	NP	P	P	
Prefabricated housing	P	P	P	P	Requires Site Plan Review subject to Section 9820
Rooming house	NP	NP	C	NP	
Residential care facility					
large (7-14)	C	C	C	C	
small (6 or fewer)	P	P	P	P	
Senior citizen housing development	NP	NP	P	P	Subject to Section 9418
Single-family dwellings (detached)	P	P[a]	P[a]	P[a]	Detached single-family dwellings only
Single resident occupancy	NP	NP	C	NP	Subject to Section 9430.06
Special events	P	P	P	P	Subject to Section 9420
Townhomes	NP	P	P	P	
Transitional/supportive housing	P	P	P	P	Subject to Section 9430.06
Two-unit ~~project~~ Development	P	NP	NP	NP	Subject to Section 9312.08(c) and Section 9965
Public					
Utility distribution stations	C	C	C	C	
Parks and recreational facilities	C	C	C	C	
Public utilities	C	C	C	C	Both publicly and privately owned, providing direct service to the neighborhood
Religious, fraternal, or service organizations	NP	NP	C	C	Includes churches, synagogues, temples, monasteries, and other places of religious worship and other fraternal and community organizations
Schools					
public	P	P	P	P	Includes elementary, middle or junior,
private	C	C	C	C	and high schools only
Daycare/preschool	NP	NP	C	C	Non-residentially improved properties only
Accessory Uses and Structures					

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Accessory living quarters	P	P	P	P	
Domestic animals	P	P	P	P	Subject to Section 9514
Parking - surface and structure	NP	NP	C	C	
Small wind energy systems	C	C	C	C	
Temporary trailer	P	P	P	P	1 trailer used as a temporary residence during construction of a permanent residence on the same lot with current building permit and limited to a maximum of one 6-month period
Wireless communication facilities	C~~c~~[b]	C~~c~~[b]	C	C	Subject to Section 9426

P = Permitted

NP = Not Permitted

C = Conditional Use Permit required (subject to Section 9824)

a Shall be developed to the R-1 5,000 development standards

~~b Minor Conditional Use Permit (subject to Section 9814)~~

~~c~~b Non-residentially improved properties only

SECTION 19 . Section 9312.08 (Residential Zones Property Standards) of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Tables 9.3.3 and 9.3.4 identify the development standards for all of the Residential Zones.

Table 9.3.3. R-1 Zone Property Development Standards					
	Zone				
Development Standard	**R-1 – 5,000**	**R-1 – 6,000**	**R-1 – 7,500**	**R-1 – 8,500**	**R-1 – 10,000**
Lot area - minimum (sq. ft.)	5,000	6,000	7,500	8,500	10,000
Lot width - minimum (feet)	50′	50′	60′	65′	70′

Lot depth - minimum (feet)	Lot depths shall be within 10% the average depth of the two abutting R-1 lots on both sides of the subject lot located on the same side of the street. Corner lots shall be within 10% the average depth of the adjoining two R-1 lots along the common front yard frontage.
Floor area ratio – maximum [a]	0.45
Lot coverage – maximum	45%
Building height - maximum (feet)[b]	
main building	28′
accessory building	12′
Front setback (1st floor) - minimum (feet) [c, d]	20′
2nd floor front setback – minimum (feet)[i]	At the 2nd story façade facing a front yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a front yard. Any additional portions of a 2nd floor facing a front yard shall be set back a minimum of 5 feet from the 1st floor façade.
Rear setback - minimum (feet) [d]	20′
Side setback (1st floor) - minimum (feet) [e, f]	Ten percent lot width, but not less than 5 feet and not to exceed 14 feet
2nd floor side setback - minimum (feet) [i]	At the 2nd story façade facing a side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a side yard. Any additional portions of a 2nd floor facing a side yard shall be set back a minimum of 5 feet from the 1st floor façade.
Street side setback (1st floor) - minimum (feet) [d]	10′
2nd floor street side setback - minimum (feet) [i]	At the 2nd story façade facing a street side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a street side yard. Any additional portions of a 2nd floor facing a street side yard shall be set back a minimum of 5 feet from the 1st floor façade.
Dwelling unit size - minimum (sq. ft.) [g]	
one bedroom	700
two bedroom	850
three bedroom	1,100
four bedroom	1,300
more than four bedrooms	1,500

Building separation - minimum (feet) [h]	
wall to wall	5 feet
eave to eave	3 feet
Walkway width - maximum (feet)	6 feet
Prevailing setbacks	Subject to Section 9534.18
Exceptions to yards, setbacks, and height	Subject to Section 9534
Air conditioning, mechanical roof and utility equipment	Subject to Section 9504
Environmental protection standards	Subject to Section 9516
Graffiti control	Subject to Section 4960 of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section 9520
Nonconforming uses, lots, and structures	Subject to Section 9410
Off-street parking and loading	Subject to Chapter 7
Signs	Subject to Chapter 6
~~Site Plan Review~~	~~Subject to Section 9820~~
Visibility	Subject to Section 9520 and 9534
Wireless Communication Facilities	Subject to Section 9426

Notes:

a Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of 0.50, in accordance with the provisions of Section 9312.08(b)(2).

b Porch features, such as, but not limited to, entry porches, covered patios, and porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed 12 feet. Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed 16 feet. Slope and pitch must be equal to main structure.

c Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.

d Garage setbacks are subject to Sections 9710 and 9534.22.

e Any decimal fraction shall be rounded up to the nearest inch.

f 1st floor side yard setbacks may be reduced subject to Section 9534.

g Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

h Building separation for rear detached garages is also subject to back up triangle requirements located in Section 9710.

i The second-floor setback shall be measured from the required setback line whenever the existing side setback does not comply.

Table 9.3.4. R-2, R-3, R-3-O Zone Property Development Standards			
	Zone		
Development Standard	**R-2**	**R-3**	**R-3-O**
Lot area - minimum (sq. ft.)	5,000	10,000	10,000
Lot area per dwelling unit - minimum (sq. ft.)	2,500	1,980 1,815 (for lots greater than 15,000 square feet)	1,980 1,815 (for lots greater than 15,000 square feet)
Lot width - minimum (feet)	50	100	100
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots		
Lot coverage - maximum (percent)	50	50	50
Building height - maximum (feet) main building	30 feet or two stories, whichever is less	35 feet or three stories, whichever is less[a]	35 feet or three stories, whichever is less[a]
accessory building	12 feet	12 feet	12 feet
Yard setbacks - minimum (feet)			
front	20	15	15
rear	20	see note[b]	see note[b]
Yard setbacks (side) - minimum (feet)			
interior	5	5[c]	5[c]
street	10	7.5	7.5
Dwelling unit size - minimum (sq. ft.)[d, e]			
studio units	NA	500	500
one bedroom	700	600	600
two bedroom	850	800	800

three bedroom	1,100	1,000	1,000
four bedroom	1,300	1,300	1,300
Building separation - minimum (feet)	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5
Usable open space area per dwelling unit – minimum (sq. ft.)	NA	200	200
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**		
Environmental protection standards	Subject to Section **9516**		
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code		
Landscaping, lighting, and walls	Subject to Section **9520**		
Nonconforming uses, lots, and structures	Subject to Section **9410**		
Off-street parking and loading	Subject to Chapter 7		
Signs	Subject to Chapter 6		
~~Site plan review~~	~~Subject to Section **9820**~~		
Visibility	Subject to Section **9520** and **9534**		
Wireless communication facilities	Subject to Section **9426**		

Notes:

a When abutting R-1 or R-2 zoned property, the variable height requirement shall apply in accordance with Section **9534.24**.

b When the rear yard area abuts an R-1 Zone, the following minimum setbacks are required: 20 feet for a one story building, 30 feet for a two story building, and 46 feet for a three story building. When the rear yard area abuts a fully dedicated public alley, the following minimum setbacks are required: no setback required for a one story building, 10 feet for a two story building, and 26 feet for a three story building. When the rear yard area abuts another R-3 Zone the following minimum setbacks are required: 10 feet for a one story building, 15 feet for a two story building, and 20 feet for a three story building.

c When abutting the R-1 Zone, the minimum setback shall be 10 feet.

d Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

e Each additional bedroom over four shall be a minimum of 130 square feet.

NA = Not Applicable

(b) General Development Standards.

(1) Residential Uses. No lot, building, or structure shall be used or appear to be used for commercial purposes and shall not involve the conduct of a business nor contain commercial or industrially rated equipment not customarily used in connection with a residential occupancy, nor be used for the storage of vehicles, equipment, or materials not customarily incidental to the residential use.

(2) Alternative Energy FAR Bonus in the R-1 Zone. Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources. The maximum FAR for the R-1 Zone with the renewable energy bonus is 0.50. The renewable energy sources must provide 50% or greater of a parcel's annual energy requirements.

(i) Renewable energy sources include at least one component from (A) and one component from (B) below:

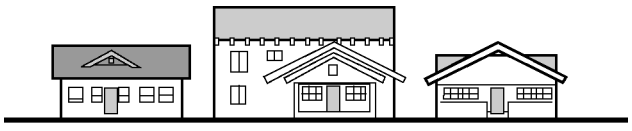
(A) Either solar water heating or tankless water heater; and

(B) On-site solar photovoltaic or small wind energy applications to provide the remaining renewable energy requirement.

(ii) The FAR bonus area shall be incorporated as a one story element in the form of either, but not limited to, a detached accessory building, or incorporation of a front wing, rear wing, side wing, or combination of wings.

(3) Architecture. The architecture and general appearance of the building shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the neighborhood in which they are located. For R-1 zoning, all construction shall utilize Design Guidelines for considerations and recommendations regarding characteristic architectural styles and prevailing neighborhood character.

(4) Massing. All residential additions, alterations, and modifications shall to the greatest extent possible, avoid excessive massing of the primary structure, through means of varying rooflines, elevations, and other architectural elements (see Figure 9.3.1). Review and approval of massing of buildings shall be subject to the provisions of Section 9820. For R-1 zoning, see Design Guidelines for considerations and recommendations regarding massing and modulation.



Inappropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.

Figure 9.3.1. Mass and Scale

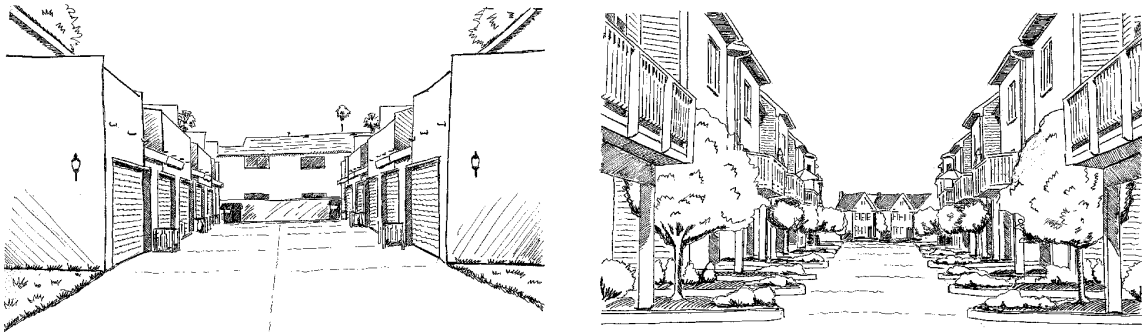
(5) Multiple-Family Building Placement and Design.

(i) Multiple-family buildings shall be designed and located on the site in a manner that avoids long, continuous building walls or "barracks-like" rows of structures that create a "canyon effect." Where multiple units share a common driveway, parking court, or alley, ample space shall be provided to provide vegetation, i.e., shrubs and trees where feasible. Rows of adjacent garages shall be enhanced by architecturally recessing some or all of the garage doors, adding vegetation, or using some other means to lessen the undesirable visual effect of long unbroken planes of garage doors especially where visible from a public right-of-way (see Figure 9.3.2).

(ii) No multifamily buildings shall exceed 50 feet in any dimension without architectural articulation of the building façade or mass in order to avoid large, unbroken areas.

(iii) Significant wall articulation (i.e., insets, canopies, wing walls, trellises etc.) and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables shall be used to avoid the box-like appearance of long and unbroken façades, flat walls, and roofs of excessive visual prominence.

(iv) Apply the adopted Objective Design Standards (ODS) to new qualifying multi-family development, residential mixed-use development, and additions to multi-family and residential mixed-use development pursuant to any provision of state law which references ODS, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4, as may be amended from time to time.



Undesirable Desirable

Figure 9.3.2. Building Placement and Design

(6) Landscaping. Landscaping is required in the front, side, street side and rear yards for all areas not covered by an approved driveway or pedestrian walkway, including but not limited to quantity of trees and three tiered system design, pursuant to Section 9520.

(7) Front and Street Side Yards. In all residential zones, the front and street side yards shall be landscaped and maintained in good condition and shall be kept free and clear of all construction and automotive materials and parts, trash,

refuse, debris, trash storage receptacles, inoperative motor vehicles, discarded or broken materials, appliances, junk, equipment, car cover structures or similar materials and shall not be paved except for approved pedestrian walkways, driveways, and patios. Only temporary parking of vehicles pursuant to Section 9710.02(~~h~~o) shall be allowed in the front yard.

(8) Front and Street Side Yards – Maximum Paving (Hardscape).

(i) For properties with a width of 60 feet or greater, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed 40% of the area within the total front setback or street side setback.

(A) An additional 10% of hardscape shall be allowed in the front setback or street side setback, provided permeable paving surfaces are used. Pervious concrete may not be used as permeable paving.

a. A minimum of 50% of the total front setback or street side setback shall remain live vegetation landscape surfaces.

(ii) For properties that are less than 60 feet wide, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed 50% of the total front setback or street side setback.

(9) Privacy. The following techniques are encouraged in residential zones to maximize privacy between adjacent properties (see Figure 9.3.3).

(i) Offset or stagger windows facing neighbor's windows;

(ii) Use clerestory windows or locate windows high enough in areas with privacy impacts;

(iii) Use translucent glass where appropriate;

(iv) Use landscaping to provide a buffer between properties;

(v) Screen second story balconies and decks from neighboring property by incorporating architectural elements such as opaque balcony railings;

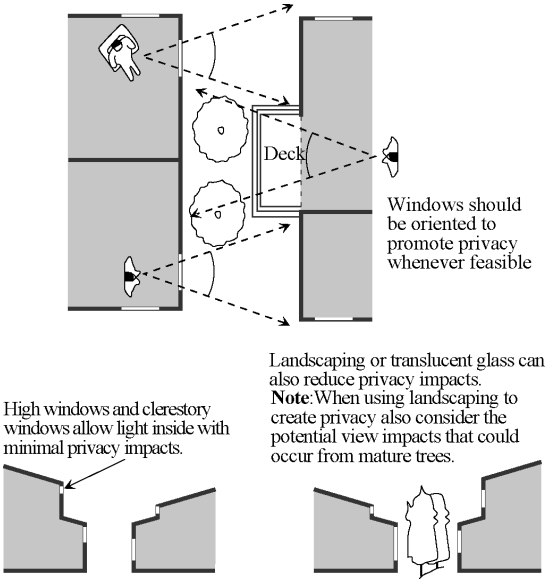
(vi) Locate second-story balconies and decks to avoid direct sight lines into main windows, yards, or patio area of adjacent property;

(vii) Incorporate screening devices such as trellises or awnings to increase privacy where appropriate.

(viii) A window or door of a dwelling may obstruct a direct line of sight to an adjoining residential property through the use of by fencing, landscaping, or privacy glass to provide screening and prevent a direct line of sight.

(ix) Second-story windows should either be clerestory with the bottom of the glass at least six feet above the finished floor, or utilize frosted or obscure glass.

Figure 9.3.3. Privacy Techniques



(10) Usable Open Space.

(i) In the R-3 Zone, every lot shall have not less than 200 square feet of usable open space per dwelling unit. Usable open space for the purposes of this section shall mean a consolidated common open area or recreational facility which is designated and intended to be used for outdoor living and which excludes primary walkways, perimeter landscaping, and required setbacks except the rear yard, and said area shall not have a depth or width of less than 15 feet. No portion of off-street parking spaces; driveways; covered pedestrian access ways; or utility areas such as laundries, clothes drying yards, or trash areas shall constitute usable open space.

(ii) Except for the conditions set forth in Section 9312.08(B)(8)(d), a minimum of 50% of required usable open space shall consist of one or more of the following amenities:

(A) Playgrounds, play equipment, and/or tot lots;

(B) Recreational facilities – fountains, sculptures, etc.;

(C) Swimming pools;

(D) Tennis courts, basketball courts, and similar sports courts;

(E) Recreational building(s)/room(s);

(F) Putting greens;

(G) Game areas;

(H) Picnic/barbecue areas; and

(I) Required common open space in the form of decks located above the first floor may be permitted subject to the review and approval of the Commission.

(iii) The remaining required usable open space may be fulfilled by providing one or more of the following amenities:

(A) Landscaping;

(B) Gardens;

(C) Benches; and

(D) Secondary walkways or walks.

(E) Required common open space in the form of decks located above the first floor may be permitted subject to the review and approval of the Commission.

(iv) Up to one-half of the usable open space for each unit may be provided in a private patio or balcony having direct access from the unit; provided, however, no dimension thereof shall be less than 10 feet with a minimum area of 100 square feet. Apartments having seven units or less may provide all of the required open space within private patios provided no dimension is less than 10 feet with a minimum area of 200 square feet.

(v) Where usable open space abuts driveways, there shall be provided between such recreational area and the abutting driveway a decorative masonry wall or wrought iron fence not less than three feet in height; where abutting parking areas, there shall be a decorative masonry wall or wrought iron fence with a minimum height of five and one-half feet between such recreational area and the parking area.

(vi) Usable open space shall not include any portion of a required yard abutting a street, interior side yard area abutting a main building, off-street parking space, required access, walkway, driveway turn-around area, top roof level of any building, or landscaped area between any accessory buildings, except those portions of any accessory building used for recreational purposes.

(vii) Usable open space, when abutting R-1 or R-2 Zones, shall provide irrigated landscape planter areas not less than five feet in width. Such planter areas shall be maintained with trees and shrubs not less than six feet in height, when planted, which shall obtain a mature height of not less than 15 feet. At maturity, such landscaping shall provide an uninterrupted screen between the R-3 development and the R-1 and R-2 Zones.

~~**(11) Site Plan Review.** Site Plan Review is required in accordance with the provisions of Section 9820 in the R-3 and the R-3-O Zones.~~

~~**(12)**~~ **(11) Motor Vehicle Repair.** Motor vehicle repair may be performed under the following conditions:

(i) Repair work shall be restricted to only those motor vehicles currently registered with the California Department of Motor Vehicles to the address in which the repair work is to be conducted.

(ii) In those instances where motor vehicles are not currently registered or are registered in states other than California, proof of ownership by the resident of the property shall be provided.

~~**(13)**~~ **Recreational ~~Vehicles~~ Equipment Parking in R-1 and R-2 Zones.** ~~In the R-1 and R-2 Zones, self-propelled recreational vehicles, such as motor~~

~~homes, campers, and vans, having a valid license and being in an operable condition, may be parked on a driveway area within the front yard or street side yard area provided vehicular access to a required garage or carport is not obstructed by such vehicles.~~

~~Self-propelled and other types of recreational vehicles, including trailers and boats, may be parked or stored on a lot behind the front yard or street side yard area provided the area is paved, vehicular access to a required garage or carport is not obstructed by such vehicles, the vehicles are not parked within a side setback, and they are not parked within five feet of any window or door of a habitable structure. The use of recreational vehicle covers is permitted; however, the covers shall be kept in a well-maintained condition. For the purposes of this section, vehicular access to a required garage or carport shall mean that the garage is fully accessible by a vehicle, without requiring movement of the recreational vehicle. (see Figure 9.7.2 for the garage backup triangle).~~

(i) Front Yard Prohibition.

No recreational equipment shall be located within the front yard or street-side yard.

(ii) Operability Requirements.

All recreational vehicles located on a property within the R-1 and R-2 Zones shall have a valid license and registration and shall be maintained in an operable condition.

(iii) Permitted Parking Locations.

All recreational equipment shall be parked or stored on a lot behind the front yard or street-side yard area, provided that:

(A) The parking area is paved;

(B) Vehicular access to a required garage or carport is not obstructed by such vehicles;

(C) The recreational equipment is not parked within a required side setback; and

(D) The recreational equipment is not located within five feet of any window or door of a habitable structure.

(iv) Vehicular Access Defined.

For the purposes of this section, “vehicular access to a required garage or carport” shall mean a minimum unobstructed area of 20 feet wide by 25 feet deep measured outward from the garage or carport entryway, to allow for proper maneuvering of vehicles to enter the garage or carport. Vehicular access needs to be met without requiring movement of the recreational equipment.

(v) Administrative Guidance.

The Community Development Department shall maintain a recreational vehicle parking guide to assist property owners in complying with the requirements of this section.

~~(14)~~ (13) **Storage Cabinets.** In the R-3 Zone, personal property storage cabinets shall be provided for each dwelling unit within each carport and/or garage. Such cabinets shall have not less than 80 cubic feet of area, with a minimum depth of 24 inches, and shall be constructed of one-half inch plywood or other suitable material equipped with hinges and locking devices. The placement of such storage cabinet within the carport or garage shall not interfere with the space required to fully park a vehicle.

~~(15)~~(14)**Temporary Structures.** In all residential zones, temporary structures, such as canopies, awnings, and the like, shall only be allowed if completely to the rear of the main building. Temporary structures shall not exceed a maximum of 120 square feet or seven feet in height.

~~(16)~~(15) **Other Applicable Regulations for Residential Zones.** Other applicable regulations in the Residential Zones include, but are not limited to, the supplemental regulations identified in Chapters 4, 5, and 8.

~~(17)~~(16) **360° Architectural Design.**

(i) Any new construction, alteration, and/or addition on a lot, including, but not limited to, a principal residence, second story, detached accessory structure, enclosed patios, and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing that are visible to the public right-of-way and/or abutting properties. An addition should utilize the characteristics of the style of the existing approved home. Portions of structures not visible to the public right-of-way shall incorporate ~~complimentary~~ complementary elements.

~~(18)~~(17) **Single Family Additions and Accessory Structures Design.**

(i) New roofs shall be similar in form, pitch, slope and material with the existing permitted house.

(ii) Architectural design shall match style, form, color and material of the existing permitted house and extend to all the exterior portions of the structure that are visible to the public right-of-way and/or visible from adjacent properties. Portions not visible shall incorporate complimentary elements.

~~(19)~~(18) **Front Entry Orientation.**

(i) New architecture, front additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the street.

~~(20)~~(19) **Flat Roofs.**

(i) For new architecture and alterations in architectural style, flat roof designs may be incorporated when the existing block is characterized by flat roof architectural styles for at least 30% of the houses on the block.

(ii) For additions, flat roof elements may be incorporated when the existing home is entirely flat roof.

(iii) Flat roofs shall be permitted for open patios.

~~(21)~~(20) **Accessory Buildings.**

(i) Accessory buildings, including attached accessory uses, shall be limited to a maximum floor area of 700 square feet, and shall be comprised of one open space with no kitchen facilities or bedrooms. Closets shall be allowed, but each is limited to 50 square feet.

(ii) One bathroom, laundry facilities, and one wet sink are allowed.

(iii) Multiple accessory buildings, including attached accessory uses, shall be allowed.

(iv) A covenant and agreement regarding the maintenance of building and use shall be drafted by staff and recorded by the applicant with the Los Angeles County Registrar/Recorder's Office prior to building permit final inspection.

(v) This section shall not apply to garages and patio covers.

(c) Two-Unit ~~Projects~~ Development.

(1) Purpose. The purpose of this section is to allow ~~and~~ the ~~appropriately regulate~~ ministerial approval of up to two unit ~~projects~~ development (SB9) in accordance with Government Code Section 65852.21.

(2) Definition. A "two unit ~~project~~ development " ~~means~~ refers to a residential development of up to two primary dwelling units or, if ~~there is already~~ a primary dwelling unit exists within a single family zone ~~on the lot,~~ the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

(3) Application.

(i) ~~Owners.~~

~~(A)~~ ~~Only individual property owners may apply for a two unit project two unit development. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by **Revenue and Taxation Code** Section 214.15).~~

~~(B)~~ ~~Any person with a mortgage interest in the lot to be split under this section must sign the application and the parcel map indicating the person's consent to the project.~~

(i) **~~(ii)~~** ~~An application~~ A submittal for a two unit ~~project~~ development must include an eligibility checklist provided by the City. ~~be submitted on the City's approved form.~~

(ii) **~~(iii)~~** The applicant ~~must obtain a certificate of compliance with the Subdivision Map Act and the implementing regulations in this Code for the lot and provide the certificate with the application~~ shall demonstrate that the lot is a legal parcel.

(iii) ~~**(iv)** Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.~~

(iv) ~~**(v)**~~ The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the Code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

(4) Approval.

(i) An application for a two unit project development is approved or denied ministerially, by the planning Director, without discretionary review.

(ii) The ministerial approval of a two-unit ~~project~~ development does not take effect until the City has confirmed that the required documents have been recorded, such as the deed restriction and easements.

(iii) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

(iv) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Code.

(v) Two Unit Development (SB9) application shall be acted on within 60 days from the date that the City receives a completed application. The Director shall either approve or deny the application within 60 days, unless, the applicant requests a delay, in which case, the 60-day time period shall be tolled for the period of the delay. Any preliminary review, preliminary inquiry, any consultation or staff meeting shall not be constituted as an application review.

(5) Requirements. A two unit ~~project~~ development must satisfy each of the following requirements:

(i) ~~**Map Act Compliance.**~~ The lot must have been legally subdivided.

(ii) **Zone.** The lot is in a single-family residential zone.

(iii) **Lot Location.**

(A) The lot is not located on a site that is any of the following:

a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

b. A wetland.

c. Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

d. A hazardous waste site that has not been cleared for residential use.

e. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

f. Within a 100 year flood hazard area, unless the site has either:

1. Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

2. Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

g. Within a regulatory floodway, unless all development on the site has received a no-rise certification.

h. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

i. Habitat for protected species.

j. Land under conservation easement.

(B) The purpose of subsection (iii)(A) above is merely to summarize the requirements of **Government Code** Sections 65913.4(a)(6)(B)–(K). (See **Government Code** Section 66411.7(a)(3)(C).)

(C) The applicant must provide evidence that the requirements of **Government Code** Sections 65913.4(a)(6)(B)–(K) are satisfied.

(iv) Not Historic. The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(v) No Impact on Protected Housing.

(A) The two unit ~~project~~ development must not require or include the demolition or alteration of any of the following types of housing:

a. Housing that is income-restricted for households of moderate, low, or very low income.

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

c. Housing, or a lot that used to have housing, that has

been withdrawn from rental or lease under the Ellis Act (**Government Code** Sections 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

d. Housing that has been occupied by a tenant in the last three years.

(B) As part of the two unit ~~project~~ development application, the applicant and the owner of a property must provide a sworn statement by affidavit representing and warranting that subsection **(5)(v**)(A) above is satisfied.

a. The sworn statement must state that:

1. No housing that is income-restricted for households of moderate, low, or very low income will be demolished or altered.

2. No housing that is subject to any form of rent or price control will be demolished or altered.

3. No housing that has been withdrawn from rental or lease under the Ellis Act at any time in the last 15 years will be demolished or altered.

4. No housing that has been occupied by a tenant in the last three years will be demolished or altered.

b. The city may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including, but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(vi) Unit Standards.

(A) Quantity.

a. ~~No more than two dwelling units of any kind may be built on a lot that results from an urban lot split~~. For purposes of this ~~paragraph~~ subsection, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this Code, an ADU, or a JADU. No ADU or JADU shall be located on a lot or parcel without a primary dwelling on the same lot or parcel, per Section 9414.08(a).

b. A lot that is not created by an urban lot split may have a two unit ~~project~~ development under this section, plus any ADU or JADU that must be allowed under State law and the City's ADU ordinance.

(B) Unit Size. The floor area of each primary dwelling built that is developed under this section must be: consistent with the underlying zone pursuant to Downey Municipal Code Section 9312.08.

~~**a.** The total floor area of each primary dwelling built that is developed under this section must be~~

~~**1.** Less than or equal to 800, and~~

~~**2.** More than 500 square feet.~~

~~**b.** A primary dwelling that was legally established on the lot prior to the two unit project and that is larger than 800 square feet is limited to the lawful floor area at the time of the two unit project. The unit may not be expanded.~~

~~**c.** A primary dwelling that was legally established prior to the two unit project and that is smaller than 800 square feet may be expanded to 800 square feet after or as part of the two unit project.~~

(C) Height Restriction. All two unit development structure shall comply with the height limitation of the underlying zone, per Downey Municipal Code 9312.08.

~~**a.** On a lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.~~

~~**b.** On a lot that is smaller than 2,000 square feet, no new primary dwelling unit may exceed two stories or 22 feet in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor exterior walls; no balcony deck or other portion of the second story may project into the stepback.~~

~~**c.** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a two unit project.~~

~~**(D) Demo Cap.** The two unit project may not involve the demolition of more than 25% of the existing exterior walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.~~

(D) **~~(E)~~ Lot Coverage.** A maximum lot coverage of 45% is permitted. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

~~**(F) Open Space.** Each unit shall be provided with 300 square feet of useable open space; with a minimum side of 10 feet. This~~

~~open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.~~

(E) **~~(G)~~ Setbacks.**

a. **Generally.** All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

b. **Exceptions.** Notwithstanding subsection (5)(vi)~~(G)~~(E)(a) above:

1. **Existing Structures.** No change in setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

2. **~~800 Square Feet;~~ Four Foot Side and Rear.** ~~The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.~~ For all new construction not included within the subsection (1) above, a minimum of 4-foot setback from rear and side property lines is required.

c. **Front Setback Area.** ~~Notwithstanding any other part of this Code, dwellings that are constructed under this section must be at least 25 feet from the front property lines.~~ The front setback area must~~:~~ conform to the underlying zone, including 2nd-story setbacks, per Section 9312.08

~~**1.** Be kept free from all structures greater than three feet high;~~

~~**2.** Be landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;~~

~~**3.** Allow for vehicular and fire-safety access to the front structure.~~

(F) **~~(H)~~ Parking.** Each new primary dwelling unit must have at least one ~~enclosed~~ off-street parking space, within a garage, or uncovered parking space per unit unless one of the following applies:

a. The lot is located within one-half (0.5) mile walking

distance of either:

1. A high-quality transit corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

2. A major transit stop site that contains:

i. An existing rail or bus rapid transit station,

ii. A ferry terminal served by either a bus or rail transit service, or

iii. The intersection of two or more major bus routes with a frequency of service interval of 20 ~~15~~ minutes or less during the morning and afternoon peak commute periods.

b. The site is located within one block of a car-share vehicle location.

(G) ~~(I)~~ Architecture.

a. If there is a legal primary dwelling on the lot that was established before the two unit ~~project~~ development any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch, and be consistent with the objective standards found in Downey Municipal Code Section 9312.08. ~~The dominant roof slope is the slope shared by the largest portion of the roof.~~

b. If there is no legal primary dwelling on the lot before the two unit project, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

c. All new residential development is subject to compliance with objective R-1 design standards within this chapter. All new residential development is subject to the guideline and objective architecture checklist.

d. All exterior lighting must be limited to down-lights and comply with the outdoor lighting per Downey Municipal Code Section 9520.06.

~~**e.** No window or door of a dwelling that is constructed on the lot may have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.~~

~~**f.** If any portion of a dwelling is less than 30 feet from a property line that is not a public right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.~~

(H) ~~**(J)**~~ **Landscaping.** All landscaping must conform to the landscaping standards of the underlying zone. All landscaping must be from the City's approved plant list. ~~Evergreen landscape screening must be planted and maintained between each dwelling and adjacent lots (but not rights-of-way) as follows~~:

~~**a.** At least one 15 gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24 inch box size plant shall be provided for every 10 linear feet of exterior wall.~~

~~**b.** Plant specimens must be at least six feet tall when installed. As an alternative, a solid fence of at least six feet in height may be installed.~~

~~**c.** All landscaping must be drought-tolerant.~~

~~**d.** All landscaping must be from the City's approved plant list.~~

~~**(K) Tree Preservation.** In cases where an addition or new construction is being proposed to provide for urban dwelling, the property owner must not remove mature trees on site. A mature tree is defined as trees with a diameter-at-breast-height (DBH) of 19 inches or greater. A removal includes moving a tree or removing more than 1/3 of a tree's vegetation. In addition to preservation of the tree, the owner must record a covenant showing the location of the mature tree, requiring all trimming of the tree to be overseen by a licensed arborist, prohibiting the tree from being topped, and that the City must approve of any removal of the tree.~~

(I) ~~**(L)**~~ **Nonconforming Conditions.** A two unit ~~project~~ development may only be approved if all nonconforming zoning conditions are corrected.

(J) ~~**(M)**~~ **Utilities.**

a. Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

b. Notwithstanding subsection (5)(vi)(M)(a) above, a primary dwelling unit may have a direct utility connection to an on-site wastewater treatment system in accordance with this paragraph and the City's Code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an on-site wastewater treatment system must first have a percolation test

completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

c. All utilities must be underground.

(K) ~~**(N)**~~ **Building and Safety.** All structures built on the lot must comply with all current local building standards. ~~A project under this section is a change of use and subjects the whole of the lot, and all structures, to the City's current Code.~~

~~**(O) LEED Platinum Certification.** The property owner must demonstrate that the property has achieved LEED Platinum certification. This requirement does not apply to conversions of and additions to existing buildings.~~

(L) ~~**(P)**~~ **Exceptions to Objective Standards.** Any objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area must be set aside. Objective zoning standards will be set aside in the following order until the site can contain two, 800 square foot units.

~~**a.** Lot coverage;~~

~~**b.** Floor area ratio;~~

~~**c.** Open space;~~

~~**d.** Tree preservation;~~

~~**e.** Articulation;~~

~~**f.** Second floor stepback.~~

(vii) Fire-Hazard Mitigation Measures.

(A) A lot in a very high fire hazard severity zone must comply with each of the following fire-hazard mitigation measures:

a. It must have direct access to a public right-of-way with a paved street with a width of at least 40 feet. The public right-of-way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

b. All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

c. All enclosed structures on the site must have fire sprinklers.

d. All sides of all dwellings on the site must be within a 150 foot hose-pull distance from either the public right-of-way or of an on-site fire hydrant or standpipe.

e. If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

~~**(B)** Prior to submitting an application for an urban lot split, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this subsection. The City or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the City's costs for inspection. Failure to pay is grounds for denying the application.~~

(viii) Separate Conveyance.

~~**(A)** Primary dwelling units on the lot may not be owned or conveyed separately from each other.~~

~~**(B)** Condominium airspace divisions and common interest developments are not permitted within the lot.~~

(A) All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

a. No timeshare, as defined by State law or this Code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time.

(ix) Regulation of Uses.

(A) Residential-Only. No nonresidential use is permitted on the lot.

(B) No STRs. No dwelling unit on the lot may be rented for a period of less than 30 days.

~~**(C) Owner Occupancy.** Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.~~

~~**(x) Notice of Construction.**~~

~~**(A)** At least 30 business days before starting any construction of a two unit project~~ development~~, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:~~

a. ~~Notice that construction has been authorized,~~

~~**b.** The anticipated start and end dates for construction,~~

~~**c.** The hours of construction,~~

~~**d.** Contact information for the project manager (for construction-related complaints), and~~

~~**e.** Contact information for the Building and Safety Department.~~

~~**(B)** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under State law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.~~

(x) ~~**(xi)**~~ **Deed Restriction.** The owner must record a deed restriction, on a form approved by the City, that does each of the following:

(A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(B) Expressly prohibits any nonresidential use of the lot.

(C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

~~**(D)** If the lot does not undergo an urban lot split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.~~

~~**a.** Property owner must provide for an inspection by City officials every six months for the first three years to ensure the property owner is living on site. The property owner must pay the special inspection fee as set forth in the City's fee resolution.re~~

(D) ~~**(E)**~~ Limits development of the lot to residential units that comply with the requirements of this section, except as required by State law.

(6) Specific Adverse Impacts.

(i) Notwithstanding anything else in this section, the City may deny an application for a two unit ~~project~~ development if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety ~~or on the physical environment~~ and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(ii) "Specific adverse impact" has the same meaning as in Government

Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

(iii) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

(7) Remedies. If a two unit ~~project~~ development violates any part of this Code or any other legal requirement:

(i) The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

(ii) The City may:

(A) Bring an action to enjoin any attempt to sell, lease, or finance the property.

(B) Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(C) Pursue criminal prosecution, punishable by imprisonment in County Jail or State prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(D) Record a notice of violation.

(E) Withhold any or all future permits and approvals.

(F) Pursue all other administrative, legal, or equitable remedies that are allowed by law or the City's Code.

SECTION 20. Table 9.3.5 of Section 9314.04 of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

§ 9314.04. COMMERCIAL ZONES USE REGULATIONS.

Table 9.3.5. Commercial Zones Use Regulations (P = Permitted NP = Not Permitted C = Conditional Use Permit)							
Use	**C-P**	**C-1**	**C-2**	**C-3**	**C-M**	**H-M**	**Notes and Exceptions**
Other Uses							
Convalescent hospitals/nursing homes/assisted living facilities	NP	NP	C	C	C	P	Subject to ~~Sectuftion~~ Section **9422**

SECTION 21. Section 9314.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9314.06. COMMERCIAL ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.6 identifies the development standards for all of the Commercial Zones.

Table 9.3.6. Commercial Zone Property Development Standards						
Development Standard	**Zone**					
	C-P	**C-1**	**C-2**	**C-3**	**C-M**	**H-M**
Lot area - minimum (square feet)	6,000	6,000	10,000	10,000	87,120	6,000
Lot width - minimum (feet)	60	60	100	100	290	60
Lot depth - minimum (feet)	100	100	100	100	300	100
Floor area ratio - maximum	2.0	0.25	1.4	3.0	NA	2.0
lots 87,120 square feet or greater	NA	NA	NA	NA	0.60	NA
lots under 87,120 square feet	NA	NA	NA	NA	0.50	NA
Lot coverage - maximum (percent)	50	50[a]	50	50	NA	50
Building height - maximum (feet or stories, whichever is less)[b]	75 feet or 5 stories	20 feet or 1 story	45 feet or 3 stories	105 feet or 7 stories	150 feet or 10 stories	75 feet or 5 stories
Yard setbacks - minimum (feet)						
front[c]	10	20	15	NR	20	10
rear						
Abutting a residential zone	46	46	46	46	46	46
abutting nonresidential zone	15	15	15	15	15	15
side						
interior						
abutting a residential zone	46	46	46	46	46	46
abutting a nonresidential zone	5	5	NR	NR	NR	See note[e]
street (abutting major roads)[c, d]	10	20	15	NR	20	10
street (abutting all other streets)[c]	5	5	5	5	15	10

Building separation - minimum (feet)	20	20	20	20	20	20
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**					
Environmental protection standards	Subject to Section **9516**					
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code					
Landscaping, lighting, and walls	Subject to Section **9520**					
Nonconforming uses, lots, and structures	Subject to Section **9410**					
Off-street parking and loading	Subject to Chapter 7					
Signs	Subject to Chapter 6					
~~Site plan review~~	~~Subject to Section **9820**~~					
Trash enclosure	Subject to Section **9528**					
Visibility	Subject to Sections **9520** and **9534**					
Wireless communication facilities	Subject to Section **9426**					

Notes:

a A mezzanine may be permitted in the C-1 Zone provided it does not exceed 30% of the square footage of the ground floor area.

b When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

c Parking not permitted in the front or street side setbacks.

d Major streets are defined as major, primary, and/or second arterials, as identified in the General Plan.

e Side setbacks shall be five feet for the first and second floors; 10 feet for the third and fourth floors; and 15 feet for the fifth floor.

NA = Not Applicable

NR = No Requirement

(b) General Development Standards.

(1) Conduct of Uses. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities. Businesses which require an open sales, service, and/or display area may be permitted modifications from this requirement when approved by the ~~City Planner~~ Director. In the C-2, C-3, and C-M Zones, outdoor activities and storage uses shall be screened from the public view by a solid decorative masonry wall or opaque ornamental fence not less than seven feet in height. No chain-link fences are allowed. Displays and storage shall not exceed the height of the permitted fence.

(2) Outdoor Dining. Notwithstanding the provisions of Section 9314.06(B)(1), restaurants, cafés, coffee establishments, and other eating establishments may have an outdoor eating/dining area, subject to approval of a Minor

~~Conditional Use Permit~~ Site Plan Review by the ~~City Planner~~ Director. Outdoor eating areas shall be enclosed by a solid decorative masonry wall or decorative ornamental wrought iron fence not less than 42 inches in height that does not impede pedestrian movement, ADA access, or access to adjacent properties (Figure 9.3.4). No chain-link fences are allowed.

(3) Landscaping. At least 10% of the total developed portion of the site in every Commercial Zone shall be devoted to landscaping as defined herein. At least 5% of the required landscaping shall be in the parking areas. Landscaping is required in front and street side yards in all Commercial Zones. Specific landscaping requirements are set forth in Section 9520 of this article.

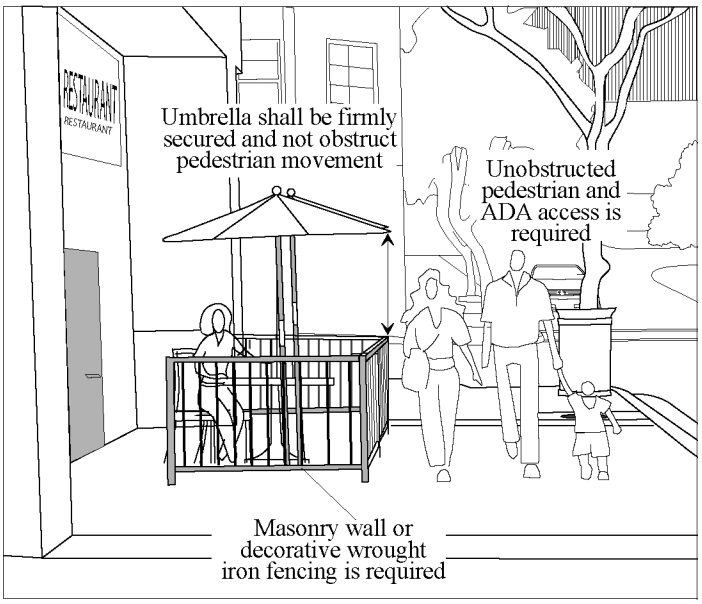


Figure 9.3.4 Outdoor Dining

(4) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in all Commercial Zones in accordance with the provisions of Section 9820.

SECTION 22. Section 9316.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9316.06. MIXED-USE ZONE PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.8 identifies the development standards for the Mixed-Use Zone.

Table 9.3.8. Mixed-Use Zone Property Development Standards	
Development Standard	**MU Zone**
Lot area - minimum (square feet)	7,500
Lot width -	NR

minimum (feet)	
Lot depth - minimum (feet)	NR
Floor area ratio	4.0
Residential density - maximum	24 du/ac
Building height - maximum (feet)[a]	75 feet or 5 stories, whichever is less
Yard setbacks - minimum (feet)	
front	NR
rear	
abutting a residential zone	20
abutting nonresidential zone	NR
side	
interior	
abutting a residential zone	20
abutting a nonresidential zone	NR
street	NR
Building separation - minimum (feet)	NR
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**
Environmental protection standards	Subject to Section **9516**
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section **9520**
Nonconforming uses, lots, and structures	Subject to Section **9410**
Off-street parking and loading	Subject to Chapter 7

Signs	Subject to Chapter 6
~~Site plan review~~	~~Subject to Section **9820**~~
Trash enclosure	Subject to Section **9528**
Visibility	Subject to Section **9520** and **9534**
Wireless communication facilities	Subject to Section **9426**

Notes:

NR = No Requirement

du/ac = dwelling unit per acre

a When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

(b) General Development Standards.

(1) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in the Mixed-Use Zone in accordance with the provisions of Section 9820.

(2) Transparency.

i. For ground floor retail uses, a minimum of 60% of the street-facing building façade between two feet and eight feet in height must be composed of clear windows that allow unobstructed views of indoor space or product display areas.

ii. The bottom of any window or product display window used to satisfy the transparency standard may not be more ~~that~~ than three feet above the adjacent sidewalk.

(3) Doors and Entrances.

iii. Buildings shall have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

iv. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

(4) Conduct of Uses. Businesses which require an open sales, service, and/or display area may be permitted subject to approval by the ~~City Planner~~ Director. Outdoor activities and storage uses shall be screened from the public view by a solid decorative masonry wall or opaque ornamental fence not less than seven feet in height. No chain-link fences are allowed. Displays and storage shall not exceed the height of the permitted fence.

(5) Outdoor Dining. Notwithstanding the provisions of the preceding paragraph, restaurants, cafes, coffee establishments and other eating establishments may have an outdoor eating/dining area, subject to approval of a Site Plan Review by the Commission. Outdoor eating areas shall be enclosed by a solid decorative masonry wall or decorative ornamental wrought iron fence not less than 42 inches in height that does not impede pedestrian movement, ADA

access, or access to adjacent properties. No chain-link fences are allowed.

(6) Open Space. Residential mixed-use development shall provide open space in accordance with the provisions of Section 9312.08(B)(8). Green roofs, plazas, and courtyards may partially fulfill open space requirements as determined appropriate by the Commission through the Site Plan Review process in accordance with the provisions of Section 9820.

SECTION 23. Section 9318.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9318.06. MANUFACTURING ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.10 identifies the development standards for all of the Manufacturing Zones.

Table 9.3.10. Manufacturing Zone Property Development Standards

Development Standard	Zone	
	M-1	M-2
Lot area - minimum (square feet)	20,000	40,000
Lot width - minimum (feet)	NR	NR
Lot depth - minimum (feet)	NR	NR
Lot coverage - maximum (percent)	NR	NR
Building height - maximum (feet or stories, whichever is less)a	45 feet or 3 stories	45 feet or 3 stories
Yard setbacks - minimum (feet)		
front	10	10
rear		
abutting a residential zone	46	46
abutting nonresidential zone	20	20
side		
interior		
abutting a residential zone	46	46
abutting a nonresidential zone	NR	NR
street	10	10

Building separation - minimum (feet)	20	20
Air conditioning, mechanical roof, and utility equipment	Subject to Section **9504**	
Environmental protection standards	Subject to Section **9516**	
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code	
Landscaping, lighting, and walls	Subject to Section **9520**	
Nonconforming uses, lots, and structures	Subject to Section **9410**	
Off-street parking and loading	Subject to Chapter 7	
Signs	Subject to Chapter 6	
~~Site plan review~~	~~Subject to Section **9820**~~	
Trash enclosure	Subject to Section **9528**	
Visibility	Subject to Sections **9520** and **9534**	
Wireless communication facilities	Subject to Section **9426**	
Vibration	Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. Subject to Section **9516**.	
Radioactivity and electrical disturbances	Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary lines of the property upon which the device is located.	
Fire and explosion hazards	All storage of, and activities involving, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices to the standards of the Fire Department. All incineration shall be prohibited. See Section **9518** of this article for fireworks.	

Notes

a When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

NR = No Requirement

(b) General Development Standards.

(1) Conduct of Uses. All uses shall be conducted entirely within a completely enclosed building. Outdoor activities and storage may be permitted provided such activities and storage are screened from the public view by a solid decorative masonry wall or opaque ornamental fence which shall not exceed

10 feet in height. Such uses shall not extend above the wall or fence. No chain-link fences are allowed. Businesses which require open sales and display areas may be permitted modifications from this requirement when approved by the ~~City Planner~~ Director.

(2) Outdoor Storage. The outdoor storage of materials, products, waste products, and construction materials shall be prohibited between the front of the principal building or buildings and the public street which abuts the principal building or buildings. Any such exterior storage elsewhere on the property shall be screened by fencing or landscaping treatment in such a manner that such storage shall not be visible from any abutting Residential or Commercial Zone, public street, or public land. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may migrate or be transferred off the lot by natural causes or forces. Wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.

(3) Showrooms. Warehouses are permitted to have showrooms and customer display areas, provided the showroom or display area does not exceed 10% of the gross floor area of the tenant space.

(4) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in all Manufacturing Zones in accordance with the provisions of Section 9820.

SECTION 24. Section 9324.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9324.04. APPLICABILITY.

(a) A PUD may be located in any zone. The zone with which the Planned Unit Development Overlay Zone is combined shall be the base zone. The PUD Overlay Zone shall be shown on the Zoning Map by adding PUD to the zone (e.g., R-2 (PUD), R-3 (PUD), etc.).

(b) Whenever any PUD application encompasses more than one base zone, the following shall apply:

(1) The permitted uses and the development standards for each base zone shall be applicable within the boundaries of each zone;

(2) The ~~City Planner~~ Director may allow intermixing of development and use standards between zone boundaries if the development standards and the permitted uses do not exceed those which would be permitted if the land area of each zone were developed separately.

(c) Where a conflict in regulations occurs, the regulations specified in this section shall apply.

SECTION 25. Section 9326.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9326.04. APPLICABILITY.

(a) The Biomedical Overlay Zone, and the standards contained in this section, shall apply to all areas designated on the Official Zoning Map as being within the Biomedical

Overlay (BIO) Zone, except for any zones not comprised of Commercial or Manufacturing Zones.

(b) Whenever any proposed development application for a new, primarily biomedical development encompasses more than one base zone (consisting of Commercial and Manufacturing), the following shall apply:

(1) The permitted uses and the development standards for each base zone shall be applicable within the boundaries of each zone;

(2) Through the Site Plan Review process, the ~~City Planner~~ Director may allow the application of development and use standards for any zone covering a portion of the proposed development in any other zone covering other portion of the proposed development if the entire development's F.A.R. and occupancy do not exceed those which would be permitted if the land area of each zone were developed separately.

(c) Where a conflict in regulations occurs, the regulations specified in this section shall apply.

SECTION 26. Section 9326.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9326.12. APPLICATION REVIEW.

The following review processes shall be modified to expedite the permitting and licensing process for new biomedical developments and businesses. The expedited processes listed below shall apply to all applications for development of projects intended to be primarily occupied by biomedical businesses or the establishment of biomedical businesses located in the Biomedical Overlay Zone. The application of these expedited processes shall be at the discretion of the City Manager, or designee. The process expedited to encourage biomedical uses shall be as follows:

(a) Conditional Use Permits.

(1) Within 60 days of a Conditional Use Permit application being deemed complete and any necessary environmental review has been completed, the Planning Division shall place the application on the public hearing agenda for the decision-making body.

(2) The timeframes specified for the voiding of a Conditional Use Permit due to non-commencement of the use shall be extended by one year. An applicant may still utilize any applicable extensions when made to the appropriate decision-making body.

(b) Site Plan Review.

(1) Within 60 days of a Site Plan Review application being deemed complete and any necessary environmental review has been completed, the Planning Division shall place the application on the public hearing agenda for the decision-making body.

(2) The timeframes specified for the voiding of a Site Plan Review shall be extended by one year automatically upon the expiration of an approved Site Plan Review. An applicant may still utilize any applicable extensions when made to the appropriate decision-making body.

(c) Business Licenses.

(1) Upon application of a business license for a business which meets the definition of "biomedical use" according to this code, an Economic Development Division staff member shall be assigned to assist in the coordination of all necessary on-site inspections required by the various City Departments (i.e. Building, Fire, and Planning).

(2) At the discretion of the ~~City Planner~~ Director, the City may not require an existing building to correct nonconformities when occupancy by a new biomedical use or expansion of an existing biomedical use is proposed.

(d) Building Permits.

(1) For all building permit applications for a biomedical use, as defined in this code, the City shall waive the General Plan Revision fee of 0.2% of the building's valuation.

(2) The initial Building Permit plan check fee shall include four reviews and shall not exceed 75% of the adopted Building Permit Fee Schedule.

(3) The City shall reduce the typical Building Permit plan check review timeframes by two days for each of the first two plan check reviews.

SECTION 27. Section 9404.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9404.06. DEVELOPMENT STANDARDS.

(a) Lot Area. A minimum lot area of 20,000 square feet. For lots with multiple tenant uses, a minimum of 20,000 square feet shall be provided for the portion of the lot devoted to the sale of used vehicles. A modification of the minimum area requirement, not to exceed 10%, may be granted at the discretion of the Commission.

(b) Street Frontage. A minimum street frontage of 60 feet. For lots with multiple tenant uses, a minimum street frontage of 60 feet shall be provided for the portion of the lot devoted to the sale of used vehicles.

(c) Lot Coverage. A maximum of 50% of the lot, or portion of lot devoted to the sale of used vehicles, shall be used for vehicle display.

(d) Landscaping. A landscape planter, not less than 10 feet wide, shall be provided along the front and side street lot lines. Specific landscaping requirements shall be in accordance with Section 9520.

(e) Customer and Employee Parking. Customer and employee parking areas shall be easily accessible and located separately form vehicle display areas. Ground markings and signs shall clearly indicate the location of customer and employee parking.

(f) Public Address System. No public address systems or other exterior amplified sound systems shall be permitted.

(g) Decorative Bollards or Wrought Iron Fences. Decorative bollards or wrought iron fences may be provided along public rights-of-way. Said bollards or fences shall not be located in the required setback and require approval of the ~~City Planner~~ Director.

SECTION 28. Section 9406.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9406.06. APPROVALS.

(a) The Commission shall not grant any Conditional Use Permit for a drive-in business unless the Commission finds that:

(1) The proposed use complies with all the requirements set forth for the issuance of a Conditional Use Permit;

(2) The proposed use will not substantially increase vehicular traffic on any street in a residential zone;

(3) The proposed use will not lessen the suitability of any nearby commercially zoned property for commercial use by interfering with pedestrian traffic; and

(4) The proposed use will not create increased traffic hazards to pedestrians when located near a school, church, auditorium, theater, or other place of assembly.

(b) The site plan of development to be submitted for review shall include all necessary information as requested by the ~~City Planner~~ Director.

SECTION 29. Section 9408.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.06. REQUIRED PERMITS.

No person shall commence or carry on a home occupation in any residential zone, or mobile home/manufactured home park regardless of the zone, without first having procured a permit from the ~~City Planner~~ Director.

(a) The ~~City Planner~~ Director may issue a permit in conformance with the requirements of Section~~s~~ 9408.08~~, and 9814 of this article~~ and impose such conditions as are deemed necessary to protect the best interests of the community.

(b) No permit issued shall be transferred or assigned, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the home occupation for which the permit was issued.

(c) Any permit issued may be suspended or revoked by the ~~City Planner~~ Director when it appears that any condition imposed by the ~~City Planner~~ Director pursuant to this article has been or is being violated, or when it appears that the home occupation authorized by the permit has been or is being conducted in violation of any State statute or City law, or in a disorderly manner, or to the detriment of the public, or when the home occupation being carried on is different from that for which the permit was issued.

(d) Permits shall be valid for one calendar year and may be renewed annually.

(e) No permit shall be issued or renewed unless the proper fee, as set by Council resolution, is paid.

SECTION 30. Section 9408.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.08 CONDITIONS.

No person shall conduct a home occupation use unless such home occupation use is conducted in conformity with the following conditions:

(a) Any person conducting a home occupation use shall have a current and valid business license pursuant to Article VI, Chapter 2 of this Code.

(b) If the person conducting the home occupation is not the owner-of-record of the premises upon which the home occupation is being conducted ("premises"), written consent from the owner-of-record shall be required prior to the issuance of any permit for the home occupation.

(c) Home occupations shall only be authorized as accessory uses to a residential use and shall be clearly incidental and secondary to the use of the premises for residential purposes.

(d) The home occupation shall be conducted entirely and exclusively within the confines of the principal residential structure, except for horticulture activities which may be conducted outdoors. It is explicitly prohibited to utilize any garage or accessory structure except as authorized herein.

(e) No residential structure shall be built or altered for the purposes of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized from the exterior of the residential structure as a place where a home occupation is conducted (by materials, construction, color, lighting, signs, sounds, noise, vibrations, etc.).

(f) The total floor area of the residential structure used for the home occupation (including for the storage of any material or equipment) shall not exceed the lesser of 10% or 250 square feet, other than for the parking of an automobile in accordance with the provisions of this section.

(g) No portion of any residential structure shall be used for a home occupation which has a separate designated access or private entrance specifically for the home occupation use.

(h) No customer shall be served on the premises, and no pedestrian or vehicular traffic shall be generated beyond that incidental to a residential use.

(i) No sign associated with the home occupation shall be displayed at the premises, and there shall be no advertising which can be construed as encouraging customers, clients, or the public to visit the premises.

(j) The address of the home occupation shall not be advertised in any advertisement, publication, or notice (including on social media), unless otherwise required by law. Business cards and letterhead are not included in this requirement.

(k) No employee or person other than a verifiable permanent resident of the premises shall be allowed to work, gather, or congregate on the premises in connection with the home occupation, with the exception of cottage food operations as defined in California Health and Safety Code Section 113758.

(l) Garages or carports, whether attached or detached, shall not be used for a home occupation in any manner that temporarily or permanently inhibits or diminishes the required off-street parking spaces, other than the parking or storage of an automobile in accordance with the provisions of this section.

(m) No merchandise, inventory, stock in trade, scrap, or other materials related directly or indirectly with or resulting from the operation of the home occupation may be stored at the premises. Administrative supplies and equipment necessary for the home occupation may be stored solely within the residential structure or garage, so

long as such storage otherwise adheres to the provisions of this section.

(n) No mechanical equipment, material, or other substance or object shall be used in conjunction with the home occupation which is not customarily used in a residence.

(o) No storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential areas. Storage of any hazardous, toxic, or combustible materials must comply with all applicable laws and regulations.

(p) The home occupation use shall not have utility services other than those required for normal residence use.

(q) Only one vehicle used in conjunction with a home occupation may be parked or stored at the premises subject to the following restrictions:

(1) The vehicle is registered with the California Department of Motor Vehicles to a permanent resident of the premises.

(2) The vehicle is of a passenger automobile variety or a light truck, not having a gross vehicle weight rating of more than 8,500 pounds or exceeding 20 feet in length or 80 inches in width or 80 inches in height. Any vehicle that is registered with the Department of Motor Vehicles as a commercial vehicle – or that otherwise constitutes a commercial vehicle as defined by California Vehicle Code Section260, and that is used in conjunction with a home occupation at the premises – is explicitly prohibited from being parked or stored on any portion of the premises, including within the garage.

(3) The vehicle is parked inside of a lawfully constructed, fully enclosed garage structure.

(r) The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises, other than delivery services which are normally to be expected to serve a residential neighborhood (e.g., United States Postal Service, United Parcel Service, Federal Express, etc.).

(s) Noise generated by the home occupation shall not exceed that normally associated with residential use, and shall otherwise be subject to all other provisions of the Downey Municipal Code. No mechanical equipment shall be used if such equipment makes a noise that is perceptible beyond the boundaries of the premises.

(t) Persons with documented physical disabilities may be permitted special review by the ~~City Planner~~ Director, by filing a written request for a waiver of one or more conditions, or a portion thereof. Such request shall specify the condition(s) being sought to be waived and the reason(s) therefor.

(u) The home occupation and that portion of the premises being utilized for the home occupation shall be in compliance with all applicable laws – including applicable building, plumbing, electrical, mechanical, and health codes and regulations.

(v) All persons conducting or participating in the home occupation shall consent to and provide access for entry and inspections of the premises by any person responsible for the enforcement of this section or any other provision of law pertaining to the home occupation between the hours of 8:00 a.m. and 6:00 p.m. or any other hours during which the home occupation is being conducted, in order to verify compliance with the Home Occupation Permit, the provisions of this section, or any other law, rule, or regulation applicable to the home occupation and premises.

SECTION 31. Section 9408.10 of Article IX of the Downey Municipal Code is hereby

amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.10. PROHIBITED HOME OCCUPATIONS.

The following uses shall not be permitted as a home occupation:

(a) Adult businesses;

(b) Animal hospitals or grooming facilities;

(c) Animal training;

(d) Automotive repair (including body or mechanical), upholstering, painting, detailing, and washing – including, but not limited to, motorcycles, trucks, trailers, recreational vehicles, all-terrain vehicles (ATVs), and trailers;

(e) Body art facilities;

(f) Cabinet making and carpenter shops;

(g) Contractor storage yards;

(h) Firearms manufacture, sales, or repair;

(i) Furniture refinishing or upholstery;

(j) Junkyards;

(k) Machine shop and tool repair;

(l) Personal services;

(m) Tow truck service;

(n) Welding or machine operation;

(o) Other uses as determined by the ~~City Planner/Community Development~~ Director to be similar to those listed above, or which, by operation or nature, are not incidental to or compatible with residential activities.

SECTION 32. Section 9410.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.06. CONTINUATION OF A NONCONFORMING USE OR LOT.

(a) The lawful use or occupancy of a use, building, or structure existing at the time this article or amendments thereto take effect may be continued provided there is no relocation of, alteration or addition to any use, building, or structure, nor any enlargement of area, space, or volume occupied by such nonconformity except as allowed in Section 9410.12.

(b) A legal nonconforming use shall not be changed to another use, except to a use permitted in the zoning district in which it is located.

(c) Any legal nonconforming use that is discontinued for 180 days or more shall not be reestablished.

(d) The ~~City Planner~~ Director may extend the 180 day limit for reestablishing a nonconforming use if a property owner can demonstrate to the ~~City Planner~~ Director's satisfaction based on substantial evidence that the use has not been

discontinued and that the reestablishment of the use is being diligently pursued or that a building permit for reconstruction, without alteration or enlargement, has been issued. The decision of the ~~City Planner~~ Director may be appealed to the Commission in accordance with Section 9806.

(e) A legal nonconforming use shall not increase in intensity or expand its activities.

(f) Any lot which does not meet the minimum lot area, lot width, or lot depth for the zoning district in which it is located may be used or have a building or structure erected upon it, provided said use, building, or structure complies with the development standards for the underlying zoning district.

SECTION 33. Section 9410.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.08. ELIMINATION OF A NONCONFORMING USE OR STRUCTURE.

(a) Discontinuance of a Nonconforming Use When No Structure Involved. In any zone the nonconforming use of land shall be discontinued within ~~one year from the date of notification in accordance with the provisions of this section.~~ the time limits specified in Section 941.0.06 (c), unless an exception is granted pursuant to Section 9410.06(d).

(b) Discontinuance of a Nonconforming Use of a Building or Structure. ~~All nonconforming uses of a building or structure shall be discontinued within the time periods specified below, unless an exception is granted pursuant to Section 9410.06(d):~~ In any zone, any nonconforming use, building, or structure may be ordered terminated by the Council within a period of time less than specified above upon a finding that such use constitutes a nuisance or a danger to the public health, safety, or general welfare that necessitates a lesser amortization period.

~~**(1)** Type 1 Buildings (fire resistant) – offices, hotels, theaters, warehouses, lofts, stores, garages, and industrial: Twenty years after October 28, 2008.~~

~~**(2)** Type 2 and Type 3 Buildings (heavy timber construction and ordinary masonry) – apartments, offices, hotels, residences having stores or offices below and apartments or offices above, warehouses, stores, garages, lofts, and factories and industrial buildings: Twenty years after October 28, 2008.~~

~~**(3)** Type 4 and Type 5 Buildings (light incombustible frame and wood frame): Twenty years after October 28, 2008. Single-family residences existing in the C-P Zone as of October 28, 2008 shall not be nonconforming buildings for the purposes of this section, so long as they are used for residential purposes.~~

~~**(4)** All other buildings and structures, including all buildings or structures not previously set forth: Fifteen years after October 28, 2008.~~

~~**(5)** All other uses, including uses not previously set forth: Ten years after October 28, 2008.~~

~~**(c) Notification Procedures.** The City Planner may determine those properties for which lawfully existing uses, buildings, or structures were rendered nonconforming by reason of adoption of this article and the Official Zoning Map. Written notice of the City Planner's determination of such nonconformity, the termination procedures, and requirements of this section shall be mailed to all owners of record and to the occupant of each such property.~~

~~**(d) Exception Procedures.** Within one year of the date of mailing of such notice under~~

~~the provisions of Section 9410.08(C), any property owner, lessee with the consent of the owner, or purchaser of such property acting with the consent of the owner may apply to have such property excepted from the provisions of this Section as follows:~~

~~**(1) Application Requirements.** An exception from the requirements of this section shall be initiated by submitting an application to the City Planner.~~

~~**(2) Commission Action.** The Commission shall hold a noticed public hearing in accordance with the procedures in Section 9804 within a reasonable time on each application for an exception from the termination requirements of this section. Following the hearing, the Commission may determine whether the use of the property on the date of adoption of this article is compatible with and not detrimental to the land uses designated in the General Plan for the surrounding area and properties, and may issue a certificate of exception. The Commission may recommend such conditions as it may find necessary to ensure compatibility, including, but not limited to:~~

~~**(i)** Required improvement of or modifications to existing improvements on the property;~~

~~**(ii)** Limitations on hours of operations;~~

~~**(iii)** Limitations on the nature of operations; and~~

~~**(iv)** A specified term of years for which the exception shall be granted.~~

~~**(3) Appeal of Commission Action.** The decision of the Commission may be appealed in accordance with Section 9806.~~

SECTION 34. Section 9410.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.12. ADDITIONS, ENLARGEMENT, AND REMODELS.

A legal nonconformity shall not be enlarged in volume or extended or relocated beyond the area it occupies. However, when a residential, commercial, or manufacturing building or structure established legally becomes nonconforming under the provisions of this article, specifically related to setbacks, lot size, or height limit, the structure may be enlarged or extended under the following provisions:

(a) All additions shall be constructed in a manner that is conforming to the provisions of this article.

(b) Notwithstanding the provisions of this chapter, where R-1 or R-2 zoned properties or R-1 or R-2 uses on R-3 zoned property are nonconforming solely because of insufficient required enclosed off-street parking, such nonconforming use, building, or structure may be expanded or enlarged provided such expansion or enlargement does not exceed 50% of the existing floor area of the principal dwelling and the applicant demonstrates to the satisfaction of the ~~City Planner~~ Director that such expansion or enlargement does not prevent the future establishment of required enclosed off-street parking.

(c) Any building that is proposed to be remodeled or renovated such that 50% or greater of any existing linear footage interior and exterior walls or existing square footage of floor area is demolished or removed within a two-year period, shall be considered as a new building and conform to all current development standards for that district.

SECTION 35. Section 9418.12 of Article IX of the Downey Municipal Code is hereby

amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9418.12. OCCUPANCY.

Restrictions on occupancy on the basis of age shall be imposed on senior citizen housing developments subject to the following limitations:

(a) The owner of any senior citizen housing development constructed pursuant to the provisions of this section shall file a covenant with the ~~City Planner~~ Director for recording with the County Recorder, prior to issuance of a building permit, that states the building or buildings shall be used in perpetuity as residences for senior citizens and qualified residents, and that if such development is used for any other purpose, the owner shall cease the use of the building or buildings until they are remodeled or rebuilt to comply with the applicable provisions of this article for uses other than senior citizen housing.

(b) Conditions, covenants, and restrictions or other written documents pertaining to occupancy shall be approved by the City Attorney to ensure conformity with the provisions of this section.

(c) Conditions, covenants, and restrictions (CC&Rs) or other documents or written policy shall not limit occupancy, residency, or use on the basis of age more proscriptively than to require that at least one person residing in each dwelling unit be a senior citizen and that each other resident in the same dwelling unit be a qualified resident.

(d) Upon the death, hospitalization, other prolonged absence of, or dissolution of marriage with, the resident senior citizen, a qualified resident shall be entitled to continue his or her occupancy of the dwelling unit for a period of up to one year.

(e) Conditions, covenants, and restrictions or other written documents shall permit, as a guest of a senior citizen or qualified resident, temporary guest residency by a person less than 62 years of age for not less than 60 days in any calendar year.

(f) Owners of senior citizen housing developments operated for rental purposes shall maintain an annually updated log that notes the senior citizen and any qualified residents in each unit. This log shall be made available to the City Community Development Department for review upon request.

SECTION 36. Section 9420.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.02. INTENT AND PURPOSE.

The intent and purpose of this section is to provide regulations for special events, including temporary outdoor sales activities, retail events, and special activities such as carnivals, fairs, and large ~~(i.e.,~~ 150 or more people) ~~neighborhood block parties~~ events. This section is not intended to control or regulate the normal promotional/sale activities conducted within the approved display area of a business establishment as provided for by other applicable provisions of this article.

SECTION 37. Section 9420.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.04. REVIEW PROCESS.

(a) The ~~City Planner~~ Director has the authority to issue Special Event Permits pursuant to the procedures outlined for Administrative Permits in Section 9814, provided the following criteria are met and the application is consistent with any other applicable

regulations in this article:

(1) The Special Event shall not exceed ~~30~~ thirty (30) days during any ~~12~~ twelve (12) month period, unless otherwise permitted in this section;

(2) The property owner has authorized the special event in writing;

(3) The application is submitted at least thirty (30) days prior to the scheduled activity; and

(4) A permit fee established by resolution of the Council shall be paid for each Special Event Permit.

(b) If an event is of a scale ~~(e.g., large in area or number of persons)~~ or involves a specific ~~use~~ activity that may result in ~~extensive~~ substantial ~~potential~~, even temporary, impacts to the community (e.g. traffic, noise, proximity to sensitive uses, overlaps with City or other events that may impact emergency response times), the ~~City Planner~~ Director may use his/her discretion, and forward the Special Event Permit application to the Commission for their decision in accordance with Section 9804.

(c) ~~Events involving over 500 people shall require Commission approval.~~ The Special Event Permit application shall be reviewed by the Community Development, Fire, Police, Public Works, and any other applicable Departments/Agencies and specific Conditions of Approval may be imposed. The event shall be required to comply with fire prevention standards, emergency access and safety requirements, and building and safety requirements, as specified by the appropriate Departments or Agencies.

SECTION 38. Section 9420.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.06. GENERAL REQUIREMENTS.

Except as otherwise specified in the section, the following general operational conditions shall apply to all special events for which a Special Event Permit is required:

(a) The ~~City Planner~~ Director shall prescribe the type and form of information required to process the Special Event Permit, in accordance with the provisions for Administrative Permits in Section 9814. Property owners within a radius of 100 feet of the exterior boundaries of the event site shall be notified 10 days in advance of the event date, in accordance with Section 9814.06(e).

(b) Activities shall be restricted to that portion of property so designated on ~~the~~ a site plan.

(c) The applicant shall provide documentation to the ~~City Planner~~ Director with the application request, with a detailed plan ~~of an approved site plan by the City Fire Department and Police Services~~ describing how the event will be managed to ensure that it does not create ~~for meeting~~ public safety or community impacts ~~requirements when applicable~~, which may include but is not limited to security plan, emergency operations plan, queuing plan, and on-site management plan with a letter of operation.

(d) The application shall be reviewed by the respective Departments to determine appropriate ~~City Engineer shall review and~~ conditions of approval ~~approve~~ regarding the site plan layout, ~~regarding~~ adequate parking and traffic circulation for both vehicular and pedestrian, including provisions for emergency ingress/egress~~, when applicable~~.

(e) Adequate space shall be provided on walkways for the passage of pedestrian traffic ~~(minimum width of five feet)~~.

(f) The site plan and all signs shall comply with this article and the specific design standards set forth in this section.

(g) Any sales activities shall be confined to the activity, and/or sale of the goods or services specified in the Special Event Permit only.

(h) The Special Event Permit shall specify the event's set-up dates and expiration date, and the removal date of all associated materials and site clean-up.

(i) All temporary signs and other display materials placed in outdoor areas, as approved for the event, shall be removed within 24 hours after the close of business on the last day of the event, unless otherwise specified in the Special Event Permit.

(j) Sound systems are not permitted unless specifically approved as part of the Special Event Permit.

(k) Temporary signs associated with special events are permitted as provided in Section 9618.06 or as otherwise approved as part of the Special Event.

(l) Additional conditions may be applied as determined by the ~~City Planner~~ Director (or Commission) as necessary to protect the public's health, safety, and welfare.

(m) A Special Event Permit does not relieve an applicant from obtaining other permits or permissions as may be required by other county, state, or other agencies.

SECTION 39. Section 9420.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.08. SPECIAL CENTERWIDE EVENTS.

Special centerwide events include the temporary outdoor display and sale of merchandise, arts and crafts shows, fairs, entertainment, or similar events within a commercial center. Commercial centers may conduct such events subject to the following requirements:

(a) Special centerwide events may be held up to three times a year over a maximum of three consecutive days per event. Centers may apply for approval for each event on an individual basis, approval of more than one event on a single application, or approval of an ongoing "special events program" specifying the dates, activities and signage for each event throughout the year. In no case shall the combined total of centerwide events plus individual sales for any business exceed six events during any calendar year.

(b) Events shall be subject to the approval of a Special Event Permit. Applications shall be submitted to the ~~City Planner~~ Director by the commercial center owner or manager.

(c) The application shall include provision for removal of temporary facilities and cleanup and restoration of the activity site within 24 hours of the conclusion of the event, unless another time limit is specified in the Special Event Permit. The City may require a cash bond or other guarantee to be posted to ensure cleanup within the specified time limit.

(d) The application shall be reviewed by the City Fire Department and Police Department, and the event shall comply with fire prevention standards and emergency access requirements as specified by the Battalion Chief and Chief of

Police. The ~~City Planner~~ Director may also submit the application to other agencies for review and approval of an event.

SECTION 40. Section 9420.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.10. TEMPORARY OUTDOOR SALES BY INDIVIDUAL BUSINESSES.

Sidewalk or parking lot sales include the temporary outdoor display and sale, by a retail business, of merchandise that is normally displayed indoors at the same location as the outdoor sale. Temporary outdoor display and sales of merchandise may be permitted by the ~~City Planner~~ Director or his or her designee and are allowed in the C-1, C-2, C-3, C-M, and M-U Zones. Application for a Temporary Outdoor Display and Sales Permit shall be made on forms prescribed by the Planning Division and shall include a site plan indicating the proposed location of the display area. The following conditions apply to each permit:

(a) Outdoor sales shall only be permitted as an extension of an existing business and shall be conducted entirely on the site on which the business is located.

(b) The display area shall not occupy more than 10% of the number of required parking spaces for the applicant's business.

(c) The display shall not encroach upon required driveways, or public rights-of-way, impede emergency vehicle access, or prevent access to any other business.

(d) Sales area shall not block required building exits and shall maintain at least four foot wide aisles.

(e) No part of the display area shall be located within 100 feet of an adjoining residentially zoned property.

(f) No more than four temporary outdoor displays and sales shall be permitted in one calendar year per business unit, and shall not exceed 20 days accumulated total.

(g) All signage shall be subject to Section 9618.06.

(h) Temporary structures such as tents or buildings shall be subject to approval of the City Building Division and Fire Department.

SECTION 41. Section 9420.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.14. CHRISTMAS TREE AND PUMPKIN SALES FACILITIES.

The sale of Christmas trees and wreaths, and pumpkins may be permitted by the ~~City Planner~~ Director in any commercial or manufacturing zone subject to the following regulations:

(a) **Dates of Operation.** Christmas tree and pumpkin sales shall adhere to the following operation dates:

(1) Christmas tree sales facilities shall not open for business prior to the day after Thanksgiving and shall close no later than December 31.

(2) Pumpkin sales facilities shall not open for business prior to October 1 and shall close no later than November 1.

(b) **Merchandise to be Sold.** Christmas tree and pumpkin sales are limited to the

following:

(1) A Christmas tree sales facility shall not engage in the sale of any merchandise not directly associated with Christmas trees and Christmas decorations.

(2) A pumpkin sales facility shall not engage in the sale of any merchandise not directly associated with pumpkins and Halloween decorations.

(c) Removal of Facility. Christmas tree and pumpkin sale facilities must meet the following removal regulations:

(1) Christmas tree sales facilities shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within three (3) days after the closing date.

(2) Pumpkin sales facilities shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within three (3) days after October 31.

SECTION 42. Section 9420.16 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.16. CERTIFIED FARMERS' MARKETS.

Certified farmers' markets may be permitted by the Council in any Commercial or Mixed-Use Zone subject to the provisions of this section.

(a) Admissible vendors and products include the following:

(1) Agricultural Producers (Farmers and Fisherman).

(i) Certifiable Agricultural Products.

(A) These products include fresh fruits and vegetables, nuts in the shell, honey, eggs, nursery stock, and cut flowers.

(B) Product certification is made by the County Agricultural Commissioner in the county of production.

(C) Certifiable agricultural products can only be sold at the farmer's market by the producer who produced them, the producer's employees, or the producer's immediate family.

(ii) Non-Certifiable Agricultural Products.

(A) These products include dried fruits and vegetables, processed nuts, juices, jams, pickled or smoked agricultural products, live animals, livestock, aquaculture, viticulture and vermiculture.

(B) These products may be dried, ground, roasted, juiced, smoked or otherwise altered in a one-stage process by a second party.

(C) Canned foods are permitted if processed in an approved facility.

(D) Products in this category must have been grown, bred, raised, cultivated or collected upon land, which the producer controls.

(2) Prepared Foods Producers (Non-Agricultural Products).

(i) Prepared foods producers may sell products which they have cooked, canned, preserved or otherwise treated.

(ii) Canned foods are permitted if processed in an approved facility.

(iii) Prepared food products may not compete with products made by farmers from their own products.

(3) Commercial Sellers (Non-Agricultural Products).

(i) Commercial sellers may sell ethnic or specialty hot foods, which they prepare in a licensed kitchen and/or at their respective market spaces.

(ii) Commercials sellers may also include anyone selling fresh or canned fish. The sellers are not required to have caught the fish offered for sale.

(4) Arts and Crafts Vendors (Non-Agricultural Products).

(i) Artisans may sell original art, craftwork or handmade items, which they created, constructed or produced themselves.

(ii) Products must be of ~~the~~ high~~est~~ quality, handcrafted, and may not be imported.

(iii) The reselling of arts and crafts products is not allowed.

(5) Youth Oriented Vendors (Non-Agricultural Products).

(i) These vendors may sell products and services of interest to young people. Such products or services shall involve active participation from young people.

(ii) Vendors in this category may include bounces, petting zoos, magicians, clowns, face painters, and puppet makers.

(6) Non-Profit Organizations and Community Information. Non-profit organizations and community information groups may distribute literature, and solicit signatures, volunteers and donations.

(7) Performing Artists.

(i) Performing artists may distribute literature and sell products showcasing the talents which they are demonstrating at the farmers' market.

(ii) Performing artists in this category may include musicians selling CDs and merchandise, martial artists distributing literature, and dancers selling videos.

(8) Local Businesses. Local businesses located in the City may be eligible to have a table at the farmers' market for the sole purpose of distributing literature about the service(s) or product(s) they sell.

(9) Sponsors. Sponsors may only advertise, distribute literature and provide free samples and demonstrations of their products and services for the duration of their sponsorship period.

(b) The Commission ~~and the Council~~ on appeal shall have the authority to determine the admissibility of vendors and/or services and/or products for the farmers' market as

necessary to protect the public's health, safety, and welfare.

(c) Certified farmers' markets events are limited to one day per week for a maximum of eight hours per event.

(d) Operation of a certified farmers' market shall conform to all the provisions of this section which include, but are not limited to locations, security, water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, traffic control, and permits that may include building, electrical, health and tent.

(e) California Certified Farmers' Markets are operated in accordance with regulations established by the California Department of Food and Agriculture and must display a valid health permit.

SECTION 43. Section 9420.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.18. SPECIAL OUTDOOR EVENTS – NONRESIDENTIAL ZONE.

Special outdoor events are events of a predominantly noncommercial nature including, but not limited to, pageants, fairs, carnivals, religious or entertainment events, and large community gatherings in outdoor facilities. Special outdoor events are permitted in all nonresidential zones provided the following requirements are met:

(a) General Requirements.

(1) Activities conducted on property owned by or leased to the City and on public road rights-of-way shall require an encroachment permit issued by the City Engineer.

(2) Events shall not exceed ~~10~~ ten (10) consecutive days and shall not occur more than four (4) times in a calendar year.

(3) Special outdoor events shall ~~required~~ require ~~City Planner~~ Director approval prior to the start of the event. Furthermore, a Special Event Permit shall be required for special outdoor events of 150 people or more, including spectators and participants.

(b) Applications. Applications for Special Event Permits shall be referred by the ~~City Planner~~ Director to other affected City departments or other public agencies as may be appropriate for review and comment.

Issues including, but not limited to, security, food and water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, and traffic control, shall be satisfactorily addressed by the applicant, as required by the ~~City Planner~~ Director or other City departments in their administration of other City regulations. Such other regulations may require the applicant to obtain permits such as building, electrical, health, and tent permits from other outside agencies. Required permits by outside agencies are the sole responsibility of the applicant.

(c) Cash Bond. A cash bond or other guarantee for removal of the temporary use and cleanup and restoration of the activity site within seven days of the activity conclusion may be required as a condition of the Special Event permit.

(d) Liability Insurance. The applicant must provide proof to the City of minimum liability insurance in an amount determined by the City Attorney for the special event prior to

approval of the special event.

(e) Notification. The ~~City Planner~~ Director may also require the applicant to provide notification to affected neighboring uses. Reasonable notification requirements shall be determined by the ~~City Planner~~ Director.

SECTION 44. Section 9420.20 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.20. SPECIAL OUTDOOR EVENTS – RESIDENTIAL ZONES OR LAND USES.

Within residential districts, special outdoor events may include, but are not limited to, pageants, fairs, carnivals, religious, or entertainment events and neighborhood or community gatherings in outdoor facilities where vehicular traffic on any public right-of-way would be impeded by the event.

Special outdoor events are permitted in all residential zones subject to the following requirements:

(a) General Requirements.

(1) Activities conducted on property owned by or leased to the City or on public rights-of-way shall require an encroachment permit issued by the City Engineer.

(2) Events shall not exceed three (3) consecutive days and shall not occur more than four times in a calendar year.

(b) Applications. Applications for permits or certificates required by this section shall be referred by the ~~City Planner~~ Director to other affected City departments or public agencies as may be appropriate for review and comment.

Issues, including but not limited to police and security, food and water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, and traffic control, shall be satisfactorily addressed by the applicant, as required by the ~~City Planner~~ Director or other City departments in their administration of other City regulations. Such other regulations may require the applicant to obtain permits such as building, electrical, health, tent, encroachment, and other permits. Required permits by outside agencies are the sole responsibility of the applicant.

(c) Cash Bond. A cash bond or other guarantee shall be posted with the City for removal of the temporary use and cleanup and restoration of the activity site within seven days of the conclusion of the event.

(d) Liability Insurance. The applicant must provide to the City proof of minimum liability insurance in an amount determined by the City Attorney for the special event prior to approval of the event.

(e) Notification. The ~~City Planner~~ Director may also require the applicant to provide notification to affected neighboring uses. Reasonable notification requirements shall be determined by the ~~City Planner~~ Director.

SECTION 45. Section 9420.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.22. GARAGE, YARD, MOVING, AND ESTATE SALES.

Upon the issuance of a permit by the ~~City Planner~~ Director, garage, yard, moving, or estate sales are allowed in the garage, driveway, and/or front yard or setback areas of a dwelling unit in the R-1, R-2, R-3, or R-3-O zones. Garage, yard, moving, and estate sales include the display of personal household goods for sale.

Garage, yard, moving, and estate sales shall be permitted as temporary accessory uses in residential zones subject to the following regulations:

(a) Application. An application to conduct a garage, yard, moving, or estate sale shall be made to the ~~City Planner~~ Director provided on forms provided by the ~~City Planner~~ Director available at the City.

(b) Fee. Such applicant shall pay a fee as determined by the Council Resolution for each permit at the time of issuance.

(c) Sale Frequency.

(1) Garage, yard, or moving sales may be conducted a maximum of two times per calendar year per residence and may not be conducted for more than two consecutive days or three days on extended national holidays. Inclement weather may extend the period of time equal to the days lost.

(2) Estate sales may be conducted a maximum of ~~10~~ ten (10) days per calendar year per residence and may not be conducted on more than two consecutive weekends.

(d) Hours. The hours of the garage, yard, moving, and estate sales shall be no earlier than 7:00 a.m. and no later than 8:00 p.m.

(e) Sale Area.

(1) Garage, yard, and moving sales areas shall be confined to the garage and the driveway area within the front setback area. Where no driveway exists, one-half (½) of the property width in the front setback area may be used for the sale of merchandise.

(2) Estate sales shall only include sale of household goods inside the dwelling unit.

(3) No item for sale shall obstruct the public right-of-way.

(f) Prohibitions. It is unlawful for any person to exchange, barter, trade, or sell any of the following at a garage, yard, moving, or estate sale: firearms, ammunition, or explosives; undomesticated animals and livestock; any item of personal property from which the serial number has been removed; or any other item prohibited by City, county, state, or Federal law. Additionally, outside consignments and lot purchases and the like shall not be permitted.

(g) Estate Sales. Estate sales shall only be conducted by a duly licensed and bonded liquidation company. The amount of bond shall be as determined by the ~~City Planner~~ Director.

SECTION 46. Section 9424.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9424.04. GENERAL STANDARDS.

All temporary uses and structures shall meet the following general requirements, unless

otherwise specified in this section:

(a) The temporary use shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.

(b) The temporary use shall not have substantial adverse noise impacts on nearby residential uses.

(c) Fencing and screening shall be required, and reviewed and regulated as part of the Temporary Use of Land permit.

(d) Permanent alterations to the site are prohibited.

(e) If the property is developed, the site of the temporary use shall contain an area that supports the temporary use without encroaching into or creating a negative impact on existing buffers, open space, landscaping, pedestrian and vehicular traffic movements (including emergency vehicle access), and parking space availability.

(f) If the property is undeveloped, the site of the temporary use shall contain sufficient land area to allow the temporary use to occur, as well as any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers.

(g) Temporary structures shall be located so as to not interfere with the normal operations of any permanent use located on the property.

(h) The temporary use shall not violate any applicable conditions of approval that apply to the main use on the site.

(i) Off-street parking shall be adequate to accommodate the proposed temporary use.

(j) All approved temporary signs associated with the temporary use shall be removed when the activity ends.

(k) All inspections and permits required by applicable construction codes shall be obtained.

(l) Any temporary use or structure, which will be utilized for longer than 90 days, may be reviewed for aesthetic impacts by the ~~City Planner~~ Director.

(m) Any temporary use or structure shall provide on-site, ADA accessible, sanitary restroom facilities.

(n) All temporary structures shall be approved through a Temporary Use of Land Permit in accordance with the procedures in Section 9814, unless otherwise approved in accordance with the procedures in Section 9420 and Special Event Permit procedures in Section 9814.

SECTION 47. Section 9424.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9424.06. SPECIFIC STANDARDS.

(a) Construction-Related Activities – Temporary Buildings and Building Materials. Temporary construction-related activities, including construction offices and storage buildings, outdoor storage, restroom facilities, employee parking areas, and any other temporary construction-related use or activity may occur on a lot in any zone during the construction period, but not for a time period exceeding one year. Such temporary storage of building materials and such buildings and structures shall be removed

immediately upon the completion of the project. The ~~City Planner~~ Director, for good cause shown, may extend the time not to exceed one year. The lot or area used for temporary activities shall be restored to its previous condition or integrated into the new development consistent with approved permits for the site.

(b) Temporary Construction Fences. Temporary construction fences may be approved by the Building Official on a lot in any zone during the construction period, but not for a time period exceeding one year. Temporary construction fences shall not require a Temporary Use of Land Permit. Such temporary construction fences shall be removed immediately upon the completion of the project. The Building Official, for good cause shown, may extend the time not to exceed one year.

(c) Temporary Dwellings. In any residential zone an existing dwelling on a lot may be used for temporary dwelling purposes during the construction of a permanent dwelling, and the nearest portion of the temporary dwelling shall be located not closer than 50 feet to the front lot line, and in no case shall such temporary dwelling remain on such lot longer than 60 calendar days after the completion of the permanent dwelling.

(d) Temporary Occupancies. The temporary occupancy of managerial units may be granted for rental property. An individual building in multi-building developments may be granted temporary occupancy provided all units in the building are complete; all yard improvements, such as walks, paving, parking, solid waste storage areas, or other requirements for that building, are complete; and provided the occupancy of all units in the last building of a multi-building development shall be withheld until all requirements of the project have been completed.

SECTION 48. Section 9426.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9426.04. DEVELOPMENT REGULATIONS.

(a) Applicants proposing the development of wireless communication facilities in the City shall locate their antennas based on the following priorities:

(1) Collocation onto an existing wireless base station or tower.

(2) On the side, roof, and/or penthouse of an existing building that does not have other wireless facilities.

(3) Construction of a new tower facility.

(b) Except as noted below in Section 9426.04(c), wireless communication facilities shall require approval of a Conditional Use Permit, pursuant to Section 9824, and shall be subject to the following regulations:

(1) Wireless communication facilities shall not be located within the R-1 or R-2 Zones, except on non-residentially improved properties.

(2) In the R-3, R-3-O, and M-U Zones, wireless communication facilities shall only be located on the side, roof, and/or penthouse of an existing building.

(3) In all other zones, wireless communication facilities may be located either on the side, roof, and/or penthouse of an existing building; or may be located on a new standalone/tower facility.

(4) Wireless communication facilities shall be designed to conceal (stealth) all antennas and related equipment.

(5) Wireless communication facilities shall not bear any signs or advertising devices except for warnings, certification, or other required seals or signing addressing public safety.

(6) All accessory equipment associated with the operation of a wireless communication facility shall be located within a building enclosure, or in an underground vault that complies with the development standards of the zone in which the accessory equipment is located. If the equipment is to be located above ground, it shall be housed in a structure that is visually compatible with the surrounding buildings and include sufficient landscaping to screen the structure from view.

(7) Facilities shall be constructed with colors and non-reflective materials that blend with their surroundings.

(8) Facilities should be located whenever possible where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

(9) Facilities should be located whenever possible near light poles, trees, water tanks, church steeples, and in areas where the proposed facility will not excessively detract from the image of the City.

(10) All wireless communication facilities shall be located at the lowest possible height that will allow them to operate. In no case shall any such facility exceed the maximum permitted height for the applicable zone in which it is to be located, except as listed below:

(i) Wireless communication facilities that are located on the roof of an existing building may extend to an additional six feet above the roof of the building.

(ii) New tower facilities shall not exceed a height of 38 feet in any zone, regardless of any other applicable height limitation for that zone. However, this height may be increased to 50 feet provided the tower is more than 200 feet from any residential zoned property.

(11) Wireless communication facilities shall comply with all setback, building separation, lot coverage, landscaping, variable height, and all other additional standards established for the zone in which the tower facility is to be located, and as determined by the ~~City Planner~~ Director.

(c) Notwithstanding the requirements set forth in subsection (b), any change to an existing wireless communication facility that does not substantially change the physical dimensions of the wireless communication facility, shall be considered in compliance with the original approval and development standards. For purposes of this section, a substantial change to the physical dimensions shall mean any of the following:

(1) Increase the height of the wireless communication facility by more than 10%, not to exceed 20 feet, or one additional array.

(2) Protrudes from a tower further than the existing appurtenances or 20 feet, whichever is greater.

(3) Protrudes from a base station structure more than six feet.

(4) Adds more than four equipment cabinets.

(5) Requires excavation outside of the existing lease area.

(6) Would defeat the existing concealment elements of the tower or base station.

(7) Does not comply with any conditions of approval of a prior approval, except conditions limiting the number of antennas/equipment, height, or width of the wireless communication facility.

SECTION 49. Section 9426.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9426.10. SATELLITE DISH ANTENNAS.

Satellite dish antennas shall be reviewed and approved by the ~~City Planner~~ Director for compliance with the following development standards:

(a) Satellite dish antennas shall not be permitted in the required front yard or street side yard (corner lots), except for the following:

(1) Satellite dish antennas including portable dish antennas two feet in diameter or smaller.

(b) Ground-mounted satellite dish antennas shall not exceed a height of 15 feet to the top of the dish.

(c) All satellite dish antennas shall be supported on a stable, supported base or tower approved by the Building and Safety Division.

(d) Application for permits for roof-mounted satellite dish antennas greater than two feet in diameter shall be reviewed and approved through the Site Plan Review process by the Commission. The Commission shall require the applicant to demonstrate that a suitable location does not exist on the property for a ground-mounted antenna. Valid reasons for lack of suitability include electrical interference, lack of space due to existing property improvements, and conflict with other ordinances or easements.

(e) The maximum diameter of a roof-mounted satellite dish antenna on the principal dwelling or accessory structure shall be five feet, and the roof-mounted satellite dish antenna shall be restricted to the rear one-half (½) of the principal dwelling or accessory structure from any street frontage.

(f) The top of a roof-mounted antenna greater than two feet in diameter shall not exceed five feet from the top of the antenna to a point on the roof directly below.

(g) The Commission shall require that the placement of each approved roof-mounted antenna in conformance with these regulations minimizes visibility from the street.

SECTION 50. Section 9430.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9430.04. EMERGENCY SHELTER STANDARDS AND REGULATIONS.

In addition to the development standards of the zone in which they are located, emergency shelters for homeless persons shall be subject to and comply with the following standards and regulations:

(a) A single emergency shelter for 30 occupants, or a combination of multiple shelters with a combined capacity not to exceed 30 occupants, shall be allowed as a permitted use, consistent with Section 65583(a)(4)(A) of the Government Code. All emergency

shelters, regardless of the number of occupants, shall meet the minimum standards contained herein below and the development standards of the zone in which they are located. Any emergency shelter with a capacity greater than 30 occupants shall also be subject to the approval of a conditional use permit, as set forth in Section 9824 of this Code.

(b) The facility shall operate on a first-come, first-serve basis with clients only permitted on-site and admitted to the facility between 6:00 p.m. and 7:00 a.m. during Pacific Daylight Time, and 5:00 p.m. and 7:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night. A curfew of 10:00 p.m. (or earlier) shall be established and strictly enforced and clients shall not be admitted after the curfew.

(c) To avoid over-concentration of emergency shelter facilities, a minimum distance of ~~500~~ 300 feet shall be maintained from any other emergency shelter, as measured from the property line.

(d) Service providers shall provide sufficient numbers of male and female toilets-restrooms for clients and prospective clients to have access to use on a 24 hour basis. For group housing and other similar shelter programs, adequate private male and female showers shall be provided along with lockers for clients to temporarily store their belongings.

(e) Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view by a minimum six foot tall decorative wall or fence.

(f) Adequate waiting areas must be provided within the premises for clients and prospective clients including 10 square feet per bed, with a minimum of 100 square feet, to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.

(g) Facility improvements shall comply with the Downey Municipal Code and the most current adopted Building and Safety Code, specific to the establishment of dormitories and shall additionally provide:

(1) A minimum of one toilet for every eight beds per gender.

(2) A minimum of one shower for every eight beds per gender.

(3) Private shower and toilet facility for each area designated for use by individual families.

(h) Bike rack parking shall be provided at the facility.

(i) Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of Section 9520 of this Code.

(j) The facility may provide the following services in a designated area separate from sleeping areas:

(1) A recreation area inside the shelter or in an outdoor area visually separated from public view by a minimum six foot tall visually screening decorative wall or fence.

(2) A counseling center for job placement, educational, health care, legal services, or mental health services.

(3) Laundry facilities to serve the number of clients at the shelter.

(4) Kitchen and dining area.

(5) Client storage area.

(6) Similar types of facilities to address the needs of homeless clients, as determined by the ~~City Planner~~ Director.

(k) A shelter management plan shall be submitted to the ~~City Planner~~ Director for review and approval prior to the establishment of an emergency shelter. The shelter management plan shall address all of the following:

(1) Service providers shall maintain sufficient monetary resources to enable them to operate the facility per the shelter management plan, and shall demonstrate to the City prior to approval of the permit application that such funds shall be available for use upon first occupancy of the proposed project and shall reasonably be expected to be available for the life of the project.

(2) A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under Penal Code Section 290.

(3) Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment.

(4) Service providers shall provide criteria to screen clients for admittance eligibility, with the objective to provide first service to individuals with connections to Downey.

(5) Service providers will maintain information on individuals utilizing the facility and will ensure that the maximum stay at the facility shall not exceed 120 days in a 365 day period.

(6) Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where he or she may seek similar service.

(7) Service providers will educate on-site staff to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income, including referrals to outside assistance agencies. An annual report on this activity shall be provided to the ~~City Planner~~ Director.

(8) Service providers shall provide for the timely removal of litter attributable to clients within the vicinity of the facility every 24 hour period.

(9) Service providers will maintain good communication and have procedures in place to respond to operational issues which may arise from the neighborhood, City staff, or the general public.

(10) Service providers shall address how staff will address and regulate alcohol and illegal drug use by clients on the premises.

(11) Service providers shall establish standards for responding to emergencies and incidents expelling clients from the facility. Readmittance policies for

clients who have previously been expelled from the facility shall also be established.

(12) The establishment shall implement other conditions and/or measures as determined by the City, in consultation with other City/County agencies necessary to ensure that management and/or clients of the establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the use.

(13) Other requirements as deemed necessary by the City to ensure that the facility does not create an adverse impact to surrounding properties.

(l) The facility shall comply with all other laws, rules, and regulations that apply including, but not limited to, Building and Fire Codes. The facility shall be subject to City inspections prior to the commencement of operation. In addition, the City may inspect the facility at any time for compliance with the facility's Management Plan and other applicable laws and standards.

SECTION 51. Section 9504 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9504. AIR CONDITIONING, MECHANICAL ROOF, AND UTILITY EQUIPMENT.

All mechanical equipment, including but not limited to air conditioning, mechanical roof, and utility equipment shall be designed and located so as to not transmit noise or vibration to abutting properties. Such equipment shall also be screened from view from abutting or adjacent properties or public streets by the use of landscape screens, walls, or other devices, and such screening shall consider the view of air conditioning equipment from abutting multi-story buildings. See Figures 9.5.1 and 9.5.2.

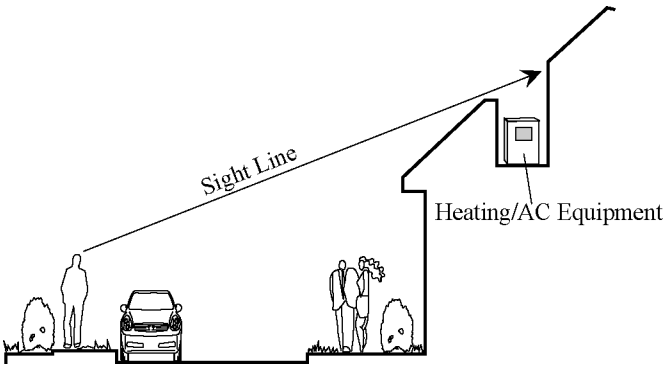


Figure 9.5.1. Typical Screening of Mechanical Roof Equipment

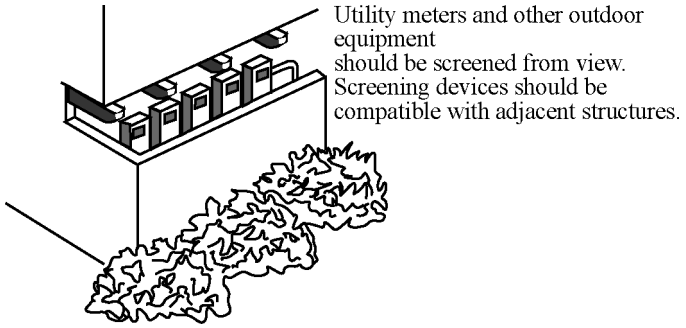


Figure 9.5.2. Typical Screening of Outdoor Surface Equipment

The determination of the adequacy of screening shall be made at the time of Site Plan Review. In addition, the following shall be required:

(a) In residential zones, no mechanical equipment, such as, ~~no~~ swimming pool, water heater, or air conditioning equipment or utility equipment such as electrical panels, water meter or gas meter shall be located in any street setback or within ~~five~~ four (4) feet of an interior property line.

(b) In the R-1 and R-2 zone, there shall be no roof mounted equipment, except small wind energy systems, solar water heaters, solar power, or other passive solar energy systems.

(c) In commercial or industrial zones, no swimming pool, air conditioning, or utility equipment (transformer pads, and the like) shall be located within any portion of a street setback required to be landscaped or within a setback required adjacent to a residential zone.

(d) Screening materials shall be architecturally compatible with the principal building and adjacent structures subject to the approval of the ~~City Planner~~ Director.

See Section 4606 of Chapter 6 of Article IV of this Code.

SECTION 52. Section 9510.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.08. APPLICATION FOR CONVERSION.

In addition to the requirements relating to application for a Tentative Tract Map or Parcel Map and Conditional Use Permit, the application for a condominium conversion shall include the following:

(a) **Preliminary Application Procedures.** A preliminary condominium conversion application consisting of:

(1) Tenant and rental information which shall consist of the name and address of each present tenant of the project, and the identification of the vacant units. This list shall be updated prior to subsequent hearings.

(2) Schedule of proposed improvements which shall be made to the project prior to their sale; said list shall not prohibit the applicant from making additional improvements.

(3) A plot plan of the project including the location and sizes of structures, parking layout, and access areas.

(4) A request for inspection of the entire property and individual dwelling units prior to filing a formal application for conversion. This inspection shall consist of a:

(i) Property report which shall describe in detail any Building Code violations, the conditions and remaining useful life of all structures, roofs, foundations, mechanical, electrical, plumbing, structural elements, energy conservation efficiency, plus an analysis of the general condition of ceilings, walls, doors, windows, and appliances. Said report shall be prepared by a team consisting of an approved registered civil or structural engineer, a licensed architect, or registered architectural designer, and a licensed general contractor. The cost of such report shall be at the applicant's expense. If building inspection reports have been submitted to the California Department of Real Estate, such reports shall be furnished to the City;

(ii) Structural pest control report, prepared by a licensed pest control contractor;

(iii) Acoustical report, indicating:

(A) The type of construction between the dwelling units and the general sound attenuation characteristics of such construction, or indicating the level of sound attenuation between dwelling units, and

(B) The feasibility of various levels of improvements, prepared by a qualified acoustical engineer; and

(iv) Utility metering reports, if the units of the building are not individually metered, indicating the feasibility of individual or submetering, prepared by qualified engineers.

(b) Formal Application Procedures. Subject to satisfactorily completing the requirements of Section 9510.08(A), the applicant shall, upon approval by the ~~City Planner~~ Director, file a formal application. The review of each application will then be conducted in accordance with the procedures established by this article. The following information shall be submitted at the time of filing:

(1) Two copies of a preliminary draft of the proposed CC&Rs, By-Laws, and Articles of Incorporation for the Home Owner's Association to be recorded as required by State Law. Once these documents are accepted in final form by the ~~City Planner~~ Director, no portion of the Declaration shall be amended, modified, or changed unless required by the Department of Real Estate, without first obtaining the written consent of the ~~City Planner~~ Director. Each document shall contain a statement to that effect at the end of such provision.

(2) The CC&Rs shall:

(i) Require maintenance of Impact Insulation Class. The Impact Insulation Class (IIC) rating of all separating floor/ceiling assemblies, as required by Section 9510.14, Correction of Deficiencies, shall be described in the Declaration. Where the minimum IIC rating is obtained through the use of floor covering(s), the Declaration shall provide for any purpose except cleaning or replacement, and further

provide that any replacement covering(s) shall furnish the same or a greater degree of impact insulation as that originally installed;

(ii) Incorporate a parking management plan indicating parking space(s) which will be assigned exclusively to each dwelling unit and preclude the rental of garage units for use by anyone but owners or tenants of the subject property;

(iii) Preclude the parking of recreational vehicles on the subject property unless specific separate parking stalls are approved by the Commission;

(iv) Specify the type of installation of antennae for television and radio of all types;

(v) Specify the type of installation and operation of solar heating equipment; and

(vi) Specify the remodeling of all units, particularly any exterior building modifications that must be approved during Site Plan Review.

SECTION 53. Section 9510.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.14. CORRECTION OF DEFICIENCIES.

(a) Design Requirements.

(1) The general appearance of the proposed conversion shall contribute to the orderly and harmonious development of the community as a whole. This shall include a review of all elevations of the conversion. Such review shall be conducted during Site Plan Review.

(2) Vehicular access ways shall be designed to eliminate an alley-like appearance when possible.

(b) Exteriors. All exterior surfaces shall be brought up to original standards by painting, repairing, re-stuccoing, or replacement.

(c) Landscaping. Plans shall be submitted indicating condition of all landscaped areas on the property including walkways, recreation areas, and a plan for refurbishing, including:

(1) Installation of an automatic irrigation system.

(2) The lighting system, including security lights.

(3) Residential properties developed with multiple unit buildings shall provide usable open space as required by Section 9312.08.

(4) Open space shall include all usable areas on the site, exclusive of the areas required for setbacks, driveways, parking areas, and storage. Credit for open space can be received for private patios and other recreational facilities including recreation rooms, swimming pools, and other special facilities determined by the Commission to have a significant positive impact on the project.

(d) Roofs. Roofs having less than five years remaining life shall be re-roofed, including

parapets, vents, and sheet metal of any kind.

(e) Perimeter Property Line Walls and Areas.

(1) Decorative walls shall be constructed on the rear and side yard of each conversion development as required by Section 9520, except where the ~~City Planner~~ Director determines that such walls will adversely impact driveway access.

(2) The Commission shall review and determine if any structures, amenities, landscaping, walkways, perimeter treatments, or decorative portions of the project need to be refurbished and/or restored. These elements shall be upgraded to City standards, including Housing Code, prior to the applicant submitting his/her final subdivision map to the City for approval.

(f) Heating and Air Conditioning Equipment.

(1) All equipment shall be completely serviced by a State-licensed heating and air conditioning contractor, who then will provide a written statement that they have at least a six (6) year remaining life. Wall-mounted air conditioners or heat pumps shall be exempt from this requirement.

(2) The applicant shall pre-pay a twelve (12) month maintenance contract on behalf of the Home Owner's Association.

(g) Utilities.

(1) Each converted unit within a building shall have individual meters for gas and electricity.

(2) A master meter for water shall be permitted; however, shutoff valves shall be installed for each unit.

(h) Plumbing. All fixtures shall be replaced, except in those cases where the Building Official determines fixtures are less than one year old or are to a standard comparable to new fixtures.

(i) Appliance and Light Fixtures.

(1) All appliances shall be new or refurbished to equal new standards if supplied in sale of unit.

(2) Light fixtures shall be repaired, or replaced, and brought up to current Code as needed.

(3) All clothes washers, hot water heaters, and other appliances which the Building Section determined to be potential sources of water leakage or flooding shall have built-in drip pans and appropriate drains installed except in those cases where such equipment is located on a cement slab.

(j) Bathrooms.

(1) Tile in showers and tubs is to be cleaned, re-grouted, or replaced.

(2) Replace all marlite, plastic, or cement-coated walls with tile or unitized tubs or showers.

(3) Shower pans shall be replaced unless approved by the Building Official.

(k) Doors.

(1) All exterior doors shall be of solid core construction with a minimum thickness of one and three-quarter-inch thickness, except glass doors.

(2) Exterior doors, sliding glass doors, and double entry doors shall be equipped with City-approved safety locks and dead latch mechanism. Locks shall not have a master key.

(3) All exterior doors shall be completely weather-stripped.

(4) All other doors shall be repaired, painted, or replaced, including hardware where needed.

(l) Attic Access Buildings. Any buildings with attic access shall be provided with insulation to an R-19 value.

(m) Cabinets. All storage cabinets are to be painted and brought up to a near new condition. Replace all cabinets that are beyond repair and obsolete.

(n) Hot Water Equipment. Hot water equipment shall be adequate to allow adequate consumption for each individual unit. Dependent upon the type and size of utilities to be provided and the size of units, the Building Official shall determine the amount of hot water capacity to be provided to all units.

SECTION 54. Section 9510.16 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.16. MAINTENANCE FUND.

A property owner subdivider wishing to convert an apartment complex for sale as a multiple ownership facility shall provide each prospective buyer with a statement listing a history of conversion repairs and a copy of the City inspection team's report as required in Section **9510.18**. For all buildings more than three (3) years of age, the developer shall post moneys to be used for large-scale repairs. Such money shall be held in a bona fide trust account, to be held separately from regular monthly maintenance fees' accounts. The use of this fee shall be established by the City-approved by-laws for each development. They shall be utilized for large-scale repairs affecting the entire complex. The ~~City Planner~~ Director shall compute the total sum of money to be deposited in the trust account by determining Value A, Value B, and Value C using Table 9.5.1, and then multiplying Value A by Value B plus Value C.

Table 9.5.1. Large-Scale Repairs Deposit Calculation: Schedule of Values for A, B, and C

Criteria	Value
Total number of units within the complex:	**Value of A**
1-3 units	$500 per unit
4-8 units	$400 per unit
9-14 units	$300 per unit
15 or more units	$200 per unit
Age of the complex:	**Value of B**
1-3 years	0

4-8 years	1
9-11 years	2
15 or more years	3
Total number of units within the complex:	**Value of C**
8 or fewer units	$1,000
9-14 units	$2,900
15 or more units	$6,000

(a) For example, the total amount of money to be set up in trust for the conversion of a 10 year-old complex with a total of eight units would be calculated as follows:

Using Table 9.5.1:

Value A = 8 units x $400 per unit = $3,200

Value B = 10 years = 2

Value C = 8 units = $1,000

(Value A) x (Value B) + (Value C) = Total amount of deposit; therefor:

($3,200) x (2) + ($1,000) = $7,400.

(b) The developer of a converted complex shall also pay the monthly association fee required for each unit that is unsold at the time each unit's association fee is due to the Home Owner's Association from the time the first unit in that complex closes escrow.

SECTION 55. Section 9510.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.18. FINAL INSPECTION REPORT.

A final inspection report shall be made by the Building Official prior to consideration of the final subdivision map, or parcel map, indicating the compliance with all requirements imposed herein.

(a) The subdivider shall improve, or post a cash bond or letter of credit with the City guaranteeing the installation of improvements to City standards, in substandard streets or deficient street improvements abutting the property, to the satisfaction of the ~~City Planner~~ Director. These improvements may include, but shall not be limited to dedication, curbs, gutters, paving, sidewalks, ramps, driveways, drainage devices, trees and tree wells, and street lights.

SECTION 56 . Section 9512.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9512.22. APPLICATION REQUIREMENTS.

Applications for a Density Bonus shall include the following. In case of conflict between

the following requirements and the State Density Bonus Law, the State Density Bonus Law, as amended, shall prevail.

(a) Density Bonus Housing Plan.

(1) A Density Bonus Housing Plan, showing any density bonus, incentive, concession, waiver, modification, or revised parking standard requested pursuant to Government Code Section 65915 et seq., as amended this section, shall be submitted as part of the first approval of any residential development.

(2) The Density Bonus Housing Plan shall specify, at the same level of detail as the application for the residential development, the number of units; dwelling unit type; level of affordability; tenure; number of bedrooms and baths; approximate location, size, and design; construction and completion schedule of all target units; number and location of all density bonus units; phasing of target units in relation to nonrestricted units; and marketing plan.

(3) The Density Bonus Housing Plan shall also specify the methods to be used to verify tenant and buyer incomes and to maintain the affordability of the target units.

(4) For residential projects with 35 dwelling units or more, the Density Bonus Housing Plan shall specify a financing mechanism for the ongoing administration and monitoring of the target units.

(b) Program Description. A description of any requested incentives, concessions, waivers, or modifications of development standards, or modified parking standards.

~~**(c) Pro Forma Requirements.** For all incentives and concessions except those listed in Section 9512.20(c), the application shall provide a pro forma to the City demonstrating that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. The cost of reviewing any required pro forma data submitted in support of a request for a concession or incentive, including but not limited to the cost to the City of hiring a consultant to review the pro forma, shall be born by the applicant. The pro forma shall be reviewed by a third party as selected by the City and paid for by the applicant unless the City Planner~~ Director ~~waives the requirement for such a review.~~

~~**(d)**~~ **Waiver or Modification of Development Standard Requirements.** For waivers or modifications of development standards, the application shall ~~provide a pro forma to the City demonstrating that the waiver or modification is necessary to make the dwelling units economically feasible based upon appropriate financial analysis and documentation. The application shall also~~ demonstrate to the City that the development standards will have the effect of precluding the construction of a housing development at the densities or with the incentives or concessions permitted by this section. ~~The cost of reviewing any required pro forma submitted in support of a request for a waiver or modification, including but not limited to the cost to the City of hiring a consultant to review the pro forma, shall be borne by the applicant.~~

(e) Land Donation Additional Requirements. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in Section 9512.10(d) can be made.

(f) Day Care Center Additional Requirements. If a density bonus or concession is requested for a day care center, the application shall show the location and square

footage of the day care center and provide evidence that the findings included in Section 9512.12(b) can be made.

(g) Development Impact Fees. Development impact fees (including but not limited to park fees, fire fees, sanitary sewer trunk line fees, storm drain trunk line fees, street tree fees, library fees, or traffic impact fees) shall be deferred until the certificate of occupancy for the development project is issued.

SECTION 57. Section 9520.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.04. LANDSCAPING REQUIREMENTS.

(a) Requirements. Landscaping and required planting areas shall be installed in accordance with the standards and requirements of this section for all zones. All front and street side setbacks within all zones, excluding approved walkways and driveways, shall be landscaped.

(b) Development Regulations.

(1) Required planting areas shall be permanently maintained. As used in this section, "maintained" includes proper watering, pruning, mowing of lawns, weed abatement, removal of litter, fertilizing, and replacement of plants and other landscape materials when necessary.

(2) Existing mature landscaping shall be preserved to the maximum extent possible.

(3) Landscape material shall not be located such that at maturity the landscaping:

(i) Interferes with safe sight distances for vehicular, bicycle, or pedestrian traffic;

(ii) Conflicts with overhead utility lines, overhead lights, or walkway lights; or

(iii) Blocks pedestrian and bicycle ways.

(4) All landscaping and trees shall be approved and installed prior to the issuance of a certificate of occupancy.

(5) Trees shall be planted in the parkway or in approved tree wells as required by the Department of Public Works. Property owners shall maintain trees and landscaping in parkways.

(6) In the R-1 and R-2 zones, a minimum of one (1) new 36-inch box tree or larger shall be planted within the front yard and a minimum of one (1) new 36-inch box tree or larger shall also be planted within the rear yard.

(i) Trees shall be of moderate to fast growth varieties.

(ii) Within the front yard, trees shall reach a maturity height and canopy width greater than 40 feet.

(iii) Within the rear yard, trees shall reach a maturity height greater than 40 feet and canopy width greater than 30 feet.

(iv) Lots with a required side yard setback and/or street side yard setback

equal to or greater than 10 feet shall provide one 24-inch box tree for every 20 linear feet of building façade for that side. Trees shall reach a maturity height greater than 20 feet and canopy width greater than 10 feet.

(v) Tree selection shall be approved by the ~~City Planner~~ Director. Alternatives to this section may be deemed necessary, at the discretion of the ~~City Planner~~ Director, for irregular shaped parcels, for parcels in proximity to electrical poles, and for parcels with substandard widths and depths.

(7) Except in the R-1 and R-2 zones, the size of trees, at time of planting, shall be as required in Table 9.5.4.

Table 9.5.4. Tree Size Requirements

Tree Size	Percentage of Total Requirement
48 inch box	10
36 inch box	10
24 inch box	15
15 gallon	60
Other	5
Total	**100**

(c) Landscaping Plan. A landscaping plan showing the location of all turf, plant materials, and irrigation systems shall be required for all uses that include landscaping projects. Landscaping plans for projects within the R-1, R-2, and R-3 Zones shall be reviewed by the ~~City Planner~~ Director. In lieu of City inspections, the installer shall sign a self-certification certificate. Landscaping projects for all other zones shall be approved by the Planning Commission during Site Plan Review. Plans submitted for the issuance of a building permit or a site plan may be used in lieu of a landscaping plan provided that compliance with all of the requirements of a landscaping plan is achieved to the satisfaction of the Commission during Site Plan Review. The Commission may reject such plans if they determine that they are not consistent with the purpose of this chapter. Landscaping plans shall demonstrate a recognizable pattern or theme for the overall development through conformance with the following:

(1) Plant materials shall be selected for energy efficiency and drought tolerance and adaptability and relationship to the City's environment. A minimum of 75% of non-turf material shall be drought resistant. All drought tolerant plant materials shall comply with the list provided by the Planning Division.

(2) Plant materials shall be sized and spaced to achieve immediate effect. Approved non-turf areas, such as shrub beds, shall be top-dressed with bark chip mulch mixed into the topsoil or other approved alternative. Dressing material shall be maintained within planter areas and shall not be allowed to migrate onto hard surfaces, such as sidewalks and parking lots.

(3) Excluding the street setbacks, turf shall be limited to no more than 25% of the total landscaping area. No turf shall be permitted on slopes exceeding 10%.

(4) All plantings other than trees shall provide a screen of not less than one and one-half feet to three feet at full growth, shall not be thorny or spiked, and shall not project over the sidewalk.

(d) Irrigation. All planting beds and landscape areas shall be provided with a permanent watering system consistent with the following:

(1) Turf. Sprinklers shall be installed with a separate irrigation valve from irrigation valves used for other vegetation.

(2) Sprinklers. All new automatic irrigation systems shall have sprinkler heads with application rates that do not exceed the infiltration rate of the soil. Such systems shall be installed with dual or multiple program controllers that permit cycles of five to 10 minutes per hour. Landscaping requiring intensive watering shall be watered by hand or drip irrigation.

(e) Parking Lot Landscaping. Except for the R-1 and R-2 zones, all parking lot landscaping shall comply with the following:

(1) All off-street parking areas of five or more spaces shall be landscaped. All parking areas of five to 20 spaces shall contain a minimum interior landscaped area of five percent of the total parking area, exclusive of landscaping within a front or side setback. All parking areas of more than 20 spaces shall contain a minimum interior landscaped area of 10% of the total parking area, exclusive of landscaping within a front or side setback.

(2) Required landscaping shall be evenly distributed throughout the parking area and planted sufficiently to achieve complete coverage within one year of the initial planting. Islands at the ends of parking lanes shall be provided to help achieve "orchard" parking lot landscaping.

Required landscaped areas shall be bounded by masonry or concrete curb, except no curb shall be required when abutting a street property line. Required curbs shall have a minimum width of four inches and a height of six inches.

(3) Where parking lots, parking structures, or other parking areas abut other properties, the following standards shall apply:

(i) Where a vehicular parking or driveway area in a nonresidential zone abuts property in a residential zone or a school, a minimum 10-foot wide landscape strip shall be provided along the property line which is adjacent to the residential zone or school. This landscape area shall be maintained with trees or shrubs not less than six feet in height at the time of planting, and not less than 15 feet in height at maturity.

(ii) Where a parking lot or parking structure abuts any other property line, a minimum ~~five-foot-wide~~ five-foot-wide landscape strip is required.

(4) Interior parking lot landscaped areas shall have a minimum dimension of five

(5) feet, exclusive of curbs and shall be so located as to interrupt parking rows.

(5) The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk, or similar means. Additionally, a minimum of one (1) landscape island shall be provided between every ~~10~~ ten (10) parking spaces (Figure 9.5.3) with irrigated understory and curbs. The islands shall have a minimum width of five feet exclusive of curbs.

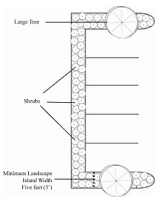


Figure 9.5.3. Trees within Parking Lot Landscape Islands

(6) Landscaping shall be provided on the upper levels of parking structures, where feasible, when these structures are visible from public streets, pedestrian pathways, or adjacent buildings.

(7) Landscaping planters shall be used to control access to parking lots, to make traffic diverters prominent, to direct the flow of traffic within the lot, and to enhance the safety of parking lots by guiding the circulation of vehicles and people.

(8) Two feet at the end of landscape islands shall be left unplanted when adjacent to drive aisles and driveways to prevent plant materials from being run over by vehicles. The use of cobbles, patterned concrete, or brick pavers shall generally be installed in these end areas.

(9) In the M-1 and M-2 Zones, landscaping shall not be required for areas of a site that are not visible (as determined by the ~~City Planner~~ Director) from a street or other public area, and which are not a public parking area. In such areas the landscaping requirements above may be waived at the discretion of the ~~City Planner~~ Director.

(f) Intersection Visibility. All landscaping material shall be maintained in accordance with the intersection visibility requirements of Section 9534.16. See Figure 9.5.4.

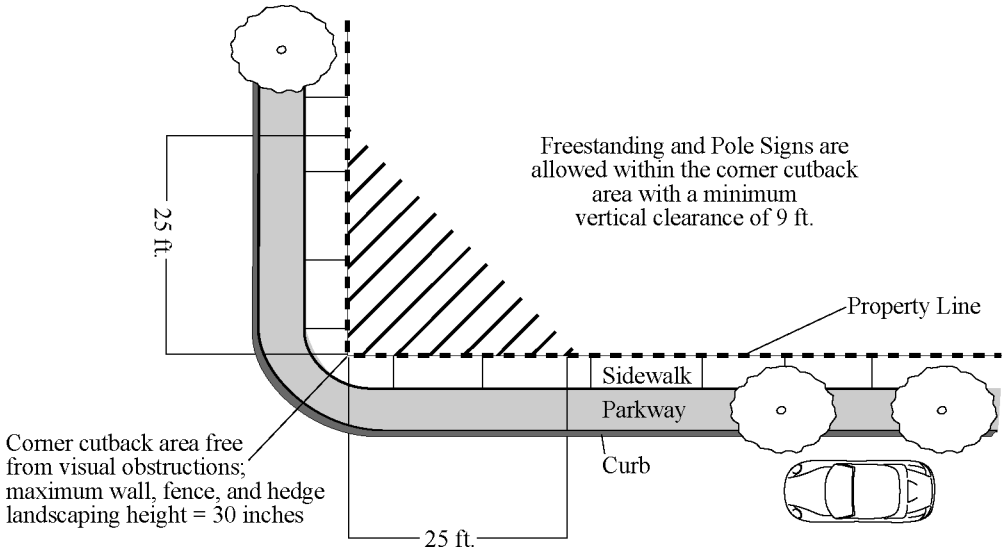


Figure 9.5.4. Intersection Visibility

(g) Alternatives. The ~~City Planner~~ Director may allow alternative means of complying with the requirements of this section provided the alternative achieves results comparable to those achieved through strict application of the provisions of this section.

(h) Landscaping Design Standards.

(1) Landscaping and open spaces shall be designed as an integral part of the overall site plan design. Landscaping and open spaces shall enhance the building design, enhance public views and spaces, provide buffers and transitions, provide for a balance of solar uses, and provide screening.

(2) Landscape design shall accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.

(3) Landscaped areas shall incorporate plantings using a ~~three tier~~ three-tier system:

(i) Grasses and ground covers;

(ii) Shrubs; and

(iii) Trees.

(4) Planting Design Concepts. The following are common planting design concepts that shall be used whenever feasible:

(i) Specimen trees used in informal grouping and rows at major focal points;

(ii) Extensive use of flowering vines both on walls and arbors;

(iii) Pots, vases, wall or raised planters;

(iv) The use of planting to create shadow and patterns against walls;

(v) Large broadleaf deciduous trees to create canopy and shade in the summer and sun in the winter, particularly in parking areas;

(vi) The use of flowering trees in informal groups to provide color;

(vii) Informal massing of colorful plantings;

(viii) Use of distinctive plants as focal points; and

(ix) Plantings and low walls to screen parking areas from view of public rights-of-way while allowing filtered views of larger buildings beyond.

(5) Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over 42 inches high shall receive vines or hedge when facing public streets.

(6) A colorful landscape edge should be established at the base of buildings. Avoid asphalt edges at the base of structures as much as possible. Plant materials located in containers are appropriate.

(7) Planting masses on-site should assume a simple, nonuniform arrangement. The diversity of massing types should be great enough to provide interest, but kept to a level that evokes a relaxed natural feeling.

(8) Where landscaped screening may be substituted for a required wall between zones or uses, such screening shall consist of evergreen trees and shrubs, closely spaced and maintained at a height equal to the height of the required wall. When not otherwise specified, screening shall consist of trees and shrubs which shall not be less than six feet in height upon planting and which shall be maintained at a height of from 15 feet to 20 feet at maturity.

(9) Landscape planters shall be designed to retain water on-site within the planter area.

(10) Artwork, benches, and other structural features may be included within landscaping areas in residential zones if approved as part of a site plan (where required). Decorative water features shall use recirculating water.

(i) Installation and Maintenance.

(1) Trees shall be adequate in trunk diameter to support the top area of the tree. Trees, shrubs, and vines should have body and fullness that is typical of the species.

(2) All ground cover shall be healthy, densely foliated, and well-rooted cuttings, or one gallon container plants.

(3) The spacing of trees and shrubs shall be appropriate to the species used. The plant materials shall be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing shall also ensure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.

(4) Plant material shall conform to the following spacing standards:

(i) A minimum of 30 feet from the property corner at a street intersection to the center of the first tree or large shrub;

(ii) A minimum of 15 feet between center of trees and 10 feet between large shrubs to light standards;

(iii) A minimum of 10 feet between center of trees or large shrubs and fire hydrants;

(iv) A minimum of 15 feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than 18 inches at maturity or large shrub and a minimum of 10 feet for residential uses.

(5) Trees and shrubs should be planted as shown in Figures 9.5.5 and 9.5.6.

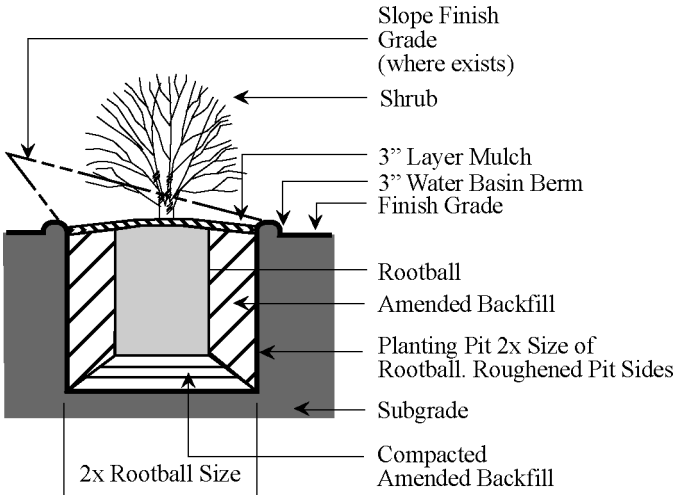


Figure 9.5.5. Tree Planting

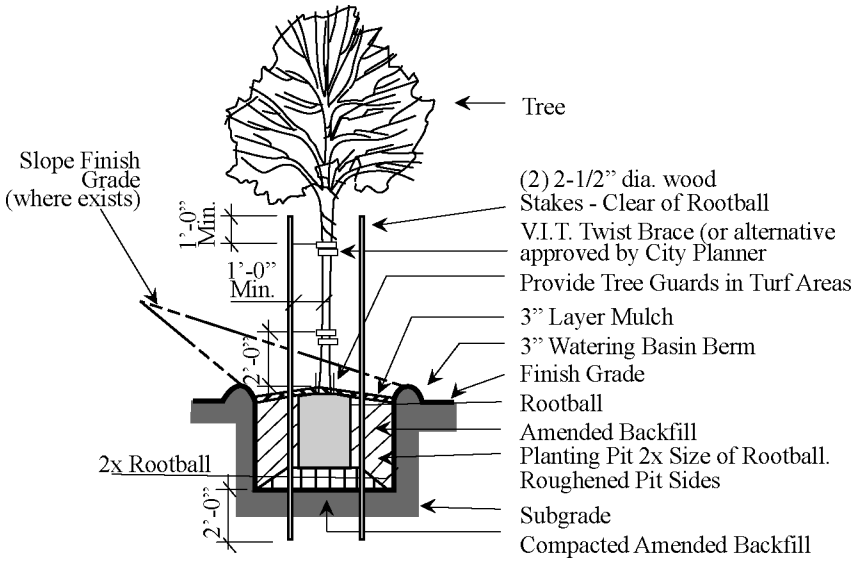


Figure 9.5.6. Shrub Planting

(6) The use of turf shall be minimized or substituted altogether with groundcovers. Turf should generally be excluded from median or sidewalk strips and similar areas that are difficult to irrigate. Low-water-using grass varieties are encouraged.

(7) Water efficient irrigation systems, such as drip, low output sprinkler heads, zonal systems and automatic timers, shall be provided. Planting shall be according to water needs, and the irrigation system matched to these needs.

(8) Plant varieties shall predominately be low water consuming, suited to the local soil and climate and grouped according to their water requirements.

(9) Mulches shall be used generously and reapplied as part of a regular maintenance program to reduce evaporation, soil compaction and weeds.

(j) Synthetic Turf Standards.

(1) Synthetic turf may be used in lieu of natural turf in front, side and rear yards, and on parkway areas for up to 100% coverage or in combination with groundcover, shrubs, vines, flowers, or trees, for properties in any land use zone. Approval of an Administrative Permit is required prior to installation, subject to Section **9814.** Synthetic turf in parkway areas requires separate approval from the Public Works Department.

(2) General Appearance. Synthetic turf shall be installed and maintained to effectively simulate the natural appearance of a well-maintained lawn. Synthetic turf shall incorporate thatch fibers in light brown or tan colors. The Planning Department shall maintain and make available for public inspection a sample of various synthetic turf products that meet this standard of appearance.

(3) Synthetic turf shall be separated from planter areas by a concrete mow strip, bender board, or other barrier with a minimum three-eighths-inch thickness, to prevent the intrusion of living plant material into the synthetic turf areas.

(4) Materials. Synthetic turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched permeable backing. Backings shall have holes spaced in a uniform grid pattern with spacing not to exceed four inches by six inches on center. The synthetic turf shall have a minimum eight year "No Fade" warranty. Synthetic turf must consist of pile fibers a minimum height of one and three-fourths-inch, a face weight of not less than 65 ounces and have a lead content of less than one part per 1,000,000.

(5) Synthetic turf installations shall comply with the standards and regulations contained in this Code and the synthetic turf manufacturer's specifications and installation instructions.

(6) Installation. Synthetic turf shall be installed over a compacted and porous road base material and shall be anchored at all edges and seams. This installation process shall consist of the following process:

(i) Existing grass or weeds shall be removed;

(ii) Excavate soil to a depth of at least two inches (2″);

(iii) Install a border (a concrete mow strip, bender board, or other barrier with a minimum three-eighths-inch thickness) along the perimeter of the synthetic turf area to prevent the intrusion of living plant material into the synthetic turf area;

(iv) Cap any existing irrigation lines;

(v) Add one-quarter-inch self-compacting gravel as the base material, about one-quarter inch above the project area border and higher in the middle of the project area;

(vi) Rake and compact the base material;

(vii) Add a weed mat over the compacted base material;

(viii) Install the synthetic turf over the compacted base material and anchor the synthetic turf at all edges and seams. Seams shall be glued and not sewn; and

(ix) An infill medium consisting of silica sand, acrylic coated sand, or other environmentally safe infill product designed specifically for artificial turf, shall be brushed into the fibers to ~~insure~~ ensure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.

(7) Prohibited Uses. The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic turf or natural turf shall be prohibited. The use of crumb rubber as an in-fill material is prohibited.

(8) Maintenance. A regular schedule of maintaining the synthetic turf shall include surface cleaning, debris removal, grooming, and infill redistribution and de-compaction. Periodic brushing or grooming of the synthetic turf surface by a static (non-rotary) double brush shall conform to the written maintenance guidelines provided by the installation company. The periodic use of a vacuum, sweeper or blower shall be applied to keep the synthetic surface clean, in conformance with the suggested maintenance guidelines provided by the synthetic installation manufacturer.

SECTION 58. Section 9520.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.06. OUTDOOR LIGHTING.

The following standards shall be required:

(a) In all zones, except the R-1 and R-2 Zones, outdoor lighting shall be provided and maintained for all walkways, off-street parking areas and driveways, storage or solid waste areas, or other areas commonly accessible or used by tenants so as to provide adequate illumination for use and safety.

(b) In the Commercial and Industrial Zones, parking lot lighting shall be provided for all guest parking areas. This light shall be low level lighting designed to light parking lot areas and walkways. It shall be designed to eliminate spillover to the street and adjoining properties.

(c) In all zones, outdoor lighting shall be directed, positioned, and/or shielded as not to

direct light on any street or abutting property as shown in Figure 9.5.7.

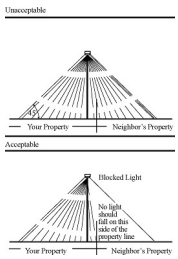


Figure 9.5.7. Arranging Outdoor Lighting Away from Abutting Property

(d) In the R-1, R-2, R-3, and R-3-O Zones, no outside lighting shall exceed eight feet in height, except building lights, i.e., porch lights or the equivalent. In any case, no light fixture shall exceed a maximum lighting output of 300 watts.

(e) The type and location of lighting standards and the intensity of lighting shall be approved by the ~~City Planner~~ Director. The fixtures shall be decorative.

(f) All lighting shall be adequately shielded as shown in Figures 9.5.8 and 9.5.9. Exposed bulbs shall not be permitted.

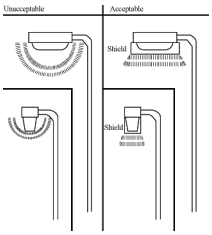


Figure 9.5.8. Shielded Freestanding Outdoor Lighting

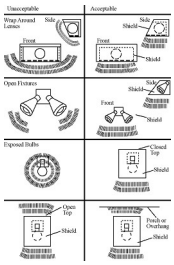


Figure 9.5.9. Shielded Outdoor Wall Lighting

(g) When parking and driveway areas in the R-3, R-3-O, H-M, M-U, and all Commercial and all Manufacturing Zones abut the R-1 or R-2 Zones, low-level lighting not extending above the height of the required wall shall be required within 46 feet of the R-1 or R-2 property. Lighting within remaining parking areas shall conform to the variable height restrictions. See Section 9536.24 of this chapter.

(h) Where lighting is attached to a fence or wall, such lighting shall not extend more than

six inches above the top of said fence or wall. Lighting attached to a wall or fence shall never exceed the wall or fence height requirement of the underlying zone.

(i) In all zones, except Residential Zones, no lighting over five feet in height shall be permitted within 20 feet of the public right-of-way, except new and used auto dealers shall be permitted lighting up to 12 feet in height provided the lights are not within five feet of the public right-of-way and are spaced at minimum intervals of 30 feet.

(j) All drive-in businesses shall comply with the provisions of this section.

(k) The following are exempt from the provisions of this chapter:

(1) Traffic control signals and devices;

(2) Lights that are located within the public right-of-way, subject to the approval of the Director of Public Works;

(3) Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;

(4) Moving vehicle lights;

(5) Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or Federal statute or other provision of the Municipal Code requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or Federal statute;

(6) Seasonal decorations do not have to be shielded, provided that they do not have brightness of more than 0.1 foot-candle at the property line on which they are installed;

(7) Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction);

(8) Internally and externally illuminated signs regulated by Chapter 6.

SECTION 59. Section 9520.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.08. GENERAL WALL, FENCE, AND HEDGE REGULATIONS.

(a) In the event the boundaries of any lot in one zone abut a lot differently zoned so as to permit or require a higher wall, fence, or hedge, the greater of the wall, fence, or hedge height provisions shall apply to the adjoining portions of both such lots, except as otherwise provided by this section.

(b) When certain zones may require additional or more restrictive wall standards, those standards shall be required in addition to those standards set forth in this section.

(c) Prohibited Walls and Fences.

(1) No barbed wire, razor or electrified fencing, or similar fencing is permitted in any zone, except that barbed wire may be used on a limited basis for security or safety purposes in the M-1 and M-2 Zones if not visible from any public right-of-way, subject to the approval of Site Plan Review.

(2) Chain-link fencing shall be prohibited in any front or street side yard or in any

required landscape planter in a Residential, Commercial or Mixed-Use Zone.

(d) Approved materials, or combination of materials, for walls and fences include, but are not limited to, wood, metal, vinyl, stone, masonry, stucco, and concrete. Metal is limited to wrought iron or similar type materials. Any materials not listed in this subsection may be approved subject to the discretion of the ~~City Planner~~ Director.

(e) No structure, wall, fence, or hedge shall interfere with the intersection visibility as set forth in Section 9520.08(*l*)(1).

(f) The provisions of this section shall not apply to a wall, fence or hedge required by law for public safety.

(g) Where two walls or fences, or one wall and one fence are provided along each property line separating two adjacent properties, there shall be no gap between said walls and/or fences.

(h) Where the face of any walls or fence faces the public right-of-way, the use of anti-graffiti paint or coating is required.

(i) **Height Measurement.** The maximum height of a wall, fence, or hedge shall be measured from the existing or finished grade (as applicable), except within the front or street side yard, the maximum height of a wall, fence, or hedge shall be measured from the top of the nearest street curb elevation. When there is a difference in the ground level between two adjoining lots, the height of any wall or fence constructed along any interior side or rear property line shall be determined by measuring from the lot with the higher finished grade directly abutting the wall, fence, or hedge.

(j) **Retaining Walls.** The height of all retaining walls shall be extended to provide guard rails, as required by the Building Code. The material used for said guard rail shall be approved by the ~~City Planner~~ Director.

(k) **Masonry Walls.** Where a masonry wall is required by this chapter between two properties within different zoning districts, the following provision shall apply:

Existing masonry walls that meet the minimum required height shall be considered sufficient to fulfill the requirements of this chapter, and no additional wall shall be required unless and until such time as the said existing wall is removed. At such time that said wall is removed; then the person whose zone requires a wall shall construct a new masonry wall to meet the requirements of this chapter.

(l) **Wall, Fence and Hedge Regulations by Zone.**

(1) In all residential zones, walls, fences and hedges shall not exceed a height of:

(i) 42 inches in the front and street side setback area, except within the corner cutback (see Figure 9.5.10, Street Side Lot) where the maximum height is 30 inches. In addition, on a street side yard, walls or fences not exceeding seven feet in height may be constructed not less than three feet from the side street property line nor closer than 35 feet to the front property line. Walls or fences exceeding 42 inches in height shall have five-foot triangular setbacks abutting driveways and alleys within the required setback area (Figure 9.5.10); and

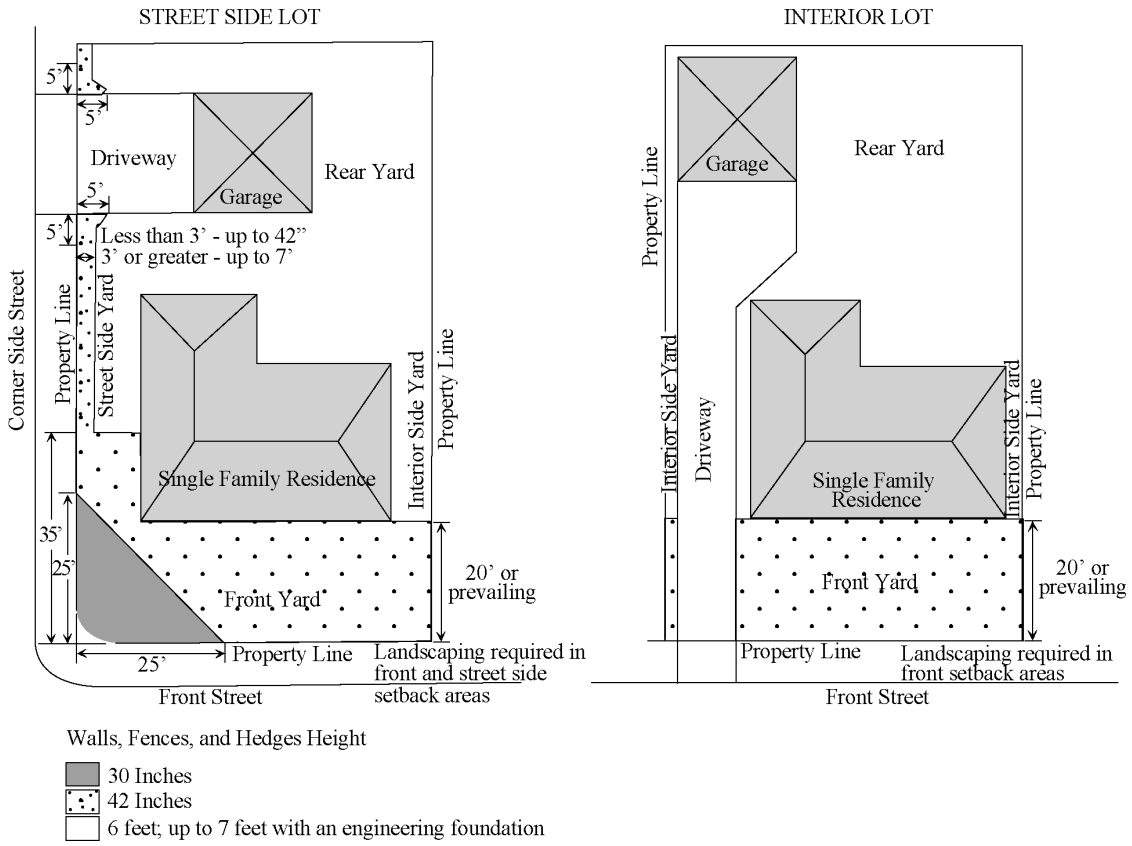


Figure 9.5.10. Wall, Fence, and Hedge Height Restrictions

(ii) Seven feet on interior side and rear property lines when not located in the required front or street setback. See Figure 9.5.10.

(iii) Solid masonry pilasters, columns, posts and similar architectural features may exceed the 42-inch height limit by six inches within the required front yard or street-side setback provided that all of the following criteria are satisfied:

(A) The continuous wall between pilasters does not exceed 42 inches in height.

(B) Pilasters, columns, and posts are architectural features intended to articulate the wall design, frame entries or gates, or accommodate decorative or safety lighting. Pilasters, columns, and posts are subordinate in width and massing and occur at regular intervals such that they do not create the appearance of a continuous wall above 42 inches.

(C) No solid wall material, fencing, or infill is permitted above 42 inches between pilasters, columns, and posts. The pilasters, columns, and posts do not increase the effective height of the enclosure or serve as screening, privacy walls, or security barriers beyond the compliant wall height.

(D) No more than two light fixtures mounted on pilasters, columns, and posts that are incidental to the wall design and serve decorative or safety purposes may extend up to 12 inches

above the maximum permitted height of the pilaster, column, or post. All lighting shall comply with applicable municipal codes. Lighting shall comply with Downey Municipal Code Section 9520.06 (Outdoor Lighting), including but not limited to requirements related to shielding, light intensity, direction, glare control, and prevention of light spillover onto adjacent residential properties and the public right-of-way. Lighting elements do not function as freestanding light standards and do not create glare or adverse impacts to adjacent properties or the public right-of-way.

(iv) Properties in the R-3 and R-3-O Zones, when abutting an R-1 or R-2 zoned property, shall construct a decorative masonry wall not less than five and one-half feet or more than seven feet in height above the finished grade along the common property line, unless the height of the wall would exceed the maximum height allowed elsewhere in the section. In such a case, the masonry wall shall be constructed to the maximum allowed under the stricter standard.

(2) Commercial and Mixed-Use Zones.

(i) Walls, fences, and hedges within front yards, street side yards, and/or within required landscape planters shall not exceed three feet.

(ii) Walls, fences, and hedges within interior side yards and rear yards shall not exceed a height of seven feet.

(3) Manufacturing Zones.

(i) Walls, fences, and hedges within front yards, street side yards, and/or within required landscape planters shall not exceed three feet.

(ii) Walls and fences within interior side yards and rear yards shall not exceed a height of 10 feet.

(4) Public and Open Space Zones. The maximum height of walls, fences, and hedges in required yards shall be determined at the time of the approval of the Site Plan Review or Conditional Use Permit (as required by the applicable zoning zone) for the principal use where the wall, fence, or hedge is proposed to be located. If no such approval is required under the applicable zone or if the principal use is existing and no use, building, or site modifications are proposed for the site other than the installation of a wall, fence, or hedge, the ~~City Planner~~ Director shall make the determination of the maximum wall, fence, or hedge height permitted for the site based on site conditions, use of the site, and surrounding uses and zones.

(5) In All Nonresidential Zones.

(i) When any portion of a lot abuts a more restrictively zoned property, there shall be constructed a solid decorative masonry wall not less than five and one-half feet nor more than six feet in height above the finished grade and shall not be less than four feet in height above the surface of the abutting lot. No wall or fence exceeding 42 inches in height shall be constructed abutting front or street side setback areas of abutting properties.

(ii) In any commercial or industrial zone, any portion of a wall or fence that is more than six feet above the mean ground level shall be so

designed that it does not obstruct more than 10% visibility through any portion thereof.

SECTION 60. Section 9530.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9530.08. MONITORING AND ENFORCEMENT.

Monitoring and enforcement of the provisions of this section shall comply with the provisions of Chapter 2. A certificate of occupancy shall not be issued prior to the determination of the ~~City Planner~~ Director that the provisions of this section have been satisfied.

SECTION 61. Section 9534.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.18. PREVAILING SETBACKS.

(a) Where an existing development, structure, or use has an established front or street side setback greater than the setback required by this chapter, as identified on the map of prevailing setbacks, as adopted by the Commission, the larger setback shall be required in accordance with the definition of prevailing setbacks. Maintaining the prevailing setback will protect the visual character of the street (Figures 9.5.13 and 9.5.14). The prevailing setback cannot be less than the minimum required setback for the zone.

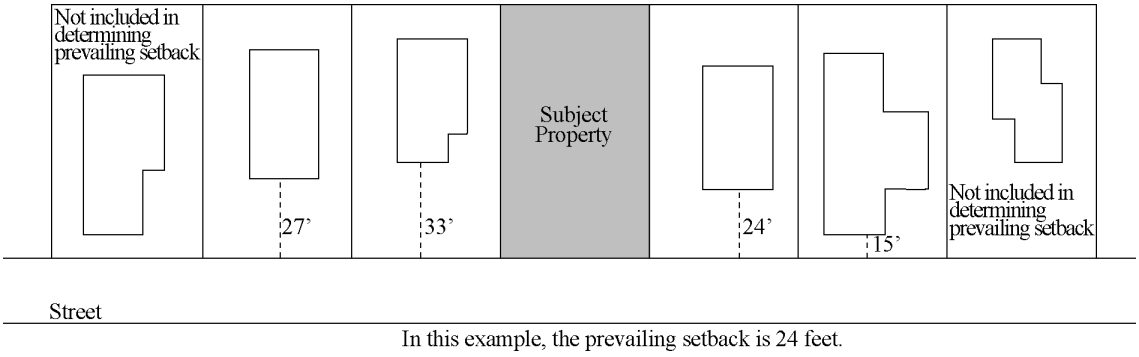


Figure 9.5.13. Prevailing Setbacks

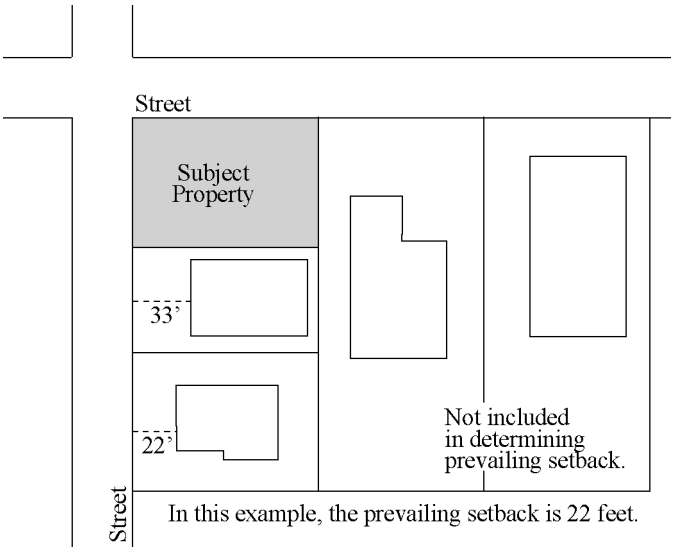


Figure 9.5.14. Prevailing Setbacks

(b) **Prevailing Setback Removal Process**. Neighborhoods have varied and distinct visual characteristics; therefore, removal of any prevailing setback is evaluated on a case-by-case basis. In no situation shall the minimum front yard setback be less than 20 feet. An amendment to remove a prevailing setback from the Prevailing Setback Map may be requested for consideration and review by the Planning Commission as provided below:

(1) The application for removal of a prevailing setback shall include a detailed description of the request for the proposed removal of the existing prevailing setback; a map of the affected properties including each property address; acknowledgement signatures including name and address of property owners within the affected area located contiguously within the prevailing setback area from one intersection of the block to the next intersection of the block; processing fee and other documents staff may deem necessary to complete the application process for review by the Planning Commission. These documents shall be provided to Planning Division staff as part of the prevailing setback amendment application request. An example of this document may be obtained from the Planning Division. Requires Site Plan Review subject to Section 9820.

(2) The City shall provide a notice to remove the prevailing setback to property owners located contiguously within the prevailing setback area from one intersection of the block to the next intersection of the block. Fifty-one (51) percent of property owners, within the subject area to remove the prevailing setback, must consent to the request within 30 days of the notice, before an amendment application is scheduled for consideration by the Planning Commission. The decision of the Planning Commission may be appealed as prescribed in Section 9806.04(b).

(3) In cases of ambiguity, the Director shall have discretion for determinations.

SECTION 62. Section 9534.20 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.20. MODIFICATION OF REQUIRED SETBACKS.

(a) The Commission, pursuant to Section 9826, may grant modifications to the rear setback regulations requiring greater than 10-foot rear setbacks on lots having irregular lot lines, or restricted depth, or where other conditions create an unnecessary hardship and make it difficult to require compliance with the rear setback regulations, but in no event shall the rear setback be less than ~~10~~ ten (10) feet. In no event shall the modifications exceed one-half of the width of the lot.

(b) In the R-1 and R-2 Zones, zero setbacks may be permitted as a part of a development for new subdivisions on one interior side setback provided the opposite side setback is not less than ~~10~~ ten (10) feet, and there is not less than ~~10~~ ten (10) feet between the zero line and any adjacent building or structure, excluding the wall.

(c) The ~~City Planner~~ Director may authorize modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three feet to a property line. In accordance with the provisions of Section **9814**.

(1) When a modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modification for alignment purposes maintains a minimum side yard setback of five (5") feet and the extension does not exceed 50 percent of the length of the existing side wall of the existing building, provisions of Section 9840 (Zoning Clearance) shall apply

SECTION 63. Section 9534.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.

Detached accessory buildings shall be permitted in the required interior side and rear setback areas, subject to the following provisions:

(a) No detached accessory building shall be within five feet of the front one-half (½) of an adjacent lot. For the purposes of this regulation, a depth of not more than 50 feet shall be deemed to be such front one-half (½) of such abutting lot.

(b) In the case of a street side lot, no accessory building shall be located in the required street side setback area.

(c) Attached or detached garages taking access from a side street or alley shall maintain a setback of at least 20 feet from the street property line or 26 feet from the opposite side of the alley.

(d) No detached accessory building, including detached garages, shall be nearer than five feet to any other building on the same lot.

(1) Separation requirements for garages shall also be in compliance with Section ~~9710~~ 9710.02.

~~**(e)** No detached accessory building shall be nearer than 10 feet to any other building on the same lot, except detached garages may be permitted within five feet of the main building.~~

SECTION 64. Section 9536 shall hereby be added to Article IX of the Downey Municipal

Code to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9536. LIMITATIONS ON CONSTRUCTION NOISE.

(a) Construction on private property shall be limited to 7:00 A.M. to 7:00 P.M Monday through Saturday, and construction shall be prohibited on Sundays and federal holidays when a construction site is located within 500 feet of a residential use. All other construction shall adhere to Section 4606 of the DMC. Extended construction hours may be permitted, subject to a Temporary Use of Land Permit.

(b) The provisions of this subsection do not apply to the construction, repair, or excavation during prohibited hours as may be necessary for the preservation of life or property when such necessity arises during such hours as the offices of the city are closed or where such necessity requires immediate action prior to the time at which it would be possible to obtain required permits; provided, that the persons doing such construction, repair or excavation obtain a permit therefor within one day after the office of the Director is first opened subsequent to the undertaking of such construction, repair or excavation.

SECTION 65. Section 9608 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9608. GENERAL PROVISIONS.

The following general provisions and regulations shall apply to all signs within the City unless otherwise specified in this chapter. To further the purposes and policies of this chapter, the following regulations shall be strictly construed in their application:

(a) The consent of the property owner is required before any sign may be displayed on any real or personal property within the City. In the case of public property, owner's consent shall be pursuant to the adoption of policy by the Council.

(b) Subject to the owner's consent, a noncommercial message of any type may be substituted for all or part of the commercial message on any sign allowed pursuant to this chapter.

(c) All rights, duties, and responsibilities related to permanent signs run with the land on which the sign is mounted, affixed, or displayed. The City may demand compliance with this chapter and with the terms of any sign permit from the permit holder, the owner of the sign, the property owner, or the person mounting the sign.

(d) Replacing sign copy on a commercial sign due to age, wear, or other aesthetic or safety purposes without any modification to the location, height, size of the sign area, any structural support or attachment, or electrical component shall require a sign permit.

(e) Rights and duties relating to permanent signs may not be transferred between different parcels of real property except as part of an approved Planned Sign Program. All duly issued and valid sign permits for permanent signs affixed to land shall automatically transfer with the right to possession of the real property on which the sign is located.

(f) Every sign shall be properly maintained respecting appearance, structure, and electrical provisions as follows:

(1) Any location where business goods are no longer sold or purchased or where

services are no longer provided shall have 60 days to remove any remaining or derelict on premises signs following notification by the City and at the expense of the owner of such property. Where written notification has been given by the City and compliance has not been made within the required 60 day period, the City may cause the removal of such signs with the costs for such removal to be attached to the property. For good cause shown, the ~~City Planner~~ Director may extend the specified period not to exceed 90 days from the original date of notification.

(2) All on-premises signs shall be maintained in a clean and attractive condition. All signs shall be cleaned, repaired, or replaced within 30 days following the issuance of such notification by the City.

(g) Noncommercial or nonindustrial uses located in a commercial or manufacturing zone shall be governed by the requirements of the zone in which the particular use was originally permitted.

(h) Windows painted in a manner that prohibits the passage of light rays and that are the same color as the adjoining walls shall be considered a part of the wall.

(i) Every sign requiring a permit shall display the name of the maker, date of the installation, and the permit number. Such information shall be clearly legible and in a conspicuous place on each sign.

(j) A commercial or industrial building with a side or rear property line that abuts a residentially zoned property shall not erect a sign along said side or rear property line, with the exception of a directional sign or non-illuminated sign.

SECTION 66. Section 9610.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.02. SIGN PERMIT REQUIRED.

(a) Unless otherwise exempt by this chapter, no sign shall be installed, constructed, erected, structurally altered, relocated, or reconstructed without approval of a sign permit (or other applicable permit as required or allowed by this chapter) by the ~~City Planner~~ Director in accordance with the following:

(1) Applications. Applications for sign permits shall be made on forms provided by the Planning Division and shall be accompanied by the following materials:

(i) A sign elevation indicating the overall dimensions and the size and type of letter dimensions, proposed copy, colors, materials, and illumination;

(ii) A site plan indicating the proposed location, type, and character of each sign;

(iii) The name and address of the applicant and the person who will construct, erect, alter, relocate, or reconstruct the sign;

(iv) Building elevations with signs depicted; and

(v) Such other information pertinent to the application as may be required by the ~~City Planner~~ Director or as described in the sign permit application instructions.

(2) Review and Approval of Sign Applications.

(i) All sign applications shall be reviewed by the ~~City Planner~~ Director within 10 calendar days of filing. The ~~City Planner~~ Director shall either approve, approve with conditions, deny, or refer to the Commission an application in accordance with the provisions established by this chapter. Decisions of the ~~City Planner~~ Director on signs may be appealed to the Commission according to the appeals process established by Section 9806 of Chapter 8.

(ii) The ~~City Planner~~ Director may require submittal of a Planned Sign Program in accordance with Section 9610.02(a)(2)(iii) and Section 9610.04 prior to the approval of a sign permit.

(iii) The Commission may grant exceptions to these sign regulations as part of a Planned Sign Program, or where such exceptions would allow signs that would be better integrated with the architecture or character of an existing or proposed building, the project site, or the surrounding community.

(iv) If it is found that a temporary sign is necessary to establish or maintain identity until a permanent sign can be erected, the ~~City Planner~~ Director may issue a temporary sign permit for up to 30 days provided that the temporary sign complies with the sign area and other sign standards of this chapter. The ~~City Planner~~ Director may approve a temporary sign when necessary to avoid a dangerous condition and may approve temporary signs pertaining to a use permitted by a Special Event Permit as described in Section 9420.

(v) No permit for any sign shall be issued by any department, elected official, or employee of the City without compliance with the applicable requirements of this chapter. Any sign permit issued that does not comply with this chapter shall be null and void. The ~~City Planner~~ Director shall enforce the provisions of this chapter pertaining to the use of any sign.

SECTION 67. Section 9610.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.04. PLANNED SIGN PROGRAM.

(a) A Planned Sign Program shall be required for any site having three or more nonresidential tenants and shall be submitted and approved by the ~~Commission~~ Director prior to the issuance of any sign permit, pursuant to the process established by Section 9814. Once a Planned Sign Program is approved, no sign permit shall be issued unless said sign complies with the Planned Sign Program.

(1) Applications for a Planned Sign Program shall be submitted to the ~~City Planner~~ Director and shall include the following:

(i) A site plan drawn to scale, delineating the site proposed to be included within the signing program, the lineal street frontage of the site, the lineal occupancy frontage of all buildings, and the locations of all existing and proposed signs;

(ii) Drawings indicating the exterior surface details (elevations) of all buildings on the site on which wall signs, directory signs, or projecting

signs are proposed (including any existing signs to be retained);

(iii) Drawings indicating typical sign design, height, colors, faces, and methods of construction (including method of attachment for wall signs) for all proposed signs;

(iv) A statement of the reasons for any requested modifications to the regulations or standards of this chapter; and

(v) A summary indicating the maximum total sign area allowed for the site, the sign area of all existing signs, and the allocation of the sign area by sign type (freestanding, wall, multi-tenant, directional, etc) and location in the development.

(vi) The program shall have provisions for sign maintenance and removal, replacement of nonconforming signs, and other items as determined by Planning Division.

(b) A Planned Sign Program may include deviations from the standards of this chapter, provided that the total sign area shall not exceed the area otherwise permitted by this chapter. In approving a Planned Sign Program, the ~~Commission~~ Director shall determine that such Planned Sign Program:

(1) Includes signs consisting of materials, colors, textures, sizes, shapes, heights, and locations that are compatible with each other;

(2) Is consistent with or improved upon the style and character of any existing signs on the site;

(3) Is compatible with the character of signs on adjacent properties;

(4) Does not detract or adversely impact the use and enjoyment of adjacent properties; and

(5) Does not have an adverse impact on the safe and efficient movement of vehicular, bicycle, or pedestrian traffic.

(c) The ~~Commission~~ Director may require any reasonable conditions necessary to carry out the intent of the Planned Sign Program requirement.

(d) An alternate means of compliance with this section may be approved by the ~~Commission~~ Director.

(e) Planned Sign Programs may be part of a Site Plan Review, a Conditional Use Permit, or a Planned Unit Development.

(f) ~~The Planning Commission shall conduct a public hearing on the planned sign program pursuant to Section 9804.~~ Decisions of the ~~Commission~~ Director may be appealed to the ~~Council~~ Commission according to the appeals process established by Section 9806 of Chapter 8.

SECTION 68. Section 9610.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.06. FINDINGS FOR APPROVAL OF PLANNED SIGN PROGRAM.

The ~~Commission~~ Director may approve a Planned Sign Program application in whole or in part, with or without conditions, only if the following findings are made:

(a) The proposed sign is permitted within the zone and complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards;

(b) The sign is in proper proportion to the structure or site on which it is located;

(c) The sign materials, color, texture, size, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which it is a part;

(d) The sign's illumination is at the lowest reasonable level as determined by the ~~City Planner~~ Director, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it;

(e) The sign is not detrimental to the public interest, health, safety, or welfare; and

(f) The sign is in compliance with Section 9624, Lighting and Design Standards.

SECTION 69. Section 9612 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9612. EXEMPT SIGNS.

A sign permit shall not be required for exempt signs. Such signs shall be exempt from the sign regulations and design standards of this chapter except for regulations related to prohibited signs and locations provided in Section 9614. Exempt signs are permitted in all zones subject to the requirements of Table 9.6.1.

Table 9.6.1. Schedule of Exempt Signs

Signs	Max. Area in Square Feet (sf)	Maximum Number	Max. Height in Feet/Inches	Additional Standards
Accessory sign to a commercial, public or semipublic use	NR	NR	NR	• Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial or public or semipublic use, including telephone booths, vending machines, automated teller machines, and gasoline pumps
Address numbers	NR	NR	As required by Fire Department	• No additional standards beyond those otherwise required by this article
Balloons, non-helium	4 sf	NR	NR	• Only permitted for noncommercial decorative purposes not to exceed 20 days per calendar year
Construction sign	Residential zones – 6 sf Nonresidential zones - 64 sf	1 per street frontage	8 feet	• One allowed per street frontage of a building under construction • Removal shall occur prior to final occupancy of the building

Construction sign warning about a potential public hazard	NR	NR	NR	• Signs that inform the public of potential hazards resulting from construction or remodeling activities; these must be removed at the time of the completion of the construction or remodeling activities
Credit card, trading stamp, or trade association sign	0.5 sf	NR	NR	• No additional standards beyond those otherwise required by this article
Directional sign on-site	6 sf	1 per entrance/exit	4 feet	• There shall be no limitation on directional signs that are not visible from the public right-of-way • Maximum sign area may be increased to 10 square feet if setback at least 100 feet from the public right-of-way • Directional signs shall never include commercial or advertising content
Directional signs for public and semi-public use signs within the public right-of-way	3 sf per sign	3	Per agency requirement	• Subject to the approval of the ~~City Planner or his/her designee~~ Director • Permitted within the public right-of-way
Door sign, nonilluminated	2 sf	1	NR	• Such signs shall not be computed in the maximum permitted sign area
Flag of an official government jurisdiction	NR	NR	NR	• Does not include official flags of government jurisdictions that are displayed as part of a commercial advertisement
Historical marker	2 sf per lineal frontage not to exceed 180 sf	1 per street frontage	NR	• No additional standards beyond those otherwise required by this article
Holiday lights, decorations, and displays	NR	NR	NR	• May be displayed no sooner than 45 days before a national or religious holiday and removed within 14 days after the holiday
Identification sign, owner/occupant	1 sf	NR	NR	• No additional standards beyond those otherwise required by this article

Identification sign, public utility	6 sf	NR	NR	• No additional standards beyond those otherwise required by this article • Permitted within public right-of-way
Inspection sign	4 sf	1 per type of inspection	NR	• Includes official state inspection signs constructed of permanent materials and located flat against the wall of a building
Interior sign	NR	NR	NR	• Includes signs within the interior of building and structures (including enclosed malls) that are not visible from the outside of the building or structure
Menu board sign	32 sf	2	5 feet	• Only permitted in association with a business having a drive-through window
Open house sign	6 sf	1	4 feet	• Only permitted on the day(s) for which the property is available for public showing • Portable signs are permitted • Shall only be located on the site in which the open house is occurring.
Commemorative plaque sign	1 sf	NR	NR	• Limited to plaques placed by historical agencies.

Political sign, residential	A maximum of 9 sf per sign; a total sign area of 36 sf per parcel	NR, provided that total area of signs does not exceed max. area of 36 sf per parcel	NR	• Political signs shall maintain a minimum setback of five feet from the front or street side property line and shall be subject to Section **4118** of the Downey Municipal Code • All such signs shall be removed by the tenant or owner of the property within 10 days of the election for which the sign was posted • All sign copy shall conform to the State Election Code • No sign shall be located so as to constitute a hazard to automobile, bicycle, or pedestrian traffic, or a safety hazard including but not limited to the obstruction of the location of fire hydrants; visibility of traffic signs or signals; vehicular, bicycle, or pedestrian directional signs; and the line of sight of intersections or sidewalks. • Nothing in this section shall authorize any sign poster or other person to trespass or otherwise violate any rights of the property owners or tenants of property on which signs are posted, including the property owner's right to approve or disapprove locating the sign on their property.

Political sign, nonresidential	A maximum of 32 sf per sign; a total sign area of 96 sf per parcel	NR, provided that total area of signs does not exceed maximum area of 96 sf per parcel	NR	• Political signs shall maintain a minimum setback of five feet from the public right-of-way. In the case of buildings with no setbacks from the public right-of-way or a fenced vacant site, political signs shall be allowed to be affixed to the face of the building or fencing but in no case shall present an obstacle or block or impede access or pedestrian movement. • All such signs shall be removed by the tenant or owner of the property within 10 days of the election for which the sign was posted • All sign copy shall conform to the State Election Code • No sign shall be located so as to constitute a hazard to automobile, bicycle, or pedestrian traffic, or a safety hazard including but not limited to the obstruction of the location of fire hydrants; visibility of traffic signs or signals; vehicular, bicycle, or pedestrian directional signs; and the line of sight of intersections or sidewalks. • Nothing in this section shall authorize any sign poster or other person to trespass or otherwise violate any rights of the property owners or tenants of property on which signs are posted, including the property owner's right to approve or disapprove locating the sign on their property.
Poster, notice, or sign legally required by state or Federal law	Per agency requirement	NR	NR	• No additional standards beyond those otherwise required by this article • Permitted within the public right-of-way

Real estate sign	8 sf w/in R-1 and R-2 Zones; 16 sf w/in R-3 and R-3-O; and 32 sf w/in other zones	1 per street frontage	6 feet (if freestanding)	• Limited to on-site signs advertising the sale, lease, or rental of a structure or land • Removal shall occur within 15 days of the close of escrow, lease, or rental
Subdivision sign	80 sf per street entrance	1 per lot w/in R Zones 1 per street frontage w/in other zones	4 feet (if freestanding)	• Duration of sign display shall not exceed one year after date of erection • The requirement above may be extended for a reasonable period of time not to exceed one year by written approval of the ~~City Planner~~ Director
Time and temperature sign	1/6 sf per lineal footage of building frontage	1 per property	NR	• Not permitted in residential zones • Only the display of current time and temperature shall be permitted • Shall not be computed towards maximum permitted sign area
Traffic, danger emergency or other official public sign	Per agency requirement	NR	NR	• Includes miscellaneous traffic and other official signs of any public or government agency or official notices issued or posted by a public body or officer.
Window sign, permanent	15% of individual window area and 30% of total area of all windows	NR	NR	• Changeable copy is permitted. Signs shall not rotate, move, or cause uncontrolled direction of lights, flash, reflect, scroll, or blink.

Notes:

NR = No Requirement beyond the development and design standards and any other applicable requirement(s) of the underlying zone or this article.

SECTION 70. Section 9614.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§9614.04. PROHIBITED LOCATIONS.

(a) Signs or sign structures which by their location conflict with a traffic control sign or signal or create a safety hazard for pedestrian, bicycle, or vehicular traffic;

(b) Signs on public property, except when authorized by the appropriate governmental agency;

(c) Signs overhanging in the public right-of-way, unless specifically permitted by this

chapter. All signs permitted to project over the public right-of-way must do so in compliance with Sections 7165 through 7172 of Chapter 1 of Article VII, Streets and Public Works.

(d) No sign shall be affixed to any vehicle or trailer on a public right-of-way or public or private property unless the vehicle or trailer is currently and regularly being used in its normal business capacity and is not for the sole purpose of attracting business.

(e) Sign structures shall not be placed within the intersection visibility triangle as described in Section 9520.04 and shown in Figure 9.6.2 unless the sign complies with the provisions of Section 9614.04(f).

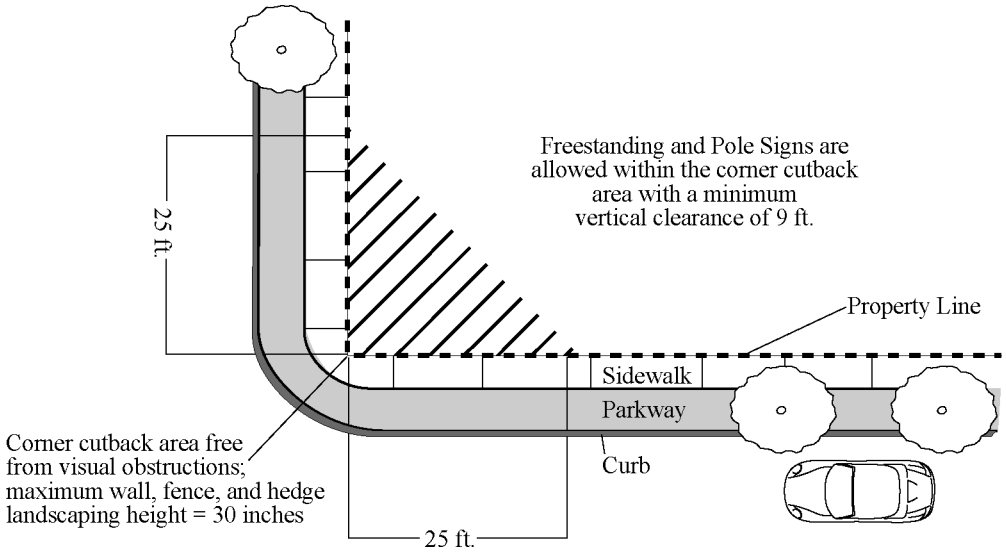


Figure 9.6.2. Sign Restrictions Near Intersections

(f) Within the area composed by said triangle ("the corner cutback area"), no sign shall create a visual obstruction within a vertical space between 30 inches above the adjacent curb grade and a minimum nine feet above the adjacent curb grade as shown in Figure 9.6.3.

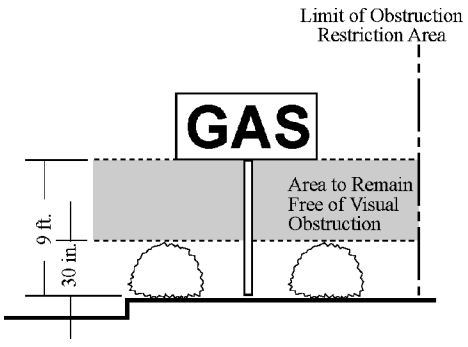


Figure 9.6.3. Area Free of Visual Obstruction

(g) The ~~City Planner~~ Director may require an additional offset or setback other than required by this section to create site visibility upon finding that the need for such additional offset or setback is required to maintain public safety.

(h) Nonexempt signs within the R-1 and R-2 Zones.

SECTION 71. Section 9618.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9618.02. SIGNS BY ZONE.

(a) The allowable signs and maximum sign area allowed by zone for on-site signs shall be as identified in Table 9.6.2 and subject to the following:

(1) The maximum sign area shall be calculated based on the lineal feet of building frontage or as otherwise provided below. A maximum of one building frontage shall be used to determine the total maximum sign area allowed for building signs except that two building frontages may be counted for buildings located on lots or parcels with more than one street frontage. Where a building has multiple frontages, the ~~City Planner~~ Director shall determine which frontage shall be used to calculate the maximum building sign area. The maximum sign area for building signs may be allocated to any building frontage as determined by the applicant.

(2) The maximum sign area allocated for building signs may be distributed all allowable signs as determined by the applicant provided that all signs comply with Section 9618.04, Sign-Specific Requirements.

(3) All signs shall comply with Section 9624, Lighting and Design Standards.

Table 9.6.2. Signs by Zone

Zone	Signs Allowed	Maximum Sign Area
R-1 and R-2	Exempt signs	Exempt signs only
R-3 and R-3-O	Exempt signs Temporary signs Wall signs Monument Sign	A maximum of 12 square feet in total sign area per street frontage
M-U	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	Multi-family developments shall be subject to the requirements for the R-3 and R-3-O Zones. Commercial uses shall be subject to the requirements for the C-1, C-2, and C-3 Zones.
H-M	Exempt signs Monument signs Temporary signs Wall signs	A maximum of one square foot of area for each lineal foot of building frontage. No individual sign shall exceed ~~not to exceed~~ a maximum of 30 square feet. Signs shall not be permitted to face toward a residential zone.

Table 9.6.2. Signs by Zone		
Zone	**Signs Allowed**	**Maximum Sign Area**
O-S	Exempt signs Monument signs Temporary signs	One monument sign which shall not exceed 20 square feet of copy area and 60 square feet of background area
P	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area and height for building and freestanding signs in a P Zone shall be determined by the ~~City Planner~~ Director based on the identification needs of the use, the nature and uses of the surrounding area, and the sign requirements of any adjacent zone(s)
C-P	Exempt signs Monument signs Temporary signs Wall signs	A maximum of 1/2 square foot of area for each lineal foot of business frontage, not to exceed a maximum of 40 square feet in area. Property under single ownership and having a continuous street frontage greater than 150 feet may exceed the 40 square feet maximum and compute the permitted area as follows: 1.5 times the building setback, plus 1/3 of the lineal feet of business frontage.
C-1, C-2, C-3	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall not exceed 2.25 square feet of area for each lineal foot of building frontage.
C-M	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall not exceed 2.25 square feet of area for each lineal foot of building frontage.
M-1 and M-2	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall be limited to one square foot for each lineal foot of building frontage for the first 60 feet of frontage, plus 1.0 square foot for each 2.0 lineal feet of building frontage for the next 40 feet of frontage, plus 1.0 square foot for each 4.0 lineal feet of building frontage for any additional frontage greater than 100 feet.

Notes:

a Individual signs may have further limits, see Section 9618.04

SECTION 72. Section 9618.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9618.06. SPECIAL EVENTS AND TEMPORARY SIGNS.

(a) Temporary signs, banners, flags, pennants, decorations, and other advertising devices that do not advertise a specific product or service are permitted if subject to approval of a Special Event Permit from the ~~City Planner~~ Director as described in Section 9420. The application shall include the type and size of sign, display dates, and their location in addition to the other requirements of the Special Event Permit. The sign area of temporary signs shall be a maximum of 150% of the permitted sign area within the applicable zone provided that the temporary signage does not create any safety hazards or impede the view of a sign of any other establishment.

(b) Nothing in this section contained shall prevent the Council from granting a temporary special permit or otherwise permitting, on such terms as it may deem proper, signs (or the like) advertising or pertaining to any civic, patriotic, or special event of general public interest taking place within the boundaries of the City when it can be found that the same will not be materially detrimental to the public welfare, interests, or safety or injurious to any abutting property.

(c) Additional standards apply to the following specific temporary signs:

(1) Decorative Balloon Displays.

(i) Shall be constructed of nonmetallic balloons no larger than 12 inches in diameter.

(ii) Maximum height of any balloon display shall not exceed 40 feet above adjacent grade.

(iii) Shall not obstruct visibility for vehicular traffic.

(iv) Shall be anchored in such a way as to prohibit interference with vehicular or pedestrian traffic.

(v) Shall not be displayed on or within any vehicles.

(vi) Decorative balloon displays are allowed only on Fridays, Saturdays, Sundays and holidays.

(vii) No permits or fees are required.

(2) Ground or Roof-Mounted Balloons or Inflatables.

(i) Maximum height of balloon/inflatable is not to exceed 40 feet.

(ii) Height of mounted balloon/inflatable is not to exceed 75 feet above adjacent grade.

(iii) Illumination of balloon/inflatable is permitted except for moving or flashing lights.

(iv) Placement of balloon shall not obstruct vehicular traffic visibility.

(v) Maximum of one balloon/inflatable may be displayed at any time.

(vi) Display periods are limited to a maximum of 30 days per calendar year.

(vii) A permit fee, as established by resolution of the Council, shall be paid.

(3) Tethered Balloons or Inflatables.

(i) Size is not to exceed 300 cubic feet.

(ii) Flying height is not to exceed 125 feet maximum above adjacent grade.

(iii) Illumination of balloons is permitted except for moving or flashing lights.

(iv) A red or white beacon light must be mounted on the highest point of the balloon/inflatable. The beacon light must be activated from sundown to sunrise.

(v) Maximum of one balloon/inflatable may be displayed at any time.

(vi) Display periods are limited to a maximum of 30 days per calendar year.

(vii) A permit fee, as established by resolution of the Council, shall be paid.

(4) Flags, Pennants, and Streamers.

(i) Shall not encroach on or above the public right-of-way nor be attached to public utility poles.

(ii) Shall not interfere with vehicular traffic visibility.

(iii) Shall not be displayed on or within any vehicles.

(iv) Display periods shall be limited to a maximum of four 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(v) A permit fee, as established by resolution of the Council, shall be paid.

(5) Searchlights, Lasers and Similar Devices.

(i) Shall not be placed within 100 feet of a residential zone.

(ii) Shall be operated only from sunset to midnight.

(iii) Permits may be granted for a maximum period of 12 days per calendar year within a 30 day period. No more than three consecutive days will be permitted.

(iv) Prior to the approval of a permit involving a laser, the applicant must provide evidence to the Planning Division of issuance of a Food and Drug Administration (FDA) "Variance" and a Federal Aviation Administration (FAA) "Letter of Non-objection."

(v) A permit fee, as established by resolution of the Council, shall be paid.

(6) Banners.

(i) Maximum size is limited to 32 square feet.

(ii) Maximum height of any building-mounted banner shall not be higher than the roof line.

(iii) Banners shall only be mounted to the building and shall not be affixed to a fence, vehicle, ground, pole, etc. There shall be no more than one banner permitted per building elevation.

(iv) When displayed within or on a window will be subject only to window sign rules.

(v) Shall not be displayed on or within any vehicles.

(vi) Maximum of two banners may be displayed at any time.

(vii) Display periods shall be limited to a maximum of four, 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(viii) A permit fee, as established by resolution of the Council, shall be paid.

(7) Window Signs.

(i) Placement of temporary window signs is limited to a 30% permit maximum for all window areas on the front face of the building, not to exceed 30% in any one window, provided that the total area of window areas used for signing and all other permitted signs together do not exceed the total allowable sign area of the applicable zone for the business.

(ii) Any portion of a sign located within thirty-six inches (36″) of a window will be considered a window sign.

(iii) Display periods shall be limited to a maximum of four, 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(iv) Temporary window signs and changeable copy window signs may not be simultaneously displayed on or within the same building frontage.

(v) A permit fee, as established by resolution of the Council, shall be paid.

(8) Civic, Charitable, Religious, Education, or Service Organization Event Signs.

(i) Includes signs and banners for the noncommercial promotion of events put on by civic, charitable, religious, education and service organizations.

(ii) Maximum size is limited to 16 square feet in any Residential, Open Space or Public Zone and 32 square feet in any other zone.

(iii) Such signs are permitted a maximum of 30 days prior to the event and shall be removed within 10 days of completion of the event.

(iv) Signs promoting the same event shall be spaced by a minimum of 25 feet apart.

(v) A permit fee, as established by resolution of the Council, shall be paid.

SECTION 73. Section 9620.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9620.08. SIGNS NEAR FREEWAYS.

Notwithstanding any other provision of this chapter, signs erected on any lot within five hundred feet (500′) of either side of a freeway right-of-way line shall comply with the following:

(a) Signs which advertise the sale or lease of the lot upon which such sign is placed;

(b) Signs which only designate the name of the owner or occupant of the lot or identifying such premises;

(c) Signs limited to an advertisement of the business conducted, services rendered, or goods produced upon the lot on which the sign is located;

(d) Signs located such that the content displayed is not designed to be viewed primarily by persons traveling upon such freeway;

(e) Prior to placing any permanent sign for commercial or industrial purposes within five hundred feet (500′) of either side of the right-of-way line of any freeway, a plan shall be filed with, and approved by the ~~City Planner~~ Director showing the location and orientation of the sign or advertising structure and the location of the business or industrial use being served; and

(f) Any advertising structure or sign which is now, or hereafter may be, in violation of the provisions of this section shall be removed in accordance with the amortization schedule of this chapter.

SECTION 74. Section 9622 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9622. BILLBOARDS (OFF-SITE SIGNS).

The following provisions shall establish the standards of development for billboard signs where permitted:

(a) Location.

(1) Billboard signs shall only be permitted in the M-1 and M-2 Zones subject to approval of a Conditional Use Permit.

(2) No new installation shall be erected within 500 feet of an existing off-premises sign fronting on the same street.

(3) Billboard signs shall not be located within 200 feet of any street intersection.

(4) Billboard signs shall not be erected at any location on any street within 300 feet of any property having frontage on such street zoned for residential purposes or which is devoted to public or quasi-public recreational, educational, religious, cultural, or administrative uses.

(5) Billboard signs shall not be located closer than 25 feet to buildings on an adjoining property, and at such time as any new buildings are constructed on such adjoining property where an outdoor advertising display would be within

25 feet of the building, such display will become nonconforming, except where such display is located abutting any wall which has no window openings.

(6) No sign shall be erected or maintained on the premises where the residential uses comprise over 50% of the premises.

(7) Billboard signs shall be set back not less than 20 feet from the street property line.

(8) Billboard signs shall be located in such a manner that they do not interfere with the rights of other neighboring uses of property.

(b) Standards.

(1) Billboard signs shall not exceed 300 square feet in area.

(2) Billboard signs shall be ground installed with not more than two steel supports, designed in conformance with Subsection (f) of Section 9624. No roof mounted billboards shall be permitted.

(3) Billboard signs shall not exceed a maximum height of 35 feet.

(4) Signs that do not have advertising copy for a period of 45 days shall be removed.

(5) Billboard signs shall be maintained in conformance with Subsection (f) of Section 9608 of this chapter.

(6) Billboard signs shall be subject to the landscaping requirements for freestanding signs established by Table 9.6.3 of Section 9618.04.

(7) The exposed lack of off-premises advertising structures that may be readily viewed from a public street or residential zone shall be screened in an opaque manner approved by the ~~City Planner~~ Director.

(8) Billboard structures shall be freestanding.

SECTION 75. Section 9624 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9624. LIGHTING AND DESIGN STANDARDS.

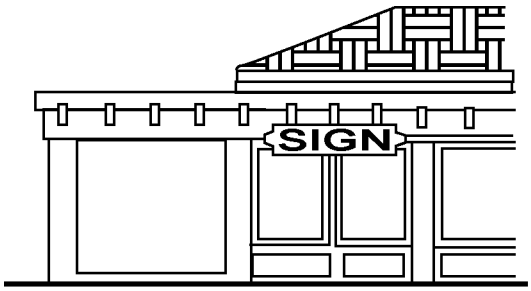
Lighting employed as a means of attracting attention to any sign shall be subdued and subject to the following provisions:

(a) All lighting directed onto the exterior surface of a sign shall be provided with opaque deflection or shielding devices to prevent such lighting from glaring or shining onto abutting properties or the public right-of-way.

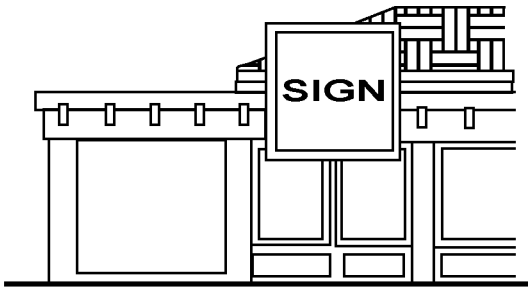
(b) Interior illuminated signs shall not exceed 430 milliamperes, 12 inches on center. Sections of signs using colored panels having low light transmission may have those panels illuminated with increased lighting equal to 800 milliampere intensity when certified by the installing sign manufacturer.

(c) Sign design shall consist of a series of compatible elements including but not limited to the materials, letter style, color(s), illumination, and sign shape.

(d) Signs shall be an integral part of the overall design of the building structure and compatible with the design and scale of the buildings that they identify.



Sign is in Scale and Character With Building



Sign is out of Scale and Character With Building

(e) Supporting sign structures shall be architecturally compatible with the signs they support and the structure(s) on the premises on which they are displayed in terms of style, color, texture, and exterior finish. Supporting members of signs shall appear to be free of any extra bracing, angle iron, guy wires, and the like. The support shall appear to be an architectural and integral part of the building and/or sign. Supporting columns of round, square, or shaped steel members may be erected if required bracing, visible to the public, is minimized or covered to the satisfaction of the City Planner Director.

(f) The ~~City Planner~~ Director's approval of sign supporting structures shall be governed by the extent to which the sign supporting structures reasonably comply with this section.

SECTION 76. Section 9626 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9626. ENFORCEMENT.

(a) Compliance. To protect the public health, safety, and welfare, all signs within the City shall be constructed or erected subject to the provisions of this chapter.

(b) Nonconforming and Illegal Signs: Conformance Procedures.

(1) Nonconforming signs may not be:

(i) Changed or altered to another nonconforming sign;

(ii) Structurally altered so as to extend their useful life;

(iii) Expanded;

(iv) Reestablished after discontinuance 180 days or more; or

(v) Repaired when the repairs exceed 50% of the reasonable replacement value of the existing sign or support structure, unless they shall be made to conform to the requirements of this chapter.

(2) All illegal signs shall be removed or made to conform to this chapter within 30 days.

(c) The ~~City Planner~~ Director or his or her authorized representative shall not permit and shall abate any sign within the City which fails to meet the requirements of this article

or other applicable laws, including, but not limited to, failure to obtain a sign permit, creating a public hazard, and/or abandonment.

SECTION 77. Section 9718 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9718. IMPROVEMENT OF PARKING AREAS.

(a) All parking and driveway areas shall be developed in accordance with Article VIII of this Code. All parking and driveway areas in all zones shall be covered using one or a combination of the following materials:

(1) Portland cement concrete;

(2) Stamped and/or colored concrete;

(3) Brick;

(4) Pavers;

(5) Asphaltic concrete, except in the R-1 and R-2 Zones; and/or

(6) Other comparable materials which may be approved by the ~~City Planner~~ Director.

(b) Parking spaces shall be identified with paint or other approved striping materials on the surface of the parking area.

(c) When parking areas abut landscaped planter areas, in lieu of wheel stops, a poured-in-place concrete curb style shall be required.

(d) See Section 9520 (Landscaping, Lighting, and Walls) for additional standards.

SECTION 78. Section 9728 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9728. MISCELLANEOUS REQUIREMENTS.

(a) Assigned Parking Spaces.

(1) The owner or their designee of a multiple tenant building may identify and assign one or more parking spaces for each tenant within their building.

(2) The provisions of this section shall not prohibit the owner or their designee, to post the necessary signing, which would ensure the required off-street parking is available for their tenants, their tenants' patrons, and their employees.

(b) Change or Expansion of Use or Occupancy Requirements. Whenever the existing use of a structure is expanded or enlarged or the existing use of land is changed to another use or another occupancy with a greater parking and/or loading requirement, the additional required parking and loading facilities shall be provided and thereafter permanently maintained in accordance with the provisions of this chapter.

(c) Change to More Intensive Use. When the intensity of use of any land, building, structure, or premises is increased through the addition of dwelling units, the number of occupants, the number of employees, the floor area, the meeting capacity, or other units of measurement specified in this section, the additional required parking and loading facilities for such increase shall be provided and thereafter maintained in

accordance with the provisions of this section.

(d) Continuation of Required Parking. The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading areas which meet the requirements of this section.

(e) Limitations on Use of Required Parking Areas. Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use. In satisfying this requirement, the parking facilities shall be designed and maintained without being considered a nuisance at any time and shall be used in a manner that will not result in any hazard to persons or property, or unreasonable obstruction to traffic.

(f) Prohibited Parking. Parking in any zone shall not be permitted in a required front setback area, or any portion of a required side setback area that is required to be landscaped. In the R-1 Zone, the vertex of a circular driveway from the street property line may be reduced to not less than ~~15~~ ten (10) feet when approved by the ~~City Planner~~ Director.

SECTION 79. Section 9802 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9802. REVIEW BODIES AND RESPONSIBILITIES.

All development proposals may be subject to one or more development application processing procedures contained in this chapter. The exact application processing procedures that apply to a specific project will be determined by the ~~City Planner~~ Director based on project characteristics. Table 9.8.1 outlines the primary types of development applications and review procedures. When more than one application is required for a project, the applications are to be processed concurrently with the final decision body hearing all applications.

Table 9.8.1. Application Types, Review Bodies, and Responsibilities

Type of Application	~~City Planner~~ Director	Commission	Council	Public Hearing Required
Administrative Permit	D	A	A	For appeal only
Adult Use Permit		D	A	Yes
~~Density Bonus~~		~~R~~	~~D~~	~~Yes~~
Site Plan Review		D	A	Yes
Planned Unit Development		D	A	Yes
Conditional Use Permit		D	A	Yes
Variance		D	A	Yes

Zone Change		R	D	Yes
Amendment of the Zoning Text[1]		R	D	Yes
General Plan Amendment		R	D	Yes
Specific Plan		R	D	Yes
~~Prezoning~~ Pre-Zoning and Annexation		R	D	Yes
Zoning Clearance	D	A	A	For appeal only

Notes:

R = Advisory body making recommendation only

D = Deciding body whose decision is final unless appealed

A = Appeal authority

[1] May be initiated by Commission or Council only.

SECTION 80. Section 9804.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.02. INTENT AND PURPOSE.

These regulations are designed to establish uniform hearing and processing procedures and to provide a standard for the conduct of public hearings that complies with State public hearing requirements and affords the public due process through notification and participation in zoning and development proposals requiring discretionary action. For the purposes of this section, there are two types of hearings, legislative (i.e., changes in this article such as zone changes and code amendments) and ~~administrative~~ quasi-judicial, which shall include all ~~nonlegislative~~ non-legislative matters (i.e., variances ~~and permits~~, conditional use permits, and site plan review).

SECTION 81. Section 9804.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.04. APPLICABILITY.

Whenever Section 9804 is referred to in other parts of this article, and in subsequent amendments, the following procedures for public hearings, notices of appeal, and Council hearings on appeal shall apply.

SECTION 82. Section 9804.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.06. PROCEDURES.

(a) Application. For the purposes of this section, application shall include the initiation of an application or any action by the Commission or Council requiring a public hearing.

(b) Setting of Hearing. A public hearing shall be held before the Commission or the Council in accordance with State law.

(c) Notice. Notices of public hearings, containing the date, time, place, and purpose of the public hearing and the location of the property, with a legal and general description in matters related to ~~legislative hearings involving zone changes~~ zoning and development proposals and quasi-judicial matters, shall be given in the following manner:

(1) A notice shall be published at least once in a newspaper of general circulation in the City not less than 10 calendar days prior to the date of the public hearing for all legislative and non-legislative hearings.

(2) A notice shall be mailed, postage prepaid, not less than 10 calendar days prior to the date of the public hearing, to all owners and occupants of all property, as shown on the last available County Assessor's rolls, within 500 feet of the exterior boundaries of the subject property ~~that is the subject of the change~~. When the ~~500 foot~~ 500-foot radius extends outside the corporate limits of the City, the City having jurisdiction shall also be notified, as well as all of the property owners within the ~~500 foot~~ 500-foot radius.

If the number of owners to whom notices would be mailed pursuant to this section is greater than 1,000, then in lieu of mailing said notice, a display advertisement of at least one-eighth (1/8) page shall be published in a newspaper of general circulation in the City not less than ~~10~~ ten (10) calendar days prior to the date of the public hearing.

Unintentional failure to mail the notice provided for in this section or failure to post the notice in the manner provided for in this section shall not affect the validity of any proceeding.

(d) ~~City Planner~~ Director Duties. The ~~City Planner~~ Director shall make an investigation of facts bearing on any application to provide the necessary information for action on each application consistent with the intent and purpose of this article. The ~~City Planner~~ Director shall make a recommendation on the application.

(e) Planning Commission Duties.

(1) The Commission shall hold such public hearings at the time, date, and place as advertised.

(2) The Commission may establish its own rules for the conduct of public hearings.

(3) The Commission may continue such hearings from time to time pursuant to applicable State law, and the chairman shall, when appropriate, announce the time, date, and place to which such hearing will be continued. No further notice shall be required, unless a hearing is continued to an unspecified date and time.

(4) Each decision by the Commission on a petition for a condition use permit, variance, or other ~~administrative~~ quasi-judicial type action shall be by written resolution. A recommendation by the Commission on an application for a change of zone or other legislative type action shall be by formal resolution to the Council, which shall include the reasons for the recommendation. ~~Such written recommendation shall be filed with the City Clerk for transmittal to the Council.~~ Commission approval or recommendation to the Council of a permit, variance, change of zone, amendment, or other action governed by this section shall be by a majority of members present at the applicable hearing.

(f) Recordkeeping. A summary of all testimony offered at the public hearing, ~~the names~~

~~and addresses~~ ~~of the persons so testifying~~, copies of all notices, affidavits of mailing and publishing, and all written documentation introduced as evidence at the hearing, including the City's staff report, shall become a part of the subject case file and retained in accordance with State law

SECTION 83. Section 9804.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.08. FINDINGS, DETERMINATIONS, AND APPEALS.

(a) ~~Administrative~~ Quasi – Judicial Proceedings.

(1) Findings and Time Requirement. On actions of ~~an administrative~~ quasi-judicial nature, including applications for conditional use permits~~,~~ ~~and~~ variances, and site plan review, the Commission shall make its findings and determinations pursuant to timelines established in State law. A tie vote shall be deemed a denial, unless an extension of time is requested by the applicant. The applicant may then appeal to the Council as provided in Section 9806.

(2) Appeal. Any person aggrieved or affected by any final determination of the Commission concerning an application for action of an administrative or quasi-judicial nature, including a variance~~, or~~ a conditional use permit, a site plan review, or any condition or requirement attached to that variance ~~or permit,~~ conditional use permit or site plan review, no later than ~~15~~ fifteen (15) days after the date of the decision or of the Commission's failure to make a determination, may file with the City Clerk a written notice of appeal to the Council. Such appeal shall specify where it is claimed that the Commission's findings were in error, and where the decision of the Commission is not supported by the evidence in the matter, and where the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified.

(3) Effective Date of Permits and Variances Granted. No permit or variance granted by the Commission pursuant to this chapter shall become effective until ~~15~~ fifteen (15) days after the date of the resolution granting such permit or variance, or such later effective date as provided in such permit or variance granted.

(4) Finality of Decisions. All decisions of the Commission concerning applications for action of an administrative nature, including permits or variances, shall be final, unless appealed as prescribed in this chapter, or until any condition precedent to its effectiveness has been fulfilled, whichever is later in time.

(b) Legislative Proceedings.

(1) Recommendation by Commission. In legislative type proceedings, including amendments to this article or petitions for a change of zone, the Commission shall transmit a resolution of its recommendation to the Council. ~~The applicant for a change of zone may request a hearing as provided in this section.~~

(2) Action by Council. In legislative type proceedings, including amendments to the zoning regulations or petitions for a change of zone, the Council shall hold a hearing in accordance with the provisions of this section. However, if the

matter under consideration is a petition for a change of zone or a Commission initiated amendment to this article, and the Commission has recommended against the adoption of such change of zone or amendment, the Council shall not be required to take any further action, unless an interested party shall request such a hearing by filing a written notice of appeal with the City Clerk within 15 days after the Commission has made its recommendation.

(3) Findings for Action. The Council, after the completion of such public hearing, which it may continue from time to time, may disapprove, approve, or modify, in whole or in part, any recommendation of the Commission. However, before making any modification in the recommendations of the Commission, the proposed modification may be referred to the Commission for a report and recommendations, and a copy of the report and recommendations shall be filed with the Council before any modification is effected. No further hearing shall be required by the Commission.

(4) Final Action. The action of the Council shall be final and conclusive.

SECTION 84. Section 9806.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9806.02. INTENT AND PURPOSE.

To avoid results inconsistent with the purposes of this article, decisions of the ~~City Planner~~ Director and other Administrative Officials of the City may be appealed to the Commission, and decisions of the Commission may be appealed to the Council.

SECTION 85. Section 9806.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9806.04. PROCEDURES.

Figure 9.8.1 and Figure 9.8.2 illustrate the processes described below.

(a) Appeals of Administrative Decisions.

(1) Written Notification. Any appeal from a decision of the ~~City Planner~~ Director or other Administrative Official of the City in the administration of this article, or where it is alleged by any person that there is an error in any order, requirement, permit, decision, or determination made by an Administrative Official of the City in the administration or enforcement of this article, shall be made in writing to the Commission. The City Clerk shall not accept for filing a notice of appeal until and unless the appellant or person requesting the hearing has submitted to the City Clerk a filing fee as determined by resolution of the Council.

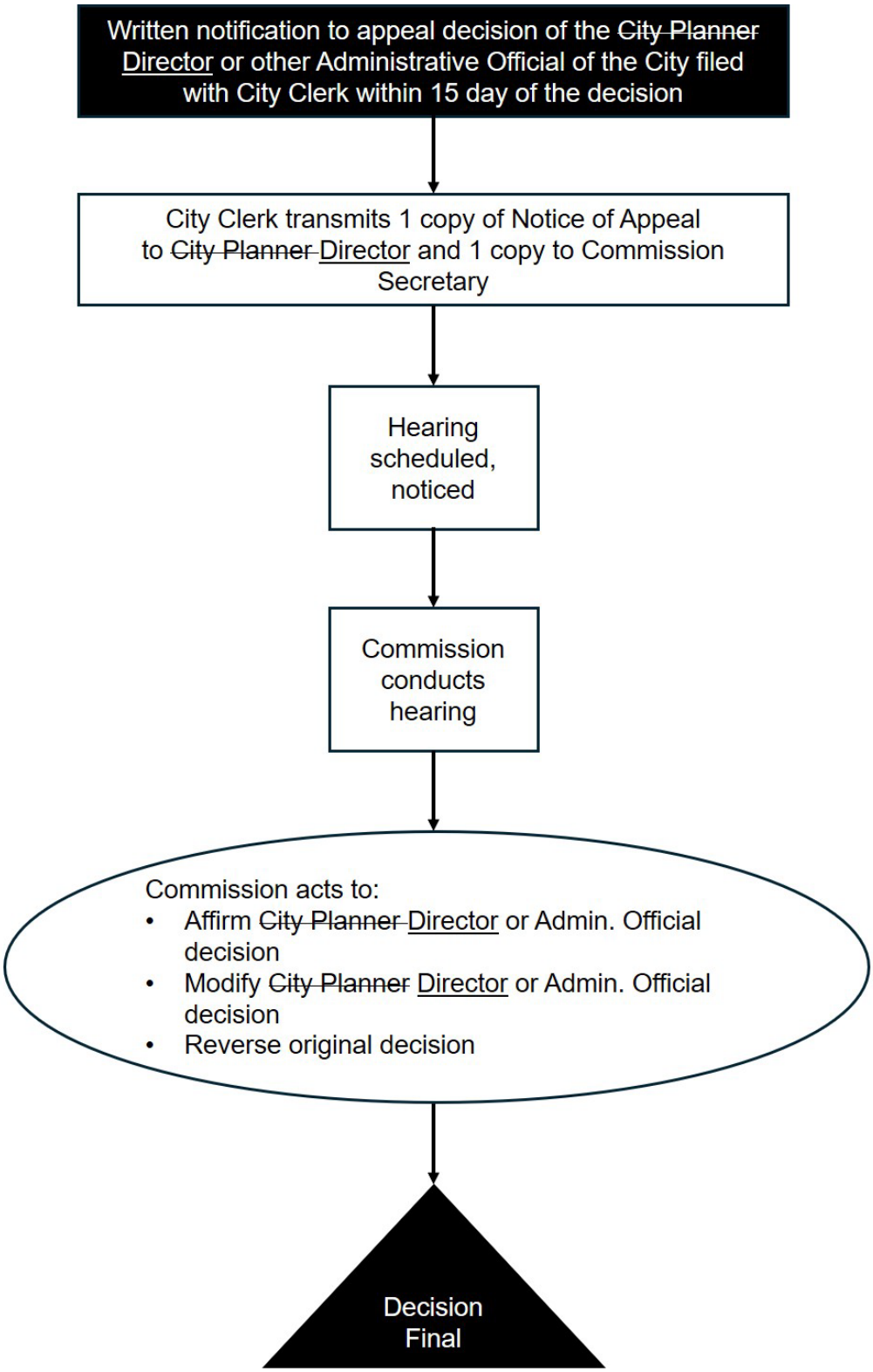


Figure 9.8.1. Process for Appeal of an Administrative Decision

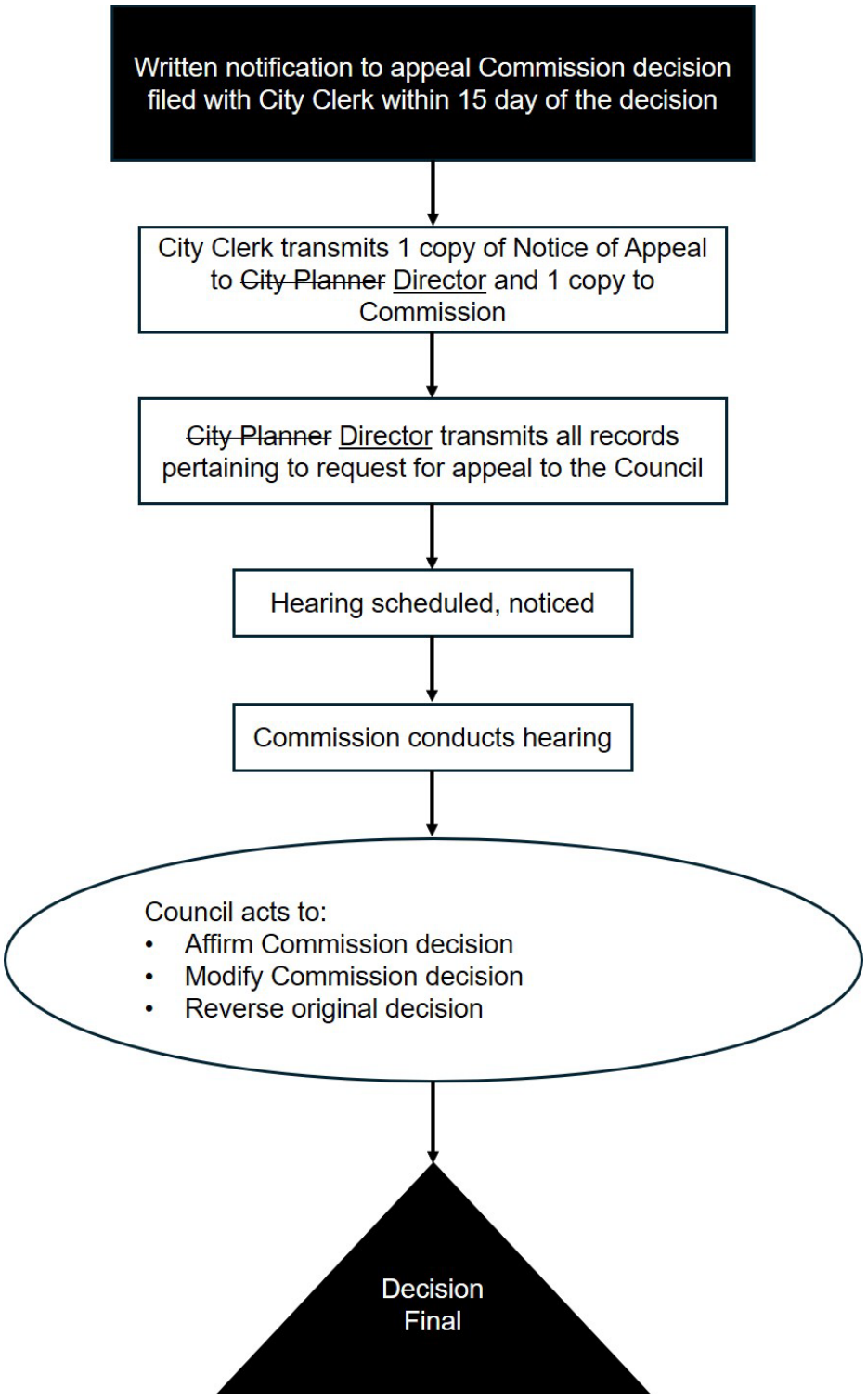


Figure 9.8.2. Process for Appeal of a Commission Decision

The written notice of appeal shall be filled within ~~15~~ fifteen (15) calendar days of the

original decision by the ~~City Planner~~ Director or Administrative Official of the City.

(2) Records. The ~~City Planner~~ Director or Administrative Official of the City shall then transmit to the Commission all papers constituting the record upon which the action appealed from was taken.

(3) Stay. An appeal shall stay all proceedings unless the ~~City Planner~~ Director or Administrative Official notifies the Commission that a stay would cause imminent peril to life and property.

(4) Public Hearings. Public hearings shall be set and notice given in the same manner and time as provided in Section 9804 of this chapter.

(5) Decision. The Commission may hear and decide such matters by the affirmative vote of not less than a majority of the members present. A tie vote shall be considered denial of appeal.

(b) Appeals of a Planning Commission Decision.

(1) Written Notification and Timing. A decision of the Commission, within ~~15~~ fifteen (15) calendar days after the date of such action, may be appealed by written notice of appeal filed ~~in duplicate~~ with the City Clerk. Such appeal shall specify where it is claimed that the Commission's findings were in error, and where the decision of the Commission is not supported by the evidence in the matter, and where the public necessity, convenience, and welfare require such exception or permit. The City Clerk shall not accept for filing a notice of appeal until and unless the appellant or person requesting the hearing has submitted ~~to the City Clerk~~ a filing fee as determined by resolution of the Council.

(2) Records. Upon the receipt of such notice of appeal, the City Clerk shall transmit one copy of the notice of appeal to the ~~City Planner~~ Director with notice of the date, time, and place when the appeal shall be given before the Council. The ~~City Planner~~ Director shall transmit to the Council a copy of all pertinent information contained in the Commission's permanent file.

The City Clerk shall transmit a copy of such notice of appeal and place such appeal on the Council's first available meeting.

(3) Stay. On the date a notice of appeal is filed pursuant to this section, all proceedings in furtherance of the determination, order, decision, condition, or requirement appealed from, including the effective date of any permit or variance in question, shall be stayed until the final determination of the appeal or review by the Council.

(4) Public Hearing. The Council may not approve, reverse, or modify, in whole or in part, the Commission's final determination, decision, order, requirement, or condition which is appealed until the Council has held a public hearing. Such public hearings shall be set and notice given by the City Clerk in the same manner and time as provided in Section 9804 of this chapter.

(5) Decision. The Council shall announce its findings and decision in an appeal proceeding by formal action. Such action shall recite, among other things, the reasons which, in the opinion of the Council, make the Council's determination of the matter necessary to carry out the general purpose of this article and shall order that the Commission's decision be affirmed, reversed, or modified. The Council shall effect such determination, or any portion thereof, by the affirmative vote of not less than a majority of the total membership of the Council present at the hearing; otherwise, the appeal shall be denied. The

action of the Council shall be final and conclusive.

(c) Call for Review.

(1) The City Council shall have the right to review the decisions or actions of the Planning Commission. Except as otherwise provided for herein, any review initiated under this section must comply with all requirements that would ordinarily apply to an appeal of the type of decision or action at issue as described in Section 9806.04(b) of this Code.

(2) Written Notification and Timing. Any City Council member may initiate a call for review of a decision of the Planning Commission, within 15 calendar days after the date of such action, by delivering a written notice of appeal with the City Clerk. No filing fee shall be required in making a request for review under this section.

(3) Records. Upon the receipt of such notice of the call for review, the City Clerk shall transmit one copy of the notice of the call for review to the ~~City Planner~~ Director with notice of the date, time, and place when the appeal shall be given before the Council. The ~~City Planner~~ Director shall transmit to the Council a copy of all pertinent information contained in the Commission's permanent file.

The City Clerk shall transmit a copy of such notice of the call for review and place such the call for review on the Council's first available meeting

(4) Stay. On the date a notice of the call for review is filed pursuant to this section, all proceedings in furtherance of the determination, order, decision, condition, or requirement appealed from, including the effective date of any permit or variance in question, shall be stayed until the final determination of the review by the Council.

(5) Public Hearing. The Council may not approve, reverse, or modify, in whole or in part, the Commission's final determination, decision, order, requirement, or condition which is appealed until the Council has held a public hearing. Such public hearings shall be set and notice given by the City Clerk in the same manner and time as provided in Section 9804 of this chapter.

(6) Decision. The Council shall announce its findings and decision in the call for review proceeding by formal action. Such action shall recite, among other things, the reasons which, in the opinion of the Council, make the Council's determination of the matter necessary to carry out the general purpose of this article and shall order that the Commission's decision be affirmed, reversed, or modified. The Council shall effect such determination, or any portion thereof, by the affirmative vote of not less than a majority of the total membership of the Council present at the hearing; otherwise, the call for review shall be denied. The action of the Council shall be final and conclusive.

SECTION 86. Section 9808 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9808. REAPPLICATION.

The City shall not accept any application for which a substantially identical application was denied by the City, irrespective of whom the applicants are on either application, until 12 consecutive calendar months have expired after the date of the final decision of the City denying the earlier application, unless such final decision was a denial without prejudice. Upon a written request, the Commission or Council, by the affirmative vote of a majority of its total membership, may waive this requirement if it is shown that a considerable

change has taken place in the area in which the property is located, or that additional and pertinent information is available which was not brought out at the public hearing, and that a waiting period of ~~12~~ twelve (12) months would create an unusual hardship.

SECTION 87. Section 9810 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9810. APPLICATION WITHDRAWAL.

(a) An applicant for any permit, variance, or zone change, or a person appealing the final determination of the Commission regarding a permit, variance, or zone change, may request permission to withdraw his or her application or appeal by submitting to the Commission, in the case of an application, or to the Council, in the case of an appeal, said request in writing signed by all persons who signed the original application or the written notice of appeal, or by their successors in interest.

(b) ~~If the request for withdrawal is received prior to the legal notice being submitted for publication, the City shall grant the request and shall refund the filing fee minus a processing fee.~~ In the case of an application withdrawal, the Director may authorize a partial refund based upon the costs incurred to date and determination of the status of the application at the time of withdrawal.

~~**(c)** If the request for withdrawal is received after the submission of the legal notice for publication, the Commission, or the Council, whichever is applicable, may either grant the request or deny the request and proceed to make a final decision on the application or appeal. However, in no event shall the City refund the filing fee.~~

~~**(d)** If the request for withdrawal is granted, the Commission, or the Council, whichever is applicable, shall acknowledge said withdrawal by minute action to be reflected in the minutes of the Commission or Council meeting at which the request is granted. In the case of appeals, withdrawal of an appeal shall constitute a final resolution of the matter.~~

SECTION 88. Section 9814.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.02. INTENT AND PURPOSE.

The purpose of this section is to provide an Administrative Permit application process ~~for applications~~ subject to review by the Director for minor land use actions that:

(a) Have little potential for affecting surrounding properties;

(b) Have no significant environmental effect under the California Environmental Quality Act; or

(c) Are not subject to discretionary or other review requirements of this article.

SECTION 89. Section 9814.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.04. AUTHORITY OF THE ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR.

The ~~City Planner~~ Director shall approve, approve with conditions, or deny an Administrative Permit. The Director may use his/her discretion and forward the Administrative Permit application to the Commission for their decision. The ~~City Planner~~ Director shall render a decision on an Administrative Permit ~~on~~ for the following applications, subject to specific findings and procedures:

(a) Minor Modification.

(1) In the R-1 and R-2 Zones, minor modifications of the size of linear measurements may be permitted by the ~~City Planner~~ Director where the nonconforming size or linear measurement was conforming at the time of its creation;

(2) The reduction of lot area or lot dimensions by not more than one percent of that required in the zone;

(3) The modification of the width of required parking spaces by not more than three inches and the modification of other parking design standards when such modification will accomplish the intent of this article;

(4) The modification of walls or fences which shall not exceed 10% of the specified measurements where topography or structural measurements require such modification;

(5) When landscaping requirements make it impractical to comply, a modification not exceeding 10% may be approved;

(6) The modification of the side setback area to permit the extension of existing building lines for first floor additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three feet to a property line;

(7) When additional dedications for street widening are required for lots of recorded subdivisions, the front or street side setback requirements shall be reduced the same distance as that required for street dedications; however, in no case shall the allowed setback be less than the average depth of the projecting building on either side of the subject property;

(8) For nonresidential uses, when parking requirements make it impractical to comply, a modification in the reduction of parking, not exceeding 20% may be approved.

~~(8)~~ (9) Other minor modifications as may be delegated to the ~~City Planner~~ Director by resolution of the Commission; and

~~(9)~~ (10) Minor changes to sign copy or materials not affecting the overall size of the sign or sign copy area.

~~**(b) Home Occupation Permit.** Pursuant to the regulations identified in Section 9408.~~

(b) **~~(c)~~ Temporary Use of Land Permit.** Pursuant to the regulations identified in Section 9424.

(c) **~~(d)~~ Special Event Permit.** Pursuant to the regulations identified in Section 9420.

(d) **~~(e) Second Unit Development~~ Urban Lot Split Permit.** Pursuant to the regulations identified in Section ~~9414~~9965.

(e) **~~(f)~~ Minor Site Plan Review.** Minor Site Plan review is ~~for small additions that increase the size of the existing building by no more than 10% within a five-year period, and where the addition does not require a variance or on a residential property does not increase the number of dwelling units. Minor Site Plan review is also for checking the installation of synthetic turf in the R-1 and R-2 zones for compliance with the synthetic turf standards described in Section 9520.04(j).~~ required for the following:

(1) Nonresidential projects that increase the size of the existing building by less

than 20% within a five-year period, and where the addition does not require a Variance. New construction of nonresidential projects less than 5,000 square feet where the project does not require a Conditional Use Permit or a Variance and is exempt from CEQA.

(2) New residential projects (ten (10) or less units) that are exempt from the California Environmental Quality Act (CEQA).

(3) All multi-family, or mixed-use development projects that fully comply with the Objective Design Standards (ODS) document, including those within HOU-1 and HOU-2 Zones.

(4) Outdoor dining patio structures associated with existing restaurants in a nonresidential zone.

(5) Moving a building or structure onto a site.

(6) Exterior modifications to an existing structure.

(f) ~~**(g)**~~**Temporary Outdoor Display and Sales.** Pursuant to the regulations identified in Section 9420.10.

(g) ~~**(h)**~~ **Minor Conditional Use Permit.** Minor Conditional Use Permits are for ~~outdoor dining areas,~~ minor commercial recreation uses in nonresidential zones. ~~in the commercial zones~~.

(h) ~~**(i)**~~ **Appeal of Single Family Residential Development.** ~~The City Planner shall review all appeals of staff decisions regarding R-1 Zone development plan checks.~~

(1) ~~Appeals to decisions of the City Planner shall be subject to Section 9814.06(f).~~ A decision of the Director, within fifteen (15) days after the date of such action, may be appealed by written notice filed with the City Clerk subject to Section 9814.06(f). Such appeal shall specify where it is claimed that the Director's findings were in error, and where the decision of the Director is not supported by the evidence in the matter, and where the public necessity, convenience and welfare require the decision of the Director to be reversed. Such appeal shall state wherein the Director erred in his or her findings, A notice of hearing shall be given in the same manner and time as provided in Section 9804 of this Chapter.

i. The following findings approving an application for a Single-Family Development shall be included in the decision by the Director. In addition, the Planning Commission, and the Council upon further appeal, shall be required to make the following findings in approving an application for a ~~Single-Family~~ Single-Family Development:

a. The proposed building, structure, and/or landscape is in compliance with the goals, objectives, and policies of the City of Downey General Plan and ~~Single-Family~~ Single-Family Design Guidelines any other applicable plans adopted pursuant to the General Plan.

b. The proposed building, structure, and/or landscape are in conformity with the standards of the Municipal Code including the location on the lot, area, height, and parking.

c. The proposed building, structure, and/or landscape are substantially consistent with the lots along the same frontage along the same block in terms of the orientation to the street and sidewalk, location of parking and parking structures,

setbacks, lot coverage, rooflines, mass and bulk, materials, and colors.

d. The proposed building, structure, and/or landscape, and associated walls and fences, are designed to reasonably protect adjoining and abutting single family residential properties from noise and maintain the visual privacy of adjoining and abutting single family residences.

e. The proposed building utilizes quality materials and details similar to or better than adjoining and abutting single family residences so as to maintain and improve the local setting and community character in terms of appearance and value.

SECTION 90. Section 9814.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.06. PROCEDURES.

Figure 9.8.3 illustrates the process described below.

(a) Application. Application for an Administrative Permit shall be made to the ~~City Planner~~ Director on forms provided by the Planning Division. An application fee shall be paid in accordance with a schedule established by resolution of the Council.

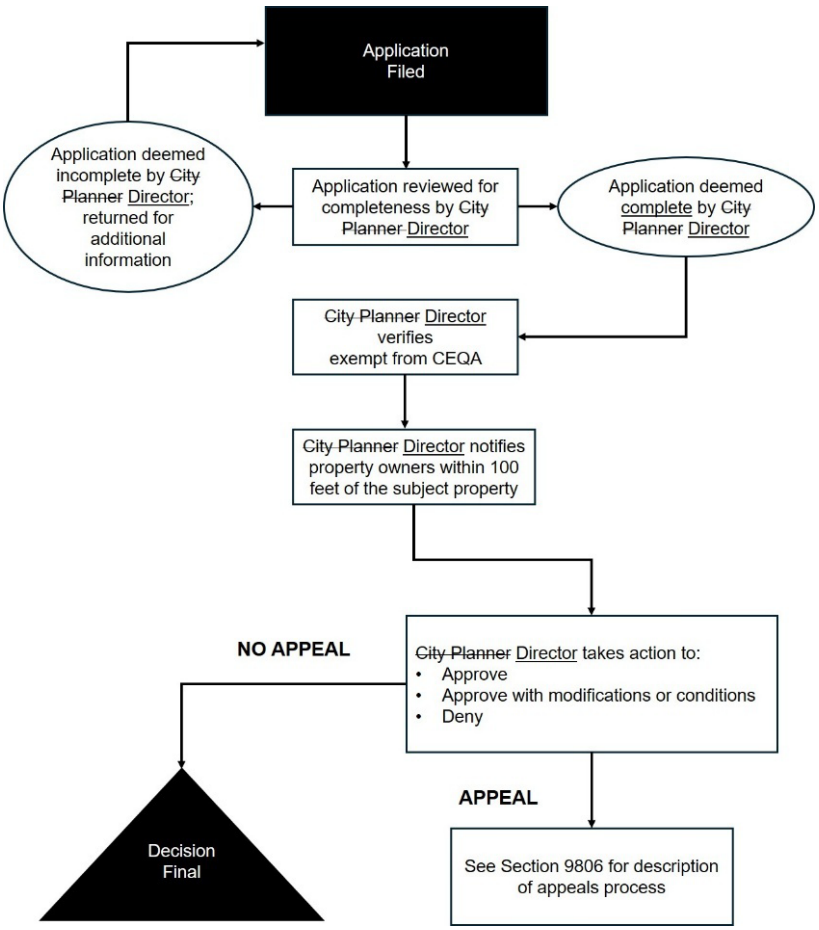


Figure 9.8.3. Process for Administrative Permit

(b) Completeness. ~~Once an application is received by the City Planner, the application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be~~

~~incomplete, the City Planner will notify the applicant in writing within 30 days what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.~~ Once an application for an Administrative Permit is received by the Director, the application will be reviewed for completeness before it is formally accepted for processing. The Director will consider an application when:

(1) All necessary application forms, documentation, exhibits, materials, maps, plans, reports, and other information specified in the application form, any applicable Division handout, and any additional information required by the Director have been provided and accepted as adequate.

(2) All necessary fees and deposits have been paid and accepted.

(c) Notification of Applicant. The applicant shall receive written notification within 30 days of submittal that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the written notification, must be provided.

(d) Expiration of Application. If a pending application is not deemed complete within six (6) months after the first filing with the Planning Division, the application shall expire and be deemed withdrawn and shall be refunded, subject to administrative processing fees. If an application, deemed complete, is delayed as a result of the applicant(s) and/or property owner(s) inability to perform, then the application shall expire and be deemed withdrawn, six (6) months from the date on which the application was deemed complete.

(e) Extension of Application. The Director may grant one six-month extension upon written request by the applicant. After expiration of the application and extension, if granted, a new application, including fees, plans, exhibits, and other materials will be required to commence processing of a new project application on the same property.

(f) Additional Information. After the application has been accepted as complete, the Director may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act.

(g) ~~**(c)**~~ **Environmental Review.** The ~~City Planner~~ Director shall investigate the application for exemption to the California Environmental Quality Act.

(h) ~~**(d)**~~ **Plan Drawings.** Plans shall be submitted as required by the ~~City Planner~~ Director.

(i) ~~**(e)**~~ **Noticing.** The owners or authorized agents of real property within a radius of one hundred feet 100 feet of the exterior boundaries of the property which is the subject of the application shall be notified of ~~the submittal of~~ such application ten (10) days before the anticipated date of the decision by the Director. ~~to the City Planner.~~ The names and addresses of such owners shall be taken from the last available County Assessor's rolls. In the case of a ~~Home Occupation Permit and~~ outdoor displays and sales, no notice is required.

(j) ~~**(f)**~~ **Appeal.** If the applicant is dissatisfied with the decision of the ~~City Planner~~ Director, the applicant may appeal ~~in writing to the Commission within 15 days after the City Planner's decision. Such appeal shall state wherein the City Planner erred in his or her findings.~~ in accordance with Section 9806.04(a) within fifteen (15) days after the decision date.

(k) ~~**(g)**~~ **Reapplication.** Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(l) ~~**(h)**~~ **Application Withdrawal.** Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 91. Section 9814.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.08. FINDINGS.

The ~~City Planner~~ Director shall make his or her decision in writing to the applicant. One copy shall be mailed to the applicant, and one copy shall be filed with the chairperson of the Commission.

Approval of an Administrative Permit shall require the following findings by the ~~City Planner~~ Director:

(a) That the proposed ~~activity or use~~ project will be consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan;

(b) That the proposed activity or use is consistent with other provisions of this article; ~~and~~

(c) That the proposed ~~activity or use~~ project will not result in conditions or circumstances contrary to the public health, safety, and general welfare; and

(d) That the architectural design of the structure(s), and their materials and colors, are compatible with the scale and character of surrounding development and other improvements on the site, and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

SECTION 92. Section 9816.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9816.04. PROCEDURES.

Figure 9.8.4 illustrates the process described below.

(a) **Initiation.** An Adult Use Permit consistent with the purposes of this section may be initiated by an application of the owner or owners or their authorized agents of the property to which the Adult Use Permit applies.

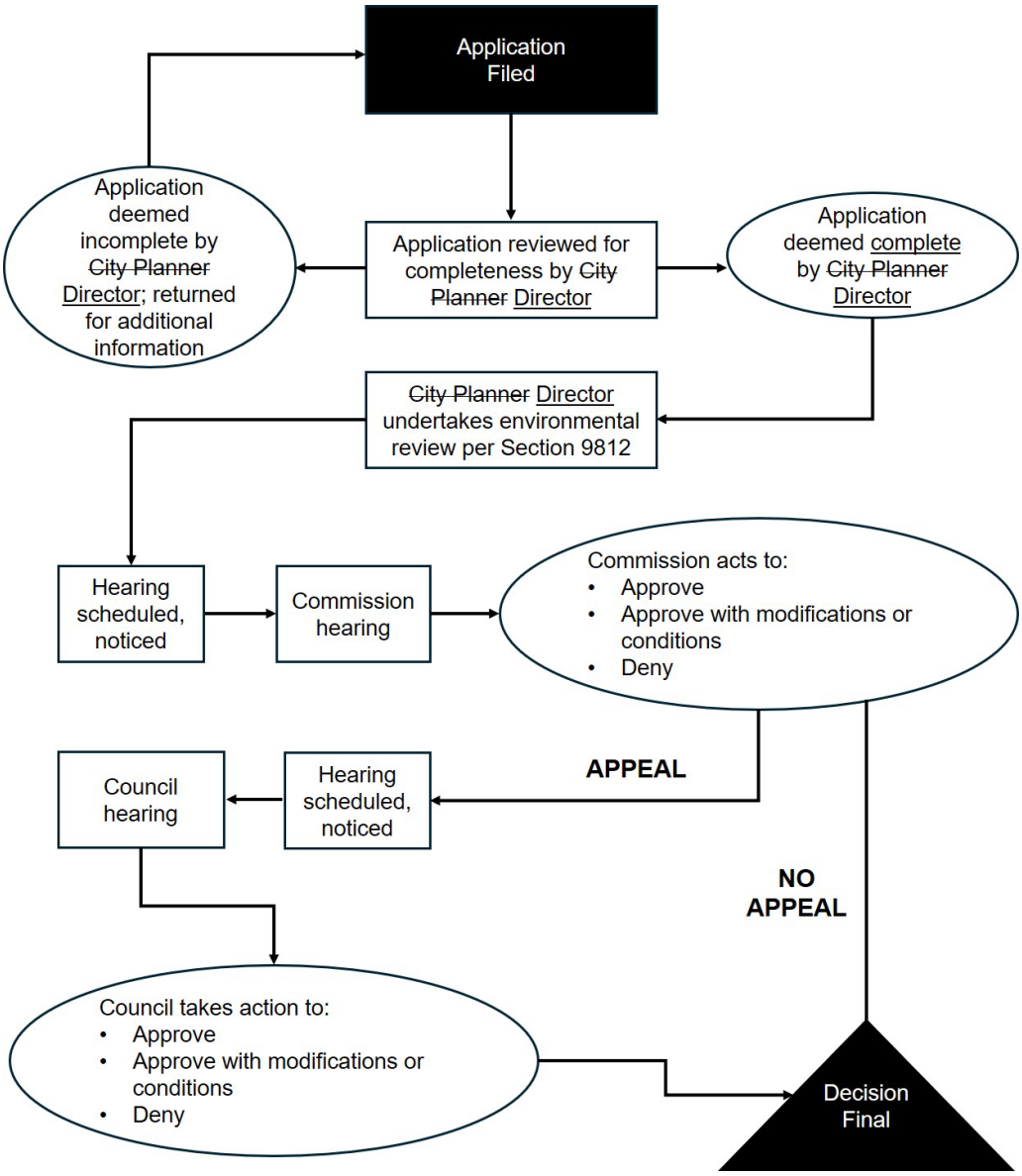


Figure 9.8.4. Process for Adult Use Permit

(b) Establishment. The establishment of an adult business shall be subject to the regulations pursuant to Section 9402.

(c) Application. Applications for an Adult Use Permit shall be made to the Commission on forms provided by the ~~City Planner~~ Director and accompanied by an application fee paid in accordance with a schedule established by resolution of the Council.

(d) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, identifying what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(e) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with the California Environmental Quality Act (CEQA).

(f) Investigations of Applications. The Commission shall investigate the facts bearing on each application for an Adult Use Permit to provide the necessary information for action by the Commission consistent with the intent and purpose of this chapter.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Findings. The Commission shall review the application and all aspects of the proposed Adult Use Permit for conformance with the intent and purpose of this section and compliance with all applicable development standards. The Commission may approve, approve with conditions, or deny the application.

In taking action, the Commission, as the case may be, shall specify findings in support of the decision. The findings for approval shall include the following:

(1) The proposed location of the development and proposed conditions under which it will be operated or maintained are consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council.

(2) The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located.

(3) The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

A copy of the determination and written findings of fact shall be kept on file ~~in~~ with the ~~City Planner~~ Director and be mailed to the applicant.

(i) Conditions of Approval. The Commission, or the Council on appeal, in granting an Adult Use Permit may establish conditions under which an adult use may be permitted or a building for an adult use be constructed and/or altered as the Commission may consider necessary to carry out the provisions of this article, and prevent damages or prejudice to adjacent properties or detriment to the public health, safety, or welfare of the community.

(j) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of an Adult Use Permit under the provisions of this article shall be complied with. If such conditions or requirements are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Adult Use Permit should be revoked.

Upon the revocation of an Adult Use Permit, the further use of the property, or the maintenance of any building constructed thereon, by authority of such Adult Use Permit shall constitute a violation of this article.

(k) Voiding of Adult Use Permits. Each Adult Use Permit granted under the provisions of this section shall be subject to revocation, unless:

(1) The operation of an adult business or the construction authorized by such Adult Use Permit has been submitted to plan check within one year after the granting of the Adult Use Permit. If construction is required, the project shall be submitted to plan check within 180 days, remaining valid until the plan check or permit expires;

(2) The use of land or buildings authorized by the Adult Use Permit has taken place within 180 days after the granting of the Adult Use Permit; and

(3) The periods of time set forth in Sections 9816.04(k)(1) and 9816.04(k)(2) have been extended by the Commission, but in no case shall the extension exceed 180 days.

(l) Reapplications. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(m) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

(n) Revocation of Conditions of Approval. The Commission, after notice and a public hearing, may revoke any Adult Use Permit granted for noncompliance with any of the conditions set forth in granting such Adult Use Permit. The Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter.

(o) Determination. The Commission, by formal resolution, shall approve, approve with conditions, or deny the application.

(p) Appeal. The decision of the Commission may be appealed within 15 days by any interested party following the procedures in Section 9806.

SECTION 93. Section 9818.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9818.04. PROCEDURES.

Figure 9.8.5 illustrates the process described below. In case of conflict between the following requirements and the state density bonus law, the state density bonus law, as amended, shall prevail.

(a) Initiation. At the time a developer of a proposed housing development seeks a density bonus and/or any regulatory concession per California Government Code Section 65915, the developer must file an application with the ~~City Planner~~ Director.

(b) Application. The Density Bonus application shall be filed with the ~~City Planner~~ Director and shall require the following information:

(1) Identification of the kind and number of the targeted units as set forth in Government Code Section 65915 under which the proposed housing development qualifies for a density bonus and any additional regulatory concessions. The developer shall identify the location of the targeted units.

(2) The location, acreage, and maximum number of base units allowed under the zone and General Plan land use designation.

~~(3)~~ Identification of any regulatory concession(s) that is requested by the developer. ~~and a list of any alternative regulatory concessions that would provide, in the developer's opinion, incentives of equivalent financial value to the concession requested.~~

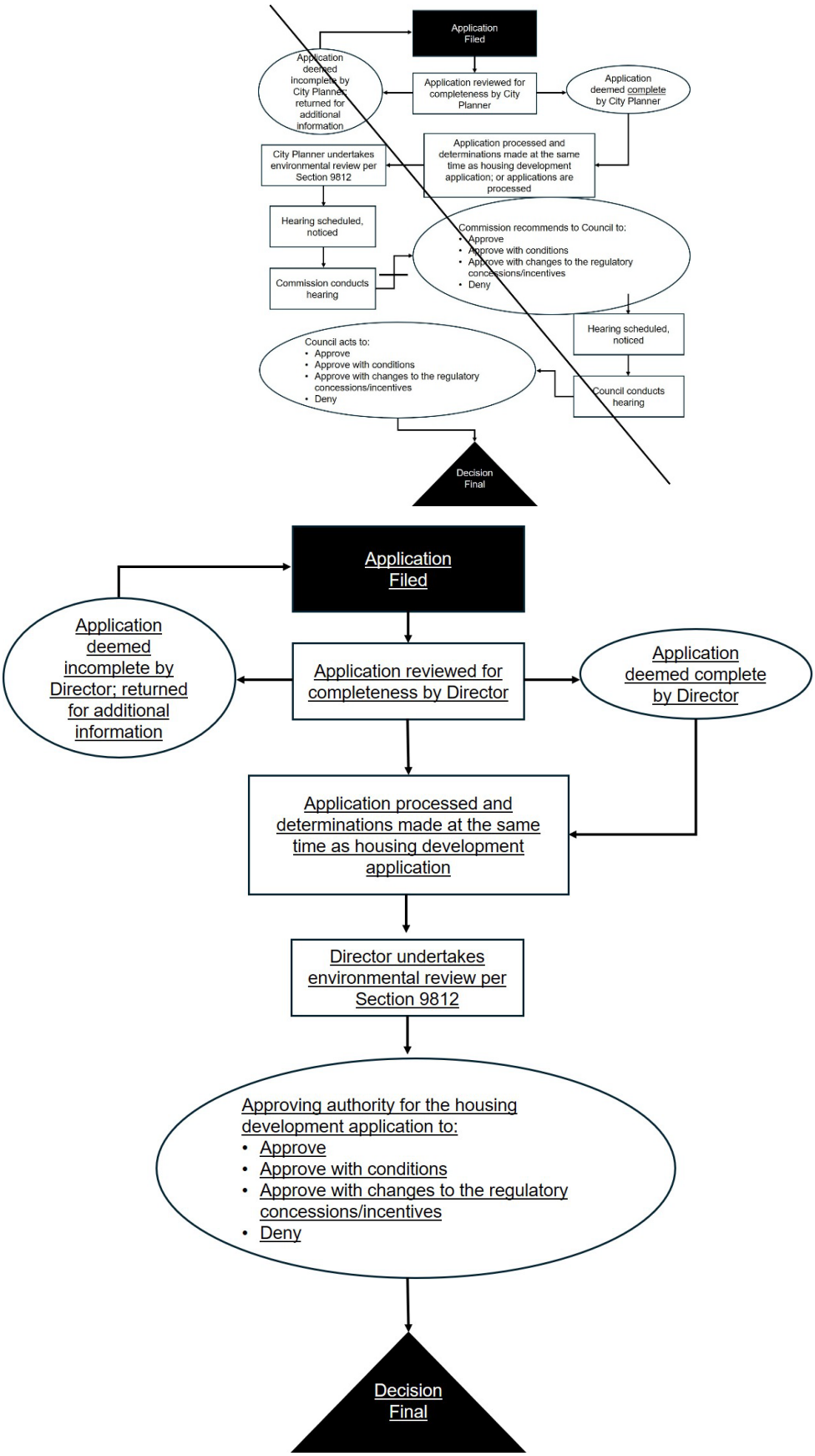


Figure 9.8.5. Process for Density Bonus

(4) The specific financial information and data relied upon by the developer that establishes the monetary value of the regulatory concession(s) requested by the developer and a concise statement of how such value was calculated. A

clear statement of how the requested additional concession(s) is/are necessary to make the proposed housing development economically feasible, sufficiently detailed to enable City staff to examine the conclusions reached by the developer.

(5) Such other pertinent information as the ~~City Planner~~ Director may require enabling the City to adequately analyze the economic feasibility of the proposed housing development with respect to the requested additional concession(s) and other concessions that may be made available.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Density Bonus permit to provide the necessary information for action by the ~~Commission~~ appropriate approving authority for the proposed housing development consistent with the intent and purpose of this chapter.

~~**(f) Public Hearings.** Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.~~

~~**(g)** Determination.~~

~~**(1)** Commission. After public hearing, the Commission shall, by resolution, recommend to the Council that the application be approved, conditionally approved, approved with changes to the regulatory concessions/incentives, or denied.~~

~~**(2)** Council. The Council shall, by resolution, determine all matters with respect to the granting of a Density Bonus, any additional regulatory concessions, or direct financial incentive. The Council shall approve, conditionally approve, approve with changes to the regulatory concessions/incentives, or deny the application.~~

(f) ~~**(g)** **Reapplication.** Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(g) ~~**(h)** **Application Withdrawal.** Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 94. Section 9820.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.02. INTENT AND PURPOSE.

The purpose of this section is to:

(a) ~~Provide a streamlined administrative review process for verifying a project's compliance with this article's development, design, and use standards; and~~ Provide procedures and standards for the comprehensive review of proposed development projects to ensure compliance with the required standards, design guidelines, and ordinances of the City, and

(b) ~~Assure landowners, business owners, and developers that proposed uses, structures, designs, and site improvements comply with the provisions of this article before preparation of plans for building permits.~~ Minimize potential adverse effects on surrounding properties and the environment, ensure quality development, and protect the integrity and character of the residential, commercial and public areas of the City.

SECTION 95. Section 9820.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.04. APPLICABILITY.

Site Plan Review shall be applicable to the following unless provided in this article:

(a) **Residential.** ~~All new permitted structures and site improvements in all zones except the R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone;~~ The construction of new residential projects that are not exempt from the California Environmental Quality Act (CEQA) or do not comply with the Objective Design Standards (ODS). R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone are exempt from the Site Plan Review procedures.

(b) **Nonresidential.** ~~Any building moved onto a site;~~ Construction of a new building of 5,000 square feet or more; or the addition of 20% or more to an existing building.

~~**(c)** The addition of floor area greater than 10% to a site containing an existing structure in R-all zones except the R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone; and~~

~~**(d)** Exterior modifications to an existing structure.~~

SECTION 96. Section 9820.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.06. PROCEDURES.

Figure 9.8.6 illustrates the process described below.

(a) **Initiation.** Site Plan Review consistent with the purposes of this section may be initiated by an application of the owner or owners or their authorized agents of the property to which the Site Plan Review applies.

(b) **Application.** The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the Site Plan Review application shall be specified by the ~~City Planner~~ Director.

(c) **Completeness.** ~~Once an application is received by the City Planner, the application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the City Planner will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.~~ Once an application is received by the Director, the application will be reviewed for completeness prior to processing. The Director shall consider an application complete when:

(1) All necessary application forms, documentation, exhibits, materials, maps, plans, reports, and other information specified in the application form, any applicable Division handout, and any additional information required by the

Director have been provided and accepted as adequate.

(2) All required fees and deposits have been paid and accepted.

(d) **Notification of Applicant.** The applicant shall receive written notification within 30 days of submittal that the application is either incomplete or complete and accepted for processing. If the application is incomplete, additional required information shall be specified in the written notification. The application will not be processed until required information is received.

(e) **Expiration of Application.** If an application, whether deemed complete or incomplete, is delayed as a result of the applicant(s) and/or property owner(s) inability to perform, then the application shall expire and be deemed withdrawn six (6) months from the date on which the application was deemed complete.

(f) **Extension of Application.** The Director may grant one six-month extension upon written request of the applicant. After expiration of the application and extension, if granted, a new application, including fees, plans, exhibits, and other materials will be required to commence processing of a new project application on the same property.

(g) **Additional Information.** After the application has been accepted as complete, the Director may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act.

(h) ~~**(d)**~~ **Environmental Review.** The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(i) ~~**(e)**~~ **Investigation of Applications.** The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Site Plan Review to provide the necessary information for action consistent with the intent and purpose of this chapter.

(j) ~~**(f)**~~ **Conditions of Approval.** The Commission, or the Council on appeal, in granting a Site Plan Review may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

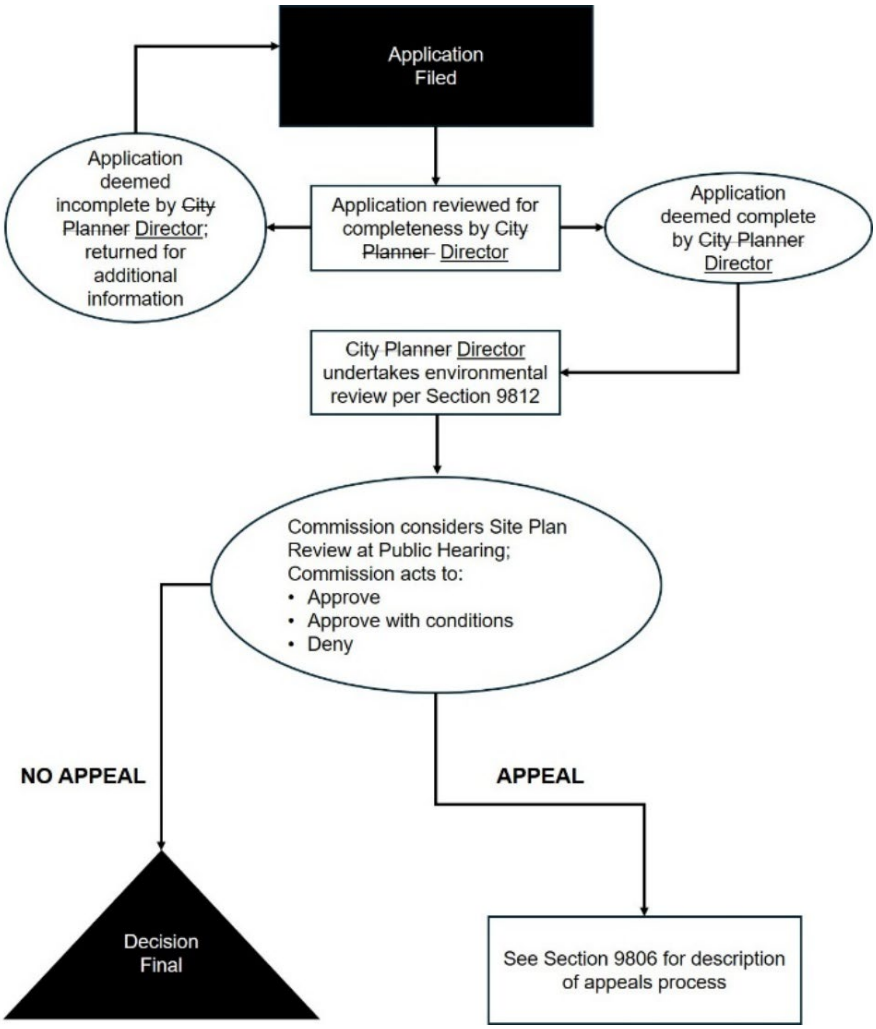


Figure 9.8.6 Process for Site Plan Review

(k) ~~**(g)**~~ **Public Hearings.** Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(l) ~~**(h)**~~ **Appeal.** Appeals shall be governed by the provisions of Section 9806 of this chapter.

(m) ~~**(i)**~~ **Force of Conditions of Approval.** Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Site Plan Review under the provisions of this section shall be complied with.

(n) ~~**(j)**~~ **Voiding.** Each Site Plan Review Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such permit has been submitted to plan check within one year after the granting of such permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such permit has taken place within one year after the granting of such permit; and

(3) The periods of time set forth in Sections ~~9820.06(j)(1)~~ 9820.06(n)(1) and ~~9820.06(j)(2)~~ 9820.06(n)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(o) ~~**(k)**~~ **Revocation of Site Plan Review.** The provisions of Section 9828 of this chapter

shall apply.

(p) ~~**(l)**~~ **Administration.** The issuance of a building permit shall be pursuant to the ~~site plan~~ Site Plan Review approval. If there is a substantial change from the original ~~site plan~~ approval, as determined by the ~~City Planner~~ Director, the matter or plans shall be resubmitted to the ~~City Planner~~ Director, subject to all of the provisions of this section, as if it were a new application for a ~~site plan~~ Site Plan Review.

SECTION 97. Section 9820.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.08. FINDINGS.

The Commission, and the Council on appeal, shall make the following findings in approving or conditionally approving an application for Site Plan Review:

(a) That the ~~site plan~~ project is consistent with the goals and polices embodied in the General Plan, specific plans and other applicable plans and policies adopted by the Council;

(b) That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;

(c) That the proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City;

~~**(d)** That the site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets;~~

~~**(e)** That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities;~~

(d) ~~**(f)** That the site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare; and~~ That the proposed project conditions of approval are deemed reasonable and necessary to protect the public health, safety, comfort and general welfare; and

~~**(g)** That the proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code.~~

SECTION 98. Section 9822.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9822.04. PROCEDURES.

Figure 9.8.7 illustrates the process described below.

(a) Initiation. A Planned Unit Development may be initiated upon an application of the property owner or owners in accordance with the procedures in this section. Any Planned Unit Development shall be subject to the requirements of this section and shall be in conformity with the requirements of the development plan adopted for such Planned Unit Development.

(b) Preliminary Review. Before filing any application for a Planned Unit Development, the prospective applicant shall submit to the ~~City Planner~~ Director preliminary sketches and general site information to consider the proposal in relation to the general development objectives in the proposed area. The ~~City Planner~~ Director shall then advise the applicant as to development recommendations and anticipated conditions, in accordance with the provisions of this section and Section 9324, or recommend to the applicant or his or her representative that no further effort be made to acquire a Planned Unit Development Permit.

(c) Application. After the preliminary review, the applicant may file an application for a Planned Unit Development with the ~~City Planner~~ Director, on a form that shall be prescribed and shall include the information specified by the ~~City Planner~~ Director. A filing fee as determined by resolution of the Council shall be paid to the City upon the filing of an application for a Planned Unit Development Permit.

(d) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(e) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

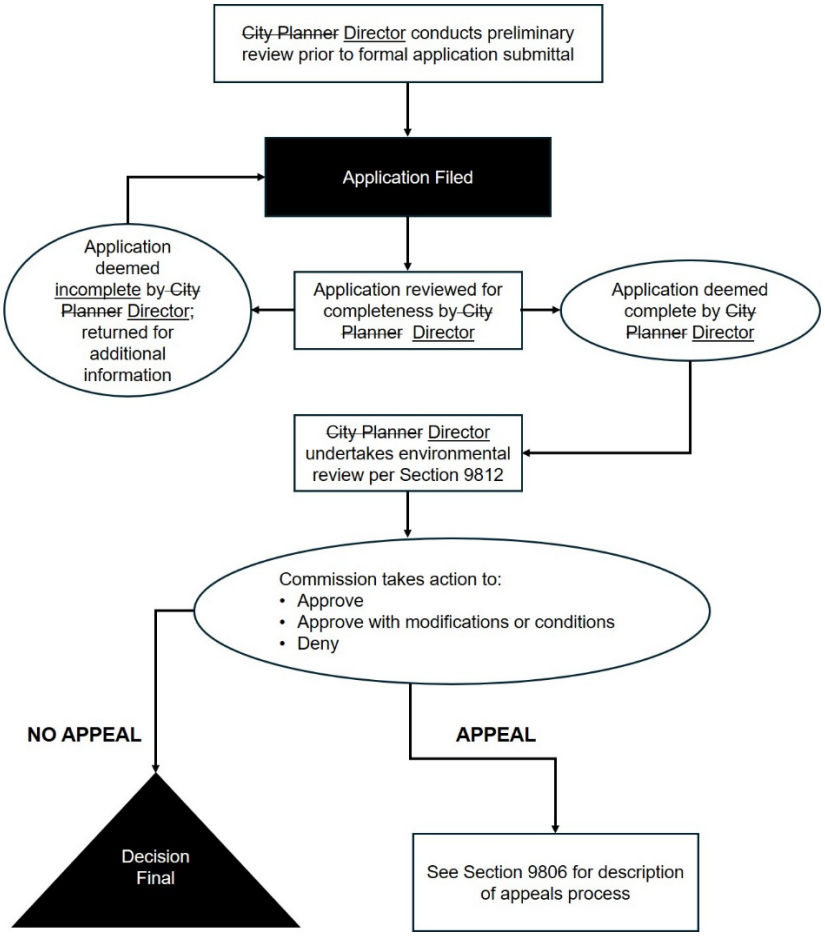


Figure 9.8.7. Process for Planned Unit Development Permit

(f) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Planned Unit Development to provide the necessary

information for action consistent with the intent and purpose of this chapter.

(g) Site Plan Review. All proposed development in a Planned Unit Development shall also be subject to Site Plan Review in accordance with Section 9820 of this chapter.

(h) Conditions of Approval. The Commission, or the Council on appeal, in granting a Planned Unit Development may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(i) Public Hearings. Public hearing shall be held and governed by the provisions of Section 9804 of this chapter.

(j) Appeals. Appeals shall be governed by the provisions of Section 9806 of this chapter.

(k) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Planned Unit Development under the provisions of this section shall be complied with. If such conditions are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Planned Unit Development should be revoked.

Upon the revocation of a Planned Unit Development, the further use of the property, or the maintenance of any building constructed thereon, by authority of such permit shall constitute a violation of this article.

(l) Voiding. Each Planned Unit Development Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such permit has been submitted to plan check within one year after the granting of such permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such permit has taken place within one year after the granting of such permit; and

(3) The periods of time set forth in Sections 9822.04(*l*)(1) and 9822.04(*l*)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(m) Revocation. Any Planned Unit Development Permit, or portion thereof, may be revoked by the same procedure applicable to the approval of a Planned Unit Development.

(n) Compliance.

(1) After the issuance of a Planned Unit Development Permit, no use or improvement shall be established, changed, or altered, except in strict conformity with the permit issued, including the conditions, regulations, or requirements attached.

(2) After the issuance of such permit, no use or improvement shall be established, or altered in a manner which would not comply with the regulations of the base zone, except for modifications authorized by the permit, unless all development on the parcels covered by the permit is in strict conformity with the permit issued and all conditions.

(3) It shall be the duty of the ~~City Planner~~ Director to ensure that all structures and other improvements are undertaken in conformance with the approved development plan.

(4) Upon the completion of all proposed construction and the final approval of any required division of land, the Planned Unit Development Permit shall be considered approved and final.

(o) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(p) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 99. Section 9822.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9822.06. FINDINGS.

The Commission shall review the application and all aspects of the proposed Planned Unit Development for its conformance with the intent and purpose of this section and compliance with all applicable development standards. The Commission may approve, approve with conditions, or deny the application.

In taking action, the Commission, as the case may be, shall specify findings in support of the decision. The findings for approval shall include the following:

(a) That the proposed development is in conformance with the intent and purpose of the Planned Unit Development section and the General Plan;

(b) That the development will not adversely affect adjoining land uses or the general health, safety, or welfare of persons residing or working in the neighborhood; and

(c) The development will not cause undue impacts on traffic circulation or safety.

(d) The Planned Unit Development meets the overall requirements of this article.

(e) The development site and overall density meets the gross requirements of this article.

A copy of the determination and written findings of fact shall be kept on file in the ~~City Planner~~ Director and be mailed to the applicant.

SECTION 100. Section 9824.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9824.04. PROCEDURE.

Figure 9.8.8 illustrates the process described below.

(a) Initiation. Conditional Use Permits may be initiated by the owner, owners, or their authorized agents of property in the City, but only where the use is authorized as a Conditional Use Permit in the zone in which the property lies.

(b) Application. The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the Conditional Use Permit application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the

application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Conditional Use Permit to provide the necessary information for action consistent with the intent and purpose of this chapter.

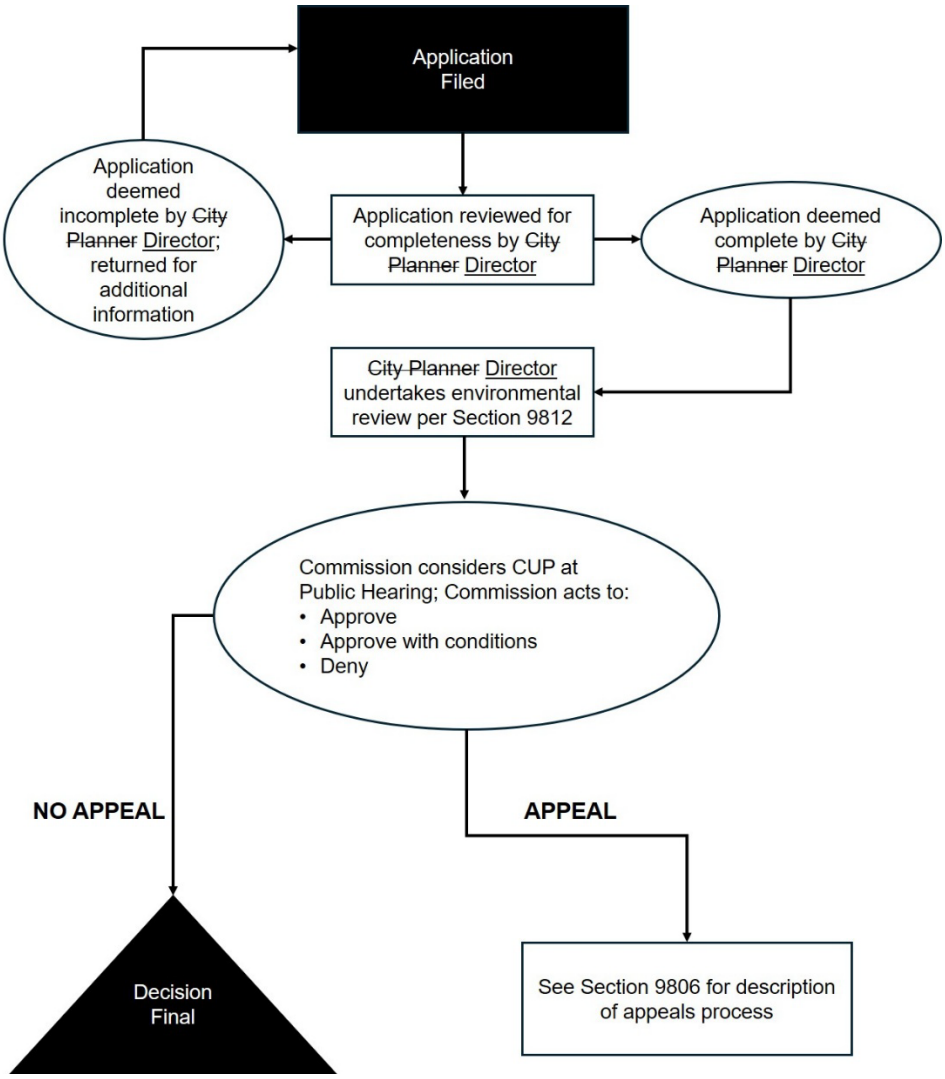


Figure 9.8.8. Process for Conditional Use Permit

(f) Conditions of Approval. The Commission, or the Council on appeal, in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, and conditions of operation of any enterprise, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Appeal. Appeals shall be governed by the provisions of Section 9806 of this chapter.

(i) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Conditional Use Permit under the provisions of this section shall be complied with. If such conditions are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Conditional Use Permit should be revoked.

Upon the revocation of a Conditional Use Permit, the further use of the property, or the maintenance of any building constructed thereon, by authority of such permit shall constitute a violation of this article.

(j) Voiding. Each Conditional Use Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such Conditional Use Permit has been submitted to plan check within one year after the granting of such Conditional Use Permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such Conditional Use Permit has taken place within one year after the granting of such Conditional Use Permit; and

(3) The periods of time set forth in Sections 9824.04(j)(1) and 9824.04(j)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(k) Revocation. The provisions of Section 9828 of this chapter shall apply.

(l) Administration.

(1) All acts of the Commission under this section shall be construed as administrative acts performed for the purpose of ensuring that the intent and purpose of this chapter shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this article or to the Zoning Map.

(2) Where there is a substantial change from the original site plan, such plan shall be referred to the Commission for action under the procedures of Section 9820 of this chapter. No modification to the conditions of the original approval granting the Conditional Use Permit shall be permitted without the approval of the Commission.

(m) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(n) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 101. Section 9826.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9826.06. PROCEDURES.

Figure 9.8.9 illustrates the process described below.

(a) Initiation. A variance consistent with the purposes of this section may be initiated by an application of the owner, owners, or their authorized agents of the property to which the variance is to apply or by any party who is or will be the plaintiff in an action in eminent domain to acquire the premises involved.

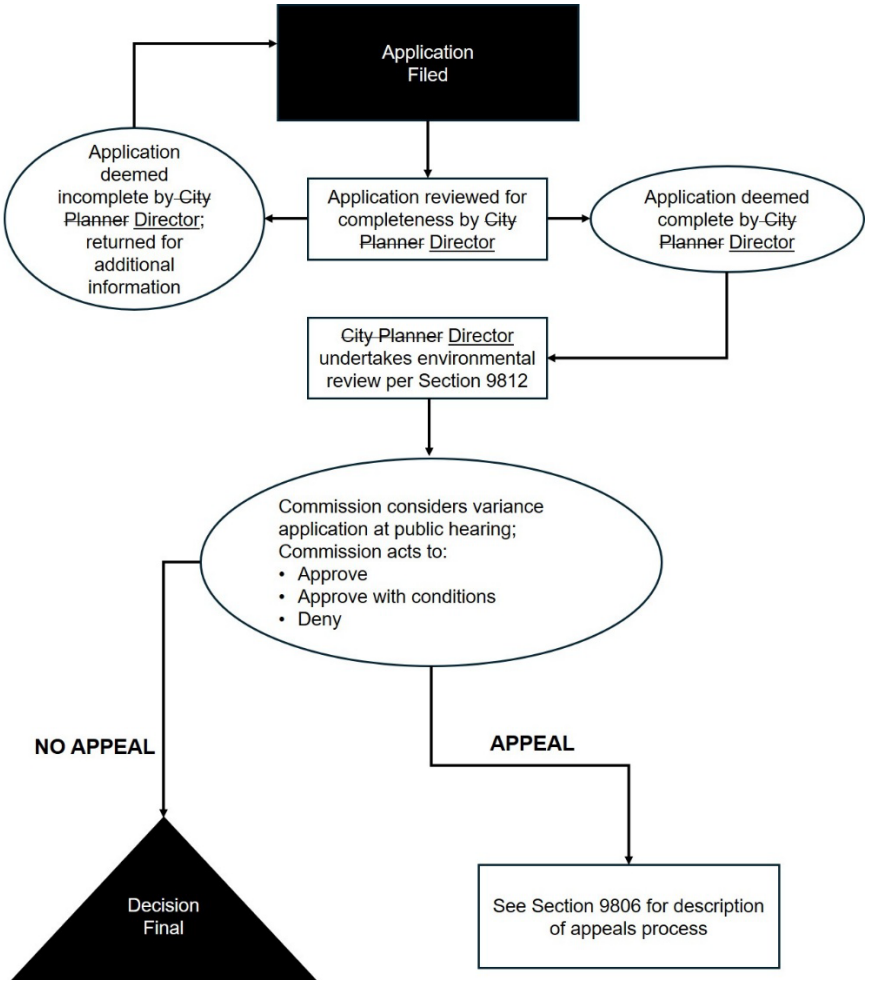


Figure 9.8.9. Process for Variance

(b) Application. The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the variance application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The Commission shall investigate the facts bearing on each case to provide the necessary information for action consistent with the intent and purpose of this chapter.

(f) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(g) Determination. The Commission shall approve the application, approve with modifications, or deny the application. All decisions of the Commission shall be final unless modified or denied by the Council on appeal.

(h) Appeal. Appeals shall be held and governed by the provisions of Section 9806 of this chapter.

(i) Conditions of Approval. The Commission, or the Council on appeal, in granting a variance may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, and conditions of any enterprise, or make any requirement that the Commission, or the Council on appeal, may consider necessary to carry out the provisions of this article, and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(j) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a variance under the provisions of this article shall be complied with. If such conditions or requirements are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the variance should be revoked.

Upon the revocation of a variance, the further use of the property, or the maintenance of any building constructed thereon, by authority of such variance shall constitute a violation of this article.

(k) Voiding of Variance. Each variance granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such variance has been submitted to plan check within one year after the granting of the variance and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by the variance has taken place within one year after the granting of the variance; and

(3) The periods of time set forth in Sections 9826.06(k)(1) and 9826.06(k)(2) have been extended by the Commission, but in no case shall the extension exceed one year.

(l) Revocation. The Commission, after notice and a public hearing, may revoke any variance granted for noncompliance with any of the conditions set forth in granting such variance. The Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter.

(m) Administration.

(1) All acts of the Commission under this section shall be construed as administrative acts performed for the purpose of ensuring that the intent and purpose of this article shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this article or to the Zoning Map.

(2) The site plans submitted with an application, together with the conditions, if any, required by the Commission and/or Council shall be kept on file in the Office of the ~~City Planner~~ Director and shall be referred to prior to issuing a

building permit. Where there is a substantial change from the original site plans, such plans shall be referred to the Commission for action under the procedures of Section 9820 of this chapter. No modification to the conditions of the original resolution granting the variance shall be permitted without a public hearing as required by Section 9804 of this chapter. In case of such a hearing, a new application, filing fee, and procedure shall be required.

(n) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(o) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 102. Section 9828.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9828.06. PROCEDURE.

(a) Initiation. A written request for the revocation or modification of a permit or variance shall be made by the property owner(s) or their agent, original applicant, the ~~City Planner~~ Director, Commission, or Council. Upon determination by the ~~City Planner~~ Director that there are reasonable grounds for the revocation and/or modification of any permit or variance, a hearing shall be scheduled for consideration before the Commission.

(b) Notice and Public Hearing. Notice of a public hearing shall be provided and a public hearing shall be held and governed by the provisions of Section 9804 of this chapter.

(c) Findings. Any permit or variance, or any of the terms and conditions thereof, granted under the terms of this chapter, may be revoked or modified by a majority vote of the Commission, or Council on appeal, members present at the public hearing upon finding any one of the following to be true:

(1) That the use is being operated in a manner that is detrimental to the public health, safety, welfare, and public convenience or is a public nuisance;

(2) That the permit or variance was obtained by fraud;

(3) That the use for which the permit or variance was granted is not being exercised;

(4) That the use is being conducted in violation of the terms and conditions of the permit or variance or in violation of any statute, ordinance, law, or regulation;

(5) That the use for which the permit or variance was granted has ceased or has been suspended for one year or more; and

(6) That the time period for which the permit or variance was granted has lapsed or been violated.

(d) Determination. After such hearing, the Commission, or Council on appeal, shall make a finding of facts and render its determination to revoke, or modify, or allow to remain unchanged the permit or variance in question by formal resolution.

(e) Appeal. Appeals shall be governed by the provisions of Section 9806 of this chapter.

SECTION 103. Section 9830.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9830.04. PROCEDURE.

Figure 9.8.10 illustrates the process described below.

(a) Initiation. Change of any property from one zone to another (zone change) may be initiated as follows:

(1) By motion of either the Council or Commission; or

(2) By the verified application of the owner or owners or their authorized agents of all the property proposed to be changed from one zone to another.

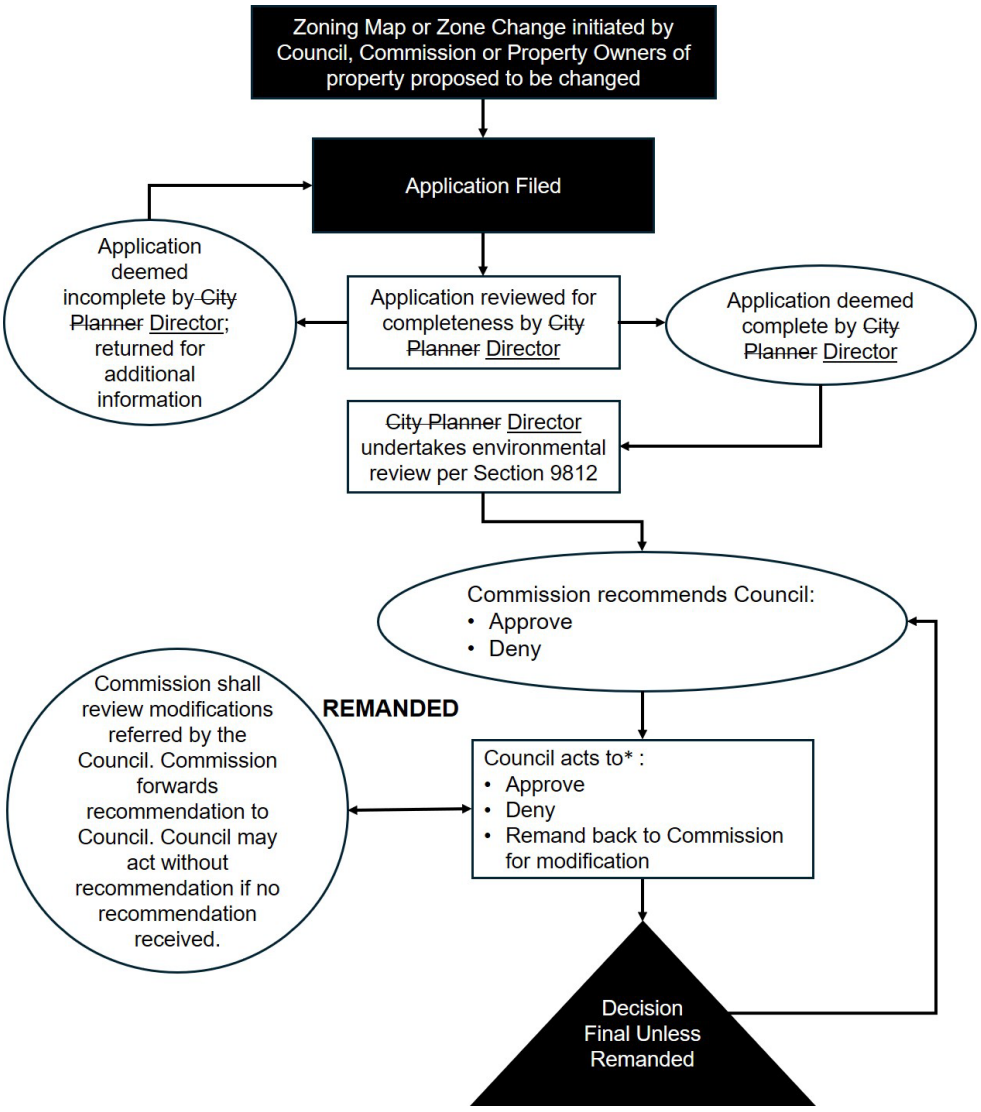
(b) Applications. The applicant shall submit an application to the City Planner Director together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received, the application will be reviewed for completeness by the ~~City Planner~~ Director. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed by the Commission. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall make an investigation of facts on applications for zone changes to ensure that the action on each application is consistent with the intent and purpose of this article. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(f) Public Hearings. Public hearings on zone change requests and amendments to the text of this article shall be held and governed by the provisions of Section 9804 of this chapter.



*Zone changes and changes to the Official Zoning Map shall be adopted by Ordinance.

Figure 9.8.10. Process for Zone Change

(g) Commission Duties. The Commission shall make a recommendation to the Council to approve or deny the application. If the Council proposes substantial modifications not previously considered, the Commission shall consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.

(h) Appeals. No appeal of a zoning text amendment decision shall occur.

(i) Reapplication. Reapplication procedures for zone changes shall be in accordance with Section 9808 of this chapter.

(j) Application Withdrawal. Application withdrawal procedures for zone changes shall be in accordance with Section 9810 of this chapter.

SECTION 104. Section 9832.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9832.04. PROCEDURE.

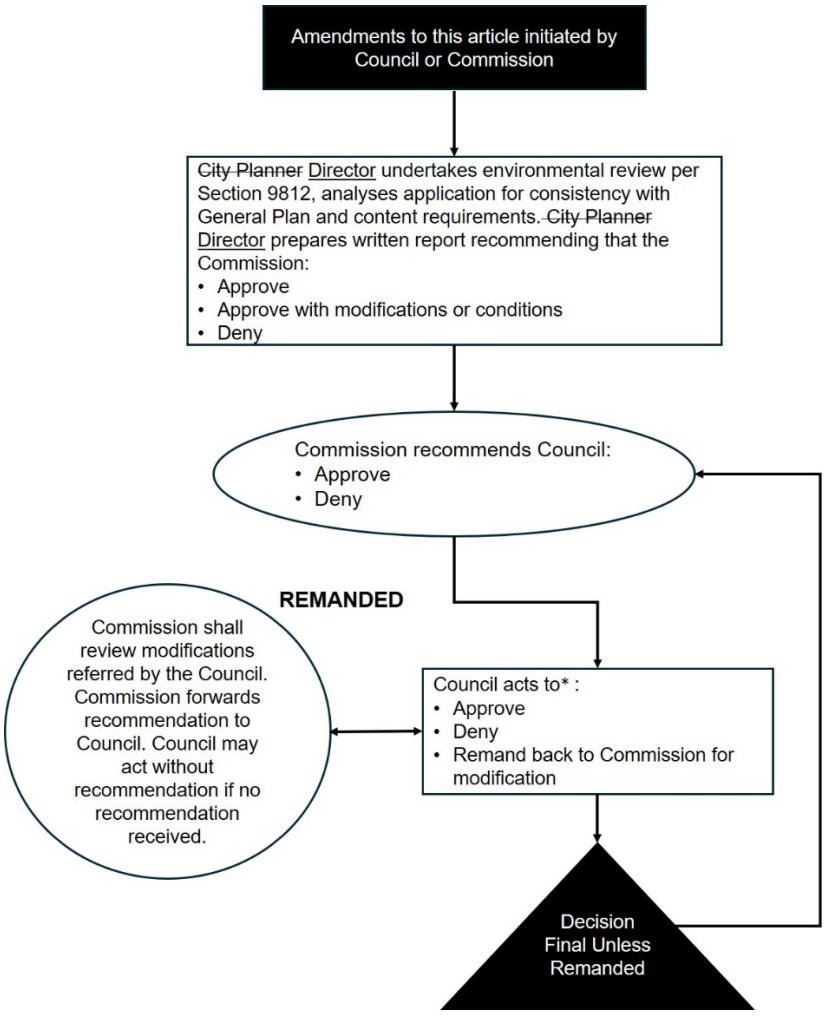
Figure 9.8.11 illustrates the process described below.

(a) Initiation. Amendments to the text of this article may be initiated by motion of either the Council, ~~or~~ Commission, or the Director.

(b) Environmental Review. The ~~City Planner~~ Director shall investigate the proposal for compliance with CEQA.

(c) Investigation. The ~~City Planner~~ Director shall make an investigation of facts on the proposed zoning text amendment. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(d) Commission Duties. The Commission shall make a recommendation to the Council to approve or deny the proposed amendment. If the Council proposes substantial modifications not previously considered, the Commission shall consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.



*Amendments to the zoning text shall be made by Ordinance.

Figure 9.8.11. Process for Zoning Text Amendment

(e) Appeals. No appeal of a zoning text amendment decision shall occur.

(f) Public Hearings. Public hearings on zone change requests and amendments to the text of this article shall be held and governed by the provisions of Section 9804 of this chapter.

SECTION 105. Section 9834.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9834.06. PROCEDURE.

Figure 9.8.12 illustrates the process described below.

(a) Initiation. Amendments to the General Plan may be initiated by motion of either the Council ~~or~~, Commission, or the Director.

(b) Environmental Review. The ~~City Planner~~ Director shall investigate the proposal for compliance with CEQA.

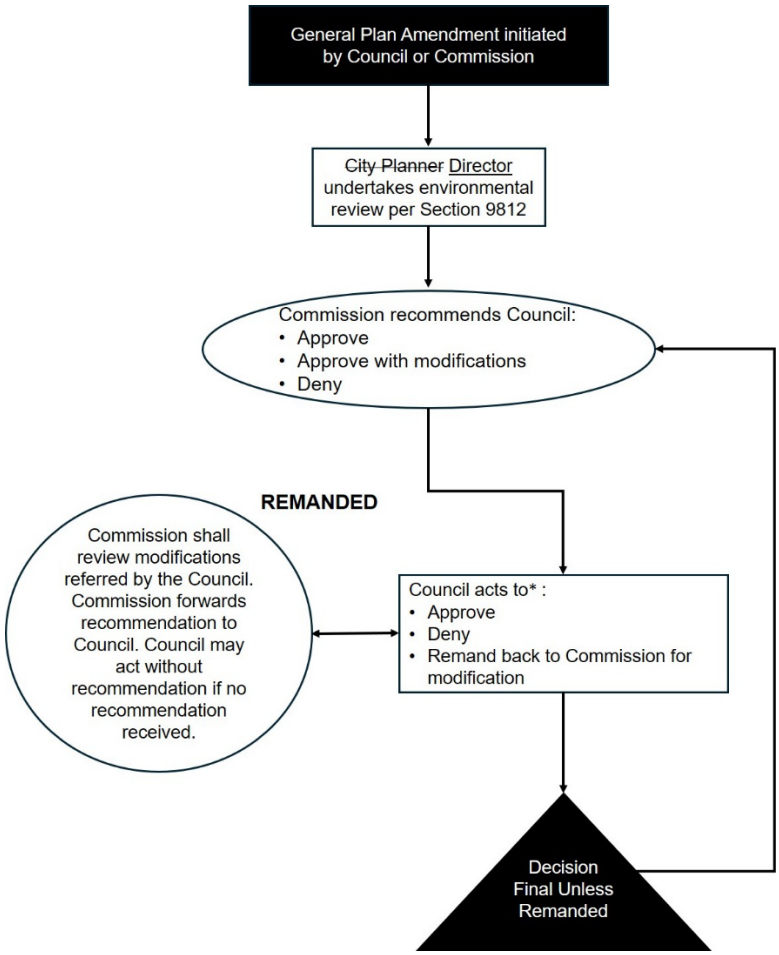
(c) Investigation. The ~~City Planner~~ Director shall make an investigation of facts on the proposed General Plan Amendment. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(d) Commission Duties. The Commission shall make a recommendation to the Council, in the form of an adopted resolution, to approve, approve with modifications, or deny the proposed General Plan Amendment.

If the Council proposes substantial modifications not previously considered by the Commission, the Council shall refer the matter back to the Commission for consideration. The Commission shall then consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.

(e) Appeals. No appeal of a General Plan Amendment decision shall occur.

(f) Public Hearings. Public hearings on General Plan Amendments shall be held and governed by the provisions of Section 9804 of this chapter.



*General Plan Amendments shall be adopted by ordinance.

Figure 9.8.12. Process for General Plan Amendment

SECTION 106. Section 9836.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9836.04. APPLICABILITY.

(a) A Specific Plan is required for development and improvements in any areas shown on the Zoning Map as "Specific Plan (SP)."

(b) The ~~City Planner~~ Director may require a Specific Plan be prepared for any development or redevelopment activity proposed on a site 10 acres or more in size pursuant to the requirements of this section.

(c) Mixed use projects of 10 acres or more in size shall require a Specific Plan pursuant to the requirements of this section.

(d) At the discretion of the Council, specific plans may be prepared by the City or by persons representing affected property owners.

(e) Once adopted, the Specific Plan establishes the new zoning standards, regulations, and land uses for the area covered by the Specific Plan.

SECTION 107. Section 9836.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9836.06. PROCEDURES.

Figure 9.8.13 illustrates the process described below.

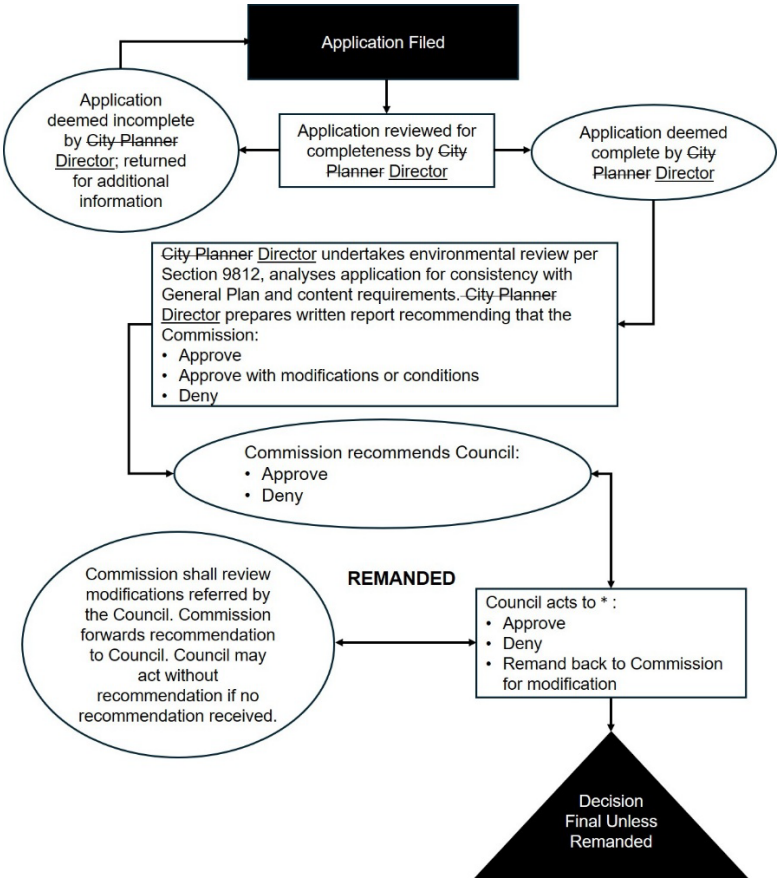
Where required by this article, Specific Plan review is to be conducted by the Commission and Council following the ~~City Planner~~ Director's review and recommendation to the Commission. The Commission considers the application and forwards a recommendation to the Council, which has final decision-making authority.

(a) Initiation.

(1) A Specific Plan consistent with the purposes of this section may be initiated by an application of the owner, owners, or their authorized agents of the property to which the Specific Plan is to apply or by any party who is or will be the plaintiff in an action in eminent domain to acquire the premises involved.

(2) To ensure long-term consistency with the General Plan, the City may also initiate the preparation and/or amendment of a Specific Plan.

(b) Plan shall be filed by the owner of the property for which the Specific Plan is sought or by the agent of the owner who is duly authorized in writing. If an application involves more than one property with different ownership, a map identifying the extent of the ownership of those properties shall be submitted with the application. An application fee shall be paid in accordance with a schedule established by resolution of the Council.



*Specific Plans shall be adopted by Ordinance.

Figure 9.8.13. Process for Specific Plan

(c) **Completeness.** Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the

application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Application. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Specific Plan to provide the necessary information for action consistent with the intent and purpose of this chapter. In particular the ~~City Planner~~ Director shall investigate and make a written report determining whether the proposed application meets:

(1) The consistency requirements and Specific Plan content requirements as outlined in this section; and

(2) The general requirements and intent of this chapter.

(f) Consistency. Specific Plans shall be consistent with the General Plan. Following adoption of a Specific Plan, development and uses of land, subdivisions (including tentative tract and parcel maps), public works projects, and development agreements shall be consistent with the Specific Plan.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Appeal. No appeal of Specific Plans shall occur.

(i) Modifications. If the Council proposes any substantial modification to the Specific Plan not previously considered by the Commission, the Council shall refer the matter back to the Commission for consideration.

(j) Amendments. Any amendment to an adopted Specific Plan shall be processed in the same manner as an application for original approval of the Specific Plan. A Specific Plan may be amended as often as deemed necessary by the Council.

(k) Repeal. A Specific Plan may be repealed in the same manner as it is required to be amended.

(l) Violation. Violation of the requirements of a Specific Plan adopted by the Council constitutes a violation of this article.

(m) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(n) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 108. Section 9840 of Article IX of the Downey Municipal Code is hereby added to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9840. ZONING CLEARANCE.

(a) Zoning Clearance: The Zoning Clearance is a review by the Planning Division to verify that a proposed structure, or land use activity, complies with the list of permitted activities allowed in the applicable zoning district, the development standards applicable to the subject use, design standards and any conditions of approval of permits previously issued for the subject site. A Zoning Clearance may be processed

concurrently with Building Plan Check Review and business license applications or can be processed separately prior to submittal to the Building Division for Plan Check Review. Unless a project is subject to other legislative, quasi-judicial, or administrative approval under this section.

(1) **Applicability.** Zoning Clearance shall be required in conjunction with Planning Division review of any building or grading permit, business tax certificate (business license), or other authorization required by the DMC or this Title or for any new use or change of use. Where no other authorization is required, (e.g., Building Permit) Zoning Clearance shall be obtained from the Planning Division before the commencement of any business or land use activity.

(2) **Criteria for Granting Zoning Clearance**: The Director shall grant Zoning Clearance after determining the request complies with all of the applicable standards and provisions for the category of use in the zoning district of the subject parcel.

SECTION 109. Section 9902.4 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9902.4. ~~CITY PLANNER~~ DIRECTOR.

~~"City Planner"~~ "Director" shall be deemed to mean the ~~City Planner~~ Community Development Director of the City.

SECTION 110. Section 9902.11 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9902.11. SUBDIVISION COMMITTEE.

"Subdivision Committee" shall mean the Subdivision Committee of the City. Such committee shall consist of the following members:

~~**(a)** The City Planner who shall serve as chairperson;~~

(a) ~~**(b)**~~ The Director of Community Development who shall serve as chairperson;

(b) ~~**(c)**~~ The City Engineer;

(c) ~~**(d)**~~ The Building Official;

(d) ~~**(e)**~~ The Fire Chief;

(e) ~~**(f)**~~ The Director of Public Works;

(f) ~~**(g)**~~ The Director of Parks and Recreation.

Each member may designate a representative of the department or division to act in his or her stead.

SECTION 111. Section 9911 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9911. TENTATIVE MAPS.

Tentative maps shall be required for all subdivisions requiring final maps. A tentative map may be required for a subdivision requiring a parcel map, as determined by the ~~City Planner~~ Director.

SECTION 112. Section 9912 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9912. PARCEL MAPS.

A parcel map shall be required for subdivisions as to which a final or parcel map is not otherwise required by the Subdivision Map Act, unless waived in accordance with ~~Section 9947 of this Code~~ the Subdivision Map Act. Where the requirement for a parcel map is waived pursuant to the provisions of the ~~Section 9947 of this Code~~ Subdivision Map Act, a tentative map may be required by the ~~City Planner~~ Director.

SECTION 113. Section 9920 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9920. PROCEDURE AND PRACTICE.

The procedures set forth in this chapter shall govern the processing, approval, conditional approval, or disapproval and filing of tentative, final and parcel maps. After a tentative map or a preliminary parcel map has been submitted to the Planning Division of the City, the ~~City Planner~~ Director shall convene the Subdivision Committee. The Subdivision Committee shall submit its recommendations for the proposed subdivision, in writing, to the Planning Commission. In the event the Subdivision Committee makes a recommendation or report which is not satisfactory to the subdivider, he or she may appear before the Planning Commission and present any matters relative thereto.

A public hearing shall be held in connection with a subdivision. The procedure to be followed shall be in accordance with the provisions of Section 66451.3 of the Subdivision Map Act as well as Section 9160.06(b)(2) of this Code.

SECTION 114. Section 9925 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9925. REPORTS BY THE CITY ENGINEER AND ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR.

After the receipt of a print of a final map or parcel map, the City Engineer and ~~City Planner~~ Director shall report, in writing, to the Planning Commission as to the compliance or noncompliance of such map with all applicable laws, and if such map does not so comply, they shall file a statement of the changes necessary to cause such map to so comply.

SECTION 115. Section 9930.2 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9930.2 SAME. WAIVER.

The City, upon application to the ~~City Planner~~ Director, shall waive the provisions of this chapter requiring disapproval of maps for failure to meet or perform state or local requirements or conditions, when the failure of a map submitted for approval is the result of a technical and inadvertent error which, in the determination of the City does not materially affect the validity of the map. Such waivers shall not result in the invalidation or negation of any substantive requirement of this chapter, the Subdivision Map Act or any other ordinance, statute or regulation.

SECTION 116. Section 9933.11 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9933.11. SAME. SINGLE FAMILY (R-1) ZONES LOT DESIGN.

The following standards shall apply to all proposed subdivisions within the Single Family Residential (R-1) zones. All subdivision developments shall also utilize the designs for

considerations and recommendations regarding the design and placement of new subdivided lots:

(a) Minimum Dimensions. Lots may only be subdivided pursuant to the following standards:

(1) Each lot, except the private road, shall have a width and depth not less than that required pursuant to Section 9312.08, unless otherwise provided in this section.

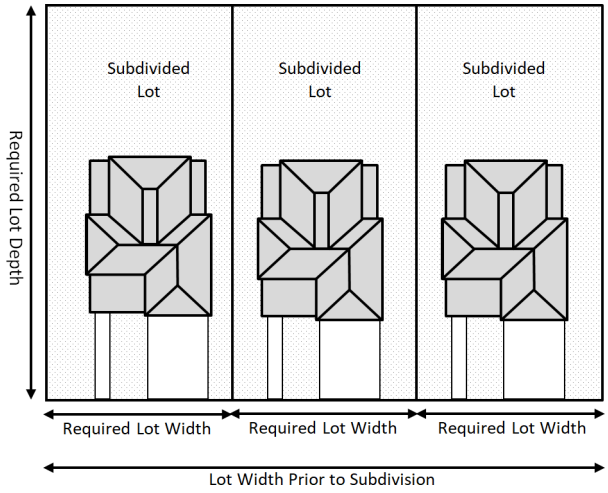


Figure 9.9.1. Subdivisions

(2) Subdivisions proposing a private road shall have an existing minimum lot width equal to the required lot depth plus an additional 32 feet.

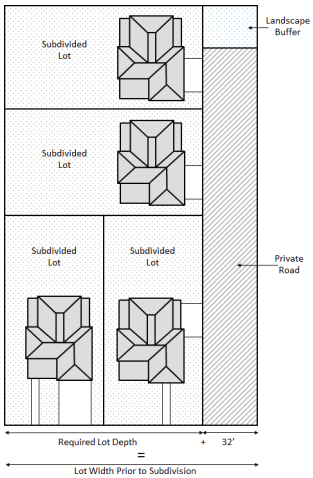


Figure 9.9.2. Required Lot Width Prior to Subdivision

(3) The lot depth of a subdivided lot with the front lot line oriented towards the public right-of-way may abide by the required lot depth or may have a minimum lot depth equal to two times the required lot width, whichever is less. Parcels shall remain in compliance with required minimum lot widths and lot area.

(i) This standard shall only apply to proposed subdivisions that involve more than two parcels and a proposed private road providing access to additional parcels.

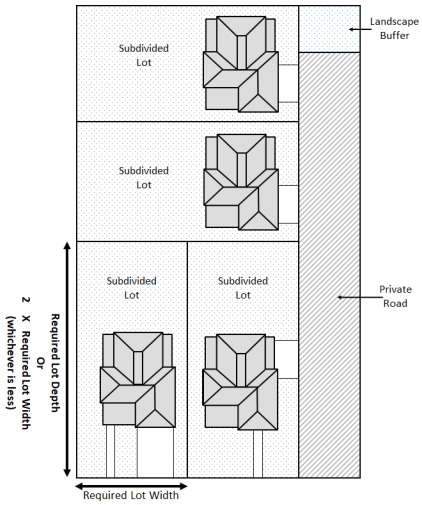


Figure 9.9.3. Required Lot Depth for Lots Oriented Towards the Public Right-of-Way

(4) Existing parcels with a lot size equal to or larger than 60,000 square feet shall be processed as a Planned Unit Development.

(b) Private Roads.

(1) Private roads shall be their own and separate parcel under shared equal ownership by all adjoining subdivided lots.

(2) Private roads shall be measured from side boundary line to subdivided lot line, or from subdivided lot line to subdivided lot line when subdivisions are located on either side of a private road.

(3) Private road improvements shall be built to the standards described in the Downey Municipal Code for streets, lighting, grading/drainage, and traffic signs.

(4) Private roads shall be provided a new individual street name.

(i) Street name signs shall be provided per standards set forth in the Downey Municipal Code.

(5) At a minimum, private roads shall consist of one roadway, one row of parallel street parking, and a sidewalk. See Design Guidelines for considerations and recommendations regarding private roadway design.

(i) Roadway widths shall provide a minimum of 20 feet.

(ii) Parallel street parking shall provide a minimum width of eight feet and depth of 22 feet.

(iii) Sidewalk widths shall provide a minimum of four feet.

(6) Roadways and street parking shall be built at the same grade as adjoining public roadways, and shall be improved with a curb and gutter design approved by the City Engineer.

(7) Placement:

(i) Parallel street parking shall be located along the boundary line, and

opposite of the subdivided lot line.

a. This standard shall not apply when there are subdivided lots located on both sides of a private road or for private roads that propose a second row of parallel street parking.

(ii) Sidewalks shall be located abutting the subdivided lot line, and opposite of the boundary line.

(8) Private road width shall be determined by subtracting the required lot depth from the width of the existing parcel prior to subdivision. In no case shall the private road be less than 32 feet and not more than 60 feet.

(i) This standard may be modified by the ~~City Planner~~ Director in order to comply with the requirements described in subsection (c)(1) of this section. In which case the required private road width shall be a minimum of 32 feet.

(ii) If subdivided lots are proposed to front both sides of the private road, then the private road shall measure a minimum width equal to the lot width of the existing parcel prior to subdivision, subtracted by two times the required lot depth, but not less than 40 feet and not more than 60 feet.

(9) Minimum private road widths equal to or larger than 36 feet shall incorporate, to the greatest extent feasible, one of the following or multiple combinations of the following: one or more four foot landscape parkways, a second row of parallel street parking, and a second sidewalk.

(10) In order to facilitate the creation of a 36-foot private road and provide a four foot landscape buffer; private road width equal to 32 feet may incorporate the standards below. Similarly, any road with up to 46 feet may incorporate these standards.

(i) Subdivided lots with a front lot line oriented towards a private road shall reduce their required lot depth by four feet provided that the proposed lot depth will not result in less than 100 feet and the parcel remains in compliance with the required minimum lot area.

a. These lots need only provide a front yard setback of 15 feet.

b. This section shall not apply if private road cannot maintain one continuous width.

c. This section shall only apply to new subdivision developments with a newly proposed private road.

d. The four feet shall be forfeited to increase the required private road width and be incorporated into the separate parcel.

(11) The private road shall comply with fire apparatus access road standards as required by the Fire Marshal and Fire Code.

(i) An approved turn-around for dead-end roads in excess of 150 feet in depth shall be provided as required by the Fire Marshal and the Fire Code.

(ii) Approved signs, markings, or other notices, such as red curbs, shall be provided as required by the Fire Marshal and Fire Code.

(12) Relevant covenant agreements shall be approved by the City Attorney and

recorded with the Los Angeles County Recorder's Office. Composition and recordation of such documents shall be the responsibility of the applicant. Agreements shall include, but are not limited to, language related to granting public access, addressing maintenance, granting the City authority regarding street closures, and naming the road its own and separate parcel equally owned by all abutting new subdivided lots.

(c) Lot Placement and Orientation.

(1) The number of subdivided lots required to have the front lot line oriented towards the public right-of way shall be calculated by the width of the existing parcel prior to subdivision divided by the required minimum lot width. See Design Guidelines for considerations and recommendations regarding lot placement and orientation.

(i) Any decimal fraction shall be rounded down to the nearest whole number.

(ii) Subdivisions proposing the creation of four or more subdivided lots may deduct 32 feet from the width of the existing parcel prior to subdivision for the purposes of calculating the amount of subdivided lots that must be oriented towards the public right-of-way.

(iii) A minimum of two parcels shall be orientated towards a public right-of-way.

a. To the greatest extent feasible, all proposed parcels shall be oriented towards the public right-of-way.

(iv) Additional subdivided lots shall be built, behind these lots, with access from and orientation towards a private road.

(d) Parking.

(1) A private road must accommodate a minimum of one parking space per each subdivided lot that abuts the private road.

(2) Each new parcel is subject to the parking standards pursuant to Section 9710.

(3) Street Parallel Parking dimensions and placement shall comply with subsection (b) of this section.

(e) Landscaping.

(1) Private roads with a width equal to or greater than 36 feet shall provide a landscape buffer of four feet (4′).

(2) For subdivisions with a private road width less than 36 feet, in which subsection (b)(10) of this section, a four foot landscape buffer shall be provided on the private property of the new subdivided lot abutting the front property line.

(3) Each new subdivided lot and all forms of required landscape buffers shall comply with the landscape standards set forth in the Downey Municipal Code for street trees and Section 9520.

(4) One tree shall be provided for every 50 feet along the private road.

SECTION 117. Section 9965.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.02. APPLICATION.

(a) Owners.

(1) Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Section 214.15).

(2) Any person with a mortgage interest in the lot to be split under this section must sign the application and the parcel map indicating the person's consent to the project.

(b) An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing ~~of any incompleteness~~ with a complete and detailed list of deficiencies within 30 days after the application is submitted.

(c) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the Code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

SECTION 118. Section 9965.03 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.03. APPROVAL.

(a) An application for a parcel map for an urban lot split is approved or denied ministerially, by the planning director, without discretionary review.

(b) A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this section. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and easements. The tentative parcel map expires three months after approval.

(c) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

(d) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Code.

(e) The City shall either approve or deny the application within 60 days, unless the applicant requests a delay, in which event the 60-day time period shall be tolled for the period of the delay.

(f) If an application for the creation of a urban lot split is denied, the City shall provide a complete list of deficiencies and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments shall be provided to the applicant within the 60-day time period from the date the city receives a complete application.

(g) Any preliminary review, preliminary inquiry, or consultation or staff meeting shall not

be constituted as an application review.

SECTION 119. Section 9965.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.04. REQUIREMENTS.

An urban lot split must satisfy each of the following requirements:

(a) Map Act Compliance.

(1) The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Government Code Section 66410 et seq., "SMA") and implementing requirements in this Code, except as otherwise expressly provided in this section.

(2) If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:

(i) The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including, but not limited to, an action for damages or to void the deed, sale, or contract.

(ii) The City has all the remedies available to it under the SMA, including, but not limited to, the following:

(A) An action to enjoin any attempt to sell, lease, or finance the property.

(B) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(C) Criminal prosecution, punishable by imprisonment in County Jail or State prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(D) Record a notice of violation.

(E) Withhold any or all future permits and approvals.

(3) Notwithstanding Section 66411.1 of the SMA, no dedication of rights-of-way or construction of off-site improvements is required for an urban lot split.

(b) Zone. The lot to be split is in a subzone of the single-family residential zone (R-1).

(c) Lot Location.

(1) The lot to be split is not located on a site that is any of the following:

(i) Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

(ii) A wetland.

(iii) Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

(iv) A hazardous waste site that has not been cleared for residential use.

(v) Within a delineated earthquake fault zone, unless all development on

the site complies with applicable seismic protection building code standards.

(vi) Within a 100 year flood hazard area, unless the site has either:

(A) Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

(B) Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

(vii) Within a regulatory floodway, unless all development on the site has received a no-rise certification.

(viii) Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

(ix) Habitat for protected species.

(x) Land under conservation easement.

(2) The purpose of subsection (c)(1) above is merely to summarize the requirements of Government Code Sections **65913.4(a)(6)(B)–(K)**. (See Government Code Section **66411.7(a)(3)(C)**.)

(3) The applicant must provide evidence that the requirements of Government Code Sections **65913.4(a)(6)(B)–(K)** are satisfied.

(d) Not Historic. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(e) No Prior Urban Lot Split.

(1) The lot to be split was not established through a prior urban lot split.

(2) The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner. "Any person acting in concert with the owner" here includes any third party that coordinates or assists the owners of two adjacent lots with their respective urban lot splits.

(f) No Impact on Protected Housing.

(1) The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

(i) Housing that is income-restricted for households of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

(iii) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Government Code Sections7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(iv) Housing that has been occupied by a tenant in the last three years.

(2) As part of the urban lot split application, the applicant and the owner of a property must provide a sworn statement by affidavit representing and warranting that subsection (f)(1) above is satisfied.

(i) The sworn statement must state that:

(A) No housing that is income-restricted for households of moderate, low, or very low income will be demolished or altered.

(B) No housing that is subject to any form of rent or price control will be demolished or altered.

(C) No housing that has been withdrawn from rental or lease under the Ellis Act at any time in the last 15 years will be demolished or altered.

(D) No housing that has been occupied by a tenant in the last three years will be demolished or altered.

(ii) The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including, but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(g) Lot Size.

(1) The lot to be split must be at least 2,400 square feet.

(2) The resulting lots must each be at least 1,200 square feet.

(3) Each of the resulting lots must be between 60% and 40% of the original lot area.

(h) Easements.

(1) The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

(2) Each easement must be shown on the tentative parcel map.

(3) Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subsection (b) above.

(4) If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

(i) Lot Access.

(1) Each resulting lot must adjoin the public right-of-way.

(2) Each resulting lot must have a frontage on the public right-of-way of at least ~~12.5 feet~~ ten (10) feet in width. Each lot must accommodate a driveway in compliance with the driveway requirements of the underlying zone.

(j) Unit Standards.

(1) Quantity. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under Section 9414 of this Code, an ADU, or a JADU.

(2) Unit Size.

(i) Residential development shall comply with the objective unit size standards that apply uniformly to all residential development within the underlying zone pursuant to Downey Municipal Code Section 9312.08. Units must be allowed to be at least 800 square feet.

~~**(ii)** The total floor area of each primary dwelling that is developed on a resulting lot must be:~~

~~**(A)** Less than or equal to 800; and~~

~~**(B)** More than 500 square feet.~~

~~**(iii)** A primary dwelling that was legally established prior to the urban lot split and that is larger than 800 square feet is limited to the lawful floor area at the time of the urban lot split. It may not be expanded.~~

~~**(iv)** A primary dwelling that was legally established prior to the urban lot split and that is smaller than 800 square feet may be expanded to 800 square feet after the urban lot split.~~

(3) Height Restrictions.

(i) Maximum building height for a dwelling unit on a lot created by an urban lot split shall be governed by underlying zone pursuant to Downey Municipal Code Section 9312.08. ~~On a resulting lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.~~

~~**(ii)** Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor; no balcony deck or other portion of the second story may project into the stepback.~~

~~**(iii)** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.~~

(4) Lot Coverage. A maximum lot coverage of 45% is permitted. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

~~**(5) Open Space.** Open space in the amount of 300 square feet per unit shall be provided with a minimum dimension of 10 feet. The required open space shall be one consecutive area and shall not include setbacks. This open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.~~

(5) ~~**(6)**~~ **Setbacks.**

(i) Generally. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

(ii) Exceptions. Notwithstanding subsection (j)(~~6~~5)(i) above:

(A) Existing Structures. No setback is required for an existing

legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

(B) ~~Eight hundred Square Feet;~~ Four Foot Side and Rear. ~~The setbacks imposed by the underlying zone must yield to the minimum extend necessary of the R-1 setback to avoid physically precluding the construction of two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.~~ For all new construction not included within the subsection (A) above, a minimum of 4-foot setback from rear and side property lines is required.

(iii) Front Setback Area. ~~Notwithstanding any other part of this Code, dwellings that are constructed after an urban lot split must be at least 25 feet from the front property lines. The front setback areas must:~~ The front setback area must conform to the underlying zone, including 2nd-story setbacks, per Section 9312.08

~~**(A)** Be kept free from all structures greater than three feet high;~~

~~**(B)** Be fully landscaped, except approved walkways and driveways, with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;~~

~~**(C)** Allow for vehicular and fire-safety access to the front structure.~~

(6) ~~(7)~~ Parking. Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one off-street parking space, within a garage, per unit unless one of the following applies:

(i) The lot is located within ½ mile walking distance of either

(A) A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

(B) A site that contains:

a. An existing rail or bus rapid transit station,

b. A ferry terminal served by either a bus or rail transit service, or

c. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

(ii) The site is located within one block of a car-share vehicle location.

(7) ~~(8)~~ Architecture.

(i) If there is a legal primary dwelling on the lot that was established before the urban lot split, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch and be consistent with Section 9312.08. ~~The dominant roof slope is the slope shared by the largest portion of the roof.~~

(ii) If there is no legal primary dwelling on the lot before the urban lot split, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iii) All residential development within an R-1 zone is subject to the objective architectural guidelines provided in Chapter 3 of this Municipal Code. The objective design guidelines checklist must be utilized in the design of any new residential development in the R-1 zones.

(iv) All exterior lighting must be limited to down-lights and comply with the outdoor lighting per Downey Municipal Code Section 9520.06.

~~**(v)** No window or door of a dwelling that is constructed on the lot after the urban lot split may have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.~~

~~**(vi)** If a dwelling is constructed on a lot after an urban lot split and any portion of the dwelling is less than 30 feet from a property line that is not a public right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.~~

(8) ~~(9)~~ Landscaping.

~~**(i)** Tree Removal~~

~~**(A)** No mature tree may be removed on a lot with any development under this chapter unless removal is necessary to constructing a dwelling unit that must be allowed under State law.~~

~~**(B)** "Mature tree" means a tree with a diameter of six inches or more or a height of eight feet or taller.~~

~~**(C)** A tree may only be removed under subsection (j)(9)(i)(A) above if it is replaced with at least two mature trees of the same type and with a trunk diameter that is the same or larger than that of the removed tree.~~

~~**(D)** If a certified arborist determines that there is not space on the lot for a replacement tree that is required under subsection (j)(9)(i)(C) above, the owner may pay the replacement cost of the tree, as determined by the City's tree-replacement cost schedule.~~

(i) Landscaping shall be in compliance with DMC Section 9520.04. ~~Evergreen landscape screening must be planted and maintained between each dwelling and adjacent lots (but not rights-of-way) as follows:~~

~~**(A)** At least one 15 gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every 10 linear feet of exterior wall.~~

~~**(B)** Plant specimens must be at least six feet tall when installed. As an alternative, a solid fence of at least six feet in height may be installed.~~

~~**(C)** All landscaping must be drought-tolerant.~~

~~**(D)** All landscaping must be from the City's approved plant list.~~

(9) ~~**(10)**~~ **Nonconforming Conditions.** An urban lot split is approved without requiring a legal nonconforming zoning condition to be corrected.

(10) ~~**(11)**~~ **Utilities.**

(i) Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

(ii) Notwithstanding subsection (j)(10~~11~~)(i) above, a primary dwelling unit may have a direct utility connection to an on-site wastewater treatment system in accordance with this paragraph and the City's code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an on-site wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

(iii) All utilities must be underground.

(11) ~~**(12)**~~ **Building and Safety.** All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

(k) Fire-Hazard Mitigation Measures.

(1) A lot in a very high fire hazard severity zone must comply with each of the following fire-hazard mitigation measures:

(i) It must have direct access to a public right-of-way with a paved street with a width of at least 40 feet. The public right-of-way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

(ii) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

(iii) All enclosed structures on the site must have fire sprinklers.

(iv) All sides of all dwellings on the site must be within a 150 foot hose-pull distance from either the public right-of-way or of an on-site fire hydrant or standpipe.

(v) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

(2) Prior to submitting an application for an urban lot split, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this subsection. The City or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the City's costs for inspection. Failure to pay is grounds for denying the application.

(l) Separate Conveyance.

(1) Within a Resulting Lot.

(i) Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.

(ii) Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.

(iii) All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.

(iv) No timeshare, as defined by State law or this Code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time.

(2) Between Resulting Lots. Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

(m) Regulation of Uses.

(1) Residential-Only. No nonresidential use is permitted on any lot created by urban lot split.

(2) No STRs. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than 30 days.

(3) Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved.

~~**(n) Notice of Construction.**~~

~~**(1)** At least 30 business days before starting any construction of a structure on a lot created by an urban lot split, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:~~

~~**(i)** Notice that construction has been authorized,~~

~~**(ii)** The anticipated start and end dates for construction,~~

~~**(iii)** The hours of construction,~~

~~**(iv)** Contact information for the project manager (for construction-related complaints), and~~

~~**(v)** Contact information for the Building and Safety Department.~~

~~**(2)** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under State law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.~~

(n) ~~**(o)**~~ **Deed Restriction.** The owner must record a deed restriction on each lot that results from the urban lot split, on a form approved by the City, that does each of the following:

(4) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(5) Expressly prohibits any nonresidential use of the lots created by the urban lot split.

(6) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

(7) States that:

(i) The lot is formed by an urban lot split and is therefore subject to the City's urban lot-split regulations, including all applicable limits on dwelling size and development.

(ii) Development on the lot is limited to development of residential units under this section and Section 9312.08 of this Code, except as required by State law.

SECTION 120. Section 9965.05 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.05. SPECIFIC ADVERSE IMPACTS.

(a) Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety ~~or on the physical environment~~ and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(b) "Specific adverse impact" has the same meaning as in Government Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or General Plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

(c) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

SECTION 121. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

SECTION 122. The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this ___th day of May, 2026.

Claudia M. Frometa, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Ordinance No. 26-_____ was introduced at a Regular Meeting of the City Council of the City of Downey held on the ____ day of _____, 2026, and adopted at a regular meeting of the City Council of the City of Downey held on the day of _____, by the following vote, to wit:

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

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

MARIA ALICIA DUARTE, CMC
City Clerk

RESOLUTION NO. 26-4063

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE AN ORDINANCE OF THE CITY COUNCIL OF AN ORDINANCE AMENDING VARIOUS SECTIONS OF ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO APPLICATION AND PROJECT REVIEW AUTHORITY, PROCEDURES AND CLARIFICATIONS TO IMPROVE CODE CLARITY, STREAMLINE PROJECT REVIEWS, ENSURE CONSISTENCY WITH STATE LAW, AND REVISIONS TO DEFINITIONS, RESIDENTIAL DEVELOPMENT STANDARDS, CONSTRUCTION NOISE LIMITATION, AND OTHER DEVELOPMENT STANDARDS, AS WELL AS ADDITIONAL NON-SUBSTANTIVE CLEAN-UP EDITS. (PLN-26-00019)

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

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

A. The Community Development Department routinely reviews the City's Land Use ordinances and regulations to incorporate best practices and changes in state law, and address community needs.

B. Following the most recent review, City Staff has identified a number of municipal code amendments and additions that are necessary to ensure clear, uniform, and legally consistent regulations. The proposed changes and additions will enable the City to implement a more streamlined regulatory framework that also protects the health, safety, and welfare of the public.

C. For these reasons, amendments to Article IX of the Downey Municipal Code (Land Use) are proposed in the areas relating to application and project review authority, procedures and clarifications to improve code clarity, streamline project reviews, ensure consistency with state law, and revisions to definitions, residential development standards, construction noise limitation, and other development standards, as well as additional non-substantive clean-up edits.

D. The proposed amendments to the Downey Municipal Code (DMC) support the objectives and policies of the City's General Plan.

E. On April 16, 2026, a notice of the public hearing to consider an amendment to Article IX (Land Use) of the Downey Municipal Code was published in the Downey Patriot.

F. The Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to adopt this Resolution recommending approval by the City Council of the amendments to Article IX (Land Use) of the Downey Municipal Code contained in the proposed Ordinance attached hereto as Exhibit A.

SECTION 2. The Planning Commission has determined that the proposed ordinance is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15061(b)(3), the "common sense" exemption, where it can be seen with certainty there is no possibility that the ordinance will have a significant effect on the environment.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The proposed code amendment will correct typographical and grammatical errors. Additionally, the proposed amendments would bring the City's zoning Code into compliance with current state law, and streamline the development review process while protecting the public health, safety, and general welfare.

B. The proposed amendment is in general conformance with the General Plan. General Plan Policy 1.3.2 states, "Monitor and address changes in land use trends," which is implemented with General Plan Program 1.3.2.2, which states, "Adjust the codes, policies, and regulations in response to changes in land use trends." This amendment is consistent with the aforementioned General Plan policy and program since the clean-up actions will keep the code current by updating certain definitions, updating the Zoning Code to be in compliance with the state law, and providing minor clarifications or modifications, while also staying consistent with the General Plan.

SECTION 4. Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby recommends approval by the City Council of an Ordinance approving amendments to Article IX (Land Use) of the Downey Municipal Code, a copy of which is attached hereto as Exhibit A.

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

PASSED, APPROVED AND ADOPTED this 6th day of May 2026.

Carmela M. Uva, Chair,
City Planning Commission

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Downey at a regular meeting thereof, held on the 6th day of May 2026, by the following vote, to wit:

AYES: COMMISSIONERS: Lujan, Guerra, Legaspi, Vice Chair Saikaly, Chair Uva
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

APPROVED AS TO FORM:

John M. Funk
City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Ria D. Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on May 6, 2026.

Ria D. Ioannidis
Recording Secretary

EXHIBIT A

ORDINANCE NO. XX-XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING VARIOUS SECTIONS OF ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO APPLICATION AND PROJECT REVIEW AUTHORITY, PROCEDURES AND CLARIFICATIONS TO IMPROVE CODE CLARITY, STREAMLINE PROJECT REVIEWS, ENSURE CONSISTENCY WITH STATE LAW, AND REVISIONS TO DEFINITIONS, RESIDENTIAL DEVELOPMENT STANDARDS, CONSTRUCTION NOISE LIMITATION, AND OTHER DEVELOPMENT STANDARDS, AS WELL AS ADDITIONAL NON-SUBSTANTIVE CLEAN-UP EDITS

WHEREAS, the City of Downey ("City") is a municipal corporation and charter city, duly organized under the constitution and laws of the State of California; and

WHEREAS, the Community Development Department routinely reviews the City's Land Use ordinances and regulations to incorporate best practices and changes in state law, and address community needs; and

WHEREAS, City Staff has identified a number of municipal code amendments and additions that are necessary to ensure clear, uniform, and legally consistent regulations. The proposed changes and additions will enable the City to implement a more streamlined regulatory framework that also protects the health, safety, and welfare of the public; and

WHEREAS, the proposed amendments to the Downey Municipal Code (DMC) support the objectives and policies of the City's General Plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 6, 2026, where after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, it voted to recommend approval by the City Council of this Ordinance approving various amendments to Article IX (Land Use) of the Downey Municipal Code; and

WHEREAS, on _____, 2026, a notice of public hearing by the City Council to consider this Ordinance was published in the Downey Patriot as a 1/8th page ad in accordance with the requirements of the Downey Municipal Code; and

WHEREAS, the City Council held a duly noticed public hearing on _____, 2026, to consider this Ordinance, where all interested persons were given an opportunity to be heard.

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

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

SECTION 2. The City Council has determined that this ordinance is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15061(b)(3) the "common sense" exemption, where it can be seen with certainty there is no possibility that the ordinance will have a significant effect on the environment.

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

A. The requested amendment is necessary and desirable for the development of the community and is in the interests or furtherance of the public health, safety, and general welfare. The proposed code amendment will correct typographical and grammatical errors. Additionally, the proposed amendments would bring the City's zoning Code into compliance with current state law, and streamline the development review process while protecting the public health, safety, and general welfare.

The proposed amendment is in general conformance with the General Plan. General Plan Policy 1.3.2 states, "Monitor and address changes in land use trends," which is implemented with General Plan Program 1.3.2.2, which states, "Adjust the codes, policies, and regulations in response to changes in land use trends." This amendment is consistent with the aforementioned General Plan policy and program since the clean-up actions will keep the code current by updating certain definitions, updating the Zoning Code to be in compliance with the state law, and providing minor clarifications or modifications, while also staying consistent with the General Plan.

SECTION 4. Section 9112.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9112.02. ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR AUTHORITY.

The ~~City Planner~~ Community Development Director (or his/her designee hereinafter "Director") shall be appointed by the City Manager and shall have the following duties, responsibilities, and authority for this article, as well as other duties, responsibilities, and authority prescribed for the ~~City Planner~~ Director under other laws and ordinances, City regulations, and administrative provisions:

(a) The ~~City Planner~~ Director shall have the authority and responsibilities described and illustrated in Chapter 8 and anywhere else the ~~City Planner~~ Director is identified within the Downey Municipal Code.

(b) The ~~City Planner~~ Director's authority and responsibility may be delegated through deputies or assistants appointed by the ~~City Planner~~ Director for such purpose. Therefore, any time the term "~~City Planner~~ Director" is used in this article, it shall mean "~~City Planner~~ Director or designee."

(c) The ~~City Planner~~ Director shall be responsible for determining the applicable section of this article that applies when separate provisions of this article appear to be in conflict or where other ambiguity arises regarding the definitions, standards, and regulations of this article or the Zoning Map.

(d) The ~~City Planner~~ Director shall render interpretations as deemed necessary to clarify and carry out the purposes and regulations of the article, as more particularly set forth in Section 9116 of this Chapter.

(e) The ~~City Planner~~ Director shall investigate and submit to the Commission and/or Council, as applicable, their findings on appeals where it is alleged there is an error or abuse of discretion in any order, requirement, decision, or determination made during the administration of this article.

SECTION 5. Section 9112.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9112.04. PLANNING COMMISSION AUTHORITY.

~~The Commission's~~ The Planning Commission's (hereinafter "Commission") authority is derived from Article IX of The Charter of the City of Downey. With respect to this article, the Commission shall have the authority and responsibilities described and illustrated in Chapter 8 of this article and anywhere else the Commission is identified within the City of Downey Municipal Code. The Commission's primary functions are to:

(a) Review certain applications and forward recommendations to the Council.

(b) Hear and decide appeals of the ~~City Planner~~ Director or Administrative Official decisions.

(c) In certain instances (see Chapter 8), the Commission has the authority to approve, approve with conditions or modifications, or deny certain applications as identified in Chapter 8.

SECTION 6. Section 9116 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9116. INTERPRETATION OF REGULATIONS

(a) Interpretation as Minimum Requirements. The provisions of this article are held to be the minimum development requirements. The Commission or Council may require stricter standards for the promotion of the public health, safety, comfort, convenience, and general welfare, based upon the specific facts and circumstances of particular development projects.

(b) Interpretation Duties. If ambiguity arises concerning the content or application of this article, it shall be the duty of the ~~City Planner~~ Director to ascertain all pertinent facts and set forth the findings and interpretation. Unless such finding and interpretation is appealed to the Commission pursuant to Section 9806, the ~~City Planner~~ Director's interpretation shall thereafter govern.

(c) Interpretation of Conflicting Provisions.

(1) When the regulations contained within this article impose greater restrictions upon the use or development of buildings or land than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of the regulations contained within this article shall control.

(2) When the regulations contained within this article impose less restriction upon the use or development of buildings or land than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the more restrictive regulations shall control.

(d) Application to City. The provisions of Article IX shall not apply to or limit the City of Downey, whether the City acts in a governmental or in a proprietary capacity.

SECTION 7. Section 9120 of Article IX of the Downey Municipal Code is hereby amended to read as follows (*new language underlined, deleted language in strikeout*):

§ 9120. DEFINITIONS – GENERAL PROVISIONS.

For the purposes of this article, certain terms used are herewith defined and shall be construed as defined in this chapter, unless otherwise expressly stated or the context clearly indicates a different intention. Words and phrases used in this article that are not specifically defined shall be construed according to the context and approved usage of the language, and as ultimately determined by the ~~City Planner~~ Director.

Words used in the present tense shall include the future and the future tense shall include the present; words in the singular number shall include the plural number and words in the plural number shall include the singular number. Words indicating one gender include the other gender. The words "shall" and "will" are always mandatory. The words "may" and "can" are permissive.

SECTION 8. Section 9126 (“C” Definitions) of Article IX of the Downey Municipal Code is hereby amended to in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Center Line:
A line located in the center of the ultimate right-of-way as established by the City Engineer. In any case in which the ~~City Planner~~ Community Development Director determines this definition is not applicable, the ~~City Planner~~ Director shall designate the centerline.

~~City Planner:~~
~~The head of the Planning Division of the Community Development Department of the City, or designee charged with the responsibility for the interpretation and administration of the Downey Municipal Code~~.

Commercial Recreation:
Any use or development, either public or private, providing amusement, pleasure or sport, diversion, exercises, or other resources affording relaxation and enjoyment. Typical uses may include, but are not limited to: theaters, sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, bingo parlors, golf course, miniature golf courses, ice/roller skating rinks, model courses, shooting galleries, tennis and racquetball courts, amusement centers or arcades, ~~dance studios, health and fitness clubs, boxing gyms, and facilities equipped and used for sports training and conditioning.~~ Excludes adult entertainment facilities, ~~martial arts facilities,~~ and massage therapy establishments.

Commercial Recreation, Minor:
Recreational and instructional uses including, but not limited to, art, crafts, martial arts, pilates, or yoga. Martial arts shall be specific to any of the traditional forms of self-defense or combat that utilizes physical skill and coordination, such as, but not limited to, karate, aikido, judo, tai chi, kung fu, jiu-jitsu, and krav maga. Other uses may include podcast recording studios, non-gambling card or board games, dance studios, health and fitness clubs, boxing gyms, and facilities equipped and use for sports training and conditioning. ~~Martial arts excludes boxing gyms and similar facilities that are equipped and used for training and conditioning~~.

Community Development Director or “Director":
The head of the Community Development Department of the City, or designee charged with the responsibility for the interpretation and administration of the Downey Municipal Code.

SECTION 9. Section 9128 (“D” Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Decorative Masonry Wall:
A masonry wall ~~incorporating~~ designed with architectural relief, including changes in plane, texture, and/or pattern, to avoid ~~from~~ a flat surface.

Density Bonus Program Guidelines:

Guidelines maintained by the Community Development Department ~~adopted by resolution of the City~~ that outline the criteria and procedures for implementing density bonuses or other regulations in accordance with State Law and this article.

Design Guidelines:
A toolbox of a broad range of design approaches that assists project proponents and their design teams in reaching compliance with the Zoning Code maintained by the Community Development Department.

Development Plan:
A plan for the development and use of a specified parcel or tract of real estate, illustrated by a plat showing the boundaries of such parcel or tract; the location, size, height, and use of all structures; the locations of all vehicular and pedestrian ways, both public and private; all landscaped areas; easements, dedications; and further explained by such specifications, conditions, and limitations as may be imprinted on the plat or described in a supplement.

SECTION 10. Section 9144 ("L" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows (*new language underlined, deleted language in strikeout*):

Lot, Corner:
A lot situated at the intersection of two or more streets that has an interior angle of intersection of not more than 135 degrees (see Figure 9.1.6). The front yard of the corner lot shall adjoin the shortest street property line. Where street property lines are substantially the same length, the ~~City Planner~~ Community Development Director shall determine the location of the front yard.

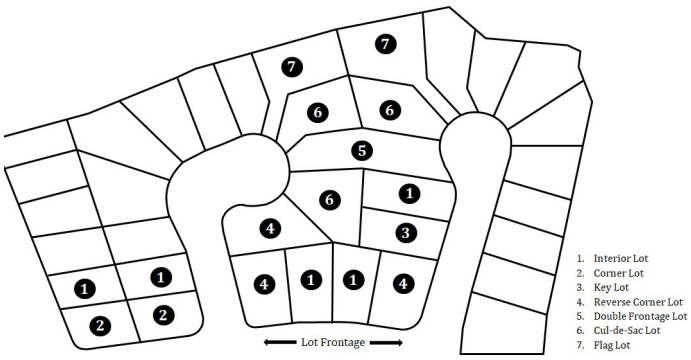


Figure 9.1.6. Lot Types

SECTION 11. Section 9156 ("R" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

Recreational ~~Vehicle~~ Equipment:
A vehicle, vessel, or equipment designed for recreational, travel, or camping use, including units that are motorized or designed to be towed or transported, and not intended for permanent habitation. Recreational equipment includes, but is not limited to: (1) Recreational vehicles (RVs) such as motorhomes, camper vans, travel trailers, fifth-wheel trailers, and truck campers (2) Boats and watercraft such as motorized or non-motorized vessels designed for navigation on water (3) Trailers such as utility trailers, cargo trailers, boat trailers, and similar equipment used for transporting recreational gear (4) Other

similar equipment such as all-terrain vehicles, utility terrain vehicles, dune buggies, and personal watercraft when stored on trailers. ~~camp car, truck pickup camper, truck-mounted camper, converted bus or van, motor home, travel trailer, tent trailer, or boat designed for human habitation for recreational or emergency occupancy, with a living area of less than 500 square feet, excluding built-in equipment, such as wardrobes, closets, cabinets, kitchen units, baths, bathrooms, and driver's areas, which vehicle may be moved upon the public highway without a special permit or chauffeur's license. Recreational vehicle shall also include boats, boat trailers, dune buggies, and off-road vehicles~~.

Recreational ~~Vehicle~~ Equipment Storage Lot:
Any area or tract of land where one or more lots are rented, leased, or held out for rent or lease to owners or users of recreational ~~vehicles or tents used for travel or recreational purposes~~ equipment ~~and which are occupied on a temporary and transient basis~~.

Residential Care Facility, Large:
Same as a small residential care facility, but serving seven to 14 persons ~~under the age of 18 years or over the age of 60 or for persons~~ who have a disability as defined herein.

Residential Care Facility, Small:
Residential facilities approved and licensed by the State in a single-family dwelling in which group care, supervision and/or assistance are provided for a maximum of six persons ~~under the age of 18 years or over the age of 60 or for persons~~ who have a disability as defined herein. Excludes family day care, foster care or any medical services, including nursing services, beyond that required by the residents of the facility for sustaining the activities of daily living. Examples of residential care facilities include, but are not limited to, facilities for the following:

(a) Developmentally or mentally disabled;

(b) Substance abuse recovery;

(c) Dependent and neglected children;

(d) Physically disabled; or

(e) Wards of the court.

Roof, Flat:
A roof nearly horizontal and level in appearance, with only sufficient slope to facilitate drainage, and generally not exceeding a pitch of 2:12 (see Figure 9.1.12).

SECTION 12. Section 9158 ("S" Definitions) of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

Senior Citizen:
A person 62 years of age or older or, a person 55 years of age or older in a senior citizen housing development ~~of at least 150 dwelling units, a person 55 years of age or older~~.

Shopping Center, Major-Regional:
A group of commercial establishments planned, developed, owned, or managed as a unit consisting of not less than 20 acres; related in location, size, and type of shops to the trade area that the unit serves~~; and providing on-site parking in definite relationship to the types and sizes of stores~~.

Short-Term Rental:
The rental, ~~or~~ lease, or other occupancy of a dwelling unit for a period of 30 consecutive days or less including arrangement, agreement, or listing that advertises, offers, or provides such occupancy, whether or not compensation is provided.

Sign, Abandoned:
Any sign or support structure which for a period of 180 days has been unused and which no longer fulfills the purpose for which it was legally constructed.

Sign, Illegal:
Any sign installed, modified, or constructed without proper approval and/or permits as required by this article and/or any nonconforming sign that has exceeded its authorized amortization period.

Sign, Marquee:
Any sign attached to, integrated into, or displayed on ~~to~~ a marquee, canopy, or permanent roof-like projection extending from a building and typically located over a building entrance.

Sign, Monument:
A ~~low-profile~~ freestanding, ground mounted sign, ~~which is an integral part of a landscaping plan,~~ generally located between a building or street setback line and a street property line, for identification of on-site uses ~~purposes~~, and having a solid base support.

Sign, Primary:
One wall sign, generally mounted on the front façade or front fascia of a business, to identify its name or service rendered.

Sign, Projecting:
A sign mounted on a building ~~wall~~ and extending outward, in which the sign ~~fascia~~ face is not parallel to the building façade or façade fascia.

Site Plan Review:
~~An administrative~~ A quasi-judicial process conducted in accordance with Section 9820.

Site Plan Review, Minor:
An administrative process conducted in accordance with Section 9814.

Special Event:
A temporary outdoor use that extends beyond the normal uses and standards allowed by this article. Special events may include, but are not limited to art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals, special auto sales, grand openings, festivals, ~~home exhibitions,~~ and church bazaars. Commercial Motion Picture and Television Production Filming shall be subject to Chapter 10.

SECTION 13. Section 9204 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9204. ENFORCEMENT.

The ~~City Planner~~ Director and such other persons as may be designated by the City Manager are hereby designated as the enforcing agents of this article. If the enforcing agents find that any of the provisions of this article are being violated, they shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and

ordering the action necessary to correct it. The enforcing agent shall order the discontinuance of illegal uses of land, buildings, or structures; the removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; the discontinuance of any illegal work being done; or shall take any other action authorized by this article to ensure compliance with, or to prevent the violation of, its provisions. All other administrative officials and employees of the City otherwise charged with the enforcement of laws are responsible for enforcing the provisions of this article.

SECTION 14. Section 9208 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9208. PERMIT PROCEDURES.

(a) No building permit, certificate of occupancy, or business license shall be issued for the erection, alteration, or use of any structure, or part thereof, or for the use of any land which is not in accordance with all the provisions of this article. Any permit or license issued contrary to the provisions of this article shall be void and of no effect.

(b) Where any use or development exists in violation of this article, the City shall not issue any permit, building permit, certificate of occupancy, or business license unless to remedy such violation. As determined by the ~~City Planner~~ Director, violations of this article must be satisfactorily remedied to conform to all provisions of this article prior to the issuance of any new permits on said property.

(c) Building permits shall be issued on the basis of plans and applications approved by the ~~City Planner~~ Director authorizing only the use and arrangement set forth in such approved plans and applications, and any other use, arrangement, or construction at variance with that authorized shall be deemed a violation of this article and punishable as provided in this article.

Permit procedures are described in Chapter 8 – Administration.

SECTION 15. Section 9210 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9210. CERTIFICATES OF OCCUPANCY.

(a) **For the Use of Buildings and for Structures.** No building or structure hereafter erected, moved, enlarged, or altered shall be occupied, used, or changed in use until after a final inspection and/or certificate of occupancy has been reviewed by the ~~City Planner~~ Director and issued by the Building Official. ~~Such certificates shall be applied for coincident with the application for a building permit.~~ Such final inspection and/or certificate~~s~~ shall be issued only after such building, enlargement, or alteration has been completed in conformity with the provisions of this article, with approved site plans and required conditions (when these apply), and when the proposed use also conforms to this article and required conditions (when these apply).

(b) **For the Use of Land.** A certificate of occupancy shall be issued before any vacant land is hereafter used or before an existing use of land is changed ~~for other than agricultural purposes~~ provided such use is in conformity with the provisions of this article. The ~~City Planner~~ Director may require the submittal of ~~site~~ plans for review in accordance with Section 9820 of this article for a requested change in the use of land to determine compliance with this article.

(c) **Contents of Certificates of Occupancy.** Certificates of occupancy shall state that

the building or proposed use of a building or land has complied with all laws and ordinances, including the provisions of this article, and with approved site plans and any conditions required by this article relating to the proposed building or use.

(d) Records. A record of all certificates of occupancy shall be kept ~~on file in the office of~~ by the Building Official, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the subject building, use or land.

SECTION 16. Section 9216 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9216. INTERPRETATION AND ENFORCEMENT PROCEDURES.

The intent of this article is that all questions of interpretation and enforcement shall be first presented to the ~~City Planner~~ Director and, after appropriate administrative review, may be presented to the Commission on appeal. A written copy of all interpretations shall be kept in the office of the ~~City Planner~~ Director.

SECTION 17. Section 9306 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9306. INTERPRETATION OF ZONE BOUNDARIES.

Where uncertainty exists as to the boundaries of any zone shown on the Official Zoning Map, the following rules shall apply:

(a) Where zone boundaries are indicated as approximately following street lines, alley lines, or lot lines, or extensions thereof, such lines shall be construed to be such boundaries.

(b) Where the zone boundary line follows a railroad right-of-way, such zone boundary line shall be construed, unless otherwise indicated, to be located midway between the main tracks of such railroad right-of-way.

(c) Where the zone boundary line follows a stream or other water channel, such zone boundary line shall be construed, unless otherwise indicated, to be located at the limits of the jurisdiction of the City.

(d) Where the zone boundary divides a lot, the location of such boundary line, unless indicated by dimensions, shall be determined by use of the scale appearing on the Official Zoning Map. ~~The Commission shall use Section 9830 of this article as a guide in its determination.~~

(e) Where zone boundary lines are so indicated that they are approximately parallel to the center lines or street lines of streets, such zone boundary lines shall be construed as being parallel thereto and at such distance therefrom as indicated. If no distance is given, such dimension shall be determined by the use of the scale shown on the Official Zoning Map.

(f) Where any public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the zone classification of the property to which it reverts.

(g) Where uncertainties exist, the ~~City Planner~~ Director may determine the location of the zone boundary line, applying the rules stated in this section wherever applicable and the Director may refer to the Commission an application for interpretation in accordance with the provisions established by this chapter.

SECTION 18. Section 9312.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9312.06. RESIDENTIAL ZONES USE REGULATIONS.

(a) Table 9.3.2 identifies the uses permitted in each Residential Zone. If a use is not specifically listed on the table then said use shall be deemed as Not Permitted.

(b) Uses that require a Conditional Use Permit are subject to the review requirements and conditions contained in Section **9824**.

(c) The "notes and exceptions" column of Table 9.3.2 indicates more precisely the use regulations for specific uses or operating characteristics. The notes and exceptions must be reviewed in conjunction with the other information for the class of use.

(d) Certain permitted uses and uses requiring a Conditional Use Permit may be subject to special conditions regarding location, operation, or the design of the use. The sections of this article governing these uses are identified in the "notes and exceptions" column of Table 9.3.2.

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Residential					
Accessory dwelling units	P	P	P	P	Subject to Section 9414
Apartments	NP	P	P	NP	
Condominiums	NP	P	P	P	
Conversion of buildings to multiple ownership	NP	NP	C	C	Subject to Section 9510
Duplex dwellings	NP	P	P	P	~~Site Plan Review is required for R-3 and R-3-O~~ Requires Minor Site Plan Review subject to Section 9814 in the R-3 and R-3O zones
Family day care home, child –~~l~~Large (9-14 children) –~~s~~ Small (8 or fewer children)	 P P	 P P	 P P	 P P	 Allowed as provided in California Health & Safety Code §1597.45
Home occupations	P	P	P	P	Subject to Section 9408
Junior accessory dwelling units	NP	NP	NP	NP	
Mobile homes/manufactured home parks	C	C	C	C	
Multi-family dwellings	NP	NP	P	P	

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Prefabricated housing	P	P	P	P	Requires Site Plan Review subject to Section 9820
Rooming house	NP	NP	C	NP	
Residential care facility					
large (7-14)	C	C	C	C	
small (6 or fewer)	P	P	P	P	
Senior citizen housing development	NP	NP	P	P	Subject to Section 9418
Single-family dwellings (detached)	P	P[a]	P[a]	P[a]	Detached single-family dwellings only
Single resident occupancy	NP	NP	C	NP	Subject to Section 9430.06
Special events	P	P	P	P	Subject to Section 9420
Townhomes	NP	P	P	P	
Transitional/supportive housing	P	P	P	P	Subject to Section 9430.06
Two-unit ~~project~~ Development	P	NP	NP	NP	Subject to Section 9312.08(c) and Section 9965
Public					
Utility distribution stations	C	C	C	C	
Parks and recreational facilities	C	C	C	C	
Public utilities	C	C	C	C	Both publicly and privately owned, providing direct service to the neighborhood
Religious, fraternal, or service organizations	NP	NP	C	C	Includes churches, synagogues, temples, monasteries, and other places of religious worship and other fraternal and community organizations
Schools					
public	P	P	P	P	Includes elementary, middle or junior,
private	C	C	C	C	and high schools only
Daycare/preschool	NP	NP	C	C	Non-residentially improved properties only
Accessory Uses and Structures					
Accessory living quarters	P	P	P	P	

Residential Zones Use Regulations					
Use	**R-1 (all lot sizes)**	**R-2**	**R-3**	**R-3-O**	**Notes and Exceptions**
Domestic animals	P	P	P	P	Subject to Section 9514
Parking - surface and structure	NP	NP	C	C	
Small wind energy systems	C	C	C	C	
Temporary trailer	P	P	P	P	1 trailer used as a temporary residence during construction of a permanent residence on the same lot with current building permit and limited to a maximum of one 6-month period
Wireless communication facilities	C~~c~~[b]	C~~c~~[b]	C	C	Subject to Section 9426

P = Permitted

NP = Not Permitted

C = Conditional Use Permit required (subject to Section 9824)

a Shall be developed to the R-1 5,000 development standards

~~b Minor Conditional Use Permit (subject to Section 9814)~~

~~c~~b Non-residentially improved properties only

SECTION 19 . Section 9312.08 (Residential Zones Property Standards) of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout*):

§ 9312.08. RESIDENTIAL ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Tables 9.3.3 and 9.3.4 identify the development standards for all of the Residential Zones.

Table 9.3.3. R-1 Zone Property Development Standards					
	Zone				
Development Standard	**R-1 – 5,000**	**R-1 – 6,000**	**R-1 – 7,500**	**R-1 – 8,500**	**R-1 – 10,000**
Lot area - minimum (sq. ft.)	5,000	6,000	7,500	8,500	10,000
Lot width - minimum (feet)	50′	50′	60′	65′	70′

Lot depth - minimum (feet)	Lot depths shall be within 10% the average depth of the two abutting R-1 lots on both sides of the subject lot located on the same side of the street. Corner lots shall be within 10% the average depth of the adjoining two R-1 lots along the common front yard frontage.
Floor area ratio – maximum [a]	0.45
Lot coverage – maximum	45%
Building height - maximum (feet)[b]	
main building	28′
accessory building	12′
Front setback (1st floor) - minimum (feet) [c, d]	20′
2nd floor front setback – minimum (feet)[i]	At the 2nd story façade facing a front yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a front yard. Any additional portions of a 2nd floor facing a front yard shall be set back a minimum of 5 feet from the 1st floor façade.
Rear setback - minimum (feet) [d]	20′
Side setback (1st floor) - minimum (feet) [e, f]	Ten percent lot width, but not less than 5 feet and not to exceed 14 feet
2nd floor side setback - minimum (feet) [i]	At the 2nd story façade facing a side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a side yard. Any additional portions of a 2nd floor facing a side yard shall be set back a minimum of 5 feet from the 1st floor façade.
Street side setback (1st floor) - minimum (feet) [d]	10′
2nd floor street side setback - minimum (feet) [i]	At the 2nd story façade facing a street side yard, the maximum width of the 2nd floor façade aligned with the 1st floor façade directly below shall be no greater than 40% of the entirety of the 1st floor façade facing a street side yard. Any additional portions of a 2nd floor facing a street side yard shall be set back a minimum of 5 feet from the 1st floor façade.
Dwelling unit size - minimum (sq. ft.) [g]	
one bedroom	700
two bedroom	850
three bedroom	1,100
four bedroom	1,300
more than four bedrooms	1,500

Building separation - minimum (feet) [h]	
wall to wall	5 feet
eave to eave	3 feet
Walkway width - maximum (feet)	6 feet
Prevailing setbacks	Subject to Section 9534.18
Exceptions to yards, setbacks, and height	Subject to Section 9534
Air conditioning, mechanical roof and utility equipment	Subject to Section 9504
Environmental protection standards	Subject to Section 9516
Graffiti control	Subject to Section 4960 of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section 9520
Nonconforming uses, lots, and structures	Subject to Section 9410
Off-street parking and loading	Subject to Chapter 7
Signs	Subject to Chapter 6
~~Site Plan Review~~	~~Subject to Section 9820~~
Visibility	Subject to Section 9520 and 9534
Wireless Communication Facilities	Subject to Section 9426

Notes:

a Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources, for a maximum FAR of 0.50, in accordance with the provisions of Section 9312.08(b)(2).

b Porch features, such as, but not limited to, entry porches, covered patios, and porte-cocheres, must have a top-of-plate height equal to or less than the first floor top-of-plate height of the main structure, not to exceed 12 feet. Top-of-peak height must be equal to or less than the top-of-peak height of the main structure, not to exceed 16 feet. Slope and pitch must be equal to main structure.

c Unless the property is identified on the prevailing setback map, as adopted by the Commission, in which case the greater of the two setbacks shall apply.

d Garage setbacks are subject to Sections 9710 and 9534.22.

e Any decimal fraction shall be rounded up to the nearest inch.

f 1st floor side yard setbacks may be reduced subject to Section 9534.

g Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

h Building separation for rear detached garages is also subject to back up triangle requirements located in Section 9710.

i The second-floor setback shall be measured from the required setback line whenever the existing side setback does not comply.

Table 9.3.4. R-2, R-3, R-3-O Zone Property Development Standards			
	Zone		
Development Standard	**R-2**	**R-3**	**R-3-O**
Lot area - minimum (sq. ft.)	5,000	10,000	10,000
Lot area per dwelling unit - minimum (sq. ft.)	2,500	1,980 1,815 (for lots greater than 15,000 square feet)	1,980 1,815 (for lots greater than 15,000 square feet)
Lot width - minimum (feet)	50	100	100
Lot depth - minimum (feet)	Lots shall conform to the average depth of adjacent lots		
Lot coverage - maximum (percent)	50	50	50
Building height - maximum (feet) main building	30 feet or two stories, whichever is less	35 feet or three stories, whichever is less[a]	35 feet or three stories, whichever is less[a]
accessory building	12 feet	12 feet	12 feet
Yard setbacks - minimum (feet)			
front	20	15	15
rear	20	see note[b]	see note[b]
Yard setbacks (side) - minimum (feet)			
interior	5	5[c]	5[c]
street	10	7.5	7.5
Dwelling unit size - minimum (sq. ft.)[d, e]			
studio units	NA	500	500
one bedroom	700	600	600
two bedroom	850	800	800

three bedroom	1,100	1,000	1,000
four bedroom	1,300	1,300	1,300
Building separation - minimum (feet)	10	10	10
Main building and detached garage separation - minimum (feet)	5	5	5
Usable open space area per dwelling unit – minimum (sq. ft.)	NA	200	200
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**		
Environmental protection standards	Subject to Section **9516**		
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code		
Landscaping, lighting, and walls	Subject to Section **9520**		
Nonconforming uses, lots, and structures	Subject to Section **9410**		
Off-street parking and loading	Subject to Chapter 7		
Signs	Subject to Chapter 6		
~~Site plan review~~	~~Subject to Section **9820**~~		
Visibility	Subject to Section **9520** and **9534**		
Wireless communication facilities	Subject to Section **9426**		

Notes:

a When abutting R-1 or R-2 zoned property, the variable height requirement shall apply in accordance with Section **9534.24**.

b When the rear yard area abuts an R-1 Zone, the following minimum setbacks are required: 20 feet for a one story building, 30 feet for a two story building, and 46 feet for a three story building. When the rear yard area abuts a fully dedicated public alley, the following minimum setbacks are required: no setback required for a one story building, 10 feet for a two story building, and 26 feet for a three story building. When the rear yard area abuts another R-3 Zone the following minimum setbacks are required: 10 feet for a one story building, 15 feet for a two story building, and 20 feet for a three story building.

c When abutting the R-1 Zone, the minimum setback shall be 10 feet.

d Exclusive of porches, balconies, garages, or other such accessory structures or architectural features.

e Each additional bedroom over four shall be a minimum of 130 square feet.

NA = Not Applicable

(b) General Development Standards.

(1) Residential Uses. No lot, building, or structure shall be used or appear to be used for commercial purposes and shall not involve the conduct of a business nor contain commercial or industrially rated equipment not customarily used in connection with a residential occupancy, nor be used for the storage of vehicles, equipment, or materials not customarily incidental to the residential use.

(2) Alternative Energy FAR Bonus in the R-1 Zone. Single-family dwelling units in the R-1 Zone are eligible for a 0.05 FAR bonus for providing renewable energy sources. The maximum FAR for the R-1 Zone with the renewable energy bonus is 0.50. The renewable energy sources must provide 50% or greater of a parcel's annual energy requirements.

(i) Renewable energy sources include at least one component from (A) and one component from (B) below:

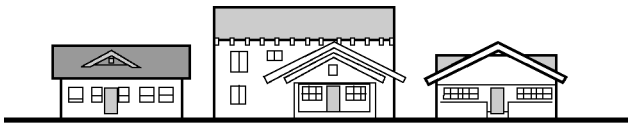
(A) Either solar water heating or tankless water heater; and

(B) On-site solar photovoltaic or small wind energy applications to provide the remaining renewable energy requirement.

(ii) The FAR bonus area shall be incorporated as a one story element in the form of either, but not limited to, a detached accessory building, or incorporation of a front wing, rear wing, side wing, or combination of wings.

(3) Architecture. The architecture and general appearance of the building shall be in keeping with the character of the neighborhood and such as not to be detrimental to the general welfare of the neighborhood in which they are located. For R-1 zoning, all construction shall utilize Design Guidelines for considerations and recommendations regarding characteristic architectural styles and prevailing neighborhood character.

(4) Massing. All residential additions, alterations, and modifications shall to the greatest extent possible, avoid excessive massing of the primary structure, through means of varying rooflines, elevations, and other architectural elements (see Figure 9.3.1). Review and approval of massing of buildings shall be subject to the provisions of Section 9820. For R-1 zoning, see Design Guidelines for considerations and recommendations regarding massing and modulation.



Inappropriate Usage of Mass and Scale.

Appropriate Usage of Mass and Scale.

Figure 9.3.1. Mass and Scale

(5) Multiple-Family Building Placement and Design.

(i) Multiple-family buildings shall be designed and located on the site in a manner that avoids long, continuous building walls or "barracks-like" rows of structures that create a "canyon effect." Where multiple units share a common driveway, parking court, or alley, ample space shall be provided to provide vegetation, i.e., shrubs and trees where feasible. Rows of adjacent garages shall be enhanced by architecturally recessing some or all of the garage doors, adding vegetation, or using some other means to lessen the undesirable visual effect of long unbroken planes of garage doors especially where visible from a public right-of-way (see Figure 9.3.2).

(ii) No multifamily buildings shall exceed 50 feet in any dimension without architectural articulation of the building façade or mass in order to avoid large, unbroken areas.

(iii) Significant wall articulation (i.e., insets, canopies, wing walls, trellises etc.) and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables shall be used to avoid the box-like appearance of long and unbroken façades, flat walls, and roofs of excessive visual prominence.

(iv) Apply the adopted Objective Design Standards (ODS) to new qualifying multi-family development, residential mixed-use development, and additions to multi-family and residential mixed-use development pursuant to any provision of state law which references ODS, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4, as may be amended from time to time.

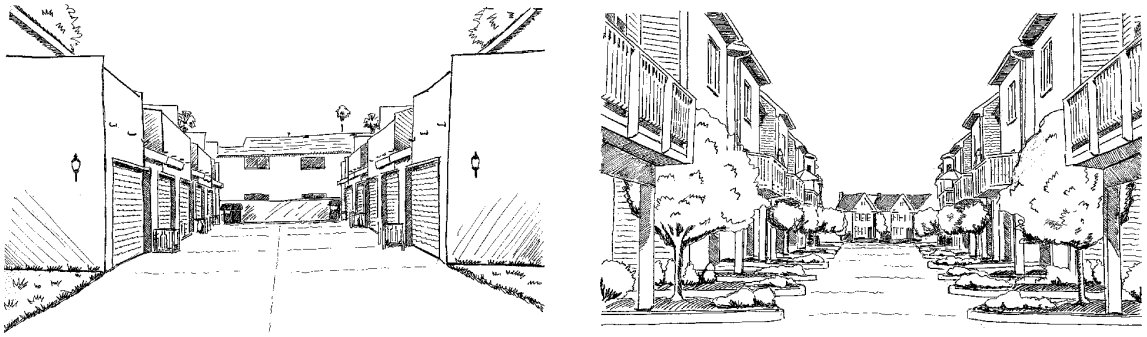


Figure 9.3.2. Building Placement and Design

(6) Landscaping. Landscaping is required in the front, side, street side and rear yards for all areas not covered by an approved driveway or pedestrian walkway, including but not limited to quantity of trees and three tiered system design, pursuant to Section 9520.

(7) Front and Street Side Yards. In all residential zones, the front and street side yards shall be landscaped and maintained in good condition and shall be kept free and clear of all construction and automotive materials and parts, trash, refuse, debris, trash storage receptacles, inoperative motor vehicles,

discarded or broken materials, appliances, junk, equipment, car cover structures or similar materials and shall not be paved except for approved pedestrian walkways, driveways, and patios. Only temporary parking of vehicles pursuant to Section 9710.02(~~h~~o) shall be allowed in the front yard.

(8) Front and Street Side Yards – Maximum Paving (Hardscape).

(i) For properties with a width of 60 feet or greater, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed 40% of the area within the total front setback or street side setback.

(A) An additional 10% of hardscape shall be allowed in the front setback or street side setback, provided permeable paving surfaces are used. Pervious concrete may not be used as permeable paving.

a. A minimum of 50% of the total front setback or street side setback shall remain live vegetation landscape surfaces.

(ii) For properties that are less than 60 feet wide, the total of all paving (hardscape) within the front setback or street side setback, including all driveways and walkways, shall not exceed 50% of the total front setback or street side setback.

(9) Privacy. The following techniques are encouraged in residential zones to maximize privacy between adjacent properties (see Figure 9.3.3).

(i) Offset or stagger windows facing neighbor's windows;

(ii) Use clerestory windows or locate windows high enough in areas with privacy impacts;

(iii) Use translucent glass where appropriate;

(iv) Use landscaping to provide a buffer between properties;

(v) Screen second story balconies and decks from neighboring property by incorporating architectural elements such as opaque balcony railings;

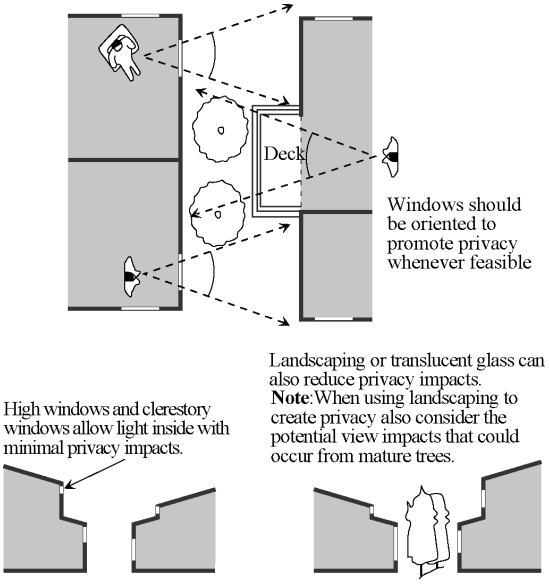
(vi) Locate second-story balconies and decks to avoid direct sight lines into main windows, yards, or patio area of adjacent property;

(vii) Incorporate screening devices such as trellises or awnings to increase privacy where appropriate.

(viii) A window or door of a dwelling may obstruct a direct line of sight to an adjoining residential property through the use of by fencing, landscaping, or privacy glass to provide screening and prevent a direct line of sight.

(ix) Second-story windows should either be clerestory with the bottom of the glass at least six feet above the finished floor, or utilize frosted or obscure glass.

Figure 9.3.3. Privacy Techniques



(10) Usable Open Space.

(i) In the R-3 Zone, every lot shall have not less than 200 square feet of usable open space per dwelling unit. Usable open space for the purposes of this section shall mean a consolidated common open area or recreational facility which is designated and intended to be used for outdoor living and which excludes primary walkways, perimeter landscaping, and required setbacks except the rear yard, and said area shall not have a depth or width of less than 15 feet. No portion of off-street parking spaces; driveways; covered pedestrian access ways; or utility areas such as laundries, clothes drying yards, or trash areas shall constitute usable open space.

(ii) Except for the conditions set forth in Section 9312.08(B)(8)(d), a minimum of 50% of required usable open space shall consist of one or more of the following amenities:

(A) Playgrounds, play equipment, and/or tot lots;

(B) Recreational facilities – fountains, sculptures, etc.;

(C) Swimming pools;

(D) Tennis courts, basketball courts, and similar sports courts;

(E) Recreational building(s)/room(s);

(F) Putting greens;

(G) Game areas;

(H) Picnic/barbecue areas; and

(I) Required common open space in the form of decks located above the first floor may be permitted subject to the review and approval of the Commission.

(iii) The remaining required usable open space may be fulfilled by providing one or more of the following amenities:

(A) Landscaping;

(B) Gardens;

(C) Benches; and

(D) Secondary walkways or walks.

(E) Required common open space in the form of decks located above the first floor may be permitted subject to the review and approval of the Commission.

(iv) Up to one-half of the usable open space for each unit may be provided in a private patio or balcony having direct access from the unit; provided, however, no dimension thereof shall be less than 10 feet with a minimum area of 100 square feet. Apartments having seven units or less may provide all of the required open space within private patios provided no dimension is less than 10 feet with a minimum area of 200 square feet.

(v) Where usable open space abuts driveways, there shall be provided between such recreational area and the abutting driveway a decorative masonry wall or wrought iron fence not less than three feet in height; where abutting parking areas, there shall be a decorative masonry wall or wrought iron fence with a minimum height of five and one-half feet between such recreational area and the parking area.

(vi) Usable open space shall not include any portion of a required yard abutting a street, interior side yard area abutting a main building, off-street parking space, required access, walkway, driveway turn-around area, top roof level of any building, or landscaped area between any accessory buildings, except those portions of any accessory building used for recreational purposes.

(vii) Usable open space, when abutting R-1 or R-2 Zones, shall provide irrigated landscape planter areas not less than five feet in width. Such planter areas shall be maintained with trees and shrubs not less than six feet in height, when planted, which shall obtain a mature height of not less than 15 feet. At maturity, such landscaping shall provide an uninterrupted screen between the R-3 development and the R-1 and R-2 Zones.

~~**(11) Site Plan Review.** Site Plan Review is required in accordance with the provisions of Section 9820 in the R-3 and the R-3-O Zones.~~

~~**(12)**~~ **(11) Motor Vehicle Repair.** Motor vehicle repair may be performed under the following conditions:

(i) Repair work shall be restricted to only those motor vehicles currently registered with the California Department of Motor Vehicles to the address in which the repair work is to be conducted.

(ii) In those instances where motor vehicles are not currently registered or are registered in states other than California, proof of ownership by the resident of the property shall be provided.

~~**(13)**~~ **Recreational ~~Vehicles~~ Equipment Parking in R-1 and R-2 Zones.** ~~In the R-1 and R-2 Zones, self-propelled recreational vehicles, such as motor~~

~~homes, campers, and vans, having a valid license and being in an operable condition, may be parked on a driveway area within the front yard or street side yard area provided vehicular access to a required garage or carport is not obstructed by such vehicles.~~

~~Self-propelled and other types of recreational vehicles, including trailers and boats, may be parked or stored on a lot behind the front yard or street side yard area provided the area is paved, vehicular access to a required garage or carport is not obstructed by such vehicles, the vehicles are not parked within a side setback, and they are not parked within five feet of any window or door of a habitable structure. The use of recreational vehicle covers is permitted; however, the covers shall be kept in a well-maintained condition. For the purposes of this section, vehicular access to a required garage or carport shall mean that the garage is fully accessible by a vehicle, without requiring movement of the recreational vehicle. (see Figure 9.7.2 for the garage backup triangle).~~

(i) Front Yard Prohibition.

No recreational equipment shall be located within the front yard or street-side yard.

(ii) Operability Requirements.

All recreational vehicles located on a property within the R-1 and R-2 Zones shall have a valid license and registration and shall be maintained in an operable condition.

(iii) Permitted Parking Locations.

All recreational equipment shall be parked or stored on a lot behind the front yard or street-side yard area, provided that:

(A) The parking area is paved;

(B) Vehicular access to a required garage or carport is not obstructed by such vehicles;

(C) The recreational equipment is not parked within a required side setback; and

(D) The recreational equipment is not located within five feet of any window or door of a habitable structure.

(iv) Vehicular Access Defined.

For the purposes of this section, "vehicular access to a required garage or carport" shall mean a minimum unobstructed area of 20 feet wide by 25 feet deep measured outward from the garage or carport entryway, to allow for proper maneuvering of vehicles to enter the garage or carport.

(v) Administrative Guidance.

The Community Development Department shall maintain a recreational vehicle parking guide to assist property owners in complying with the requirements of this section.

~~**(14)**~~ **(13) Storage Cabinets.** In the R-3 Zone, personal property storage cabinets

shall be provided for each dwelling unit within each carport and/or garage. Such cabinets shall have not less than 80 cubic feet of area, with a minimum depth of 24 inches, and shall be constructed of one-half inch plywood or other suitable material equipped with hinges and locking devices. The placement of such storage cabinet within the carport or garage shall not interfere with the space required to fully park a vehicle.

~~(15)~~(14)**Temporary Structures.** In all residential zones, temporary structures, such as canopies, awnings, and the like, shall only be allowed if completely to the rear of the main building. Temporary structures shall not exceed a maximum of 120 square feet or seven feet in height.

~~(16)~~(15) **Other Applicable Regulations for Residential Zones.** Other applicable regulations in the Residential Zones include, but are not limited to, the supplemental regulations identified in Chapters 4, 5, and 8.

~~(17)~~(16) **360° Architectural Design.**

(i) Any new construction, alteration, and/or addition on a lot, including, but not limited to, a principal residence, second story, detached accessory structure, enclosed patios, and/or porte-cochere shall follow a singular architectural character and style that extends to all building features including façades, roof forms and pitches, materials, and detailing that are visible to the public right-of-way and/or abutting properties. An addition should utilize the characteristics of the style of the existing approved home. Portions of structures not visible to the public right-of-way shall incorporate ~~complimentary~~ complementary elements.

~~(18)~~(17) **Single Family Additions and Accessory Structures Design.**

(i) New roofs shall be similar in form, pitch, slope and material with the existing permitted house.

(ii) Architectural design shall match style, form, color and material of the existing permitted house and extend to all the exterior portions of the structure that are visible to the public right-of-way and/or visible from adjacent properties. Portions not visible shall incorporate complimentary elements.

~~(19)~~(18) **Front Entry Orientation.**

(i) New architecture, front additions altering the entrance of the dwelling, and remodels altering the entrance of the dwelling shall be designed with the front door oriented towards the street.

~~(20)~~(19) **Flat Roofs.**

(i) For new architecture and alterations in architectural style, flat roof designs may be incorporated when the existing block is characterized by flat roof architectural styles for at least 30% of the houses on the block.

(ii) For additions, flat roof elements may be incorporated when the existing home is entirely flat roof.

(iii) Flat roofs shall be permitted for open patios.

~~(21)~~(20) **Accessory Buildings.**

(i) Accessory buildings, including attached accessory uses, shall be limited to a maximum floor area of 700 square feet, and shall be comprised of one open space with no kitchen facilities or bedrooms. Closets shall be allowed, but each is limited to 50 square feet.

(ii) One bathroom, laundry facilities, and one wet sink are allowed.

(iii) Multiple accessory buildings, including attached accessory uses, shall be allowed.

(iv) A covenant and agreement regarding the maintenance of building and use shall be drafted by staff and recorded by the applicant with the Los Angeles County Registrar/Recorder's Office prior to building permit final inspection.

(v) This section shall not apply to garages and patio covers.

(c) Two-Unit ~~Projects~~ Development.

(1) Purpose. The purpose of this section is to allow ~~and~~ the ~~appropriately regulate~~ ministerial approval of up to two unit ~~projects~~ development (SB9) in accordance with Government Code Section 65852.21.

(2) Definition. A "two unit ~~project~~ development " ~~means~~ refers to a residential development of up to two primary dwelling units or, if ~~there is already~~ a primary dwelling unit exists within a single family zone ~~on the lot,~~ the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

(3) Application.

(i) ~~Owners.~~

~~(A)~~ ~~Only individual property owners may apply for a two unit project two unit development. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by **Revenue and Taxation Code** Section 214.15).~~

~~(B)~~ ~~Any person with a mortgage interest in the lot to be split under this section must sign the application and the parcel map indicating the person's consent to the project.~~

(i) **~~(ii)~~** ~~An application~~ A submittal for a two unit ~~project~~ development must include an eligibility checklist provided by the City. ~~be submitted on the City's approved form.~~

(ii) **~~(iii)~~** The applicant ~~must obtain a certificate of compliance with the Subdivision Map Act and the implementing regulations in this Code for the lot and provide the certificate with the application~~ shall demonstrate that the lot is a legal parcel.

(iii) ~~**(iv)** Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.~~

(iv) ~~**(v)**~~ The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the Code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

(4) Approval.

(i) An application for a two unit project development is approved or denied ministerially, by the planning Director, without discretionary review.

(ii) The ministerial approval of a two-unit ~~project~~ development does not take effect until the City has confirmed that the required documents have been recorded, such as the deed restriction and easements.

(iii) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

(iv) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Code.

(v) Two Unit Development (SB9) application shall be acted on within 60 days from the date that the City receives a completed application. The Director shall either approve or deny the application within 60 days, unless, the applicant requests a delay, in which case, the 60-day time period shall be tolled for the period of the delay. Any preliminary review, preliminary inquiry, any consultation or staff meeting shall not be constituted as an application review.

(5) Requirements. A two unit ~~project~~ development must satisfy each of the following requirements:

(i) ~~**Map Act Compliance.**~~ The lot must have been legally subdivided.

(ii) **Zone.** The lot is in a single-family residential zone.

(iii) **Lot Location.**

(A) The lot is not located on a site that is any of the following:

a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

b. A wetland.

c. Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

d. A hazardous waste site that has not been cleared for residential use.

e. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

f. Within a 100 year flood hazard area, unless the site has either:

1. Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

2. Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

g. Within a regulatory floodway, unless all development on the site has received a no-rise certification.

h. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

i. Habitat for protected species.

j. Land under conservation easement.

(B) The purpose of subsection (iii)(A) above is merely to summarize the requirements of **Government Code** Sections 65913.4(a)(6)(B)–(K). (See **Government Code** Section 66411.7(a)(3)(C).)

(C) The applicant must provide evidence that the requirements of **Government Code** Sections 65913.4(a)(6)(B)–(K) are satisfied.

(iv) Not Historic. The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(v) No Impact on Protected Housing.

(A) The two unit ~~project~~ development must not require or include the demolition or alteration of any of the following types of housing:

a. Housing that is income-restricted for households of moderate, low, or very low income.

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

c. Housing, or a lot that used to have housing, that has

been withdrawn from rental or lease under the Ellis Act (**Government Code** Sections 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

d. Housing that has been occupied by a tenant in the last three years.

(B) As part of the two unit ~~project~~ development application, the applicant and the owner of a property must provide a sworn statement by affidavit representing and warranting that subsection **(5)(v**)(A) above is satisfied.

a. The sworn statement must state that:

1. No housing that is income-restricted for households of moderate, low, or very low income will be demolished or altered.

2. No housing that is subject to any form of rent or price control will be demolished or altered.

3. No housing that has been withdrawn from rental or lease under the Ellis Act at any time in the last 15 years will be demolished or altered.

4. No housing that has been occupied by a tenant in the last three years will be demolished or altered.

b. The city may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including, but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(vi) Unit Standards.

(A) Quantity.

a. ~~No more than two dwelling units of any kind may be built on a lot that results from an urban lot split~~. For purposes of this ~~paragraph~~ subsection, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of this Code, an ADU, or a JADU. No ADU or JADU shall be located on a lot or parcel without a primary dwelling on the same lot or parcel, per Section 9414.08(a).

b. A lot that is not created by an urban lot split may have a two unit ~~project~~ development under this section, plus any ADU or JADU that must be allowed under State law and the City's ADU ordinance.

(B) Unit Size. The floor area of each primary dwelling built that is developed under this section must be: consistent with the underlying zone pursuant to Downey Municipal Code Section 9312.08.

~~**a.** The total floor area of each primary dwelling built that is developed under this section must be~~

~~**1.** Less than or equal to 800, and~~

~~**2.** More than 500 square feet.~~

~~**b.** A primary dwelling that was legally established on the lot prior to the two unit project and that is larger than 800 square feet is limited to the lawful floor area at the time of the two unit project. The unit may not be expanded.~~

~~**c.** A primary dwelling that was legally established prior to the two unit project and that is smaller than 800 square feet may be expanded to 800 square feet after or as part of the two unit project.~~

(C) Height Restriction. All two unit development structure shall comply with the height limitation of the underlying zone, per Downey Municipal Code 9312.08.

~~**a.** On a lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.~~

~~**b.** On a lot that is smaller than 2,000 square feet, no new primary dwelling unit may exceed two stories or 22 feet in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor exterior walls; no balcony deck or other portion of the second story may project into the stepback.~~

~~**c.** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a two unit project.~~

~~**(D) Demo Cap.** The two unit project may not involve the demolition of more than 25% of the existing exterior walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.~~

(D) **~~(E)~~ Lot Coverage.** A maximum lot coverage of 45% is permitted. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

~~**(F) Open Space.** Each unit shall be provided with 300 square feet of useable open space; with a minimum side of 10 feet. This open space standard is only enforced to the extent that it does~~

~~not prevent two primary dwelling units on the lot at 800 square feet each.~~

(E) **~~(G)~~ Setbacks.**

a. **Generally.** All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

b. **Exceptions.** Notwithstanding subsection (5)(vi)~~(G)~~(E)(a) above:

1. **Existing Structures.** No change in setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

2. **~~800 Square Feet;~~ Four Foot Side and Rear.** ~~The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.~~ For all new construction not included within the subsection (1) above, a minimum of 4-foot setback from rear and side property lines is required.

c. **Front Setback Area.** ~~Notwithstanding any other part of this Code, dwellings that are constructed under this section must be at least 25 feet from the front property lines.~~ The front setback area must~~:~~ conform to the underlying zone, including 2nd-story setbacks, per Section 9312.08

~~**1.** Be kept free from all structures greater than three feet high;~~

~~**2.** Be landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;~~

~~**3.** Allow for vehicular and fire-safety access to the front structure.~~

(F) **~~(H)~~ Parking.** Each new primary dwelling unit must have at least one ~~enclosed~~ off-street parking space, within a garage, or uncovered parking space per unit unless one of the following applies:

a. The lot is located within one-half (0.5) mile walking distance of either:

1. A high-quality transit corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

2. A major transit stop site that contains:

   i. An existing rail or bus rapid transit station,

   ii. A ferry terminal served by either a bus or rail transit service, or

   iii. The intersection of two or more major bus routes with a frequency of service interval of 20 ~~15~~ minutes or less during the morning and afternoon peak commute periods.

b. The site is located within one block of a car-share vehicle location.

(G) ~~(I)~~ Architecture.

a. If there is a legal primary dwelling on the lot that was established before the two unit ~~project~~ development any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch, and be consistent with the objective standards found in Downey Municipal Code Section 9312.08. ~~The dominant roof slope is the slope shared by the largest portion of the roof.~~

b. If there is no legal primary dwelling on the lot before the two unit project, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

c. All new residential development is subject to compliance with objective R-1 design standards within this chapter. All new residential development is subject to the guideline and objective architecture checklist.

d. All exterior lighting must be limited to down-lights and comply with the outdoor lighting per Downey Municipal Code Section 9520.06.

~~**e.** No window or door of a dwelling that is constructed on the lot may have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.~~

~~**f.** If any portion of a dwelling is less than 30 feet from a~~

~~property line that is not a public right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.~~

(H) ~~**(J)**~~ **Landscaping.** All landscaping must conform to the landscaping standards of the underlying zone. All landscaping must be from the City's approved plant list. ~~Evergreen landscape screening must be planted and maintained between each dwelling and adjacent lots (but not rights-of-way) as follows~~:

~~**a.** At least one 15 gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24 inch box size plant shall be provided for every 10 linear feet of exterior wall.~~

~~**b.** Plant specimens must be at least six feet tall when installed. As an alternative, a solid fence of at least six feet in height may be installed.~~

~~**c.** All landscaping must be drought-tolerant.~~

~~**d.** All landscaping must be from the City's approved plant list.~~

~~**(K) Tree Preservation.** In cases where an addition or new construction is being proposed to provide for urban dwelling, the property owner must not remove mature trees on site. A mature tree is defined as trees with a diameter-at-breast-height (DBH) of 19 inches or greater. A removal includes moving a tree or removing more than 1/3 of a tree's vegetation. In addition to preservation of the tree, the owner must record a covenant showing the location of the mature tree, requiring all trimming of the tree to be overseen by a licensed arborist, prohibiting the tree from being topped, and that the City must approve of any removal of the tree.~~

(I) ~~**(L)**~~ **Nonconforming Conditions.** A two unit ~~project~~ development may only be approved if all nonconforming zoning conditions are corrected.

(J) ~~**(M)**~~ **Utilities.**

a. Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

b. Notwithstanding subsection (5)(vi)(M)(a) above, a primary dwelling unit may have a direct utility connection to an on-site wastewater treatment system in accordance with this paragraph and the City's Code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an on-site wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation

test has been recertified, within the last 10 years.

c. All utilities must be underground.

(K) ~~**(N)**~~ **Building and Safety.** All structures built on the lot must comply with all current local building standards. ~~A project under this section is a change of use and subjects the whole of the lot, and all structures, to the City's current Code.~~

~~**(O) LEED Platinum Certification.** The property owner must demonstrate that the property has achieved LEED Platinum certification. This requirement does not apply to conversions of and additions to existing buildings.~~

(L) ~~**(P)**~~ **Exceptions to Objective Standards.** Any objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area must be set aside. Objective zoning standards will be set aside in the following order until the site can contain two, 800 square foot units.

~~**a.** Lot coverage;~~

~~**b.** Floor area ratio;~~

~~**c.** Open space;~~

~~**d.** Tree preservation;~~

~~**e.** Articulation;~~

~~**f.** Second floor stepback.~~

(vii) Fire-Hazard Mitigation Measures.

(A) A lot in a very high fire hazard severity zone must comply with each of the following fire-hazard mitigation measures:

a. It must have direct access to a public right-of-way with a paved street with a width of at least 40 feet. The public right-of-way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

b. All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

c. All enclosed structures on the site must have fire sprinklers.

d. All sides of all dwellings on the site must be within a 150 foot hose-pull distance from either the public right-of-way or of an on-site fire hydrant or standpipe.

e. If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

~~**(B)** Prior to submitting an application for an urban lot split, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this subsection. The City or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the City's costs for inspection. Failure to pay is grounds for denying the application.~~

(viii) Separate Conveyance.

~~**(A)** Primary dwelling units on the lot may not be owned or conveyed separately from each other.~~

~~**(B)** Condominium airspace divisions and common interest developments are not permitted within the lot.~~

(A) All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

a. No timeshare, as defined by State law or this Code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time.

(ix) Regulation of Uses.

(A) Residential-Only. No nonresidential use is permitted on the lot.

(B) No STRs. No dwelling unit on the lot may be rented for a period of less than 30 days.

~~**(C) Owner Occupancy.** Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.~~

~~**(x) Notice of Construction.**~~

~~**(A)** At least 30 business days before starting any construction of a two unit project~~ development~~, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:~~

~~**a.** Notice that construction has been authorized,~~

b. ~~The anticipated start and end dates for construction,~~

c. ~~The hours of construction,~~

d. ~~Contact information for the project manager (for construction-related complaints), and~~

e. ~~Contact information for the Building and Safety Department.~~

~~**(B)** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under State law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.~~

(x) ~~**(xi)**~~ **Deed Restriction.** The owner must record a deed restriction, on a form approved by the City, that does each of the following:

(A) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(B) Expressly prohibits any nonresidential use of the lot.

(C) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

~~**(D)** If the lot does not undergo an urban lot split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.~~

~~**a.** Property owner must provide for an inspection by City officials every six months for the first three years to ensure the property owner is living on site. The property owner must pay the special inspection fee as set forth in the City's fee resolution.re~~

(D) ~~**(E)**~~ Limits development of the lot to residential units that comply with the requirements of this section, except as required by State law.

(6) Specific Adverse Impacts.

(i) Notwithstanding anything else in this section, the City may deny an application for a two unit ~~project~~ development if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety ~~or on the physical environment~~ and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(ii) "Specific adverse impact" has the same meaning as in Government

Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

(iii) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

(7) Remedies. If a two unit ~~project~~ development violates any part of this Code or any other legal requirement:

(i) The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

(ii) The City may:

(A) Bring an action to enjoin any attempt to sell, lease, or finance the property.

(B) Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(C) Pursue criminal prosecution, punishable by imprisonment in County Jail or State prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(D) Record a notice of violation.

(E) Withhold any or all future permits and approvals.

(F) Pursue all other administrative, legal, or equitable remedies that are allowed by law or the City's Code.

SECTION 20. Table 9.3.5 of Section 9314.04 of Article IX of the Downey Municipal Code is hereby amended to read in pertinent part as follows *(new language underlined, deleted language in strikeout*):

§ 9314.04. COMMERCIAL ZONES USE REGULATIONS.

Table 9.3.5. Commercial Zones Use Regulations (P = Permitted NP = Not Permitted C = Conditional Use Permit)							
Use	**C-P**	**C-1**	**C-2**	**C-3**	**C-M**	**H-M**	**Notes and Exceptions**
Other Uses							
Convalescent hospitals/nursing homes/assisted living facilities	NP	NP	C	C	C	P	Subject to ~~Sectuftion~~ Section **9422**

SECTION 21. Section 9314.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9314.06. COMMERCIAL ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.6 identifies the development standards for all of the Commercial Zones.

Table 9.3.6. Commercial Zone Property Development Standards						
Development Standard	**Zone**					
	C-P	**C-1**	**C-2**	**C-3**	**C-M**	**H-M**
Lot area - minimum (square feet)	6,000	6,000	10,000	10,000	87,120	6,000
Lot width - minimum (feet)	60	60	100	100	290	60
Lot depth - minimum (feet)	100	100	100	100	300	100
Floor area ratio - maximum	2.0	0.25	1.4	3.0	NA	2.0
lots 87,120 square feet or greater	NA	NA	NA	NA	0.60	NA
lots under 87,120 square feet	NA	NA	NA	NA	0.50	NA
Lot coverage - maximum (percent)	50	50[a]	50	50	NA	50
Building height - maximum (feet or stories, whichever is less)[b]	75 feet or 5 stories	20 feet or 1 story	45 feet or 3 stories	105 feet or 7 stories	150 feet or 10 stories	75 feet or 5 stories
Yard setbacks - minimum (feet)						
front[c]	10	20	15	NR	20	10
rear						
Abutting a residential zone	46	46	46	46	46	46
abutting nonresidential zone	15	15	15	15	15	15
side						
interior						
abutting a residential zone	46	46	46	46	46	46
abutting a nonresidential zone	5	5	NR	NR	NR	See note[e]
street (abutting major roads)[c, d]	10	20	15	NR	20	10
street (abutting all other streets)[c]	5	5	5	5	15	10

Building separation - minimum (feet)	20	20	20	20	20	20
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**					
Environmental protection standards	Subject to Section **9516**					
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code					
Landscaping, lighting, and walls	Subject to Section **9520**					
Nonconforming uses, lots, and structures	Subject to Section **9410**					
Off-street parking and loading	Subject to Chapter 7					
Signs	Subject to Chapter 6					
~~Site plan review~~	~~Subject to Section **9820**~~					
Trash enclosure	Subject to Section **9528**					
Visibility	Subject to Sections **9520** and **9534**					
Wireless communication facilities	Subject to Section **9426**					

Notes:

a A mezzanine may be permitted in the C-1 Zone provided it does not exceed 30% of the square footage of the ground floor area.

b When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

c Parking not permitted in the front or street side setbacks.

d Major streets are defined as major, primary, and/or second arterials, as identified in the General Plan.

e Side setbacks shall be five feet for the first and second floors; 10 feet for the third and fourth floors; and 15 feet for the fifth floor.

NA = Not Applicable

NR = No Requirement

(b) General Development Standards.

(1) Conduct of Uses. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities. Businesses which require an open sales, service, and/or display area may be permitted modifications from this requirement when approved by the ~~City Planner~~ Director. In the C-2, C-3, and C-M Zones, outdoor activities and storage uses shall be screened from the public view by a solid decorative masonry wall or opaque ornamental fence not less than seven feet in height. No chain-link fences are allowed. Displays and storage shall not exceed the height of the permitted fence.

(2) Outdoor Dining. Notwithstanding the provisions of Section 9314.06(B)(1), restaurants, cafés, coffee establishments, and other eating establishments may have an outdoor eating/dining area, subject to approval of a Minor

~~Conditional Use Permit~~ Site Plan Review by the ~~City Planner~~ Director. Outdoor eating areas shall be enclosed by a solid decorative masonry wall or decorative ornamental wrought iron fence not less than 42 inches in height that does not impede pedestrian movement, ADA access, or access to adjacent properties (Figure 9.3.4). No chain-link fences are allowed.

(3) Landscaping. At least 10% of the total developed portion of the site in every Commercial Zone shall be devoted to landscaping as defined herein. At least 5% of the required landscaping shall be in the parking areas. Landscaping is required in front and street side yards in all Commercial Zones. Specific landscaping requirements are set forth in Section 9520 of this article.

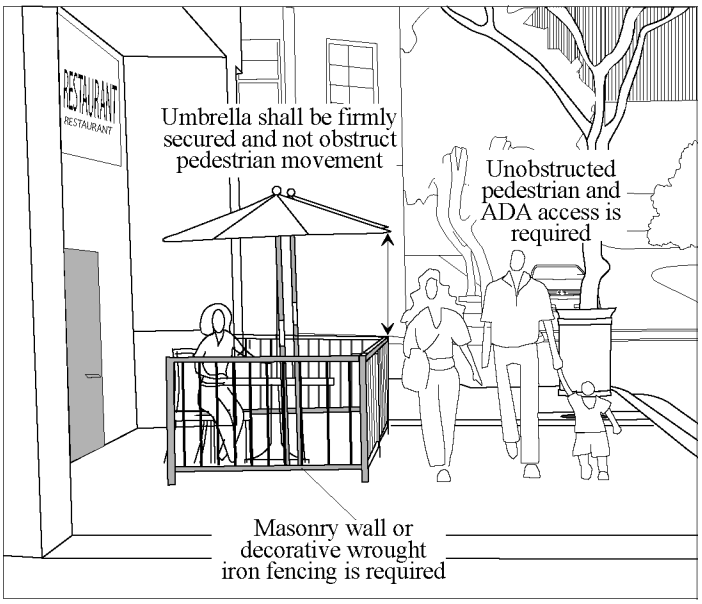


Figure 9.3.4 Outdoor Dining

(4) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in all Commercial Zones in accordance with the provisions of Section 9820.

SECTION 22. Section 9316.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9316.06. MIXED-USE ZONE PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.8 identifies the development standards for the Mixed-Use Zone.

Table 9.3.8. Mixed-Use Zone Property Development Standards	
Development Standard	**MU Zone**
Lot area - minimum (square feet)	7,500
Lot width -	NR

minimum (feet)	
Lot depth - minimum (feet)	NR
Floor area ratio	4.0
Residential density - maximum	24 du/ac
Building height - maximum (feet)[a]	75 feet or 5 stories, whichever is less
Yard setbacks - minimum (feet)	
front	NR
rear	
abutting a residential zone	20
abutting nonresidential zone	NR
side	
interior	
abutting a residential zone	20
abutting a nonresidential zone	NR
street	NR
Building separation - minimum (feet)	NR
Air conditioning, mechanical roof and utility equipment	Subject to Section **9504**
Environmental protection standards	Subject to Section **9516**
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code
Landscaping, lighting, and walls	Subject to Section **9520**
Nonconforming uses, lots, and structures	Subject to Section **9410**
Off-street parking and loading	Subject to Chapter 7

Signs	Subject to Chapter 6
~~Site plan review~~	~~Subject to Section **9820**~~
Trash enclosure	Subject to Section **9528**
Visibility	Subject to Section **9520** and **9534**
Wireless communication facilities	Subject to Section **9426**

Notes:

NR = No Requirement

du/ac = dwelling unit per acre

a When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

(b) General Development Standards.

(1) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in the Mixed-Use Zone in accordance with the provisions of Section 9820.

(2) Transparency.

i. For ground floor retail uses, a minimum of 60% of the street-facing building façade between two feet and eight feet in height must be composed of clear windows that allow unobstructed views of indoor space or product display areas.

ii. The bottom of any window or product display window used to satisfy the transparency standard may not be more ~~that~~ than three feet above the adjacent sidewalk.

(3) Doors and Entrances.

iii. Buildings shall have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

iv. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

(4) Conduct of Uses. Businesses which require an open sales, service, and/or display area may be permitted subject to approval by the ~~City Planner~~ Director. Outdoor activities and storage uses shall be screened from the public view by a solid decorative masonry wall or opaque ornamental fence not less than seven feet in height. No chain-link fences are allowed. Displays and storage shall not exceed the height of the permitted fence.

(5) Outdoor Dining. Notwithstanding the provisions of the preceding paragraph, restaurants, cafes, coffee establishments and other eating establishments may have an outdoor eating/dining area, subject to approval of a Site Plan Review by the Commission. Outdoor eating areas shall be enclosed by a solid decorative masonry wall or decorative ornamental wrought iron fence not less than 42 inches in height that does not impede pedestrian movement, ADA

access, or access to adjacent properties. No chain-link fences are allowed.

(6) Open Space. Residential mixed-use development shall provide open space in accordance with the provisions of Section 9312.08(B)(8). Green roofs, plazas, and courtyards may partially fulfill open space requirements as determined appropriate by the Commission through the Site Plan Review process in accordance with the provisions of Section 9820.

SECTION 23. Section 9318.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9318.06. MANUFACTURING ZONES PROPERTY DEVELOPMENT STANDARDS.

(a) Specific Development Standards. Table 9.3.10 identifies the development standards for all of the Manufacturing Zones.

Table 9.3.10. Manufacturing Zone Property Development Standards

Development Standard	Zone	
	M-1	M-2
Lot area - minimum (square feet)	20,000	40,000
Lot width - minimum (feet)	NR	NR
Lot depth - minimum (feet)	NR	NR
Lot coverage - maximum (percent)	NR	NR
Building height - maximum (feet or stories, whichever is less)a	45 feet or 3 stories	45 feet or 3 stories
Yard setbacks - minimum (feet)		
front	10	10
rear		
abutting a residential zone	46	46
abutting nonresidential zone	20	20
side		
interior		
abutting a residential zone	46	46
abutting a nonresidential zone	NR	NR
street	10	10

Building separation - minimum (feet)	20	20
Air conditioning, mechanical roof, and utility equipment	Subject to Section **9504**	
Environmental protection standards	Subject to Section **9516**	
Graffiti control	Subject to Section **4960** of Chapter 10 of Article IV of this Code	
Landscaping, lighting, and walls	Subject to Section **9520**	
Nonconforming uses, lots, and structures	Subject to Section **9410**	
Off-street parking and loading	Subject to Chapter 7	
Signs	Subject to Chapter 6	
~~Site plan review~~	~~Subject to Section **9820**~~	
Trash enclosure	Subject to Section **9528**	
Visibility	Subject to Sections **9520** and **9534**	
Wireless communication facilities	Subject to Section **9426**	
Vibration	Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the lot on which the use is located. Subject to Section **9516**.	
Radioactivity and electrical disturbances	Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary lines of the property upon which the device is located.	
Fire and explosion hazards	All storage of, and activities involving, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with adequate fire-fighting and fire-suppression equipment and devices to the standards of the Fire Department. All incineration shall be prohibited. See Section **9518** of this article for fireworks.	

Notes

a When abutting the R-1 and R-2 Residential Zones, variable height limitations shall apply in accordance with Section **9534.24**.

NR = No Requirement

(b) General Development Standards.

(1) Conduct of Uses. All uses shall be conducted entirely within a completely enclosed building. Outdoor activities and storage may be permitted provided such activities and storage are screened from the public view by a solid decorative masonry wall or opaque ornamental fence which shall not exceed

10 feet in height. Such uses shall not extend above the wall or fence. No chain-link fences are allowed. Businesses which require open sales and display areas may be permitted modifications from this requirement when approved by the ~~City Planner~~ Director.

(2) Outdoor Storage. The outdoor storage of materials, products, waste products, and construction materials shall be prohibited between the front of the principal building or buildings and the public street which abuts the principal building or buildings. Any such exterior storage elsewhere on the property shall be screened by fencing or landscaping treatment in such a manner that such storage shall not be visible from any abutting Residential or Commercial Zone, public street, or public land. No materials or wastes shall be deposited upon a subject lot in such form or manner that they may migrate or be transferred off the lot by natural causes or forces. Wastes which might cause fumes or dust, which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.

(3) Showrooms. Warehouses are permitted to have showrooms and customer display areas, provided the showroom or display area does not exceed 10% of the gross floor area of the tenant space.

(4) Site Plan Review. Site Plan Review for all new permitted structures and site improvements is required in all Manufacturing Zones in accordance with the provisions of Section 9820.

SECTION 24. Section 9324.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9324.04. APPLICABILITY.

(a) A PUD may be located in any zone. The zone with which the Planned Unit Development Overlay Zone is combined shall be the base zone. The PUD Overlay Zone shall be shown on the Zoning Map by adding PUD to the zone (e.g., R-2 (PUD), R-3 (PUD), etc.).

(b) Whenever any PUD application encompasses more than one base zone, the following shall apply:

(1) The permitted uses and the development standards for each base zone shall be applicable within the boundaries of each zone;

(2) The ~~City Planner~~ Director may allow intermixing of development and use standards between zone boundaries if the development standards and the permitted uses do not exceed those which would be permitted if the land area of each zone were developed separately.

(c) Where a conflict in regulations occurs, the regulations specified in this section shall apply.

SECTION 25. Section 9326.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9326.04. APPLICABILITY.

(a) The Biomedical Overlay Zone, and the standards contained in this section, shall apply to all areas designated on the Official Zoning Map as being within the Biomedical

Overlay (BIO) Zone, except for any zones not comprised of Commercial or Manufacturing Zones.

(b) Whenever any proposed development application for a new, primarily biomedical development encompasses more than one base zone (consisting of Commercial and Manufacturing), the following shall apply:

(1) The permitted uses and the development standards for each base zone shall be applicable within the boundaries of each zone;

(2) Through the Site Plan Review process, the ~~City Planner~~ Director may allow the application of development and use standards for any zone covering a portion of the proposed development in any other zone covering other portion of the proposed development if the entire development's F.A.R. and occupancy do not exceed those which would be permitted if the land area of each zone were developed separately.

(c) Where a conflict in regulations occurs, the regulations specified in this section shall apply.

SECTION 26. Section 9326.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9326.12. APPLICATION REVIEW.

The following review processes shall be modified to expedite the permitting and licensing process for new biomedical developments and businesses. The expedited processes listed below shall apply to all applications for development of projects intended to be primarily occupied by biomedical businesses or the establishment of biomedical businesses located in the Biomedical Overlay Zone. The application of these expedited processes shall be at the discretion of the City Manager, or designee. The process expedited to encourage biomedical uses shall be as follows:

(a) Conditional Use Permits.

(1) Within 60 days of a Conditional Use Permit application being deemed complete and any necessary environmental review has been completed, the Planning Division shall place the application on the public hearing agenda for the decision-making body.

(2) The timeframes specified for the voiding of a Conditional Use Permit due to non-commencement of the use shall be extended by one year. An applicant may still utilize any applicable extensions when made to the appropriate decision-making body.

(b) Site Plan Review.

(1) Within 60 days of a Site Plan Review application being deemed complete and any necessary environmental review has been completed, the Planning Division shall place the application on the public hearing agenda for the decision-making body.

(2) The timeframes specified for the voiding of a Site Plan Review shall be extended by one year automatically upon the expiration of an approved Site Plan Review. An applicant may still utilize any applicable extensions when made to the appropriate decision-making body.

(c) Business Licenses.

(1) Upon application of a business license for a business which meets the definition of "biomedical use" according to this code, an Economic Development Division staff member shall be assigned to assist in the coordination of all necessary on-site inspections required by the various City Departments (i.e. Building, Fire, and Planning).

(2) At the discretion of the ~~City Planner~~ Director, the City may not require an existing building to correct nonconformities when occupancy by a new biomedical use or expansion of an existing biomedical use is proposed.

(d) Building Permits.

(1) For all building permit applications for a biomedical use, as defined in this code, the City shall waive the General Plan Revision fee of 0.2% of the building's valuation.

(2) The initial Building Permit plan check fee shall include four reviews and shall not exceed 75% of the adopted Building Permit Fee Schedule.

(3) The City shall reduce the typical Building Permit plan check review timeframes by two days for each of the first two plan check reviews.

SECTION 27. Section 9404.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9404.06. DEVELOPMENT STANDARDS.

(a) Lot Area. A minimum lot area of 20,000 square feet. For lots with multiple tenant uses, a minimum of 20,000 square feet shall be provided for the portion of the lot devoted to the sale of used vehicles. A modification of the minimum area requirement, not to exceed 10%, may be granted at the discretion of the Commission.

(b) Street Frontage. A minimum street frontage of 60 feet. For lots with multiple tenant uses, a minimum street frontage of 60 feet shall be provided for the portion of the lot devoted to the sale of used vehicles.

(c) Lot Coverage. A maximum of 50% of the lot, or portion of lot devoted to the sale of used vehicles, shall be used for vehicle display.

(d) Landscaping. A landscape planter, not less than 10 feet wide, shall be provided along the front and side street lot lines. Specific landscaping requirements shall be in accordance with Section 9520.

(e) Customer and Employee Parking. Customer and employee parking areas shall be easily accessible and located separately form vehicle display areas. Ground markings and signs shall clearly indicate the location of customer and employee parking.

(f) Public Address System. No public address systems or other exterior amplified sound systems shall be permitted.

(g) Decorative Bollards or Wrought Iron Fences. Decorative bollards or wrought iron fences may be provided along public rights-of-way. Said bollards or fences shall not be located in the required setback and require approval of the ~~City Planner~~ Director.

SECTION 28. Section 9406.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9406.06. APPROVALS.

(a) The Commission shall not grant any Conditional Use Permit for a drive-in business unless the Commission finds that:

(1) The proposed use complies with all the requirements set forth for the issuance of a Conditional Use Permit;

(2) The proposed use will not substantially increase vehicular traffic on any street in a residential zone;

(3) The proposed use will not lessen the suitability of any nearby commercially zoned property for commercial use by interfering with pedestrian traffic; and

(4) The proposed use will not create increased traffic hazards to pedestrians when located near a school, church, auditorium, theater, or other place of assembly.

(b) The site plan of development to be submitted for review shall include all necessary information as requested by the ~~City Planner~~ Director.

SECTION 29. Section 9408.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.06. REQUIRED PERMITS.

No person shall commence or carry on a home occupation in any residential zone, or mobile home/manufactured home park regardless of the zone, without first having procured a permit from the ~~City Planner~~ Director.

(a) The ~~City Planner~~ Director may issue a permit in conformance with the requirements of Section~~s~~ 9408.08~~, and 9814 of this article~~ and impose such conditions as are deemed necessary to protect the best interests of the community.

(b) No permit issued shall be transferred or assigned, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the home occupation for which the permit was issued.

(c) Any permit issued may be suspended or revoked by the ~~City Planner~~ Director when it appears that any condition imposed by the ~~City Planner~~ Director pursuant to this article has been or is being violated, or when it appears that the home occupation authorized by the permit has been or is being conducted in violation of any State statute or City law, or in a disorderly manner, or to the detriment of the public, or when the home occupation being carried on is different from that for which the permit was issued.

(d) Permits shall be valid for one calendar year and may be renewed annually.

(e) No permit shall be issued or renewed unless the proper fee, as set by Council resolution, is paid.

SECTION 30. Section 9408.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.08 CONDITIONS.

No person shall conduct a home occupation use unless such home occupation use is conducted in conformity with the following conditions:

(a) Any person conducting a home occupation use shall have a current and valid business license pursuant to Article VI, Chapter 2 of this Code.

(b) If the person conducting the home occupation is not the owner-of-record of the premises upon which the home occupation is being conducted ("premises"), written consent from the owner-of-record shall be required prior to the issuance of any permit for the home occupation.

(c) Home occupations shall only be authorized as accessory uses to a residential use and shall be clearly incidental and secondary to the use of the premises for residential purposes.

(d) The home occupation shall be conducted entirely and exclusively within the confines of the principal residential structure, except for horticulture activities which may be conducted outdoors. It is explicitly prohibited to utilize any garage or accessory structure except as authorized herein.

(e) No residential structure shall be built or altered for the purposes of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized from the exterior of the residential structure as a place where a home occupation is conducted (by materials, construction, color, lighting, signs, sounds, noise, vibrations, etc.).

(f) The total floor area of the residential structure used for the home occupation (including for the storage of any material or equipment) shall not exceed the lesser of 10% or 250 square feet, other than for the parking of an automobile in accordance with the provisions of this section.

(g) No portion of any residential structure shall be used for a home occupation which has a separate designated access or private entrance specifically for the home occupation use.

(h) No customer shall be served on the premises, and no pedestrian or vehicular traffic shall be generated beyond that incidental to a residential use.

(i) No sign associated with the home occupation shall be displayed at the premises, and there shall be no advertising which can be construed as encouraging customers, clients, or the public to visit the premises.

(j) The address of the home occupation shall not be advertised in any advertisement, publication, or notice (including on social media), unless otherwise required by law. Business cards and letterhead are not included in this requirement.

(k) No employee or person other than a verifiable permanent resident of the premises shall be allowed to work, gather, or congregate on the premises in connection with the home occupation, with the exception of cottage food operations as defined in California Health and Safety Code Section 113758.

(l) Garages or carports, whether attached or detached, shall not be used for a home occupation in any manner that temporarily or permanently inhibits or diminishes the required off-street parking spaces, other than the parking or storage of an automobile in accordance with the provisions of this section.

(m) No merchandise, inventory, stock in trade, scrap, or other materials related directly or indirectly with or resulting from the operation of the home occupation may be stored at the premises. Administrative supplies and equipment necessary for the home occupation may be stored solely within the residential structure or garage, so

long as such storage otherwise adheres to the provisions of this section.

(n) No mechanical equipment, material, or other substance or object shall be used in conjunction with the home occupation which is not customarily used in a residence.

(o) No storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential areas. Storage of any hazardous, toxic, or combustible materials must comply with all applicable laws and regulations.

(p) The home occupation use shall not have utility services other than those required for normal residence use.

(q) Only one vehicle used in conjunction with a home occupation may be parked or stored at the premises subject to the following restrictions:

(1) The vehicle is registered with the California Department of Motor Vehicles to a permanent resident of the premises.

(2) The vehicle is of a passenger automobile variety or a light truck, not having a gross vehicle weight rating of more than 8,500 pounds or exceeding 20 feet in length or 80 inches in width or 80 inches in height. Any vehicle that is registered with the Department of Motor Vehicles as a commercial vehicle – or that otherwise constitutes a commercial vehicle as defined by California Vehicle Code Section260, and that is used in conjunction with a home occupation at the premises – is explicitly prohibited from being parked or stored on any portion of the premises, including within the garage.

(3) The vehicle is parked inside of a lawfully constructed, fully enclosed garage structure.

(r) The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises, other than delivery services which are normally to be expected to serve a residential neighborhood (e.g., United States Postal Service, United Parcel Service, Federal Express, etc.).

(s) Noise generated by the home occupation shall not exceed that normally associated with residential use, and shall otherwise be subject to all other provisions of the Downey Municipal Code. No mechanical equipment shall be used if such equipment makes a noise that is perceptible beyond the boundaries of the premises.

(t) Persons with documented physical disabilities may be permitted special review by the ~~City Planner~~ Director, by filing a written request for a waiver of one or more conditions, or a portion thereof. Such request shall specify the condition(s) being sought to be waived and the reason(s) therefor.

(u) The home occupation and that portion of the premises being utilized for the home occupation shall be in compliance with all applicable laws – including applicable building, plumbing, electrical, mechanical, and health codes and regulations.

(v) All persons conducting or participating in the home occupation shall consent to and provide access for entry and inspections of the premises by any person responsible for the enforcement of this section or any other provision of law pertaining to the home occupation between the hours of 8:00 a.m. and 6:00 p.m. or any other hours during which the home occupation is being conducted, in order to verify compliance with the Home Occupation Permit, the provisions of this section, or any other law, rule, or regulation applicable to the home occupation and premises.

SECTION 31. Section 9408.10 of Article IX of the Downey Municipal Code is hereby

amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9408.10. PROHIBITED HOME OCCUPATIONS.

The following uses shall not be permitted as a home occupation:

(a) Adult businesses;

(b) Animal hospitals or grooming facilities;

(c) Animal training;

(d) Automotive repair (including body or mechanical), upholstering, painting, detailing, and washing – including, but not limited to, motorcycles, trucks, trailers, recreational vehicles, all-terrain vehicles (ATVs), and trailers;

(e) Body art facilities;

(f) Cabinet making and carpenter shops;

(g) Contractor storage yards;

(h) Firearms manufacture, sales, or repair;

(i) Furniture refinishing or upholstery;

(j) Junkyards;

(k) Machine shop and tool repair;

(l) Personal services;

(m) Tow truck service;

(n) Welding or machine operation;

(o) Other uses as determined by the ~~City Planner/Community Development~~ Director to be similar to those listed above, or which, by operation or nature, are not incidental to or compatible with residential activities.

SECTION 32. Section 9410.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.06. CONTINUATION OF A NONCONFORMING USE OR LOT.

(a) The lawful use or occupancy of a use, building, or structure existing at the time this article or amendments thereto take effect may be continued provided there is no relocation of, alteration or addition to any use, building, or structure, nor any enlargement of area, space, or volume occupied by such nonconformity except as allowed in Section 9410.12.

(b) A legal nonconforming use shall not be changed to another use, except to a use permitted in the zoning district in which it is located.

(c) Any legal nonconforming use that is discontinued for 180 days or more shall not be reestablished.

(d) The ~~City Planner~~ Director may extend the 180 day limit for reestablishing a nonconforming use if a property owner can demonstrate to the ~~City Planner~~ Director's satisfaction based on substantial evidence that the use has not been

discontinued and that the reestablishment of the use is being diligently pursued or that a building permit for reconstruction, without alteration or enlargement, has been issued. The decision of the ~~City Planner~~ Director may be appealed to the Commission in accordance with Section 9806.

(e) A legal nonconforming use shall not increase in intensity or expand its activities.

(f) Any lot which does not meet the minimum lot area, lot width, or lot depth for the zoning district in which it is located may be used or have a building or structure erected upon it, provided said use, building, or structure complies with the development standards for the underlying zoning district.

SECTION 33. Section 9410.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.08. ELIMINATION OF A NONCONFORMING USE OR STRUCTURE.

(a) Discontinuance of a Nonconforming Use When No Structure Involved. In any zone the nonconforming use of land shall be discontinued within ~~one year from the date of notification in accordance with the provisions of this section.~~ the time limits specified in Section 941.0.06 (c), unless an exception is granted pursuant to Section 9410.06(d).

(b) Discontinuance of a Nonconforming Use of a Building or Structure. ~~All nonconforming uses of a building or structure shall be discontinued within the time periods specified below, unless an exception is granted pursuant to Section 9410.06(d):~~ In any zone, any nonconforming use, building, or structure may be ordered terminated by the Council within a period of time less than specified above upon a finding that such use constitutes a nuisance or a danger to the public health, safety, or general welfare that necessitates a lesser amortization period.

~~**(1)** Type 1 Buildings (fire resistant) – offices, hotels, theaters, warehouses, lofts, stores, garages, and industrial: Twenty years after October 28, 2008.~~

~~**(2)** Type 2 and Type 3 Buildings (heavy timber construction and ordinary masonry) – apartments, offices, hotels, residences having stores or offices below and apartments or offices above, warehouses, stores, garages, lofts, and factories and industrial buildings: Twenty years after October 28, 2008.~~

~~**(3)** Type 4 and Type 5 Buildings (light incombustible frame and wood frame): Twenty years after October 28, 2008. Single-family residences existing in the C-P Zone as of October 28, 2008 shall not be nonconforming buildings for the purposes of this section, so long as they are used for residential purposes.~~

~~**(4)** All other buildings and structures, including all buildings or structures not previously set forth: Fifteen years after October 28, 2008.~~

~~**(5)** All other uses, including uses not previously set forth: Ten years after October 28, 2008.~~

~~**(c) Notification Procedures.** The City Planner may determine those properties for which lawfully existing uses, buildings, or structures were rendered nonconforming by reason of adoption of this article and the Official Zoning Map. Written notice of the City Planner's determination of such nonconformity, the termination procedures, and requirements of this section shall be mailed to all owners of record and to the occupant of each such property.~~

~~**(d) Exception Procedures.** Within one year of the date of mailing of such notice under~~

~~the provisions of Section 9410.08(C), any property owner, lessee with the consent of the owner, or purchaser of such property acting with the consent of the owner may apply to have such property excepted from the provisions of this Section as follows:~~

~~**(1) Application Requirements.** An exception from the requirements of this section shall be initiated by submitting an application to the City Planner.~~

~~**(2) Commission Action.** The Commission shall hold a noticed public hearing in accordance with the procedures in Section 9804 within a reasonable time on each application for an exception from the termination requirements of this section. Following the hearing, the Commission may determine whether the use of the property on the date of adoption of this article is compatible with and not detrimental to the land uses designated in the General Plan for the surrounding area and properties, and may issue a certificate of exception. The Commission may recommend such conditions as it may find necessary to ensure compatibility, including, but not limited to:~~

~~**(i)** Required improvement of or modifications to existing improvements on the property;~~

~~**(ii)** Limitations on hours of operations;~~

~~**(iii)** Limitations on the nature of operations; and~~

~~**(iv)** A specified term of years for which the exception shall be granted.~~

~~**(3) Appeal of Commission Action.** The decision of the Commission may be appealed in accordance with Section 9806.~~

SECTION 34. Section 9410.12 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9410.12. ADDITIONS, ENLARGEMENT, AND REMODELS.

A legal nonconformity shall not be enlarged in volume or extended or relocated beyond the area it occupies. However, when a residential, commercial, or manufacturing building or structure established legally becomes nonconforming under the provisions of this article, specifically related to setbacks, lot size, or height limit, the structure may be enlarged or extended under the following provisions:

(a) All additions shall be constructed in a manner that is conforming to the provisions of this article.

(b) Notwithstanding the provisions of this chapter, where R-1 or R-2 zoned properties or R-1 or R-2 uses on R-3 zoned property are nonconforming solely because of insufficient required enclosed off-street parking, such nonconforming use, building, or structure may be expanded or enlarged provided such expansion or enlargement does not exceed 50% of the existing floor area of the principal dwelling and the applicant demonstrates to the satisfaction of the ~~City Planner~~ Director that such expansion or enlargement does not prevent the future establishment of required enclosed off-street parking.

(c) Any building that is proposed to be remodeled or renovated such that 50% or greater of any existing linear footage interior and exterior walls or existing square footage of floor area is demolished or removed within a two-year period, shall be considered as a new building and conform to all current development standards for that district.

SECTION 35. Section 9418.12 of Article IX of the Downey Municipal Code is hereby

amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9418.12. OCCUPANCY.

Restrictions on occupancy on the basis of age shall be imposed on senior citizen housing developments subject to the following limitations:

(a) The owner of any senior citizen housing development constructed pursuant to the provisions of this section shall file a covenant with the ~~City Planner~~ Director for recording with the County Recorder, prior to issuance of a building permit, that states the building or buildings shall be used in perpetuity as residences for senior citizens and qualified residents, and that if such development is used for any other purpose, the owner shall cease the use of the building or buildings until they are remodeled or rebuilt to comply with the applicable provisions of this article for uses other than senior citizen housing.

(b) Conditions, covenants, and restrictions or other written documents pertaining to occupancy shall be approved by the City Attorney to ensure conformity with the provisions of this section.

(c) Conditions, covenants, and restrictions (CC&Rs) or other documents or written policy shall not limit occupancy, residency, or use on the basis of age more proscriptively than to require that at least one person residing in each dwelling unit be a senior citizen and that each other resident in the same dwelling unit be a qualified resident.

(d) Upon the death, hospitalization, other prolonged absence of, or dissolution of marriage with, the resident senior citizen, a qualified resident shall be entitled to continue his or her occupancy of the dwelling unit for a period of up to one year.

(e) Conditions, covenants, and restrictions or other written documents shall permit, as a guest of a senior citizen or qualified resident, temporary guest residency by a person less than 62 years of age for not less than 60 days in any calendar year.

(f) Owners of senior citizen housing developments operated for rental purposes shall maintain an annually updated log that notes the senior citizen and any qualified residents in each unit. This log shall be made available to the City Community Development Department for review upon request.

SECTION 36. Section 9420.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.02. INTENT AND PURPOSE.

The intent and purpose of this section is to provide regulations for special events, including temporary outdoor sales activities, retail events, and special activities such as carnivals, fairs, and large ~~(i.e.,~~ 150 or more people) ~~neighborhood block parties~~ events. This section is not intended to control or regulate the normal promotional/sale activities conducted within the approved display area of a business establishment as provided for by other applicable provisions of this article.

SECTION 37. Section 9420.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.04. REVIEW PROCESS.

(a) The ~~City Planner~~ Director has the authority to issue Special Event Permits pursuant to the procedures outlined for Administrative Permits in Section 9814, provided the following criteria are met and the application is consistent with any other applicable

regulations in this article:

(1) The Special Event shall not exceed ~~30~~ thirty (30) days during any ~~12~~ twelve (12) month period, unless otherwise permitted in this section;

(2) The property owner has authorized the special event in writing;

(3) The application is submitted at least ~~30~~ forty-five (45) days prior to the scheduled activity; and

(4) A permit fee established by resolution of the Council shall be paid for each Special Event Permit.

(b) If an event is of a scale ~~(e.g., large in area or number of persons)~~ or involves a specific ~~use~~ activity that may result in ~~extensive~~ substantial ~~potential~~, even temporary, impacts to the community (e.g. traffic, noise, proximity to sensitive uses, overlaps with City or other events that may impact emergency response times), the ~~City Planner~~ Director may use his/her discretion, and forward the Special Event Permit application to the Commission for their decision in accordance with Section 9804.

(c) ~~Events involving over 500 people shall require Commission approval.~~ The Special Event Permit application shall be reviewed by the Community Development, Fire, Police, Public Works, and any other applicable Departments/Agencies and specific Conditions of Approval may be imposed. The event shall be required to comply with fire prevention standards, emergency access and safety requirements, and building and safety requirements, as specified by the appropriate Departments or Agencies.

SECTION 38. Section 9420.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.06. GENERAL REQUIREMENTS.

Except as otherwise specified in the section, the following general operational conditions shall apply to all special events for which a Special Event Permit is required:

(a) The ~~City Planner~~ Director shall prescribe the type and form of information required to process the Special Event Permit, in accordance with the provisions for Administrative Permits in Section 9814. Property owners within a radius of 100 feet of the exterior boundaries of the event site shall be notified 10days in advance of the event date, in accordance with Section 9814.06(e).

(b) Activities shall be restricted to that portion of property so designated on ~~the~~ a site plan.

(c) The applicant shall provide documentation to the ~~City Planner~~ Director with the application request, with a detailed plan ~~of an approved site plan by the City Fire Department and Police Services~~ describing how the event will be managed to ensure that it does not create ~~for meeting~~ public safety or community impacts ~~requirements when applicable~~, which may include but is not limited to security plan, emergency operations plan, queuing plan, and on-site management plan with a letter of operation.

(d) The application shall be reviewed by the respective Departments to determine appropriate ~~City Engineer shall review and~~ conditions of approval ~~approve~~ regarding the site plan layout, ~~regarding~~ adequate parking and traffic circulation for both vehicular and pedestrian, including provisions for emergency ingress/egress~~, when applicable~~.

(e) Adequate space shall be provided on walkways for the passage of pedestrian traffic ~~(minimum width of five feet)~~.

(f) The site plan and all signs shall comply with this article and the specific design standards set forth in this section.

(g) Any sales activities shall be confined to the activity, and/or sale of the goods or services specified in the Special Event Permit only.

(h) The Special Event Permit shall specify the event's set-up dates and expiration date, and the removal date of all associated materials and site clean-up.

(i) All temporary signs and other display materials placed in outdoor areas, as approved for the event, shall be removed within 24 hours after the close of business on the last day of the event, unless otherwise specified in the Special Event Permit.

(j) Sound systems are not permitted unless specifically approved as part of the Special Event Permit.

(k) Temporary signs associated with special events are permitted as provided in Section 9618.06 or as otherwise approved as part of the Special Event.

(l) Additional conditions may be applied as determined by the ~~City Planner~~ Director (or Commission) as necessary to protect the public's health, safety, and welfare.

(m) A Special Event Permit does not relieve an applicant from obtaining other permits or permissions as may be required by other county, state, or other agencies.

SECTION 39. Section 9420.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.08. SPECIAL CENTERWIDE EVENTS.

Special centerwide events include the temporary outdoor display and sale of merchandise, arts and crafts shows, fairs, entertainment, or similar events within a commercial center. Commercial centers may conduct such events subject to the following requirements:

(a) Special centerwide events may be held up to three times a year over a maximum of three consecutive days per event. Centers may apply for approval for each event on an individual basis, approval of more than one event on a single application, or approval of an ongoing "special events program" specifying the dates, activities and signage for each event throughout the year. In no case shall the combined total of centerwide events plus individual sales for any business exceed six events during any calendar year.

(b) Events shall be subject to the approval of a Special Event Permit. Applications shall be submitted to the ~~City Planner~~ Director by the commercial center owner or manager.

(c) The application shall include provision for removal of temporary facilities and cleanup and restoration of the activity site within 24 hours of the conclusion of the event, unless another time limit is specified in the Special Event Permit. ~~The City may require a cash bond or other guarantee to be posted to ensure cleanup within the specified time limit.~~

(d) The application shall be reviewed by the City Fire Department and Police Department, and the event shall comply with fire prevention standards and emergency access requirements as specified by the Battalion Chief and Chief of

Police. The ~~City Planner~~ Director may also submit the application to other agencies for review and approval of an event.

SECTION 40. Section 9420.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.10. TEMPORARY OUTDOOR SALES BY INDIVIDUAL BUSINESSES.

Sidewalk or parking lot sales include the temporary outdoor display and sale, by a retail business, of merchandise that is normally displayed indoors at the same location as the outdoor sale. Temporary outdoor display and sales of merchandise may be permitted by the ~~City Planner~~ Director or his or her designee and are allowed in the C-1, C-2, C-3, C-M, and M-U Zones. Application for a Temporary Outdoor Display and Sales Permit shall be made on forms prescribed by the Planning Division and shall include a site plan indicating the proposed location of the display area. The following conditions apply to each permit:

(a) Outdoor sales shall only be permitted as an extension of an existing business and shall be conducted entirely on the site on which the business is located.

(b) The display area shall not occupy more than 10% of the number of required parking spaces for the applicant's business.

(c) The display shall not encroach upon required driveways, or public rights-of-way, impede emergency vehicle access, or prevent access to any other business.

(d) Sales area shall not block required building exits and shall maintain at least four foot wide aisles.

(e) No part of the display area shall be located within 100 feet of an adjoining residentially zoned property.

(f) No more than four temporary outdoor displays and sales shall be permitted in one calendar year per business unit, and shall not exceed 20 days accumulated total.

(g) All signage shall be subject to Section 9618.06.

(h) Temporary structures such as tents or buildings shall be subject to approval of the City Building Division and Fire Department.

SECTION 41. Section 9420.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.14. CHRISTMAS TREE AND PUMPKIN SALES FACILITIES.

The sale of Christmas trees and wreaths, and pumpkins may be permitted by the ~~City Planner~~ Director in any commercial or manufacturing zone subject to the following regulations:

(a) **Dates of Operation.** Christmas tree and pumpkin sales shall adhere to the following operation dates:

(1) Christmas tree sales facilities shall not open for business prior to the day after Thanksgiving and shall close no later than December 31.

(2) Pumpkin sales facilities shall not open for business prior to October 1 and shall close no later than November 1.

(b) **Merchandise to be Sold.** Christmas tree and pumpkin sales are limited to the

following:

(1) A Christmas tree sales facility shall not engage in the sale of any merchandise not directly associated with Christmas trees and Christmas decorations.

(2) A pumpkin sales facility shall not engage in the sale of any merchandise not directly associated with pumpkins and Halloween decorations.

(c) Removal of Facility. Christmas tree and pumpkin sale facilities must meet the following removal regulations:

(1) Christmas tree sales facilities shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within three (3) days after the closing date.

(2) Pumpkin sales facilities shall be removed and the premises cleared of all debris and restored to the condition prior to the establishment of the facility within three (3) days after October 31.

SECTION 42. Section 9420.16 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.16. CERTIFIED FARMERS' MARKETS.

Certified farmers' markets may be permitted by the Council in any Commercial or Mixed-Use Zone subject to the provisions of this section.

(a) Admissible vendors and products include the following:

(1) Agricultural Producers (Farmers and Fisherman).

(i) Certifiable Agricultural Products.

(A) These products include fresh fruits and vegetables, nuts in the shell, honey, eggs, nursery stock, and cut flowers.

(B) Product certification is made by the County Agricultural Commissioner in the county of production.

(C) Certifiable agricultural products can only be sold at the farmer's market by the producer who produced them, the producer's employees, or the producer's immediate family.

(ii) Non-Certifiable Agricultural Products.

(A) These products include dried fruits and vegetables, processed nuts, juices, jams, pickled or smoked agricultural products, live animals, livestock, aquaculture, viticulture and vermiculture.

(B) These products may be dried, ground, roasted, juiced, smoked or otherwise altered in a one-stage process by a second party.

(C) Canned foods are permitted if processed in an approved facility.

(D) Products in this category must have been grown, bred, raised, cultivated or collected upon land, which the producer controls.

(2) Prepared Foods Producers (Non-Agricultural Products).

(i) Prepared foods producers may sell products which they have cooked, canned, preserved or otherwise treated.

(ii) Canned foods are permitted if processed in an approved facility.

(iii) Prepared food products may not compete with products made by farmers from their own products.

(3) Commercial Sellers (Non-Agricultural Products).

(i) Commercial sellers may sell ethnic or specialty hot foods, which they prepare in a licensed kitchen and/or at their respective market spaces.

(ii) Commercials sellers may also include anyone selling fresh or canned fish. The sellers are not required to have caught the fish offered for sale.

(4) Arts and Crafts Vendors (Non-Agricultural Products).

(i) Artisans may sell original art, craftwork or handmade items, which they created, constructed or produced themselves.

(ii) Products must be of ~~the~~ high~~est~~ quality, handcrafted, and may not be imported.

(iii) The reselling of arts and crafts products is not allowed.

(5) Youth Oriented Vendors (Non-Agricultural Products).

(i) These vendors may sell products and services of interest to young people. Such products or services shall involve active participation from young people.

(ii) Vendors in this category may include bounces, petting zoos, magicians, clowns, face painters, and puppet makers.

(6) Non-Profit Organizations and Community Information. Non-profit organizations and community information groups may distribute literature, and solicit signatures, volunteers and donations.

(7) Performing Artists.

(i) Performing artists may distribute literature and sell products showcasing the talents which they are demonstrating at the farmers' market.

(ii) Performing artists in this category may include musicians selling CDs and merchandise, martial artists distributing literature, and dancers selling videos.

(8) Local Businesses. Local businesses located in the City may be eligible to have a table at the farmers' market for the sole purpose of distributing literature about the service(s) or product(s) they sell.

(9) Sponsors. Sponsors may only advertise, distribute literature and provide free samples and demonstrations of their products and services for the duration of their sponsorship period.

(b) The Commission ~~and the Council~~ on appeal shall have the authority to determine the admissibility of vendors and/or services and/or products for the farmers' market as

necessary to protect the public's health, safety, and welfare.

(c) Certified farmers' markets events are limited to one day per week for a maximum of eight hours per event.

(d) Operation of a certified farmers' market shall conform to all the provisions of this section which include, but are not limited to locations, security, water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, traffic control, and permits that may include building, electrical, health and tent.

(e) California Certified Farmers' Markets are operated in accordance with regulations established by the California Department of Food and Agriculture and must display a valid health permit.

SECTION 43. Section 9420.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.18. SPECIAL OUTDOOR EVENTS – NONRESIDENTIAL ZONE.

Special outdoor events are events of a predominantly noncommercial nature including, but not limited to, pageants, fairs, carnivals, religious or entertainment events, and large community gatherings in outdoor facilities. Special outdoor events are permitted in all nonresidential zones provided the following requirements are met:

(a) General Requirements.

(1) Activities conducted on property owned by or leased to the City and on public road rights-of-way shall require an encroachment permit issued by the City Engineer.

(2) Events shall not exceed ~~10~~ ten (10) consecutive days and shall not occur more than four (4) times in a calendar year.

(3) Special outdoor events shall ~~required~~ require ~~City Planner~~ Director approval prior to the start of the event. Furthermore, a Special Event Permit shall be required for special outdoor events of 150 people or more, including spectators and participants.

(b) Applications. Applications for Special Event Permits shall be referred by the ~~City Planner~~ Director to other affected City departments or other public agencies as may be appropriate for review and comment.

Issues including, but not limited to, security, food and water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, and traffic control, shall be satisfactorily addressed by the applicant, as required by the ~~City Planner~~ Director or other City departments in their administration of other City regulations. Such other regulations may require the applicant to obtain permits such as building, electrical, health, and tent permits from other outside agencies. Required permits by outside agencies are the sole responsibility of the applicant.

(c) Cash Bond. A cash bond or other guarantee for removal of the temporary use and cleanup and restoration of the activity site within seven days of the activity conclusion may be required as a condition of the Special Event permit.

(d) Liability Insurance. The applicant must provide proof to the City of minimum liability insurance in an amount determined by the City Attorney for the special event prior to

approval of the special event.

(e) Notification. The ~~City Planner~~ Director may also require the applicant to provide notification to affected neighboring uses. Reasonable notification requirements shall be determined by the ~~City Planner~~ Director.

SECTION 44. Section 9420.20 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.20. SPECIAL OUTDOOR EVENTS – RESIDENTIAL ZONES OR LAND USES.

Within residential districts, special outdoor events may include, but are not limited to, pageants, fairs, carnivals, religious, or entertainment events and neighborhood or community gatherings in outdoor facilities where vehicular traffic on any public right-of-way would be impeded by the event.

Special outdoor events are permitted in all residential zones subject to the following requirements:

(a) General Requirements.

(1) Activities conducted on property owned by or leased to the City or on public rights-of-way shall require an encroachment permit issued by the City Engineer.

(2) Events shall not exceed three (3) consecutive days and shall not occur more than four times in a calendar year.

(b) Applications. Applications for permits or certificates required by this section shall be referred by the ~~City Planner~~ Director to other affected City departments or public agencies as may be appropriate for review and comment.

Issues, including but not limited to police and security, food and water supply, use of tents and canopies, sanitation facilities, medical services, noise, signage, fire protection, and traffic control, shall be satisfactorily addressed by the applicant, as required by the ~~City Planner~~ Director or other City departments in their administration of other City regulations. Such other regulations may require the applicant to obtain permits such as building, electrical, health, tent, encroachment, and other permits. Required permits by outside agencies are the sole responsibility of the applicant.

(c) Cash Bond. A cash bond or other guarantee shall be posted with the City for removal of the temporary use and cleanup and restoration of the activity site within seven days of the conclusion of the event.

(d) Liability Insurance. The applicant must provide to the City proof of minimum liability insurance in an amount determined by the City Attorney for the special event prior to approval of the event.

(e) Notification. The ~~City Planner~~ Director may also require the applicant to provide notification to affected neighboring uses. Reasonable notification requirements shall be determined by the ~~City Planner~~ Director.

SECTION 45. Section 9420.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9420.22. GARAGE, YARD, MOVING, AND ESTATE SALES.

Upon the issuance of a permit by the ~~City Planner~~ Director, garage, yard, moving, or estate sales are allowed in the garage, driveway, and/or front yard or setback areas of a dwelling unit in the R-1, R-2, R-3, or R-3-O zones. Garage, yard, moving, and estate sales include the display of personal household goods for sale.

Garage, yard, moving, and estate sales shall be permitted as temporary accessory uses in residential zones subject to the following regulations:

(a) Application. An application to conduct a garage, yard, moving, or estate sale shall be made to the ~~City Planner~~ Director provided on forms provided by the ~~City Planner~~ Director available at the City.

(b) Fee. Such applicant shall pay a fee as determined by the Council Resolution for each permit at the time of issuance.

(c) Sale Frequency.

(1) Garage, yard, or moving sales may be conducted a maximum of two times per calendar year per residence and may not be conducted for more than two consecutive days or three days on extended national holidays. Inclement weather may extend the period of time equal to the days lost.

(2) Estate sales may be conducted a maximum of ~~10~~ ten (10) days per calendar year per residence and may not be conducted on more than two consecutive weekends.

(d) Hours. The hours of the garage, yard, moving, and estate sales shall be no earlier than 7:00 a.m. and no later than 8:00 p.m.

(e) Sale Area.

(1) Garage, yard, and moving sales areas shall be confined to the garage and the driveway area within the front setback area. Where no driveway exists, one-half (½) of the property width in the front setback area may be used for the sale of merchandise.

(2) Estate sales shall only include sale of household goods inside the dwelling unit.

(3) No item for sale shall obstruct the public right-of-way.

(f) Prohibitions. It is unlawful for any person to exchange, barter, trade, or sell any of the following at a garage, yard, moving, or estate sale: firearms, ammunition, or explosives; undomesticated animals and livestock; any item of personal property from which the serial number has been removed; or any other item prohibited by City, county, state, or Federal law. Additionally, outside consignments and lot purchases and the like shall not be permitted.

(g) Estate Sales. Estate sales shall only be conducted by a duly licensed and bonded liquidation company. The amount of bond shall be as determined by the ~~City Planner~~ Director.

SECTION 46. Section 9424.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9424.04. GENERAL STANDARDS.

All temporary uses and structures shall meet the following general requirements, unless

otherwise specified in this section:

(a) The temporary use shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.

(b) The temporary use shall not have substantial adverse noise impacts on nearby residential uses.

(c) Fencing and screening shall be required, and reviewed and regulated as part of the Temporary Use of Land permit.

(d) Permanent alterations to the site are prohibited.

(e) If the property is developed, the site of the temporary use shall contain an area that supports the temporary use without encroaching into or creating a negative impact on existing buffers, open space, landscaping, pedestrian and vehicular traffic movements (including emergency vehicle access), and parking space availability.

(f) If the property is undeveloped, the site of the temporary use shall contain sufficient land area to allow the temporary use to occur, as well as any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers.

(g) Temporary structures shall be located so as to not interfere with the normal operations of any permanent use located on the property.

(h) The temporary use shall not violate any applicable conditions of approval that apply to the main use on the site.

(i) Off-street parking shall be adequate to accommodate the proposed temporary use.

(j) All approved temporary signs associated with the temporary use shall be removed when the activity ends.

(k) All inspections and permits required by applicable construction codes shall be obtained.

(l) Any temporary use or structure, which will be utilized for longer than 90 days, may be reviewed for aesthetic impacts by the ~~City Planner~~ Director.

(m) Any temporary use or structure shall provide on-site, ADA accessible, sanitary restroom facilities.

(n) All temporary structures shall be approved through a Temporary Use of Land Permit in accordance with the procedures in Section 9814, unless otherwise approved in accordance with the procedures in Section 9420 and Special Event Permit procedures in Section 9814.

SECTION 47. Section 9424.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9424.06. SPECIFIC STANDARDS.

(a) Construction-Related Activities – Temporary Buildings and Building Materials. Temporary construction-related activities, including construction offices and storage buildings, outdoor storage, restroom facilities, employee parking areas, and any other temporary construction-related use or activity may occur on a lot in any zone during the construction period, but not for a time period exceeding one year. Such temporary storage of building materials and such buildings and structures shall be removed

immediately upon the completion of the project. The ~~City Planner~~ Director, for good cause shown, may extend the time not to exceed one year. The lot or area used for temporary activities shall be restored to its previous condition or integrated into the new development consistent with approved permits for the site.

(b) Temporary Construction Fences. Temporary construction fences may be approved by the Building Official on a lot in any zone during the construction period, but not for a time period exceeding one year. Temporary construction fences shall not require a Temporary Use of Land Permit. Such temporary construction fences shall be removed immediately upon the completion of the project. The Building Official, for good cause shown, may extend the time not to exceed one year.

(c) Temporary Dwellings. In any residential zone an existing dwelling on a lot may be used for temporary dwelling purposes during the construction of a permanent dwelling, and the nearest portion of the temporary dwelling shall be located not closer than 50 feet to the front lot line, and in no case shall such temporary dwelling remain on such lot longer than 60 calendar days after the completion of the permanent dwelling.

(d) Temporary Occupancies. The temporary occupancy of managerial units may be granted for rental property. An individual building in multi-building developments may be granted temporary occupancy provided all units in the building are complete; all yard improvements, such as walks, paving, parking, solid waste storage areas, or other requirements for that building, are complete; and provided the occupancy of all units in the last building of a multi-building development shall be withheld until all requirements of the project have been completed.

SECTION 48. Section 9426.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9426.04. DEVELOPMENT REGULATIONS.

(a) Applicants proposing the development of wireless communication facilities in the City shall locate their antennas based on the following priorities:

(1) Collocation onto an existing wireless base station or tower.

(2) On the side, roof, and/or penthouse of an existing building that does not have other wireless facilities.

(3) Construction of a new tower facility.

(b) Except as noted below in Section 9426.04(c), wireless communication facilities shall require approval of a Conditional Use Permit, pursuant to Section 9824, and shall be subject to the following regulations:

(1) Wireless communication facilities shall not be located within the R-1 or R-2 Zones, except on non-residentially improved properties.

(2) In the R-3, R-3-O, and M-U Zones, wireless communication facilities shall only be located on the side, roof, and/or penthouse of an existing building.

(3) In all other zones, wireless communication facilities may be located either on the side, roof, and/or penthouse of an existing building; or may be located on a new standalone/tower facility.

(4) Wireless communication facilities shall be designed to conceal (stealth) all antennas and related equipment.

(5) Wireless communication facilities shall not bear any signs or advertising devices except for warnings, certification, or other required seals or signing addressing public safety.

(6) All accessory equipment associated with the operation of a wireless communication facility shall be located within a building enclosure, or in an underground vault that complies with the development standards of the zone in which the accessory equipment is located. If the equipment is to be located above ground, it shall be housed in a structure that is visually compatible with the surrounding buildings and include sufficient landscaping to screen the structure from view.

(7) Facilities shall be constructed with colors and non-reflective materials that blend with their surroundings.

(8) Facilities should be located whenever possible where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

(9) Facilities should be located whenever possible near light poles, trees, water tanks, church steeples, and in areas where the proposed facility will not excessively detract from the image of the City.

(10) All wireless communication facilities shall be located at the lowest possible height that will allow them to operate. In no case shall any such facility exceed the maximum permitted height for the applicable zone in which it is to be located, except as listed below:

(i) Wireless communication facilities that are located on the roof of an existing building may extend to an additional six feet above the roof of the building.

(ii) New tower facilities shall not exceed a height of 38 feet in any zone, regardless of any other applicable height limitation for that zone. However, this height may be increased to 50 feet provided the tower is more than 200 feet from any residential zoned property.

(11) Wireless communication facilities shall comply with all setback, building separation, lot coverage, landscaping, variable height, and all other additional standards established for the zone in which the tower facility is to be located, and as determined by the ~~City Planner~~ Director.

(c) Notwithstanding the requirements set forth in subsection (b), any change to an existing wireless communication facility that does not substantially change the physical dimensions of the wireless communication facility, shall be considered in compliance with the original approval and development standards. For purposes of this section, a substantial change to the physical dimensions shall mean any of the following:

(1) Increase the height of the wireless communication facility by more than 10%, not to exceed 20 feet, or one additional array.

(2) Protrudes from a tower further than the existing appurtenances or 20 feet, whichever is greater.

(3) Protrudes from a base station structure more than six feet.

(4) Adds more than four equipment cabinets.

(5) Requires excavation outside of the existing lease area.

(6) Would defeat the existing concealment elements of the tower or base station.

(7) Does not comply with any conditions of approval of a prior approval, except conditions limiting the number of antennas/equipment, height, or width of the wireless communication facility.

SECTION 49. Section 9426.10 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9426.10. SATELLITE DISH ANTENNAS.

Satellite dish antennas shall be reviewed and approved by the ~~City Planner~~ Director for compliance with the following development standards:

(a) Satellite dish antennas shall not be permitted in the required front yard or street side yard (corner lots), except for the following:

(1) Satellite dish antennas including portable dish antennas two feet in diameter or smaller.

(b) Ground-mounted satellite dish antennas shall not exceed a height of 15 feet to the top of the dish.

(c) All satellite dish antennas shall be supported on a stable, supported base or tower approved by the Building and Safety Division.

(d) Application for permits for roof-mounted satellite dish antennas greater than two feet in diameter shall be reviewed and approved through the Site Plan Review process by the Commission. The Commission shall require the applicant to demonstrate that a suitable location does not exist on the property for a ground-mounted antenna. Valid reasons for lack of suitability include electrical interference, lack of space due to existing property improvements, and conflict with other ordinances or easements.

(e) The maximum diameter of a roof-mounted satellite dish antenna on the principal dwelling or accessory structure shall be five feet, and the roof-mounted satellite dish antenna shall be restricted to the rear one-half (½) of the principal dwelling or accessory structure from any street frontage.

(f) The top of a roof-mounted antenna greater than two feet in diameter shall not exceed five feet from the top of the antenna to a point on the roof directly below.

(g) The Commission shall require that the placement of each approved roof-mounted antenna in conformance with these regulations minimizes visibility from the street.

SECTION 50. Section 9430.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9430.04. EMERGENCY SHELTER STANDARDS AND REGULATIONS.

In addition to the development standards of the zone in which they are located, emergency shelters for homeless persons shall be subject to and comply with the following standards and regulations:

(a) A single emergency shelter for 30 occupants, or a combination of multiple shelters with a combined capacity not to exceed 30 occupants, shall be allowed as a permitted use, consistent with Section 65583(a)(4)(A) of the Government Code. All emergency

shelters, regardless of the number of occupants, shall meet the minimum standards contained herein below and the development standards of the zone in which they are located. Any emergency shelter with a capacity greater than 30 occupants shall also be subject to the approval of a conditional use permit, as set forth in Section 9824 of this Code.

(b) The facility shall operate on a first-come, first-serve basis with clients only permitted on-site and admitted to the facility between 6:00 p.m. and 7:00 a.m. during Pacific Daylight Time, and 5:00 p.m. and 7:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night. A curfew of 10:00 p.m. (or earlier) shall be established and strictly enforced and clients shall not be admitted after the curfew.

(c) To avoid over-concentration of emergency shelter facilities, a minimum distance of ~~500~~ 300 feet shall be maintained from any other emergency shelter, as measured from the property line.

(d) Service providers shall provide sufficient numbers of male and female toilets-restrooms for clients and prospective clients to have access to use on a 24 hour basis. For group housing and other similar shelter programs, adequate private male and female showers shall be provided along with lockers for clients to temporarily store their belongings.

(e) Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view by a minimum six foot tall decorative wall or fence.

(f) Adequate waiting areas must be provided within the premises for clients and prospective clients including 10 square feet per bed, with a minimum of 100 square feet, to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.

(g) Facility improvements shall comply with the Downey Municipal Code and the most current adopted Building and Safety Code, specific to the establishment of dormitories and shall additionally provide:

(1) A minimum of one toilet for every eight beds per gender.

(2) A minimum of one shower for every eight beds per gender.

(3) Private shower and toilet facility for each area designated for use by individual families.

(h) Bike rack parking shall be provided at the facility.

(i) Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of Section 9520 of this Code.

(j) The facility may provide the following services in a designated area separate from sleeping areas:

(1) A recreation area inside the shelter or in an outdoor area visually separated from public view by a minimum six foot tall visually screening decorative wall or fence.

(2) A counseling center for job placement, educational, health care, legal services, or mental health services.

(3) Laundry facilities to serve the number of clients at the shelter.

(4) Kitchen and dining area.

(5) Client storage area.

(6) Similar types of facilities to address the needs of homeless clients, as determined by the ~~City Planner~~ Director.

(k) A shelter management plan shall be submitted to the ~~City Planner~~ Director for review and approval prior to the establishment of an emergency shelter. The shelter management plan shall address all of the following:

(1) Service providers shall maintain sufficient monetary resources to enable them to operate the facility per the shelter management plan, and shall demonstrate to the City prior to approval of the permit application that such funds shall be available for use upon first occupancy of the proposed project and shall reasonably be expected to be available for the life of the project.

(2) A minimum of one staff member per 15 beds shall be awake and on duty when the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under Penal Code Section 290.

(3) Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment.

(4) Service providers shall provide criteria to screen clients for admittance eligibility, with the objective to provide first service to individuals with connections to Downey.

(5) Service providers will maintain information on individuals utilizing the facility and will ensure that the maximum stay at the facility shall not exceed 120 days in a 365 day period.

(6) Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provider because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where he or she may seek similar service.

(7) Service providers will educate on-site staff to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income, including referrals to outside assistance agencies. An annual report on this activity shall be provided to the ~~City Planner~~ Director.

(8) Service providers shall provide for the timely removal of litter attributable to clients within the vicinity of the facility every 24 hour period.

(9) Service providers will maintain good communication and have procedures in place to respond to operational issues which may arise from the neighborhood, City staff, or the general public.

(10) Service providers shall address how staff will address and regulate alcohol and illegal drug use by clients on the premises.

(11) Service providers shall establish standards for responding to emergencies and incidents expelling clients from the facility. Readmittance policies for

clients who have previously been expelled from the facility shall also be established.

(12) The establishment shall implement other conditions and/or measures as determined by the City, in consultation with other City/County agencies necessary to ensure that management and/or clients of the establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the use.

(13) Other requirements as deemed necessary by the City to ensure that the facility does not create an adverse impact to surrounding properties.

(l) The facility shall comply with all other laws, rules, and regulations that apply including, but not limited to, Building and Fire Codes. The facility shall be subject to City inspections prior to the commencement of operation. In addition, the City may inspect the facility at any time for compliance with the facility's Management Plan and other applicable laws and standards.

SECTION 51. Section 9504 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9504. AIR CONDITIONING, MECHANICAL ROOF, AND UTILITY EQUIPMENT.

All mechanical equipment, including but not limited to air conditioning, mechanical roof, and utility equipment shall be designed and located so as to not transmit noise or vibration to abutting properties. Such equipment shall also be screened from view from abutting or adjacent properties or public streets by the use of landscape screens, walls, or other devices, and such screening shall consider the view of air conditioning equipment from abutting multi-story buildings. See Figures 9.5.1 and 9.5.2.

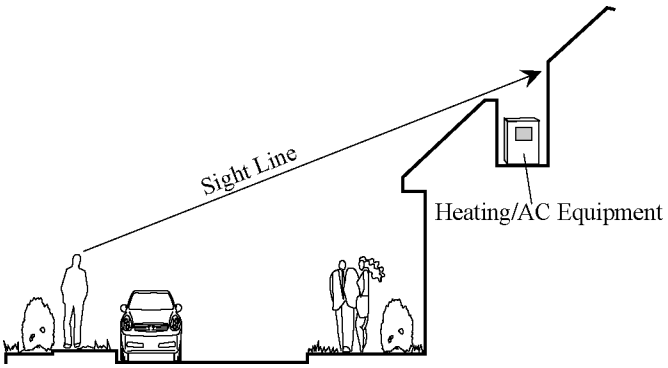


Figure 9.5.1. Typical Screening of Mechanical Roof Equipment

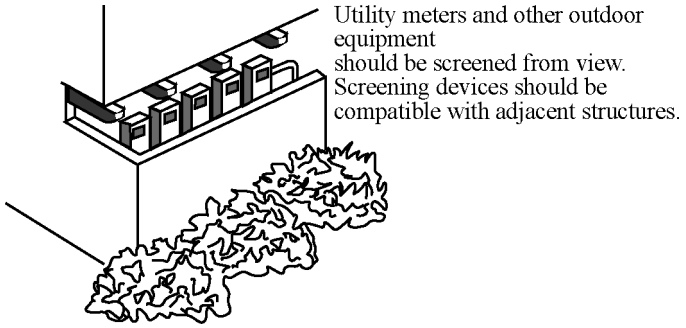


Figure 9.5.2. Typical Screening of Outdoor Surface Equipment

The determination of the adequacy of screening shall be made at the time of Site Plan Review. In addition, the following shall be required:

(a) In residential zones, no mechanical equipment, such as, ~~no~~ swimming pool, water heater, or air conditioning equipment or utility equipment such as electrical panels, water meter or gas meter shall be located in any street setback or within ~~five~~ four (4) feet of an interior property line.

(b) In the R-1 and R-2 zone, there shall be no roof mounted equipment, except small wind energy systems, solar water heaters, solar power, or other passive solar energy systems.

(c) In commercial or industrial zones, no swimming pool, air conditioning, or utility equipment (transformer pads, and the like) shall be located within any portion of a street setback required to be landscaped or within a setback required adjacent to a residential zone.

(d) Screening materials shall be architecturally compatible with the principal building and adjacent structures subject to the approval of the ~~City Planner~~ Director.

See Section 4606 of Chapter 6 of Article IV of this Code.

SECTION 52. Section 9510.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.08. APPLICATION FOR CONVERSION.

In addition to the requirements relating to application for a Tentative Tract Map or Parcel Map and Conditional Use Permit, the application for a condominium conversion shall include the following:

(a) **Preliminary Application Procedures.** A preliminary condominium conversion application consisting of:

(1) Tenant and rental information which shall consist of the name and address of each present tenant of the project, and the identification of the vacant units. This list shall be updated prior to subsequent hearings.

(2) Schedule of proposed improvements which shall be made to the project prior to their sale; said list shall not prohibit the applicant from making additional improvements.

(3) A plot plan of the project including the location and sizes of structures, parking layout, and access areas.

(4) A request for inspection of the entire property and individual dwelling units prior to filing a formal application for conversion. This inspection shall consist of a:

(i) Property report which shall describe in detail any Building Code violations, the conditions and remaining useful life of all structures, roofs, foundations, mechanical, electrical, plumbing, structural elements, energy conservation efficiency, plus an analysis of the general condition of ceilings, walls, doors, windows, and appliances. Said report shall be prepared by a team consisting of an approved registered civil or structural engineer, a licensed architect, or registered architectural designer, and a licensed general contractor. The cost of such report shall be at the applicant's expense. If building inspection reports have been submitted to the California Department of Real Estate, such reports shall be furnished to the City;

(ii) Structural pest control report, prepared by a licensed pest control contractor;

(iii) Acoustical report, indicating:

(A) The type of construction between the dwelling units and the general sound attenuation characteristics of such construction, or indicating the level of sound attenuation between dwelling units, and

(B) The feasibility of various levels of improvements, prepared by a qualified acoustical engineer; and

(iv) Utility metering reports, if the units of the building are not individually metered, indicating the feasibility of individual or submetering, prepared by qualified engineers.

(b) Formal Application Procedures. Subject to satisfactorily completing the requirements of Section 9510.08(A), the applicant shall, upon approval by the ~~City Planner~~ Director, file a formal application. The review of each application will then be conducted in accordance with the procedures established by this article. The following information shall be submitted at the time of filing:

(1) Two copies of a preliminary draft of the proposed CC&Rs, By-Laws, and Articles of Incorporation for the Home Owner's Association to be recorded as required by State Law. Once these documents are accepted in final form by the ~~City Planner~~ Director, no portion of the Declaration shall be amended, modified, or changed unless required by the Department of Real Estate, without first obtaining the written consent of the ~~City Planner~~ Director. Each document shall contain a statement to that effect at the end of such provision.

(2) The CC&Rs shall:

(i) Require maintenance of Impact Insulation Class. The Impact Insulation Class (IIC) rating of all separating floor/ceiling assemblies, as required by Section 9510.14, Correction of Deficiencies, shall be described in the Declaration. Where the minimum IIC rating is obtained through the use of floor covering(s), the Declaration shall provide for any purpose except cleaning or replacement, and further

provide that any replacement covering(s) shall furnish the same or a greater degree of impact insulation as that originally installed;

(ii) Incorporate a parking management plan indicating parking space(s) which will be assigned exclusively to each dwelling unit and preclude the rental of garage units for use by anyone but owners or tenants of the subject property;

(iii) Preclude the parking of recreational vehicles on the subject property unless specific separate parking stalls are approved by the Commission;

(iv) Specify the type of installation of antennae for television and radio of all types;

(v) Specify the type of installation and operation of solar heating equipment; and

(vi) Specify the remodeling of all units, particularly any exterior building modifications that must be approved during Site Plan Review.

SECTION 53. Section 9510.14 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.14. CORRECTION OF DEFICIENCIES.

(a) Design Requirements.

(1) The general appearance of the proposed conversion shall contribute to the orderly and harmonious development of the community as a whole. This shall include a review of all elevations of the conversion. Such review shall be conducted during Site Plan Review.

(2) Vehicular access ways shall be designed to eliminate an alley-like appearance when possible.

(b) Exteriors. All exterior surfaces shall be brought up to original standards by painting, repairing, re-stuccoing, or replacement.

(c) Landscaping. Plans shall be submitted indicating condition of all landscaped areas on the property including walkways, recreation areas, and a plan for refurbishing, including:

(1) Installation of an automatic irrigation system.

(2) The lighting system, including security lights.

(3) Residential properties developed with multiple unit buildings shall provide usable open space as required by Section 9312.08.

(4) Open space shall include all usable areas on the site, exclusive of the areas required for setbacks, driveways, parking areas, and storage. Credit for open space can be received for private patios and other recreational facilities including recreation rooms, swimming pools, and other special facilities determined by the Commission to have a significant positive impact on the project.

(d) Roofs. Roofs having less than five years remaining life shall be re-roofed, including

parapets, vents, and sheet metal of any kind.

(e) Perimeter Property Line Walls and Areas.

(1) Decorative walls shall be constructed on the rear and side yard of each conversion development as required by Section 9520, except where the ~~City Planner~~ Director determines that such walls will adversely impact driveway access.

(2) The Commission shall review and determine if any structures, amenities, landscaping, walkways, perimeter treatments, or decorative portions of the project need to be refurbished and/or restored. These elements shall be upgraded to City standards, including Housing Code, prior to the applicant submitting his/her final subdivision map to the City for approval.

(f) Heating and Air Conditioning Equipment.

(1) All equipment shall be completely serviced by a State-licensed heating and air conditioning contractor, who then will provide a written statement that they have at least a six (6) year remaining life. Wall-mounted air conditioners or heat pumps shall be exempt from this requirement.

(2) The applicant shall pre-pay a twelve (12) month maintenance contract on behalf of the Home Owner's Association.

(g) Utilities.

(1) Each converted unit within a building shall have individual meters for gas and electricity.

(2) A master meter for water shall be permitted; however, shutoff valves shall be installed for each unit.

(h) Plumbing. All fixtures shall be replaced, except in those cases where the Building Official determines fixtures are less than one year old or are to a standard comparable to new fixtures.

(i) Appliance and Light Fixtures.

(1) All appliances shall be new or refurbished to equal new standards if supplied in sale of unit.

(2) Light fixtures shall be repaired, or replaced, and brought up to current Code as needed.

(3) All clothes washers, hot water heaters, and other appliances which the Building Section determined to be potential sources of water leakage or flooding shall have built-in drip pans and appropriate drains installed except in those cases where such equipment is located on a cement slab.

(j) Bathrooms.

(1) Tile in showers and tubs is to be cleaned, re-grouted, or replaced.

(2) Replace all marlite, plastic, or cement-coated walls with tile or unitized tubs or showers.

(3) Shower pans shall be replaced unless approved by the Building Official.

(k) Doors.

(1) All exterior doors shall be of solid core construction with a minimum thickness of one and three-quarter-inch thickness, except glass doors.

(2) Exterior doors, sliding glass doors, and double entry doors shall be equipped with City-approved safety locks and dead latch mechanism. Locks shall not have a master key.

(3) All exterior doors shall be completely weather-stripped.

(4) All other doors shall be repaired, painted, or replaced, including hardware where needed.

(l) Attic Access Buildings. Any buildings with attic access shall be provided with insulation to an R-19 value.

(m) Cabinets. All storage cabinets are to be painted and brought up to a near new condition. Replace all cabinets that are beyond repair and obsolete.

(n) Hot Water Equipment. Hot water equipment shall be adequate to allow adequate consumption for each individual unit. Dependent upon the type and size of utilities to be provided and the size of units, the Building Official shall determine the amount of hot water capacity to be provided to all units.

SECTION 54. Section 9510.16 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.16. MAINTENANCE FUND.

A property owner subdivider wishing to convert an apartment complex for sale as a multiple ownership facility shall provide each prospective buyer with a statement listing a history of conversion repairs and a copy of the City inspection team's report as required in Section **9510.18**. For all buildings more than three (3) years of age, the developer shall post moneys to be used for large-scale repairs. Such money shall be held in a bona fide trust account, to be held separately from regular monthly maintenance fees' accounts. The use of this fee shall be established by the City-approved by-laws for each development. They shall be utilized for large-scale repairs affecting the entire complex. The ~~City Planner~~ Director shall compute the total sum of money to be deposited in the trust account by determining Value A, Value B, and Value C using Table 9.5.1, and then multiplying Value A by Value B plus Value C.

Table 9.5.1. Large-Scale Repairs Deposit Calculation: Schedule of Values for A, B, and C

Criteria	**Value**
Total number of units within the complex:	**Value of A**
1-3 units	$500 per unit
4-8 units	$400 per unit
9-14 units	$300 per unit
15 or more units	$200 per unit
Age of the complex:	**Value of B**
1-3 years	0

4-8 years	1
9-11 years	2
15 or more years	3
Total number of units within the complex:	**Value of C**
8 or fewer units	$1,000
9-14 units	$2,900
15 or more units	$6,000

(a) For example, the total amount of money to be set up in trust for the conversion of a 10 year-old complex with a total of eight units would be calculated as follows:

Using Table 9.5.1:

Value A = 8 units x $400 per unit = $3,200

Value B = 10 years = 2

Value C = 8 units = $1,000

(Value A) x (Value B) + (Value C) = Total amount of deposit; therefor:

($3,200) x (2) + ($1,000) = $7,400.

(b) The developer of a converted complex shall also pay the monthly association fee required for each unit that is unsold at the time each unit's association fee is due to the Home Owner's Association from the time the first unit in that complex closes escrow.

SECTION 55. Section 9510.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9510.18. FINAL INSPECTION REPORT.

A final inspection report shall be made by the Building Official prior to consideration of the final subdivision map, or parcel map, indicating the compliance with all requirements imposed herein.

(a) The subdivider shall improve, or post a cash bond or letter of credit with the City guaranteeing the installation of improvements to City standards, in substandard streets or deficient street improvements abutting the property, to the satisfaction of the ~~City Planner~~ Director. These improvements may include, but shall not be limited to dedication, curbs, gutters, paving, sidewalks, ramps, driveways, drainage devices, trees and tree wells, and street lights.

SECTION 56 . Section 9512.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9512.22. APPLICATION REQUIREMENTS.

Applications for a Density Bonus shall include the following. In case of conflict between

the following requirements and the State Density Bonus Law, the State Density Bonus Law, as amended, shall prevail.

(a) Density Bonus Housing Plan.

(1) A Density Bonus Housing Plan, showing any density bonus, incentive, concession, waiver, modification, or revised parking standard requested pursuant to Government Code Section 65915 et seq., as amended this section, shall be submitted as part of the first approval of any residential development.

(2) The Density Bonus Housing Plan shall specify, at the same level of detail as the application for the residential development, the number of units; dwelling unit type; level of affordability; tenure; number of bedrooms and baths; approximate location, size, and design; construction and completion schedule of all target units; number and location of all density bonus units; phasing of target units in relation to nonrestricted units; and marketing plan.

(3) The Density Bonus Housing Plan shall also specify the methods to be used to verify tenant and buyer incomes and to maintain the affordability of the target units.

(4) For residential projects with 35 dwelling units or more, the Density Bonus Housing Plan shall specify a financing mechanism for the ongoing administration and monitoring of the target units.

(b) Program Description. A description of any requested incentives, concessions, waivers, or modifications of development standards, or modified parking standards.

~~**(c) Pro Forma Requirements.** For all incentives and concessions except those listed in Section 9512.20(c), the application shall provide a pro forma to the City demonstrating that the requested incentives and concessions result in identifiable, financially sufficient, and actual cost reductions. The cost of reviewing any required pro forma data submitted in support of a request for a concession or incentive, including but not limited to the cost to the City of hiring a consultant to review the pro forma, shall be born by the applicant. The pro forma shall be reviewed by a third party as selected by the City and paid for by the applicant unless the City Planner~~ Director ~~waives the requirement for such a review.~~

~~**(d)**~~ **Waiver or Modification of Development Standard Requirements.** For waivers or modifications of development standards, the application shall ~~provide a pro forma to the City demonstrating that the waiver or modification is necessary to make the dwelling units economically feasible based upon appropriate financial analysis and documentation. The application shall also~~ demonstrate to the City that the development standards will have the effect of precluding the construction of a housing development at the densities or with the incentives or concessions permitted by this section. ~~The cost of reviewing any required pro forma submitted in support of a request for a waiver or modification, including but not limited to the cost to the City of hiring a consultant to review the pro forma, shall be borne by the applicant.~~

(e) Land Donation Additional Requirements. If a density bonus or concession is requested for a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in Section 9512.10(d) can be made.

(f) Day Care Center Additional Requirements. If a density bonus or concession is requested for a day care center, the application shall show the location and square

footage of the day care center and provide evidence that the findings included in Section 9512.12(b) can be made.

(g) Development Impact Fees. Development impact fees (including but not limited to park fees, fire fees, sanitary sewer trunk line fees, storm drain trunk line fees, street tree fees, library fees, or traffic impact fees) shall be deferred until the certificate of occupancy for the development project is issued.

SECTION 57. Section 9520.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.04. LANDSCAPING REQUIREMENTS.

(a) Requirements. Landscaping and required planting areas shall be installed in accordance with the standards and requirements of this section for all zones. All front and street side setbacks within all zones, excluding approved walkways and driveways, shall be landscaped.

(b) Development Regulations.

(1) Required planting areas shall be permanently maintained. As used in this section, "maintained" includes proper watering, pruning, mowing of lawns, weed abatement, removal of litter, fertilizing, and replacement of plants and other landscape materials when necessary.

(2) Existing mature landscaping shall be preserved to the maximum extent possible.

(3) Landscape material shall not be located such that at maturity the landscaping:

(i) Interferes with safe sight distances for vehicular, bicycle, or pedestrian traffic;

(ii) Conflicts with overhead utility lines, overhead lights, or walkway lights; or

(iii) Blocks pedestrian and bicycle ways.

(4) All landscaping and trees shall be approved and installed prior to the issuance of a certificate of occupancy.

(5) Trees shall be planted in the parkway or in approved tree wells as required by the Department of Public Works. Property owners shall maintain trees and landscaping in parkways.

(6) In the R-1 and R-2 zones, a minimum of one (1) new 36-inch box tree or larger shall be planted within the front yard and a minimum of one (1) new 36-inch box tree or larger shall also be planted within the rear yard.

(i) Trees shall be of moderate to fast growth varieties.

(ii) Within the front yard, trees shall reach a maturity height and canopy width greater than 40 feet.

(iii) Within the rear yard, trees shall reach a maturity height greater than 40 feet and canopy width greater than 30 feet.

(iv) Lots with a required side yard setback and/or street side yard setback

equal to or greater than 10 feet shall provide one 24-inch box tree for every 20 linear feet of building façade for that side. Trees shall reach a maturity height greater than 20 feet and canopy width greater than 10 feet.

(v) Tree selection shall be approved by the ~~City Planner~~ Director. Alternatives to this section may be deemed necessary, at the discretion of the ~~City Planner~~ Director, for irregular shaped parcels, for parcels in proximity to electrical poles, and for parcels with substandard widths and depths.

(7) Except in the R-1 and R-2 zones, the size of trees, at time of planting, shall be as required in Table 9.5.4.

Table 9.5.4. Tree Size Requirements

Tree Size	Percentage of Total Requirement
48 inch box	10
36 inch box	10
24 inch box	15
15 gallon	60
Other	5
Total	**100**

(c) Landscaping Plan. A landscaping plan showing the location of all turf, plant materials, and irrigation systems shall be required for all uses that include landscaping projects. Landscaping plans for projects within the R-1, R-2, and R-3 Zones shall be reviewed by the ~~City Planner~~ Director. In lieu of City inspections, the installer shall sign a self-certification certificate. Landscaping projects for all other zones shall be approved by the Planning Commission during Site Plan Review. Plans submitted for the issuance of a building permit or a site plan may be used in lieu of a landscaping plan provided that compliance with all of the requirements of a landscaping plan is achieved to the satisfaction of the Commission during Site Plan Review. The Commission may reject such plans if they determine that they are not consistent with the purpose of this chapter. Landscaping plans shall demonstrate a recognizable pattern or theme for the overall development through conformance with the following:

(1) Plant materials shall be selected for energy efficiency and drought tolerance and adaptability and relationship to the City's environment. A minimum of 75% of non-turf material shall be drought resistant. All drought tolerant plant materials shall comply with the list provided by the Planning Division.

(2) Plant materials shall be sized and spaced to achieve immediate effect. Approved non-turf areas, such as shrub beds, shall be top-dressed with bark chip mulch mixed into the topsoil or other approved alternative. Dressing material shall be maintained within planter areas and shall not be allowed to migrate onto hard surfaces, such as sidewalks and parking lots.

(3) Excluding the street setbacks, turf shall be limited to no more than 25% of the total landscaping area. No turf shall be permitted on slopes exceeding 10%.

(4) All plantings other than trees shall provide a screen of not less than one and one-half feet to three feet at full growth, shall not be thorny or spiked, and shall not project over the sidewalk.

(d) Irrigation. All planting beds and landscape areas shall be provided with a permanent watering system consistent with the following:

(1) Turf. Sprinklers shall be installed with a separate irrigation valve from irrigation valves used for other vegetation.

(2) Sprinklers. All new automatic irrigation systems shall have sprinkler heads with application rates that do not exceed the infiltration rate of the soil. Such systems shall be installed with dual or multiple program controllers that permit cycles of five to 10 minutes per hour. Landscaping requiring intensive watering shall be watered by hand or drip irrigation.

(e) Parking Lot Landscaping. Except for the R-1 and R-2 zones, all parking lot landscaping shall comply with the following:

(1) All off-street parking areas of five or more spaces shall be landscaped. All parking areas of five to 20 spaces shall contain a minimum interior landscaped area of five percent of the total parking area, exclusive of landscaping within a front or side setback. All parking areas of more than 20 spaces shall contain a minimum interior landscaped area of 10% of the total parking area, exclusive of landscaping within a front or side setback.

(2) Required landscaping shall be evenly distributed throughout the parking area and planted sufficiently to achieve complete coverage within one year of the initial planting. Islands at the ends of parking lanes shall be provided to help achieve "orchard" parking lot landscaping.

Required landscaped areas shall be bounded by masonry or concrete curb, except no curb shall be required when abutting a street property line. Required curbs shall have a minimum width of four inches and a height of six inches.

(3) Where parking lots, parking structures, or other parking areas abut other properties, the following standards shall apply:

(i) Where a vehicular parking or driveway area in a nonresidential zone abuts property in a residential zone or a school, a minimum 10-foot wide landscape strip shall be provided along the property line which is adjacent to the residential zone or school. This landscape area shall be maintained with trees or shrubs not less than six feet in height at the time of planting, and not less than 15 feet in height at maturity.

(ii) Where a parking lot or parking structure abuts any other property line, a minimum ~~five-foot-wide~~ five-foot-wide landscape strip is required.

(4) Interior parking lot landscaped areas shall have a minimum dimension of five

(5) feet, exclusive of curbs and shall be so located as to interrupt parking rows.

(5) The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk, or similar means. Additionally, a minimum of one (1) landscape island shall be provided between every ~~10~~ ten (10) parking spaces (Figure 9.5.3) with irrigated understory and curbs. The islands shall have a minimum width of five feet exclusive of curbs.

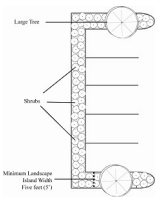


Figure 9.5.3. Trees within Parking Lot Landscape Islands

(6) Landscaping shall be provided on the upper levels of parking structures, where feasible, when these structures are visible from public streets, pedestrian pathways, or adjacent buildings.

(7) Landscaping planters shall be used to control access to parking lots, to make traffic diverters prominent, to direct the flow of traffic within the lot, and to enhance the safety of parking lots by guiding the circulation of vehicles and people.

(8) Two feet at the end of landscape islands shall be left unplanted when adjacent to drive aisles and driveways to prevent plant materials from being run over by vehicles. The use of cobbles, patterned concrete, or brick pavers shall generally be installed in these end areas.

(9) In the M-1 and M-2 Zones, landscaping shall not be required for areas of a site that are not visible (as determined by the ~~City Planner~~ Director) from a street or other public area, and which are not a public parking area. In such areas the landscaping requirements above may be waived at the discretion of the ~~City Planner~~ Director.

(f) Intersection Visibility. All landscaping material shall be maintained in accordance with the intersection visibility requirements of Section 9534.16. See Figure 9.5.4.

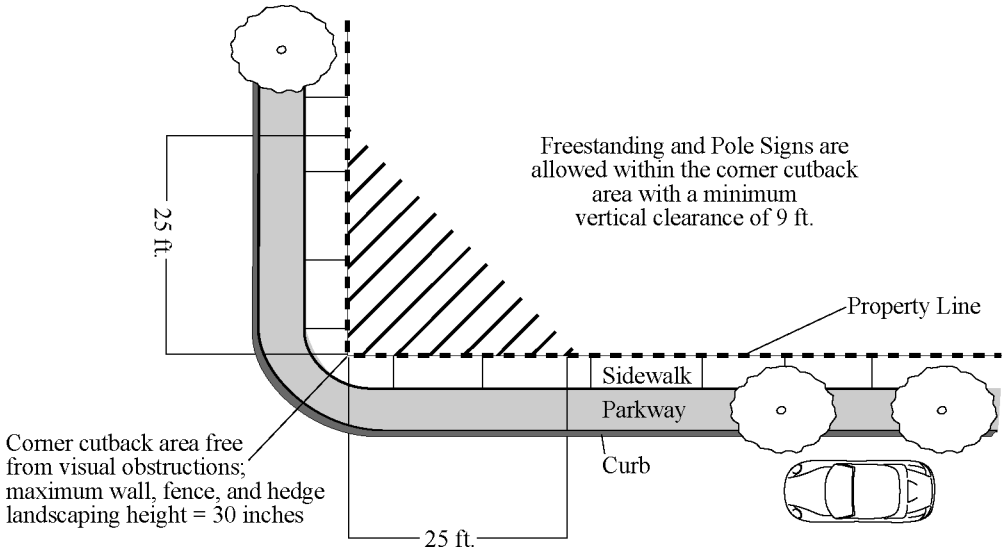


Figure 9.5.4. Intersection Visibility

(g) Alternatives. The ~~City Planner~~ Director may allow alternative means of complying with the requirements of this section provided the alternative achieves results comparable to those achieved through strict application of the provisions of this section.

(h) Landscaping Design Standards.

(1) Landscaping and open spaces shall be designed as an integral part of the overall site plan design. Landscaping and open spaces shall enhance the building design, enhance public views and spaces, provide buffers and transitions, provide for a balance of solar uses, and provide screening.

(2) Landscape design shall accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.

(3) Landscaped areas shall incorporate plantings using a ~~three tier~~ three-tier system:

(i) Grasses and ground covers;

(ii) Shrubs; and

(iii) Trees.

(4) Planting Design Concepts. The following are common planting design concepts that shall be used whenever feasible:

(i) Specimen trees used in informal grouping and rows at major focal points;

(ii) Extensive use of flowering vines both on walls and arbors;

(iii) Pots, vases, wall or raised planters;

(iv) The use of planting to create shadow and patterns against walls;

(v) Large broadleaf deciduous trees to create canopy and shade in the summer and sun in the winter, particularly in parking areas;

(vi) The use of flowering trees in informal groups to provide color;

(vii) Informal massing of colorful plantings;

(viii) Use of distinctive plants as focal points; and

(ix) Plantings and low walls to screen parking areas from view of public rights-of-way while allowing filtered views of larger buildings beyond.

(5) Planting areas between walls and streets shall be landscaped with a hierarchy of plants in natural formations and groupings. Solid walls over 42 inches high shall receive vines or hedge when facing public streets.

(6) A colorful landscape edge should be established at the base of buildings. Avoid asphalt edges at the base of structures as much as possible. Plant materials located in containers are appropriate.

(7) Planting masses on-site should assume a simple, nonuniform arrangement. The diversity of massing types should be great enough to provide interest, but kept to a level that evokes a relaxed natural feeling.

(8) Where landscaped screening may be substituted for a required wall between zones or uses, such screening shall consist of evergreen trees and shrubs, closely spaced and maintained at a height equal to the height of the required wall. When not otherwise specified, screening shall consist of trees and shrubs which shall not be less than six feet in height upon planting and which shall be maintained at a height of from 15 feet to 20 feet at maturity.

(9) Landscape planters shall be designed to retain water on-site within the planter area.

(10) Artwork, benches, and other structural features may be included within landscaping areas in residential zones if approved as part of a site plan (where required). Decorative water features shall use recirculating water.

(i) Installation and Maintenance.

(1) Trees shall be adequate in trunk diameter to support the top area of the tree. Trees, shrubs, and vines should have body and fullness that is typical of the species.

(2) All ground cover shall be healthy, densely foliated, and well-rooted cuttings, or one gallon container plants.

(3) The spacing of trees and shrubs shall be appropriate to the species used. The plant materials shall be spaced so that they do not interfere with the adequate lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Proper spacing shall also ensure unobstructed access for vehicles and pedestrians in addition to providing clear vision of the intersections from approaching vehicles.

(4) Plant material shall conform to the following spacing standards:

(i) A minimum of 30 feet from the property corner at a street intersection to the center of the first tree or large shrub;

(ii) A minimum of 15 feet between center of trees and 10 feet between large shrubs to light standards;

(iii) A minimum of 10 feet between center of trees or large shrubs and fire hydrants;

(iv) A minimum of 15 feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than 18 inches at maturity or large shrub and a minimum of 10 feet for residential uses.

(5) Trees and shrubs should be planted as shown in Figures 9.5.5 and 9.5.6.

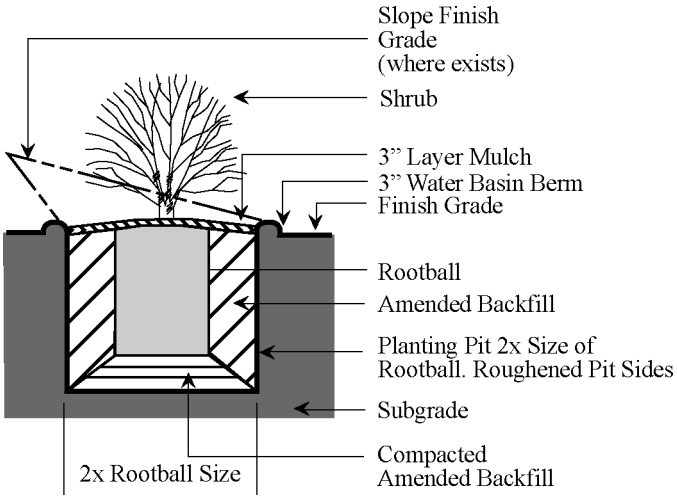


Figure 9.5.5. Tree Planting

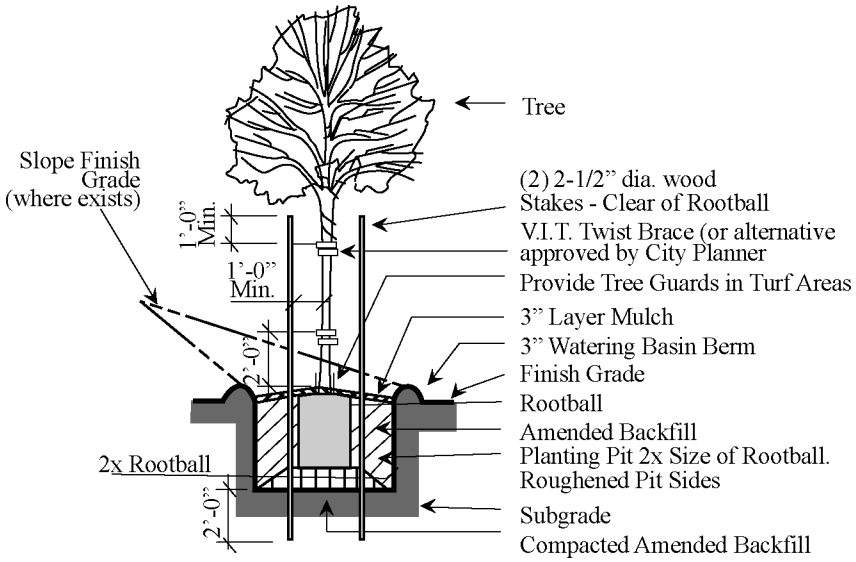


Figure 9.5.6. Shrub Planting

(6) The use of turf shall be minimized or substituted altogether with groundcovers. Turf should generally be excluded from median or sidewalk strips and similar areas that are difficult to irrigate. Low-water-using grass varieties are encouraged.

(7) Water efficient irrigation systems, such as drip, low output sprinkler heads, zonal systems and automatic timers, shall be provided. Planting shall be according to water needs, and the irrigation system matched to these needs.

(8) Plant varieties shall predominately be low water consuming, suited to the local soil and climate and grouped according to their water requirements.

(9) Mulches shall be used generously and reapplied as part of a regular maintenance program to reduce evaporation, soil compaction and weeds.

(j) Synthetic Turf Standards.

(1) Synthetic turf may be used in lieu of natural turf in front, side and rear yards, and on parkway areas for up to 100% coverage or in combination with groundcover, shrubs, vines, flowers, or trees, for properties in any land use zone. Approval of an Administrative Permit is required prior to installation, subject to Section **9814.** Synthetic turf in parkway areas requires separate approval from the Public Works Department.

(2) General Appearance. Synthetic turf shall be installed and maintained to effectively simulate the natural appearance of a well-maintained lawn. Synthetic turf shall incorporate thatch fibers in light brown or tan colors. The Planning Department shall maintain and make available for public inspection a sample of various synthetic turf products that meet this standard of appearance.

(3) Synthetic turf shall be separated from planter areas by a concrete mow strip, bender board, or other barrier with a minimum three-eighths-inch thickness, to prevent the intrusion of living plant material into the synthetic turf areas.

(4) Materials. Synthetic turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched permeable backing. Backings shall have holes spaced in a uniform grid pattern with spacing not to exceed four inches by six inches on center. The synthetic turf shall have a minimum eight year "No Fade" warranty. Synthetic turf must consist of pile fibers a minimum height of one and three-fourths-inch, a face weight of not less than 65 ounces and have a lead content of less than one part per 1,000,000.

(5) Synthetic turf installations shall comply with the standards and regulations contained in this Code and the synthetic turf manufacturer's specifications and installation instructions.

(6) Installation. Synthetic turf shall be installed over a compacted and porous road base material and shall be anchored at all edges and seams. This installation process shall consist of the following process:

(i) Existing grass or weeds shall be removed;

(ii) Excavate soil to a depth of at least two inches (2″);

(iii) Install a border (a concrete mow strip, bender board, or other barrier with a minimum three-eighths-inch thickness) along the perimeter of the synthetic turf area to prevent the intrusion of living plant material into the synthetic turf area;

(iv) Cap any existing irrigation lines;

(v) Add one-quarter-inch self-compacting gravel as the base material, about one-quarter inch above the project area border and higher in the middle of the project area;

(vi) Rake and compact the base material;

(vii) Add a weed mat over the compacted base material;

(viii) Install the synthetic turf over the compacted base material and anchor the synthetic turf at all edges and seams. Seams shall be glued and not sewn; and

(ix) An infill medium consisting of silica sand, acrylic coated sand, or other environmentally safe infill product designed specifically for artificial turf, shall be brushed into the fibers to ~~insure~~ ensure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.

(7) Prohibited Uses. The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic turf or natural turf shall be prohibited. The use of crumb rubber as an in-fill material is prohibited.

(8) Maintenance. A regular schedule of maintaining the synthetic turf shall include surface cleaning, debris removal, grooming, and infill redistribution and de-compaction. Periodic brushing or grooming of the synthetic turf surface by a static (non-rotary) double brush shall conform to the written maintenance guidelines provided by the installation company. The periodic use of a vacuum, sweeper or blower shall be applied to keep the synthetic surface clean, in conformance with the suggested maintenance guidelines provided by the synthetic installation manufacturer.

SECTION 58. Section 9520.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.06. OUTDOOR LIGHTING.

The following standards shall be required:

(a) In all zones, except the R-1 and R-2 Zones, outdoor lighting shall be provided and maintained for all walkways, off-street parking areas and driveways, storage or solid waste areas, or other areas commonly accessible or used by tenants so as to provide adequate illumination for use and safety.

(b) In the Commercial and Industrial Zones, parking lot lighting shall be provided for all guest parking areas. This light shall be low level lighting designed to light parking lot areas and walkways. It shall be designed to eliminate spillover to the street and adjoining properties.

(c) In all zones, outdoor lighting shall be directed, positioned, and/or shielded as not to

direct light on any street or abutting property as shown in Figure 9.5.7.

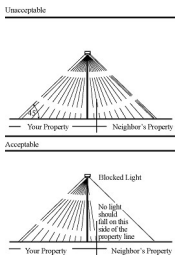


Figure 9.5.7. Arranging Outdoor Lighting Away from Abutting Property

(d) In the R-1, R-2, R-3, and R-3-O Zones, no outside lighting shall exceed eight feet in height, except building lights, i.e., porch lights or the equivalent. In any case, no light fixture shall exceed a maximum lighting output of 300 watts.

(e) The type and location of lighting standards and the intensity of lighting shall be approved by the ~~City Planner~~ Director. The fixtures shall be decorative.

(f) All lighting shall be adequately shielded as shown in Figures 9.5.8 and 9.5.9. Exposed bulbs shall not be permitted.

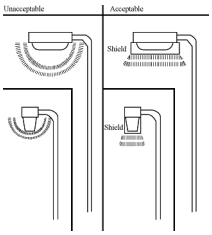


Figure 9.5.8. Shielded Freestanding Outdoor Lighting

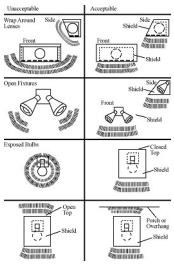


Figure 9.5.9. Shielded Outdoor Wall Lighting

(g) When parking and driveway areas in the R-3, R-3-O, H-M, M-U, and all Commercial and all Manufacturing Zones abut the R-1 or R-2 Zones, low-level lighting not extending above the height of the required wall shall be required within 46 feet of the R-1 or R-2 property. Lighting within remaining parking areas shall conform to the variable height restrictions. See Section 9536.24 of this chapter.

(h) Where lighting is attached to a fence or wall, such lighting shall not extend more than

six inches above the top of said fence or wall. Lighting attached to a wall or fence shall never exceed the wall or fence height requirement of the underlying zone.

(i) In all zones, except Residential Zones, no lighting over five feet in height shall be permitted within 20 feet of the public right-of-way, except new and used auto dealers shall be permitted lighting up to 12 feet in height provided the lights are not within five feet of the public right-of-way and are spaced at minimum intervals of 30 feet.

(j) All drive-in businesses shall comply with the provisions of this section.

(k) The following are exempt from the provisions of this chapter:

(1) Traffic control signals and devices;

(2) Lights that are located within the public right-of-way, subject to the approval of the Director of Public Works;

(3) Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;

(4) Moving vehicle lights;

(5) Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or Federal statute or other provision of the Municipal Code requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or Federal statute;

(6) Seasonal decorations do not have to be shielded, provided that they do not have brightness of more than 0.1 foot-candle at the property line on which they are installed;

(7) Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction);

(8) Internally and externally illuminated signs regulated by Chapter 6.

SECTION 59. Section 9520.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9520.08. GENERAL WALL, FENCE, AND HEDGE REGULATIONS.

(a) In the event the boundaries of any lot in one zone abut a lot differently zoned so as to permit or require a higher wall, fence, or hedge, the greater of the wall, fence, or hedge height provisions shall apply to the adjoining portions of both such lots, except as otherwise provided by this section.

(b) When certain zones may require additional or more restrictive wall standards, those standards shall be required in addition to those standards set forth in this section.

(c) Prohibited Walls and Fences.

(1) No barbed wire, razor or electrified fencing, or similar fencing is permitted in any zone, except that barbed wire may be used on a limited basis for security or safety purposes in the M-1 and M-2 Zones if not visible from any public right-of-way, subject to the approval of Site Plan Review.

(2) Chain-link fencing shall be prohibited in any front or street side yard or in any

required landscape planter in a Residential, Commercial or Mixed-Use Zone.

(d) Approved materials, or combination of materials, for walls and fences include, but are not limited to, wood, metal, vinyl, stone, masonry, stucco, and concrete. Metal is limited to wrought iron or similar type materials. Any materials not listed in this subsection may be approved subject to the discretion of the ~~City Planner~~ Director.

(e) No structure, wall, fence, or hedge shall interfere with the intersection visibility as set forth in Section 9520.08(*l*)(1).

(f) The provisions of this section shall not apply to a wall, fence or hedge required by law for public safety.

(g) Where two walls or fences, or one wall and one fence are provided along each property line separating two adjacent properties, there shall be no gap between said walls and/or fences.

(h) Where the face of any walls or fence faces the public right-of-way, the use of anti-graffiti paint or coating is required.

(i) **Height Measurement.** The maximum height of a wall, fence, or hedge shall be measured from the existing or finished grade (as applicable), except within the front or street side yard, the maximum height of a wall, fence, or hedge shall be measured from the top of the nearest street curb elevation. When there is a difference in the ground level between two adjoining lots, the height of any wall or fence constructed along any interior side or rear property line shall be determined by measuring from the lot with the higher finished grade directly abutting the wall, fence, or hedge.

(j) **Retaining Walls.** The height of all retaining walls shall be extended to provide guard rails, as required by the Building Code. The material used for said guard rail shall be approved by the ~~City Planner~~ Director.

(k) **Masonry Walls.** Where a masonry wall is required by this chapter between two properties within different zoning districts, the following provision shall apply:

Existing masonry walls that meet the minimum required height shall be considered sufficient to fulfill the requirements of this chapter, and no additional wall shall be required unless and until such time as the said existing wall is removed. At such time that said wall is removed; then the person whose zone requires a wall shall construct a new masonry wall to meet the requirements of this chapter.

(l) **Wall, Fence and Hedge Regulations by Zone.**

(1) In all residential zones, walls, fences and hedges shall not exceed a height of:

(i) 42 inches in the front and street side setback area, except within the corner cutback (see Figure 9.5.10, Street Side Lot) where the maximum height is 30 inches. In addition, on a street side yard, walls or fences not exceeding seven feet in height may be constructed not less than three feet from the side street property line nor closer than 35 feet to the front property line. Walls or fences exceeding 42 inches in height shall have five-foot triangular setbacks abutting driveways and alleys within the required setback area (Figure 9.5.10); and

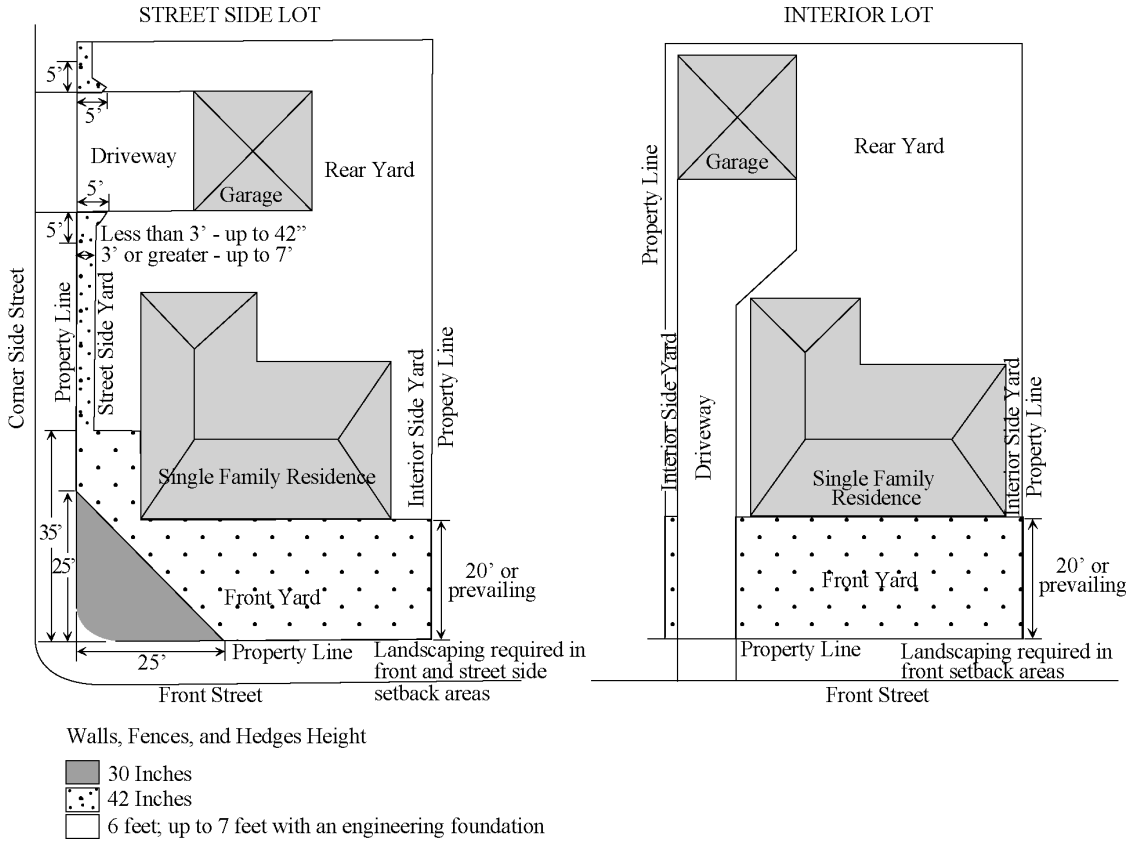


Figure 9.5.10. Wall, Fence, and Hedge Height Restrictions

(ii) Seven feet on interior side and rear property lines when not located in the required front or street setback. See Figure 9.5.10.

(iii) Solid masonry pilasters, columns, posts and similar architectural features may exceed the 42-inch height limit within the required front yard or street-side setback provided that all of the following criteria are satisfied:

(A) The continuous wall between pilasters does not exceed 42 inches in height.

(B) Pilasters, columns, and posts are architectural features intended to articulate the wall design, frame entries or gates, or accommodate decorative or safety lighting. Pilasters, columns, and posts are subordinate in width and massing and occur at regular intervals such that they do not create the appearance of a continuous wall above 42 inches.

(C) No solid wall material, fencing, or infill is permitted above 42 inches between pilasters, columns, and posts. The pilasters, columns, and posts do not increase the effective height of the enclosure or serve as screening, privacy walls, or security barriers beyond the compliant wall height.

(D) Light fixtures mounted on pilasters, columns, and posts are incidental to the wall design and serve decorative or safety

purposes. All lighting shall comply with applicable municipal codes. Lighting shall comply with Downey Municipal Code Section 9520.06 (Outdoor Lighting), including but not limited to requirements related to shielding, light intensity, direction, glare control, and prevention of light spillover onto adjacent residential properties and the public right-of-way. Lighting elements do not function as freestanding light standards and do not create glare or adverse impacts to adjacent properties or the public right-of-way.

(iv) Properties in the R-3 and R-3-O Zones, when abutting an R-1 or R-2 zoned property, shall construct a decorative masonry wall not less than five and one-half feet or more than seven feet in height above the finished grade along the common property line, unless the height of the wall would exceed the maximum height allowed elsewhere in the section. In such a case, the masonry wall shall be constructed to the maximum allowed under the stricter standard.

(2) Commercial and Mixed-Use Zones.

(i) Walls, fences, and hedges within front yards, street side yards, and/or within required landscape planters shall not exceed three feet.

(ii) Walls, fences, and hedges within interior side yards and rear yards shall not exceed a height of seven feet.

(3) Manufacturing Zones.

(i) Walls, fences, and hedges within front yards, street side yards, and/or within required landscape planters shall not exceed three feet.

(ii) Walls and fences within interior side yards and rear yards shall not exceed a height of 10 feet.

(4) Public and Open Space Zones. The maximum height of walls, fences, and hedges in required yards shall be determined at the time of the approval of the Site Plan Review or Conditional Use Permit (as required by the applicable zoning zone) for the principal use where the wall, fence, or hedge is proposed to be located. If no such approval is required under the applicable zone or if the principal use is existing and no use, building, or site modifications are proposed for the site other than the installation of a wall, fence, or hedge, the ~~City Planner~~ Director shall make the determination of the maximum wall, fence, or hedge height permitted for the site based on site conditions, use of the site, and surrounding uses and zones.

(5) In All Nonresidential Zones.

(i) When any portion of a lot abuts a more restrictively zoned property, there shall be constructed a solid decorative masonry wall not less than five and one-half feet nor more than six feet in height above the finished grade and shall not be less than four feet in height above the surface of the abutting lot. No wall or fence exceeding 42 inches in height shall be constructed abutting front or street side setback areas of abutting properties.

(ii) In any commercial or industrial zone, any portion of a wall or fence that is more than six feet above the mean ground level shall be so designed that it does not obstruct more than 10% visibility through any

portion thereof.

SECTION 60. Section 9530.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

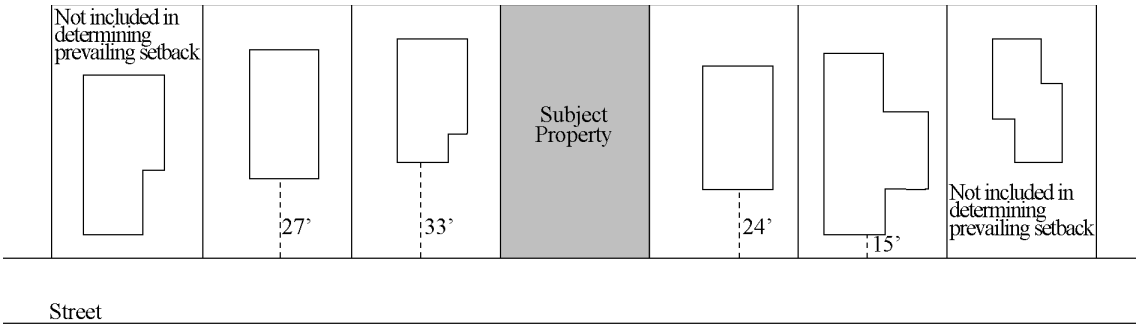
§ 9530.08. MONITORING AND ENFORCEMENT.

Monitoring and enforcement of the provisions of this section shall comply with the provisions of Chapter 2. A certificate of occupancy shall not be issued prior to the determination of the ~~City Planner~~ Director that the provisions of this section have been satisfied.

SECTION 61. Section 9534.18 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.18. PREVAILING SETBACKS.

(a) Where an existing development, structure, or use has an established front or street side setback greater than the setback required by this chapter, as identified on the map of prevailing setbacks, as adopted by the Commission, the larger setback shall be required in accordance with the definition of prevailing setbacks. Maintaining the prevailing setback will protect the visual character of the street (Figures 9.5.13 and 9.5.14). The prevailing setback cannot be less than the minimum required setback for the zone.



In this example, the prevailing setback is 24 feet.

Figure 9.5.13. Prevailing Setbacks

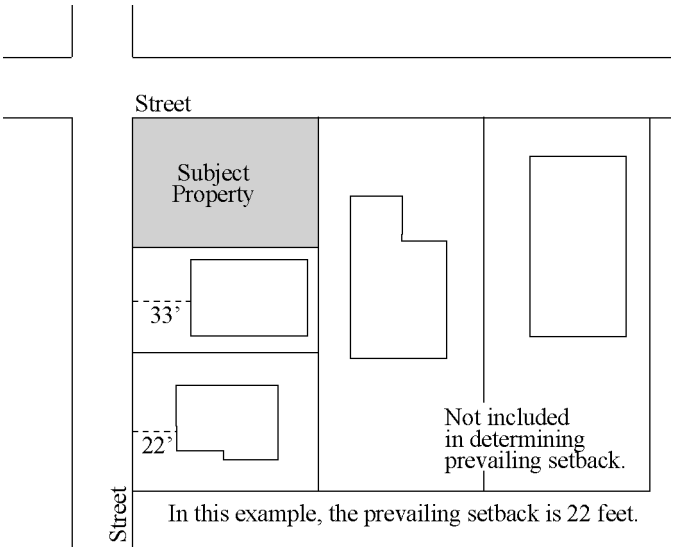


Figure 9.5.14. Prevailing Setbacks

(b) **Prevailing Setback Removal Process**. Neighborhoods have varied and distinct visual characteristics; therefore, removal of any prevailing setback is evaluated on a case-by-case basis. In no situation shall the minimum front yard setback be less than 20 feet. An amendment to remove a prevailing setback from the Prevailing Setback Map may be requested for consideration and review by the Planning Commission as provided below:

(1) The application for removal of a prevailing setback shall include a detailed description of the request for the proposed removal of the existing prevailing setback; a map of the affected properties including each property address; acknowledgement signatures including name and address of property owners within the affected area located contiguously within the prevailing setback area from one intersection of the block to the next intersection of the block; processing fee and other documents staff may deem necessary to complete the application process for review by the Planning Commission. These documents shall be provided to Planning Division staff as part of the prevailing setback amendment application request. An example of this document may be obtained from the Planning Division. Requires Site Plan Review subject to Section 9820.

(2) The City shall provide a notice to remove the prevailing setback to property owners located contiguously within the prevailing setback area from one intersection of the block to the next intersection of the block. Fifty-one (51) percent of property owners, within the subject area to remove the prevailing setback, must consent to the request within 30 days of the notice, before an amendment application is scheduled for consideration by the Planning Commission. The decision of the Planning Commission may be appealed as prescribed in Section 9806.04(b).

(3) In cases of ambiguity, the Director shall have discretion for determinations.

SECTION 62. Section 9534.20 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.20. MODIFICATION OF REQUIRED SETBACKS.

(a) The Commission, pursuant to Section 9826, may grant modifications to the rear setback regulations requiring greater than 10-foot rear setbacks on lots having irregular lot lines, or restricted depth, or where other conditions create an unnecessary hardship and make it difficult to require compliance with the rear setback regulations, but in no event shall the rear setback be less than ~~10~~ ten (10) feet. In no event shall the modifications exceed one-half of the width of the lot.

(b) In the R-1 and R-2 Zones, zero setbacks may be permitted as a part of a development for new subdivisions on one interior side setback provided the opposite side setback is not less than ~~10~~ ten (10) feet, and there is not less than ~~10~~ ten (10) feet between the zero line and any adjacent building or structure, excluding the wall.

(c) The ~~City Planner~~ Director may authorize modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three feet to a property line. In accordance with the provisions of Section **9814**.

(1) When a modification to the first story side setback area to permit the extension of existing building lines for additions or minor building modification for alignment purposes maintains a minimum side yard setback of five (5") feet and the extension does not exceed 50 percent of the length of the existing side wall of the existing building, provisions of Section 9840 (Zoning Clearance) shall apply

SECTION 63. Section 9534.22 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9534.22. DETACHED ACCESSORY BUILDINGS IN SETBACK AREAS.

Detached accessory buildings shall be permitted in the required interior side and rear setback areas, subject to the following provisions:

(a) No detached accessory building shall be within five feet of the front one-half (½) of an adjacent lot. For the purposes of this regulation, a depth of not more than 50 feet shall be deemed to be such front one-half (½) of such abutting lot.

(b) In the case of a street side lot, no accessory building shall be located in the required street side setback area.

(c) Attached or detached garages taking access from a side street or alley shall maintain a setback of at least 20 feet from the street property line or 26 feet from the opposite side of the alley.

(d) No detached accessory building, including detached garages, shall be nearer than five feet to any other building on the same lot.

(1) Separation requirements for garages shall also be in compliance with Section ~~9710~~ 9710.02.

~~**(e)** No detached accessory building shall be nearer than 10 feet to any other building on the same lot, except detached garages may be permitted within five feet of the main building.~~

SECTION 64. Section 9536 shall hereby be added to Article IX of the Downey Municipal

Code to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9536. LIMITATIONS ON CONSTRUCTION NOISE.

(a) Construction on private property shall be limited to 7:00 A.M. to 7:00 P.M Monday through Saturday, and construction shall be prohibited on Sundays and federal holidays when a construction site is located within 500 feet of a residential use. All other construction shall adhere to Section 4606 of the DMC. Extended construction hours may be permitted, subject to a Temporary Use of Land Permit.

(b) The provisions of this subsection do not apply to the construction, repair, or excavation during prohibited hours as may be necessary for the preservation of life or property when such necessity arises during such hours as the offices of the city are closed or where such necessity requires immediate action prior to the time at which it would be possible to obtain required permits; provided, that the persons doing such construction, repair or excavation obtain a permit therefor within one day after the office of the Director is first opened subsequent to the undertaking of such construction, repair or excavation.

SECTION 65. Section 9608 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9608. GENERAL PROVISIONS.

The following general provisions and regulations shall apply to all signs within the City unless otherwise specified in this chapter. To further the purposes and policies of this chapter, the following regulations shall be strictly construed in their application:

(a) The consent of the property owner is required before any sign may be displayed on any real or personal property within the City. In the case of public property, owner's consent shall be pursuant to the adoption of policy by the Council.

(b) Subject to the owner's consent, a noncommercial message of any type may be substituted for all or part of the commercial message on any sign allowed pursuant to this chapter.

(c) All rights, duties, and responsibilities related to permanent signs run with the land on which the sign is mounted, affixed, or displayed. The City may demand compliance with this chapter and with the terms of any sign permit from the permit holder, the owner of the sign, the property owner, or the person mounting the sign.

(d) Replacing sign copy on a commercial sign due to age, wear, or other aesthetic or safety purposes without any modification to the location, height, size of the sign area, any structural support or attachment, or electrical component shall require a sign permit.

(e) Rights and duties relating to permanent signs may not be transferred between different parcels of real property except as part of an approved Planned Sign Program. All duly issued and valid sign permits for permanent signs affixed to land shall automatically transfer with the right to possession of the real property on which the sign is located.

(f) Every sign shall be properly maintained respecting appearance, structure, and electrical provisions as follows:

(1) Any location where business goods are no longer sold or purchased or where

services are no longer provided shall have 60 days to remove any remaining or derelict on premises signs following notification by the City and at the expense of the owner of such property. Where written notification has been given by the City and compliance has not been made within the required 60 day period, the City may cause the removal of such signs with the costs for such removal to be attached to the property. For good cause shown, the ~~City Planner~~ Director may extend the specified period not to exceed 90 days from the original date of notification.

(2) All on-premises signs shall be maintained in a clean and attractive condition. All signs shall be cleaned, repaired, or replaced within 30 days following the issuance of such notification by the City.

(g) Noncommercial or nonindustrial uses located in a commercial or manufacturing zone shall be governed by the requirements of the zone in which the particular use was originally permitted.

(h) Windows painted in a manner that prohibits the passage of light rays and that are the same color as the adjoining walls shall be considered a part of the wall.

(i) Every sign requiring a permit shall display the name of the maker, date of the installation, and the permit number. Such information shall be clearly legible and in a conspicuous place on each sign.

(j) A commercial or industrial building with a side or rear property line that abuts a residentially zoned property shall not erect a sign along said side or rear property line, with the exception of a directional sign or non-illuminated sign.

SECTION 66. Section 9610.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.02. SIGN PERMIT REQUIRED.

(a) Unless otherwise exempt by this chapter, no sign shall be installed, constructed, erected, structurally altered, relocated, or reconstructed without approval of a sign permit (or other applicable permit as required or allowed by this chapter) by the ~~City Planner~~ Director in accordance with the following:

(1) Applications. Applications for sign permits shall be made on forms provided by the Planning Division and shall be accompanied by the following materials:

(i) A sign elevation indicating the overall dimensions and the size and type of letter dimensions, proposed copy, colors, materials, and illumination;

(ii) A site plan indicating the proposed location, type, and character of each sign;

(iii) The name and address of the applicant and the person who will construct, erect, alter, relocate, or reconstruct the sign;

(iv) Building elevations with signs depicted; and

(v) Such other information pertinent to the application as may be required by the ~~City Planner~~ Director or as described in the sign permit application instructions.

(2) Review and Approval of Sign Applications.

(i) All sign applications shall be reviewed by the ~~City Planner~~ Director within 10 calendar days of filing. The ~~City Planner~~ Director shall either approve, approve with conditions, deny, or refer to the Commission an application in accordance with the provisions established by this chapter. Decisions of the ~~City Planner~~ Director on signs may be appealed to the Commission according to the appeals process established by Section 9806 of Chapter 8.

(ii) The ~~City Planner~~ Director may require submittal of a Planned Sign Program in accordance with Section 9610.02(a)(2)(iii) and Section 9610.04 prior to the approval of a sign permit.

(iii) The Commission may grant exceptions to these sign regulations as part of a Planned Sign Program, or where such exceptions would allow signs that would be better integrated with the architecture or character of an existing or proposed building, the project site, or the surrounding community.

(iv) If it is found that a temporary sign is necessary to establish or maintain identity until a permanent sign can be erected, the ~~City Planner~~ Director may issue a temporary sign permit for up to 30 days provided that the temporary sign complies with the sign area and other sign standards of this chapter. The ~~City Planner~~ Director may approve a temporary sign when necessary to avoid a dangerous condition and may approve temporary signs pertaining to a use permitted by a Special Event Permit as described in Section 9420.

(v) No permit for any sign shall be issued by any department, elected official, or employee of the City without compliance with the applicable requirements of this chapter. Any sign permit issued that does not comply with this chapter shall be null and void. The ~~City Planner~~ Director shall enforce the provisions of this chapter pertaining to the use of any sign.

SECTION 67. Section 9610.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.04. PLANNED SIGN PROGRAM.

(a) A Planned Sign Program shall be required for any site having three or more nonresidential tenants and shall be submitted and approved by the ~~Commission~~ Director prior to the issuance of any sign permit, pursuant to the process established by Section 9814. Once a Planned Sign Program is approved, no sign permit shall be issued unless said sign complies with the Planned Sign Program.

(1) Applications for a Planned Sign Program shall be submitted to the ~~City Planner~~ Director and shall include the following:

(i) A site plan drawn to scale, delineating the site proposed to be included within the signing program, the lineal street frontage of the site, the lineal occupancy frontage of all buildings, and the locations of all existing and proposed signs;

(ii) Drawings indicating the exterior surface details (elevations) of all buildings on the site on which wall signs, directory signs, or projecting

signs are proposed (including any existing signs to be retained);

(iii) Drawings indicating typical sign design, height, colors, faces, and methods of construction (including method of attachment for wall signs) for all proposed signs;

(iv) A statement of the reasons for any requested modifications to the regulations or standards of this chapter; and

(v) A summary indicating the maximum total sign area allowed for the site, the sign area of all existing signs, and the allocation of the sign area by sign type (freestanding, wall, multi-tenant, directional, etc) and location in the development.

(vi) The program shall have provisions for sign maintenance and removal, replacement of nonconforming signs, and other items as determined by Planning Division.

(b) A Planned Sign Program may include deviations from the standards of this chapter, provided that the total sign area shall not exceed the area otherwise permitted by this chapter. In approving a Planned Sign Program, the ~~Commission~~ Director shall determine that such Planned Sign Program:

(1) Includes signs consisting of materials, colors, textures, sizes, shapes, heights, and locations that are compatible with each other;

(2) Is consistent with or improved upon the style and character of any existing signs on the site;

(3) Is compatible with the character of signs on adjacent properties;

(4) Does not detract or adversely impact the use and enjoyment of adjacent properties; and

(5) Does not have an adverse impact on the safe and efficient movement of vehicular, bicycle, or pedestrian traffic.

(c) The ~~Commission~~ Director may require any reasonable conditions necessary to carry out the intent of the Planned Sign Program requirement.

(d) An alternate means of compliance with this section may be approved by the ~~Commission~~ Director.

(e) Planned Sign Programs may be part of a Site Plan Review, a Conditional Use Permit, or a Planned Unit Development.

(f) ~~The Planning Commission shall conduct a public hearing on the planned sign program pursuant to Section 9804.~~ Decisions of the ~~Commission~~ Director may be appealed to the ~~Council~~ Commission according to the appeals process established by Section 9806 of Chapter 8.

SECTION 68. Section 9610.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9610.06. FINDINGS FOR APPROVAL OF PLANNED SIGN PROGRAM.

The ~~Commission~~ Director may approve a Planned Sign Program application in whole or in part, with or without conditions, only if the following findings are made:

(a) The proposed sign is permitted within the zone and complies with all applicable provisions of this chapter, the General Plan, and any other applicable standards;

(b) The sign is in proper proportion to the structure or site on which it is located;

(c) The sign materials, color, texture, size, shape, height, and placement are compatible with the design of the structure(s), property, and neighborhood of which it is a part;

(d) The sign's illumination is at the lowest reasonable level as determined by the ~~City Planner~~ Director, which ensures adequate identification and readability, and is directed solely at the sign or is internal to it;

(e) The sign is not detrimental to the public interest, health, safety, or welfare; and

(f) The sign is in compliance with Section 9624, Lighting and Design Standards.

SECTION 69. Section 9612 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9612. EXEMPT SIGNS.

A sign permit shall not be required for exempt signs. Such signs shall be exempt from the sign regulations and design standards of this chapter except for regulations related to prohibited signs and locations provided in Section 9614. Exempt signs are permitted in all zones subject to the requirements of Table 9.6.1.

Table 9.6.1. Schedule of Exempt Signs

Signs	Max. Area in Square Feet (sf)	Maximum Number	Max. Height in Feet/Inches	Additional Standards
Accessory sign to a commercial, public or semipublic use	NR	NR	NR	• Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial or public or semipublic use, including telephone booths, vending machines, automated teller machines, and gasoline pumps
Address numbers	NR	NR	As required by Fire Department	• No additional standards beyond those otherwise required by this article
Balloons, non-helium	4 sf	NR	NR	• Only permitted for noncommercial decorative purposes not to exceed 20 days per calendar year
Construction sign	Residential zones – 6 sf Nonresidential zones - 64 sf	1 per street frontage	8 feet	• One allowed per street frontage of a building under construction • Removal shall occur prior to final occupancy of the building

Construction sign warning about a potential public hazard	NR	NR	NR	• Signs that inform the public of potential hazards resulting from construction or remodeling activities; these must be removed at the time of the completion of the construction or remodeling activities
Credit card, trading stamp, or trade association sign	0.5 sf	NR	NR	• No additional standards beyond those otherwise required by this article
Directional sign on-site	6 sf	1 per entrance/exit	4 feet	• There shall be no limitation on directional signs that are not visible from the public right-of-way • Maximum sign area may be increased to 10 square feet if setback at least 100 feet from the public right-of-way • Directional signs shall never include commercial or advertising content
Directional signs for public and semi-public use signs within the public right-of-way	3 sf per sign	3	Per agency requirement	• Subject to the approval of the ~~City Planner or his/her designee~~ Director • Permitted within the public right-of-way
Door sign, nonilluminated	2 sf	1	NR	• Such signs shall not be computed in the maximum permitted sign area
Flag of an official government jurisdiction	NR	NR	NR	• Does not include official flags of government jurisdictions that are displayed as part of a commercial advertisement
Historical marker	2 sf per lineal frontage not to exceed 180 sf	1 per street frontage	NR	• No additional standards beyond those otherwise required by this article
Holiday lights, decorations, and displays	NR	NR	NR	• May be displayed no sooner than 45 days before a national or religious holiday and removed within 14 days after the holiday
Identification sign, owner/occupant	1 sf	NR	NR	• No additional standards beyond those otherwise required by this article

Identification sign, public utility	6 sf	NR	NR	• No additional standards beyond those otherwise required by this article • Permitted within public right-of-way
Inspection sign	4 sf	1 per type of inspection	NR	• Includes official state inspection signs constructed of permanent materials and located flat against the wall of a building
Interior sign	NR	NR	NR	• Includes signs within the interior of building and structures (including enclosed malls) that are not visible from the outside of the building or structure
Menu board sign	32 sf	2	5 feet	• Only permitted in association with a business having a drive-through window
Open house sign	6 sf	1	4 feet	• Only permitted on the day(s) for which the property is available for public showing • Portable signs are permitted • Shall only be located on the site in which the open house is occurring.
Commemorative plaque sign	1 sf	NR	NR	• Limited to plaques placed by historical agencies.

Political sign, residential	A maximum of 9 sf per sign; a total sign area of 36 sf per parcel	NR, provided that total area of signs does not exceed max. area of 36 sf per parcel	NR	• Political signs shall maintain a minimum setback of five feet from the front or street side property line and shall be subject to Section **4118** of the Downey Municipal Code • All such signs shall be removed by the tenant or owner of the property within 10 days of the election for which the sign was posted • All sign copy shall conform to the State Election Code • No sign shall be located so as to constitute a hazard to automobile, bicycle, or pedestrian traffic, or a safety hazard including but not limited to the obstruction of the location of fire hydrants; visibility of traffic signs or signals; vehicular, bicycle, or pedestrian directional signs; and the line of sight of intersections or sidewalks. • Nothing in this section shall authorize any sign poster or other person to trespass or otherwise violate any rights of the property owners or tenants of property on which signs are posted, including the property owner's right to approve or disapprove locating the sign on their property.

Political sign, nonresidential	A maximum of 32 sf per sign; a total sign area of 96 sf per parcel	NR, provided that total area of signs does not exceed maximum area of 96 sf per parcel	NR	• Political signs shall maintain a minimum setback of five feet from the public right-of-way. In the case of buildings with no setbacks from the public right-of-way or a fenced vacant site, political signs shall be allowed to be affixed to the face of the building or fencing but in no case shall present an obstacle or block or impede access or pedestrian movement. • All such signs shall be removed by the tenant or owner of the property within 10 days of the election for which the sign was posted • All sign copy shall conform to the State Election Code • No sign shall be located so as to constitute a hazard to automobile, bicycle, or pedestrian traffic, or a safety hazard including but not limited to the obstruction of the location of fire hydrants; visibility of traffic signs or signals; vehicular, bicycle, or pedestrian directional signs; and the line of sight of intersections or sidewalks. • Nothing in this section shall authorize any sign poster or other person to trespass or otherwise violate any rights of the property owners or tenants of property on which signs are posted, including the property owner's right to approve or disapprove locating the sign on their property.
Poster, notice, or sign legally required by state or Federal law	Per agency requirement	NR	NR	• No additional standards beyond those otherwise required by this article • Permitted within the public right-of-way

Real estate sign	8 sf w/in R-1 and R-2 Zones; 16 sf w/in R-3 and R-3-O; and 32 sf w/in other zones	1 per street frontage	6 feet (if freestanding)	• Limited to on-site signs advertising the sale, lease, or rental of a structure or land • Removal shall occur within 15 days of the close of escrow, lease, or rental
Subdivision sign	80 sf per street entrance	1 per lot w/in R Zones 1 per street frontage w/in other zones	4 feet (if freestanding)	• Duration of sign display shall not exceed one year after date of erection • The requirement above may be extended for a reasonable period of time not to exceed one year by written approval of the ~~City Planner~~ Director
Time and temperature sign	1/6 sf per lineal footage of building frontage	1 per property	NR	• Not permitted in residential zones • Only the display of current time and temperature shall be permitted • Shall not be computed towards maximum permitted sign area
Traffic, danger emergency or other official public sign	Per agency requirement	NR	NR	• Includes miscellaneous traffic and other official signs of any public or government agency or official notices issued or posted by a public body or officer.
Window sign, permanent	15% of individual window area and 30% of total area of all windows	NR	NR	• Changeable copy is permitted. Signs shall not rotate, move, or cause uncontrolled direction of lights, flash, reflect, scroll, or blink.

Notes:

NR = No Requirement beyond the development and design standards and any other applicable requirement(s) of the underlying zone or this article.

SECTION 70. Section 9614.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§9614.04. PROHIBITED LOCATIONS.

(a) Signs or sign structures which by their location conflict with a traffic control sign or signal or create a safety hazard for pedestrian, bicycle, or vehicular traffic;

(b) Signs on public property, except when authorized by the appropriate governmental agency;

(c) Signs overhanging in the public right-of-way, unless specifically permitted by this

chapter. All signs permitted to project over the public right-of-way must do so in compliance with Sections 7165 through 7172 of Chapter 1 of Article VII, Streets and Public Works.

(d) No sign shall be affixed to any vehicle or trailer on a public right-of-way or public or private property unless the vehicle or trailer is currently and regularly being used in its normal business capacity and is not for the sole purpose of attracting business.

(e) Sign structures shall not be placed within the intersection visibility triangle as described in Section 9520.04 and shown in Figure 9.6.2 unless the sign complies with the provisions of Section 9614.04(f).

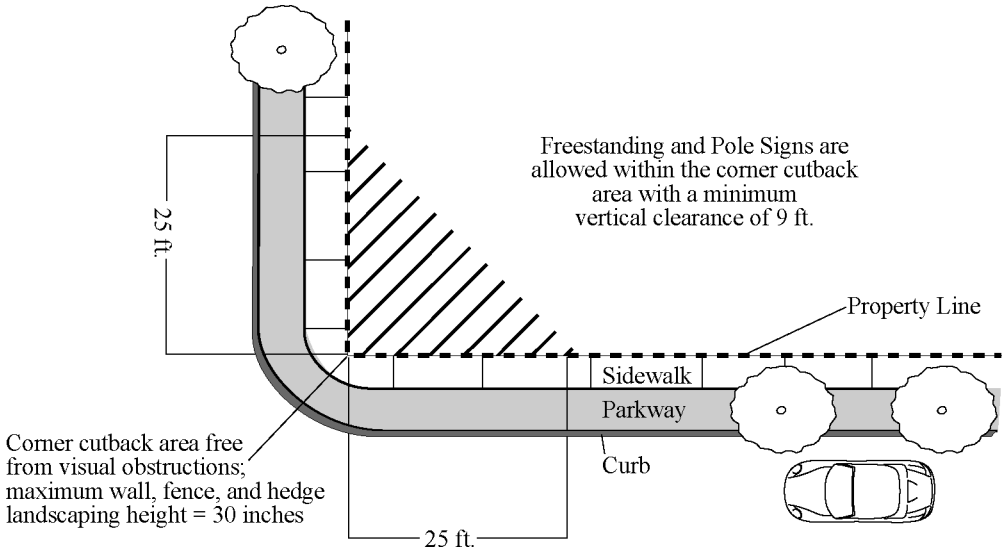


Figure 9.6.2. Sign Restrictions Near Intersections

(f) Within the area composed by said triangle ("the corner cutback area"), no sign shall create a visual obstruction within a vertical space between 30 inches above the adjacent curb grade and a minimum nine feet above the adjacent curb grade as shown in Figure 9.6.3.

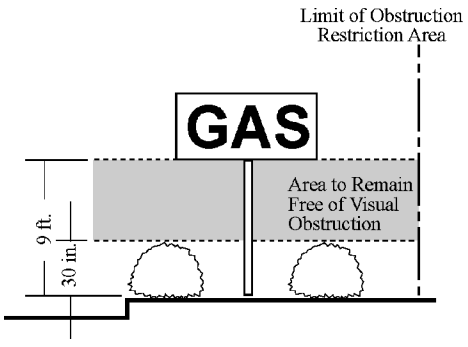


Figure 9.6.3. Area Free of Visual Obstruction

(g) The ~~City Planner~~ Director may require an additional offset or setback other than required by this section to create site visibility upon finding that the need for such additional offset or setback is required to maintain public safety.

(h) Nonexempt signs within the R-1 and R-2 Zones.

SECTION 71. Section 9618.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9618.02. SIGNS BY ZONE.

(a) The allowable signs and maximum sign area allowed by zone for on-site signs shall be as identified in Table 9.6.2 and subject to the following:

(1) The maximum sign area shall be calculated based on the lineal feet of building frontage or as otherwise provided below. A maximum of one building frontage shall be used to determine the total maximum sign area allowed for building signs except that two building frontages may be counted for buildings located on lots or parcels with more than one street frontage. Where a building has multiple frontages, the ~~City Planner~~ Director shall determine which frontage shall be used to calculate the maximum building sign area. The maximum sign area for building signs may be allocated to any building frontage as determined by the applicant.

(2) The maximum sign area allocated for building signs may be distributed all allowable signs as determined by the applicant provided that all signs comply with Section 9618.04, Sign-Specific Requirements.

(3) All signs shall comply with Section 9624, Lighting and Design Standards.

Table 9.6.2. Signs by Zone

Zone	Signs Allowed	Maximum Sign Area
R-1 and R-2	Exempt signs	Exempt signs only
R-3 and R-3-O	Exempt signs Temporary signs Wall signs Monument Sign	A maximum of 12 square feet in total sign area per street frontage
M-U	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	Multi-family developments shall be subject to the requirements for the R-3 and R-3-O Zones. Commercial uses shall be subject to the requirements for the C-1, C-2, and C-3 Zones.
H-M	Exempt signs Monument signs Temporary signs Wall signs	A maximum of one square foot of area for each lineal foot of building frontage. No individual sign shall exceed ~~not to exceed~~ a maximum of 30 square feet. Signs shall not be permitted to face toward a residential zone.

Table 9.6.2. Signs by Zone		
Zone	**Signs Allowed**	**Maximum Sign Area**
O-S	Exempt signs Monument signs Temporary signs	One monument sign which shall not exceed 20 square feet of copy area and 60 square feet of background area
P	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area and height for building and freestanding signs in a P Zone shall be determined by the ~~City Planner~~ Director based on the identification needs of the use, the nature and uses of the surrounding area, and the sign requirements of any adjacent zone(s)
C-P	Exempt signs Monument signs Temporary signs Wall signs	A maximum of 1/2 square foot of area for each lineal foot of business frontage, not to exceed a maximum of 40 square feet in area. Property under single ownership and having a continuous street frontage greater than 150 feet may exceed the 40 square feet maximum and compute the permitted area as follows: 1.5 times the building setback, plus 1/3 of the lineal feet of business frontage.
C-1, C-2, C-3	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall not exceed 2.25 square feet of area for each lineal foot of building frontage.
C-M	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall not exceed 2.25 square feet of area for each lineal foot of building frontage.
M-1 and M-2	Awning signs Exempt signs Freestanding signs Hanging signs Marquee signs Monument signs Projecting signs Temporary signs Wall signs	The maximum sign area of all permit signs for each individual business shall be limited to one square foot for each lineal foot of building frontage for the first 60 feet of frontage, plus 1.0 square foot for each 2.0 lineal feet of building frontage for the next 40 feet of frontage, plus 1.0 square foot for each 4.0 lineal feet of building frontage for any additional frontage greater than 100 feet.

Notes:

a Individual signs may have further limits, see Section 9618.04

SECTION 72. Section 9618.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9618.06. SPECIAL EVENTS AND TEMPORARY SIGNS.

(a) Temporary signs, banners, flags, pennants, decorations, and other advertising devices that do not advertise a specific product or service are permitted if subject to approval of a Special Event Permit from the ~~City Planner~~ Director as described in Section 9420. The application shall include the type and size of sign, display dates, and their location in addition to the other requirements of the Special Event Permit. The sign area of temporary signs shall be a maximum of 150% of the permitted sign area within the applicable zone provided that the temporary signage does not create any safety hazards or impede the view of a sign of any other establishment.

(b) Nothing in this section contained shall prevent the Council from granting a temporary special permit or otherwise permitting, on such terms as it may deem proper, signs (or the like) advertising or pertaining to any civic, patriotic, or special event of general public interest taking place within the boundaries of the City when it can be found that the same will not be materially detrimental to the public welfare, interests, or safety or injurious to any abutting property.

(c) Additional standards apply to the following specific temporary signs:

(1) Decorative Balloon Displays.

(i) Shall be constructed of nonmetallic balloons no larger than 12 inches in diameter.

(ii) Maximum height of any balloon display shall not exceed 40 feet above adjacent grade.

(iii) Shall not obstruct visibility for vehicular traffic.

(iv) Shall be anchored in such a way as to prohibit interference with vehicular or pedestrian traffic.

(v) Shall not be displayed on or within any vehicles.

(vi) Decorative balloon displays are allowed only on Fridays, Saturdays, Sundays and holidays.

(vii) No permits or fees are required.

(2) Ground or Roof-Mounted Balloons or Inflatables.

(i) Maximum height of balloon/inflatable is not to exceed 40 feet.

(ii) Height of mounted balloon/inflatable is not to exceed 75 feet above adjacent grade.

(iii) Illumination of balloon/inflatable is permitted except for moving or flashing lights.

(iv) Placement of balloon shall not obstruct vehicular traffic visibility.

(v) Maximum of one balloon/inflatable may be displayed at any time.

(vi) Display periods are limited to a maximum of 30 days per calendar year.

(vii) A permit fee, as established by resolution of the Council, shall be paid.

(3) Tethered Balloons or Inflatables.

(i) Size is not to exceed 300 cubic feet.

(ii) Flying height is not to exceed 125 feet maximum above adjacent grade.

(iii) Illumination of balloons is permitted except for moving or flashing lights.

(iv) A red or white beacon light must be mounted on the highest point of the balloon/inflatable. The beacon light must be activated from sundown to sunrise.

(v) Maximum of one balloon/inflatable may be displayed at any time.

(vi) Display periods are limited to a maximum of 30 days per calendar year.

(vii) A permit fee, as established by resolution of the Council, shall be paid.

(4) Flags, Pennants, and Streamers.

(i) Shall not encroach on or above the public right-of-way nor be attached to public utility poles.

(ii) Shall not interfere with vehicular traffic visibility.

(iii) Shall not be displayed on or within any vehicles.

(iv) Display periods shall be limited to a maximum of four 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(v) A permit fee, as established by resolution of the Council, shall be paid.

(5) Searchlights, Lasers and Similar Devices.

(i) Shall not be placed within 100 feet of a residential zone.

(ii) Shall be operated only from sunset to midnight.

(iii) Permits may be granted for a maximum period of 12 days per calendar year within a 30 day period. No more than three consecutive days will be permitted.

(iv) Prior to the approval of a permit involving a laser, the applicant must provide evidence to the Planning Division of issuance of a Food and Drug Administration (FDA) "Variance" and a Federal Aviation Administration (FAA) "Letter of Non-objection."

(v) A permit fee, as established by resolution of the Council, shall be paid.

(6) Banners.

(i) Maximum size is limited to 32 square feet.

(ii) Maximum height of any building-mounted banner shall not be higher than the roof line.

(iii) Banners shall only be mounted to the building and shall not be affixed to a fence, vehicle, ground, pole, etc. There shall be no more than one banner permitted per building elevation.

(iv) When displayed within or on a window will be subject only to window sign rules.

(v) Shall not be displayed on or within any vehicles.

(vi) Maximum of two banners may be displayed at any time.

(vii) Display periods shall be limited to a maximum of four, 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(viii) A permit fee, as established by resolution of the Council, shall be paid.

(7) Window Signs.

(i) Placement of temporary window signs is limited to a 30% permit maximum for all window areas on the front face of the building, not to exceed 30% in any one window, provided that the total area of window areas used for signing and all other permitted signs together do not exceed the total allowable sign area of the applicable zone for the business.

(ii) Any portion of a sign located within thirty-six inches (36″) of a window will be considered a window sign.

(iii) Display periods shall be limited to a maximum of four, 30 day display periods per calendar year. Each display period shall be separated by a minimum of 30 days.

(iv) Temporary window signs and changeable copy window signs may not be simultaneously displayed on or within the same building frontage.

(v) A permit fee, as established by resolution of the Council, shall be paid.

(8) Civic, Charitable, Religious, Education, or Service Organization Event Signs.

(i) Includes signs and banners for the noncommercial promotion of events put on by civic, charitable, religious, education and service organizations.

(ii) Maximum size is limited to 16 square feet in any Residential, Open Space or Public Zone and 32 square feet in any other zone.

(iii) Such signs are permitted a maximum of 30 days prior to the event and shall be removed within 10 days of completion of the event.

(iv) Signs promoting the same event shall be spaced by a minimum of 25 feet apart.

(v) A permit fee, as established by resolution of the Council, shall be paid.

SECTION 73. Section 9620.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9620.08. SIGNS NEAR FREEWAYS.

Notwithstanding any other provision of this chapter, signs erected on any lot within five hundred feet (500′) of either side of a freeway right-of-way line shall comply with the following:

(a) Signs which advertise the sale or lease of the lot upon which such sign is placed;

(b) Signs which only designate the name of the owner or occupant of the lot or identifying such premises;

(c) Signs limited to an advertisement of the business conducted, services rendered, or goods produced upon the lot on which the sign is located;

(d) Signs located such that the content displayed is not designed to be viewed primarily by persons traveling upon such freeway;

(e) Prior to placing any permanent sign for commercial or industrial purposes within five hundred feet (500′) of either side of the right-of-way line of any freeway, a plan shall be filed with, and approved by the ~~City Planner~~ Director showing the location and orientation of the sign or advertising structure and the location of the business or industrial use being served; and

(f) Any advertising structure or sign which is now, or hereafter may be, in violation of the provisions of this section shall be removed in accordance with the amortization schedule of this chapter.

SECTION 74. Section 9622 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9622. BILLBOARDS (OFF-SITE SIGNS).

The following provisions shall establish the standards of development for billboard signs where permitted:

(a) Location.

(1) Billboard signs shall only be permitted in the M-1 and M-2 Zones subject to approval of a Conditional Use Permit.

(2) No new installation shall be erected within 500 feet of an existing off-premises sign fronting on the same street.

(3) Billboard signs shall not be located within 200 feet of any street intersection.

(4) Billboard signs shall not be erected at any location on any street within 300 feet of any property having frontage on such street zoned for residential purposes or which is devoted to public or quasi-public recreational, educational, religious, cultural, or administrative uses.

(5) Billboard signs shall not be located closer than 25 feet to buildings on an adjoining property, and at such time as any new buildings are constructed on such adjoining property where an outdoor advertising display would be within

25 feet of the building, such display will become nonconforming, except where such display is located abutting any wall which has no window openings.

(6) No sign shall be erected or maintained on the premises where the residential uses comprise over 50% of the premises.

(7) Billboard signs shall be set back not less than 20 feet from the street property line.

(8) Billboard signs shall be located in such a manner that they do not interfere with the rights of other neighboring uses of property.

(b) Standards.

(1) Billboard signs shall not exceed 300 square feet in area.

(2) Billboard signs shall be ground installed with not more than two steel supports, designed in conformance with Subsection (f) of Section 9624. No roof mounted billboards shall be permitted.

(3) Billboard signs shall not exceed a maximum height of 35 feet.

(4) Signs that do not have advertising copy for a period of 45 days shall be removed.

(5) Billboard signs shall be maintained in conformance with Subsection (f) of Section 9608 of this chapter.

(6) Billboard signs shall be subject to the landscaping requirements for freestanding signs established by Table 9.6.3 of Section 9618.04.

(7) The exposed lack of off-premises advertising structures that may be readily viewed from a public street or residential zone shall be screened in an opaque manner approved by the ~~City Planner~~ Director.

(8) Billboard structures shall be freestanding.

SECTION 75. Section 9624 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9624. LIGHTING AND DESIGN STANDARDS.

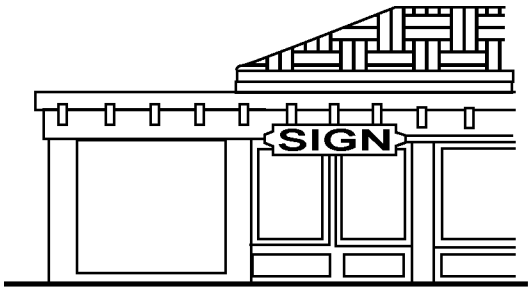
Lighting employed as a means of attracting attention to any sign shall be subdued and subject to the following provisions:

(a) All lighting directed onto the exterior surface of a sign shall be provided with opaque deflection or shielding devices to prevent such lighting from glaring or shining onto abutting properties or the public right-of-way.

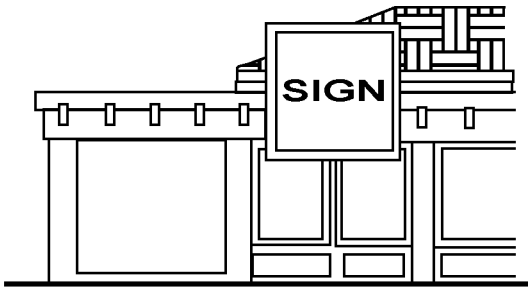
(b) Interior illuminated signs shall not exceed 430 milliamperes, 12 inches on center. Sections of signs using colored panels having low light transmission may have those panels illuminated with increased lighting equal to 800 milliampere intensity when certified by the installing sign manufacturer.

(c) Sign design shall consist of a series of compatible elements including but not limited to the materials, letter style, color(s), illumination, and sign shape.

(d) Signs shall be an integral part of the overall design of the building structure and compatible with the design and scale of the buildings that they identify.



Sign is in Scale and Character With Building



Sign is out of Scale and Character With Building

(e) Supporting sign structures shall be architecturally compatible with the signs they support and the structure(s) on the premises on which they are displayed in terms of style, color, texture, and exterior finish. Supporting members of signs shall appear to be free of any extra bracing, angle iron, guy wires, and the like. The support shall appear to be an architectural and integral part of the building and/or sign. Supporting columns of round, square, or shaped steel members may be erected if required bracing, visible to the public, is minimized or covered to the satisfaction of the City Planner Director.

(f) The ~~City Planner~~ Director's approval of sign supporting structures shall be governed by the extent to which the sign supporting structures reasonably comply with this section.

SECTION 76. Section 9626 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9626. ENFORCEMENT.

(a) Compliance. To protect the public health, safety, and welfare, all signs within the City shall be constructed or erected subject to the provisions of this chapter.

(b) Nonconforming and Illegal Signs: Conformance Procedures.

(1) Nonconforming signs may not be:

(i) Changed or altered to another nonconforming sign;

(ii) Structurally altered so as to extend their useful life;

(iii) Expanded;

(iv) Reestablished after discontinuance 180 days or more; or

(v) Repaired when the repairs exceed 50% of the reasonable replacement value of the existing sign or support structure, unless they shall be made to conform to the requirements of this chapter.

(2) All illegal signs shall be removed or made to conform to this chapter within 30 days.

(c) The ~~City Planner~~ Director ~~or his or her authorized representative~~ shall not permit and shall abate any sign within the City which fails to meet the requirements of this article

or other applicable laws, including, but not limited to, failure to obtain a sign permit, creating a public hazard, and/or abandonment.

SECTION 77. Section 9718 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9718. IMPROVEMENT OF PARKING AREAS.

(a) All parking and driveway areas shall be developed in accordance with Article VIII of this Code. All parking and driveway areas in all zones shall be covered using one or a combination of the following materials:

(1) Portland cement concrete;

(2) Stamped and/or colored concrete;

(3) Brick;

(4) Pavers;

(5) Asphaltic concrete, except in the R-1 and R-2 Zones; and/or

(6) Other comparable materials which may be approved by the ~~City Planner~~ Director.

(b) Parking spaces shall be identified with paint or other approved striping materials on the surface of the parking area.

(c) When parking areas abut landscaped planter areas, in lieu of wheel stops, a poured-in-place concrete curb style shall be required.

(d) See Section 9520 (Landscaping, Lighting, and Walls) for additional standards.

SECTION 78. Section 9728 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9728. MISCELLANEOUS REQUIREMENTS.

(a) Assigned Parking Spaces.

(1) The owner or their designee of a multiple tenant building may identify and assign one or more parking spaces for each tenant within their building.

(2) The provisions of this section shall not prohibit the owner or their designee, to post the necessary signing, which would ensure the required off-street parking is available for their tenants, their tenants' patrons, and their employees.

(b) Change or Expansion of Use or Occupancy Requirements. Whenever the existing use of a structure is expanded or enlarged or the existing use of land is changed to another use or another occupancy with a greater parking and/or loading requirement, the additional required parking and loading facilities shall be provided and thereafter permanently maintained in accordance with the provisions of this chapter.

(c) Change to More Intensive Use. When the intensity of use of any land, building, structure, or premises is increased through the addition of dwelling units, the number of occupants, the number of employees, the floor area, the meeting capacity, or other units of measurement specified in this section, the additional required parking and loading facilities for such increase shall be provided and thereafter maintained in

accordance with the provisions of this section.

(d) Continuation of Required Parking. The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading areas which meet the requirements of this section.

(e) Limitations on Use of Required Parking Areas. Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use. In satisfying this requirement, the parking facilities shall be designed and maintained without being considered a nuisance at any time and shall be used in a manner that will not result in any hazard to persons or property, or unreasonable obstruction to traffic.

(f) Prohibited Parking. Parking in any zone shall not be permitted in a required front setback area, or any portion of a required side setback area that is required to be landscaped. In the R-1 Zone, the vertex of a circular driveway from the street property line may be reduced to not less than ~~15~~ ten (10) feet when approved by the ~~City Planner~~ Director.

SECTION 79. Section 9802 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9802. REVIEW BODIES AND RESPONSIBILITIES.

All development proposals may be subject to one or more development application processing procedures contained in this chapter. The exact application processing procedures that apply to a specific project will be determined by the ~~City Planner~~ Director based on project characteristics. Table 9.8.1 outlines the primary types of development applications and review procedures. When more than one application is required for a project, the applications are to be processed concurrently with the final decision body hearing all applications.

Table 9.8.1. Application Types, Review Bodies, and Responsibilities

Type of Application	~~City Planner~~ Director	Commission	Council	Public Hearing Required
Administrative Permit	D	A	A	For appeal only
Minor Modification	D	A	A	No
Adult Use Permit		D	A	Yes
Density Bonus		R	D	Yes
Site Plan Review		D	A	Yes
Minor Site Plan Review	D	A	A	No

Planned Unit Development		D	A	Yes
Conditional Use Permit		D	A	Yes
Minor Conditional Use Permit	D	A	A	No
Variance		D	A	Yes
Zone Change		R	D	Yes
Amendment of the Zoning Text[1]		R	D	Yes
General Plan Amendment		R	D	Yes
Specific Plan		R	D	Yes
~~Prezoning~~ Pre-Zoning and Annexation		R	D	Yes
Zoning Clearance	D	A	A	No

Notes:

R = Advisory body making recommendation only

D = Deciding body whose decision is final unless appealed

A = Appeal authority

[1] May be initiated by Commission or Council only.

SECTION 80. Section 9804.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.02. INTENT AND PURPOSE.

These regulations are designed to establish uniform hearing and processing procedures and to provide a standard for the conduct of public hearings that complies with State public hearing requirements and affords the public due process through notification and participation in zoning and development proposals requiring discretionary action. For the purposes of this section, there are two types of hearings, legislative (i.e., changes in this article such as zone changes and code amendments) and ~~administrative~~ quasi-judicial, which shall include all ~~nonlegislative~~ non-legislative matters (i.e., variances ~~and permits~~, conditional use permits, and site plan review).

SECTION 81. Section 9804.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.04. APPLICABILITY.

Whenever Section 9804 is referred to in other parts of this article, and in subsequent amendments, the following procedures for public hearings, notices of appeal, and Council hearings on appeal shall apply.

SECTION 82. Section 9804.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.06. PROCEDURES.

(a) Application. For the purposes of this section, application shall include the initiation of an application or any action by the Commission or Council requiring a public hearing.

(b) Setting of Hearing. A public hearing shall be held before the Commission or the Council in accordance with State law.

(c) Notice. Notices of public hearings, containing the date, time, place, and purpose of the public hearing and the location of the property, with a legal and general description in matters related to ~~legislative hearings involving zone changes~~ zoning and development proposals and quasi-judicial matters, shall be given in the following manner:

(1) A notice shall be published at least once in a newspaper of general circulation in the City not less than 10 calendar days prior to the date of the public hearing for all legislative and non-legislative hearings.

(2) A notice shall be mailed, postage prepaid, not less than 10 calendar days prior to the date of the public hearing, to all owners and occupants of all property, as shown on the last available County Assessor's rolls, within 500 feet of the exterior boundaries of the subject property ~~that is the subject of the change~~. When the ~~500 foot~~ 500-foot radius extends outside the corporate limits of the City, the City having jurisdiction shall also be notified, as well as all of the property owners within the ~~500 foot~~ 500-foot radius.

If the number of owners to whom notices would be mailed pursuant to this section is greater than 1,000, then in lieu of mailing said notice, a display advertisement of at least one-eighth (1/8) page shall be published in a newspaper of general circulation in the City and the subject property shall be posted by the applicant with a staff approved notice of public hearing not less than ~~10~~ ten (10) calendar days prior to the date of the public hearing. Signs shall be removed within 30 days of final action of the project.

Unintentional failure to mail the notice provided for in this section or failure to post the notice in the manner provided for in this section shall not affect the validity of any proceeding.

(d) ~~City Planner~~ Director Duties. The ~~City Planner~~ Director shall make an investigation of facts bearing on any application to provide the necessary information for action on each application consistent with the intent and purpose of this article. The ~~City Planner~~ Director shall make a recommendation on the application.

(e) Planning Commission Duties.

(1) The Commission shall hold such public hearings at the time, date, and place as advertised.

(2) The Commission may establish its own rules for the conduct of public hearings.

(3) The Commission may continue such hearings from time to time pursuant to applicable State law, and the chairman shall, when appropriate, announce the time, date, and place to which such hearing will be continued. No further

notice shall be required, unless a hearing is continued to an unspecified date and time.

(4) Each decision by the Commission on a petition for a condition use permit, variance, or other ~~administrative~~ quasi-judicial type action shall be by written resolution. A recommendation by the Commission on an application for a change of zone or other legislative type action shall be by formal resolution to the Council, which shall include the reasons for the recommendation. ~~Such written recommendation shall be filed with the City Clerk for transmittal to the Council.~~ Commission approval or recommendation to the Council of a permit, variance, change of zone, amendment, or other action governed by this section shall be by a majority of members present at the applicable hearing.

(f) Recordkeeping. A summary of all testimony offered at the public hearing, ~~the names and addresses of the persons so testifying~~, copies of all notices, affidavits of mailing and publishing, and all written documentation introduced as evidence at the hearing, including the City's staff report, shall become a part of the subject case file and retained in accordance with State law

SECTION 83. Section 9804.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9804.08. FINDINGS, DETERMINATIONS, AND APPEALS.

(a) ~~Administrative~~ Quasi – Judicial Proceedings.

(1) Findings and Time Requirement. On actions of ~~an administrative~~ quasi-judicial nature, including applications for conditional use permits~~,~~ ~~and~~ variances, and site plan review, the Commission shall make its findings and determinations pursuant to timelines established in State law. A tie vote shall be deemed a denial, unless an extension of time is requested by the applicant. The applicant may then appeal to the Council as provided in Section 9806.

(2) Appeal. Any person aggrieved or affected by any final determination of the Commission concerning an application for action of an administrative or quasi-judicial nature, including a variance~~, or~~ a conditional use permit, a site plan review, or any condition or requirement attached to that variance ~~or permit,~~ conditional use permit or site plan review, no later than ~~15~~ fifteen (15) days after the date of the decision or of the Commission's failure to make a determination, may file with the City Clerk a written notice of appeal to the Council. Such appeal shall specify where it is claimed that the Commission's findings were in error, and where the decision of the Commission is not supported by the evidence in the matter, and where the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified.

(3) Effective Date of Permits and Variances Granted. No permit or variance granted by the Commission pursuant to this chapter shall become effective until ~~15~~ fifteen (15) days after the date of the resolution granting such permit or variance, or such later effective date as provided in such permit or variance granted.

(4) Finality of Decisions. All decisions of the Commission concerning applications for action of an administrative nature, including permits or

variances, shall be final, unless appealed as prescribed in this chapter, or until any condition precedent to its effectiveness has been fulfilled, whichever is later in time.

(b) Legislative Proceedings.

(1) Recommendation by Commission. In legislative type proceedings, including amendments to this article or petitions for a change of zone, the Commission shall transmit a resolution of its recommendation to the Council. ~~The applicant for a change of zone may request a hearing as provided in this section.~~

(2) Action by Council. In legislative type proceedings, including amendments to the zoning regulations or petitions for a change of zone, the Council shall hold a hearing in accordance with the provisions of this section. However, if the matter under consideration is a petition for a change of zone or a Commission initiated amendment to this article, and the Commission has recommended against the adoption of such change of zone or amendment, the Council shall not be required to take any further action, unless an interested party shall request such a hearing by filing a written notice of appeal with the City Clerk within 15 days after the Commission has made its recommendation.

(3) Findings for Action. The Council, after the completion of such public hearing, which it may continue from time to time, may disapprove, approve, or modify, in whole or in part, any recommendation of the Commission. However, before making any modification in the recommendations of the Commission, the proposed modification may be referred to the Commission for a report and recommendations, and a copy of the report and recommendations shall be filed with the Council before any modification is effected. No further hearing shall be required by the Commission.

(4) Final Action. The action of the Council shall be final and conclusive.

SECTION 84. Section 9806.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9806.02. INTENT AND PURPOSE.

To avoid results inconsistent with the purposes of this article, decisions of the ~~City Planner~~ Director and other Administrative Officials of the City may be appealed to the Commission, and decisions of the Commission may be appealed to the Council.

SECTION 85. Section 9806.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9806.04. PROCEDURES.

Figure 9.8.1 and Figure 9.8.2 illustrate the processes described below.

(a) Appeals of Administrative Decisions.

(1) Written Notification. Any appeal from a decision of the ~~City Planner~~ Director or other Administrative Official of the City in the administration of this article, or where it is alleged by any person that there is an error in any order, requirement, permit, decision, or determination made by an Administrative Official of the City in the administration or enforcement of this article, shall be made in writing to the Commission. The City Clerk shall not accept for filing a notice of appeal until and unless the appellant or person requesting the

hearing has submitted to the City Clerk a filing fee as determined by resolution of the Council.

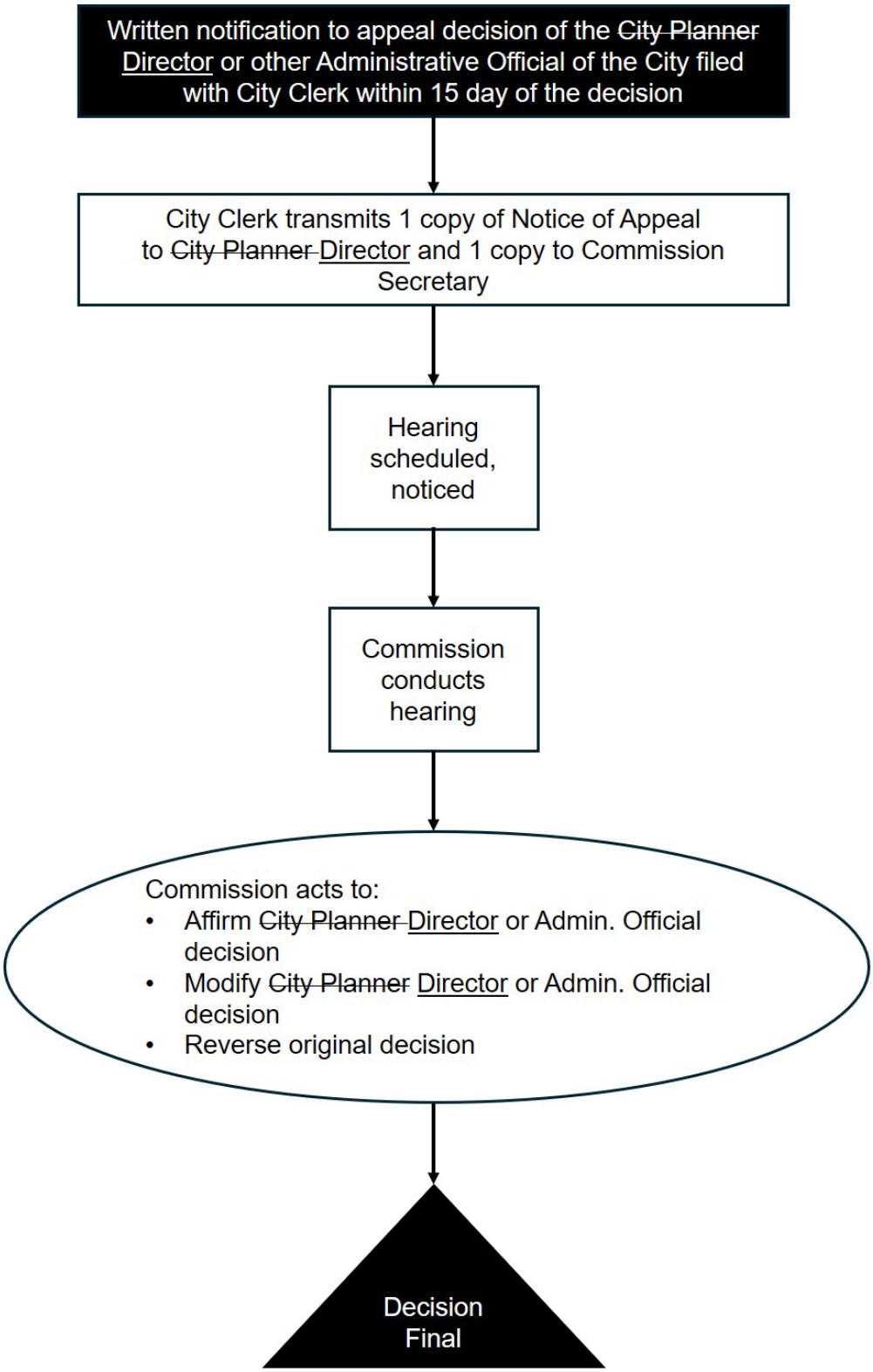


Figure 9.8.1. Process for Appeal of an Administrative Decision

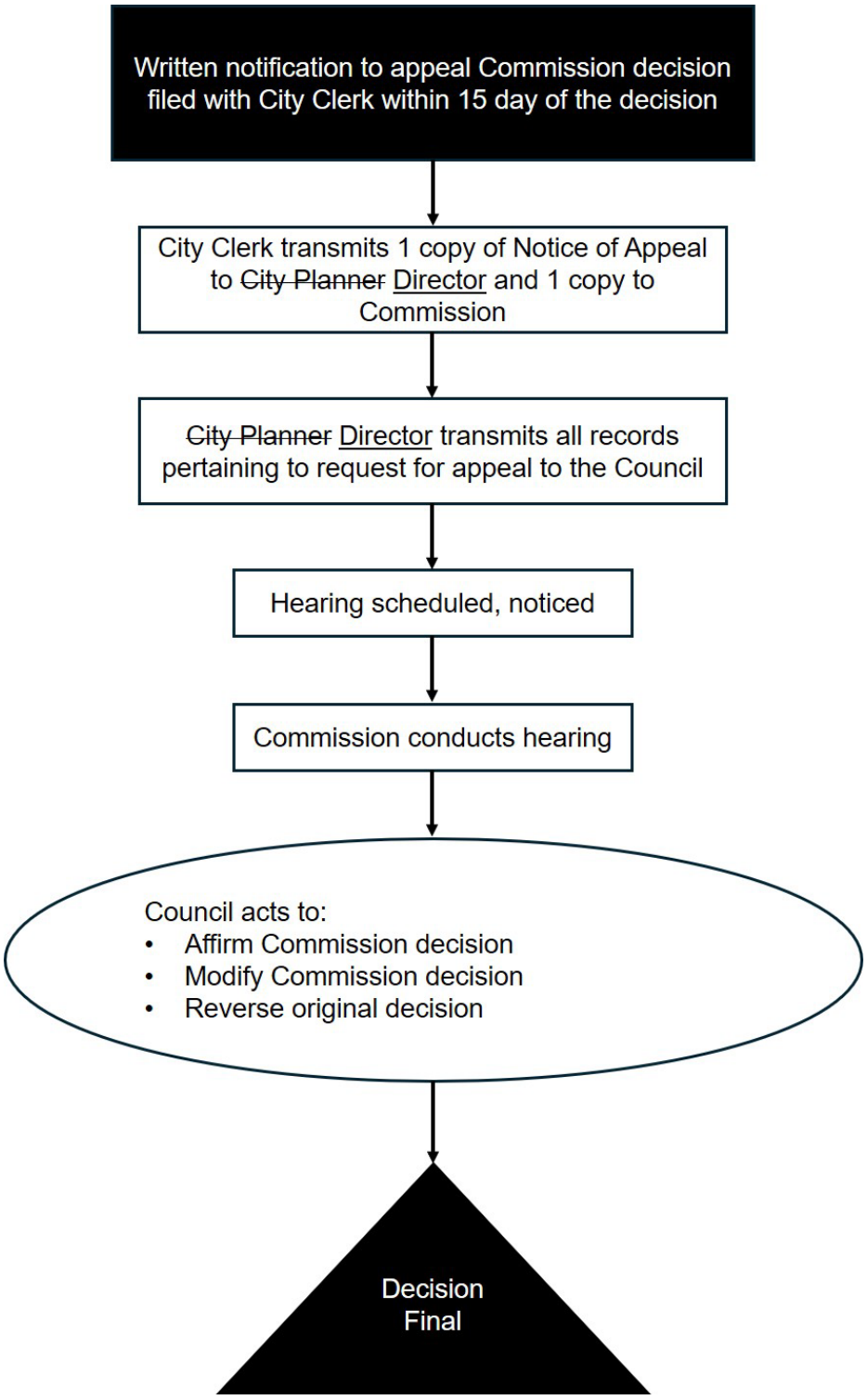


Figure 9.8.2. Process for Appeal of a Commission Decision

The written notice of appeal shall be filled within ~~15~~ fifteen (15) calendar days of the

original decision by the ~~City Planner~~ Director or Administrative Official of the City.

(2) Records. The ~~City Planner~~ Director or Administrative Official of the City shall then transmit to the Commission all papers constituting the record upon which the action appealed from was taken.

(3) Stay. An appeal shall stay all proceedings unless the ~~City Planner~~ Director or Administrative Official notifies the Commission that a stay would cause imminent peril to life and property.

(4) Public Hearings. If the matter originally required a noticed public hearing, ~~Public~~ Public hearings shall be set and notice given in the same manner and time as provided in Section 9804 of this chapter.

(5) Decision. The Commission may hear and decide such matters by the affirmative vote of not less than a majority of the members present. A tie vote shall be considered denial of appeal.

(b) Appeals of a Planning Commission Decision.

(1) Written Notification and Timing. A decision of the Commission, within ~~15~~ fifteen (15) calendar days after the date of such action, may be appealed by written notice of appeal filed ~~in duplicate~~ with the City Clerk. Such appeal shall specify where it is claimed that the Commission's findings were in error, and where the decision of the Commission is not supported by the evidence in the matter, and where the public necessity, convenience, and welfare require such exception or permit. The City Clerk shall not accept for filing a notice of appeal until and unless the appellant or person requesting the hearing has submitted ~~to the City Clerk~~ a filing fee as determined by resolution of the Council.

(2) Records. Upon the receipt of such notice of appeal, the City Clerk shall transmit one copy of the notice of appeal to the ~~City Planner~~ Director with notice of the date, time, and place when the appeal shall be given before the Council. The ~~City Planner~~ Director shall transmit to the Council a copy of all pertinent information contained in the Commission's permanent file.

The City Clerk shall transmit a copy of such notice of appeal and place such appeal on the Council's first available meeting.

(3) Stay. On the date a notice of appeal is filed pursuant to this section, all proceedings in furtherance of the determination, order, decision, condition, or requirement appealed from, including the effective date of any permit or variance in question, shall be stayed until the final determination of the appeal or review by the Council.

(4) Public Hearing. The Council may not approve, reverse, or modify, in whole or in part, the Commission's final determination, decision, order, requirement, or condition which is appealed until the Council has held a public meeting or hearing. If the matter originally required a noticed public hearing, ~~Such~~ such public hearings shall be set and notice given by the City Clerk in the same manner and time as provided in Section 9804 of this chapter.

(5) Decision. The Council shall announce its findings and decision in an appeal proceeding by formal action. Such action shall recite, among other things, the reasons which, in the opinion of the Council, make the Council's determination of the matter necessary to carry out the general purpose of this article and shall order that the Commission's decision be affirmed, reversed, or modified. The Council shall effect such determination, or any portion thereof, by the

affirmative vote of not less than a majority of the total membership of the Council present at the hearing; otherwise, the appeal shall be denied. The action of the Council shall be final and conclusive.

(c) Call for Review.

(1) The City Council shall have the right to review the decisions or actions of the Planning Commission. Except as otherwise provided for herein, any review initiated under this section must comply with all requirements that would ordinarily apply to an appeal of the type of decision or action at issue as described in Section 9806.04(b) of this Code.

(2) Written Notification and Timing. Any City Council member may initiate a call for review of a decision of the Planning Commission, within 15 calendar days after the date of such action, by delivering a written notice of appeal with the City Clerk. No filing fee shall be required in making a request for review under this section.

(3) Records. Upon the receipt of such notice of the call for review, the City Clerk shall transmit one copy of the notice of the call for review to the ~~City Planner~~ Director with notice of the date, time, and place when the appeal shall be given before the Council. The ~~City Planner~~ Director shall transmit to the Council a copy of all pertinent information contained in the Commission's permanent file.

The City Clerk shall transmit a copy of such notice of the call for review and place such the call for review on the Council's first available meeting

(4) Stay. On the date a notice of the call for review is filed pursuant to this section, all proceedings in furtherance of the determination, order, decision, condition, or requirement appealed from, including the effective date of any permit or variance in question, shall be stayed until the final determination of the review by the Council.

(5) Public Hearing. The Council may not approve, reverse, or modify, in whole or in part, the Commission's final determination, decision, order, requirement, or condition which is appealed until the Council has held a public meeting or hearing. If the matter originally required a noticed public hearing, ~~Such~~ such public hearings shall be set and notice given by the City Clerk in the same manner and time as provided in Section 9804 of this chapter.

(6) Decision. The Council shall announce its findings and decision in the call for review proceeding by formal action. Such action shall recite, among other things, the reasons which, in the opinion of the Council, make the Council's determination of the matter necessary to carry out the general purpose of this article and shall order that the Commission's decision be affirmed, reversed, or modified. The Council shall effect such determination, or any portion thereof, by the affirmative vote of not less than a majority of the total membership of the Council present at the hearing; otherwise, the call for review shall be denied. The action of the Council shall be final and conclusive.

SECTION 86. Section 9808 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9808. REAPPLICATION.

The City shall not accept any application for which a substantially identical application was denied by the City, irrespective of whom the applicants are on either application, until 12 consecutive calendar months have expired after the date of the final decision of the City

denying the earlier application, unless such final decision was a denial without prejudice. Upon a written request, the Commission or Council, by the affirmative vote of a majority of its total membership, may waive this requirement if it is shown that a considerable change has taken place in the area in which the property is located, or that additional and pertinent information is available which was not brought out at the public meeting or hearing, and that a waiting period of ~~12~~ twelve (12) months would create an unusual hardship.

SECTION 87. Section 9810 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9810. APPLICATION WITHDRAWAL.

(a) An applicant for any permit, variance, or zone change, or a person appealing the final determination of the Commission regarding a permit, variance, or zone change, may request permission to withdraw his or her application or appeal by submitting to the Commission, in the case of an application, or to the Council, in the case of an appeal, said request in writing signed by all persons who signed the original application or the written notice of appeal, or by their successors in interest.

(b) ~~If the request for withdrawal is received prior to the legal notice being submitted for publication, the City shall grant the request and shall refund the filing fee minus a processing fee.~~ In the case of an application withdrawal, the Director may authorize a partial refund based upon the costs incurred to date and determination of the status of the application at the time of withdrawal.

~~**(c)** If the request for withdrawal is received after the submission of the legal notice for publication, the Commission, or the Council, whichever is applicable, may either grant the request or deny the request and proceed to make a final decision on the application or appeal. However, in no event shall the City refund the filing fee.~~

~~**(d)** If the request for withdrawal is granted, the Commission, or the Council, whichever is applicable, shall acknowledge said withdrawal by minute action to be reflected in the minutes of the Commission or Council meeting at which the request is granted. In the case of appeals, withdrawal of an appeal shall constitute a final resolution of the matter.~~

SECTION 88. Section 9814.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.02. INTENT AND PURPOSE.

The purpose of this section is to provide an Administrative Permit application process ~~for applications~~ subject to review by the Director for minor land use actions that:

(a) Have little potential for affecting surrounding properties;

(b) Have no significant environmental effect under the California Environmental Quality Act; or

(c) Are not subject to discretionary or other review requirements of this article.

SECTION 89. Section 9814.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.04. AUTHORITY OF THE ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR.

The ~~City Planner~~ Director shall approve, approve with conditions, or deny an

Administrative Permit. The Director may use his/her discretion and forward the Administrative Permit application to the Commission for their decision. The ~~City Planner~~ Director shall render a decision on an Administrative Permit ~~on~~ for the following applications, subject to specific findings and procedures:

(a) Minor Modification.

(1) In the R-1 and R-2 Zones, minor modifications of the size of linear measurements may be permitted by the ~~City Planner~~ Director where the nonconforming size or linear measurement was conforming at the time of its creation;

(2) The reduction of lot area or lot dimensions by not more than one percent of that required in the zone;

(3) The modification of the width of required parking spaces by not more than three inches and the modification of other parking design standards when such modification will accomplish the intent of this article;

(4) The modification of walls or fences which shall not exceed 10% of the specified measurements where topography or structural measurements require such modification;

(5) When landscaping requirements make it impractical to comply, a modification not exceeding 10% may be approved;

(6) The modification of the side setback area to permit the extension of existing building lines for first floor additions or minor building modifications for alignment purposes, except that no modification shall reduce the required setback closer than three feet to a property line;

(7) When additional dedications for street widening are required for lots of recorded subdivisions, the front or street side setback requirements shall be reduced the same distance as that required for street dedications; however, in no case shall the allowed setback be less than the average depth of the projecting building on either side of the subject property;

(8) For nonresidential uses, when parking requirements make it impractical to comply, a modification in the reduction of parking, not exceeding 20% may be approved.

~~(8)~~ (9) Other minor modifications as may be delegated to the ~~City Planner~~ Director by resolution of the Commission; and

~~(9)~~ (10) Minor changes to sign copy or materials not affecting the overall size of the sign or sign copy area.

~~**(b) Home Occupation Permit.** Pursuant to the regulations identified in Section 9408.~~

(b) ~~**(c)**~~ **Temporary Use of Land Permit.** Pursuant to the regulations identified in Section 9424.

(c) ~~**(d)**~~ **Special Event Permit.** Pursuant to the regulations identified in Section 9420.

(d) ~~**(e) Second Unit Development**~~ **Urban Lot Split Permit.** Pursuant to the regulations identified in Section ~~9414~~9965.

(e) ~~**(f)**~~ **Minor Site Plan Review.** Minor Site Plan review is ~~for small additions that increase the size of the existing building by no more than 10% within a five-year period, and where the addition does not require a variance or on a residential property does not increase the number of dwelling units. Minor Site Plan review is also for~~

~~checking the installation of synthetic turf in the R-1 and R-2 zones for compliance with the synthetic turf standards described in Section 9520.04(j).~~ required for the following:

(1) Nonresidential projects that increase the size of the existing building by less than 20% within a five-year period, and where the addition does not require a Variance. New construction of nonresidential projects less than 5,000 square feet where the project does not require a Conditional Use Permit or a Variance and is exempt from CEQA.

(2) New residential projects (ten (10) or less units) that are exempt from the California Environmental Quality Act (CEQA).

(3) All multi-family, or mixed-use development projects that fully comply with the Objective Design Standards (ODS) document, including those within HOU-1 and HOU-2 Zones.

(4) The construction or establishment of uses on utility owned land that are compatible with surrounding properties.

(5) Outdoor dining patio structures associated with existing restaurants in a nonresidential zone.

(6) Moving a building or structure onto a site.

(7) Exterior modifications to an existing structure.

(f) ~~**(g)**~~**Temporary Outdoor Display and Sales.** Pursuant to the regulations identified in Section 9420.10.

(g) ~~**(h)**~~ **Minor Conditional Use Permit.** Minor Conditional Use Permits are for ~~outdoor dining areas,~~ minor commercial recreation uses in nonresidential zones. ~~in the commercial zones~~.

(h) ~~**(i)**~~ **Appeal of Single Family Residential Development.** ~~The City Planner shall review all appeals of staff decisions regarding R-1 Zone development plan checks.~~

(1) ~~Appeals to decisions of the City Planner shall be subject to Section 9814.06(f).~~ A decision of the Director, within fifteen (15) days after the date of such action, may be appealed by written notice filed with the City Clerk subject to Section 9814.06(f). Such appeal shall specify where it is claimed that the Director's findings were in error, and where the decision of the Director is not supported by the evidence in the matter, and where the public necessity, convenience and welfare require the decision of the Director to be reversed. Such appeal shall state wherein the Director erred in his or her findings, A notice of hearing shall be given in the same manner and time as provided in Section 9804 of this Chapter.

i. The following findings approving an application for a Single-Family Development shall be included in the decision by the Director. In addition, the Planning Commission, and the Council upon further appeal, shall be required to make the following findings in approving an application for a ~~Single-Family~~ Single-Family Development:

a. The proposed building, structure, and/or landscape is in compliance with the goals, objectives, and policies of the City of Downey General Plan and ~~Single-Family~~ Single-Family Design Guidelines any other applicable plans adopted pursuant to the General Plan.

b. The proposed building, structure, and/or landscape are in

conformity with the standards of the Municipal Code including the location on the lot, area, height, and parking.

c. The proposed building, structure, and/or landscape are substantially consistent with the lots along the same frontage along the same block in terms of the orientation to the street and sidewalk, location of parking and parking structures, setbacks, lot coverage, rooflines, mass and bulk, materials, and colors.

d. The proposed building, structure, and/or landscape, and associated walls and fences, are designed to reasonably protect adjoining and abutting single family residential properties from noise and maintain the visual privacy of adjoining and abutting single family residences.

e. The proposed building utilizes quality materials and details similar to or better than adjoining and abutting single family residences so as to maintain and improve the local setting and community character in terms of appearance and value.

SECTION 90. Section 9814.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.06. PROCEDURES.

Figure 9.8.3 illustrates the process described below.

(a) Application. Application for an Administrative Permit shall be made to the ~~City Planner~~ Director on forms provided by the Planning Division. An application fee shall be paid in accordance with a schedule established by resolution of the Council.

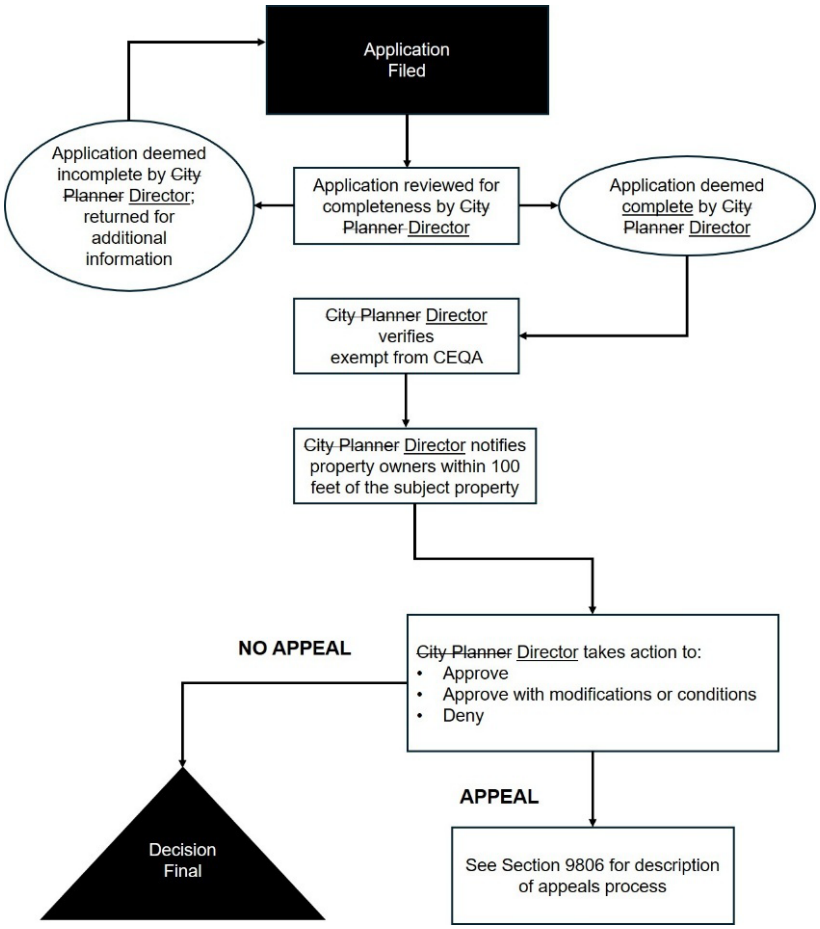


Figure 9.8.3. Process for Administrative Permit

(b) Completeness. ~~Once an application is received by the City Planner, the application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the City Planner will notify the applicant in writing within 30 days what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.~~ Once an application for Minor Modification, Minor Conditional Use Permit, or Minor Site Plan Review is received by the Director, the application will be reviewed for completeness before it is formally accepted for processing. The Director will consider an application when:

(1) All necessary application forms, documentation, exhibits, materials, maps, plans, reports, and other information specified in the application form, any applicable Division handout, and any additional information required by the Director have been provided and accepted as adequate.

(2) All necessary fees and deposits have been paid and accepted.

(c) Notification of Applicant. The applicant shall receive written notification within 30 days of submittal that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the written notification, must be provided.

(d) Expiration of Application. If a pending application is not deemed complete within six (6) months after the first filing with the Planning Division, the application shall expire and be deemed withdrawn and shall be refunded, subject to administrative processing

fees. If an application, deemed complete, is delayed as a result of the applicant(s) and/or property owner(s) inability to perform, then the application shall expire and be deemed withdrawn, six (6) months from the date on which the application was deemed complete.

(e) Extension of Application. The Director may grant one six-month extension upon written request by the applicant. After expiration of the application and extension, if granted, a new application, including fees, plans, exhibits, and other materials will be required to commence processing of a new project application on the same property.

(f) Additional Information. After the application has been accepted as complete, the Director may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act.

(g) ~~**(c)**~~ **Environmental Review.** The ~~City Planner~~ Director shall investigate the application for exemption to the California Environmental Quality Act.

(h) ~~**(d)**~~ **Plan Drawings.** Plans shall be submitted as required by the ~~City Planner~~ Director.

(i) ~~**(e)**~~ **Noticing.** The owners or authorized agents of real property within a radius of one hundred feet ~~100 feet~~ of the exterior boundaries of the property which is the subject of the application shall be notified of ~~the submittal of~~ such application ten (10) days before the anticipated date of the decision by the Director. ~~to the City Planner.~~ The names and addresses of such owners shall be taken from the last available County Assessor's rolls. ~~In~~ In the case of a ~~Home Occupation Permit and~~ outdoor displays and sales, no notice is required.

(j) ~~**(f)**~~ **Appeal.** If the applicant is dissatisfied with the decision of the ~~City Planner~~ Director, the applicant may appeal ~~in writing to the Commission within 15 days after the City Planner's decision. Such appeal shall state wherein the City Planner erred in his or her findings.~~ in accordance with Section 9806.04(a) within fifteen (15) days after the decision date.

(k) ~~**(g)**~~ **Reapplication.** Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(l) ~~**(h)**~~ **Application Withdrawal.** Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 91. Section 9814.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9814.08. FINDINGS.

The ~~City Planner~~ Director shall make his or her decision in writing to the applicant. One copy shall be mailed to the applicant, and one copy shall be filed with the chairperson of the Commission.

Approval of an Administrative Permit shall require the following findings by the ~~City Planner~~ Director:

(a) That the proposed ~~activity or use~~ project will be consistent with the objectives, policies, and general land uses and programs specified in the City's General Plan;

(b) That the proposed activity or use is consistent with other provisions of this article; ~~and~~

(c) That the proposed ~~activity or use~~ project will not result in conditions or circumstances contrary to the public health, safety, and general welfare; and

(d) That the architectural design of the structure(s), and their materials and colors, are

compatible with the scale and character of surrounding development and other improvements on the site, and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

SECTION 92. Section 9816.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9816.04. PROCEDURES.

Figure 9.8.4 illustrates the process described below.

(a) Initiation. An Adult Use Permit consistent with the purposes of this section may be initiated by an application of the owner or owners or their authorized agents of the property to which the Adult Use Permit applies.

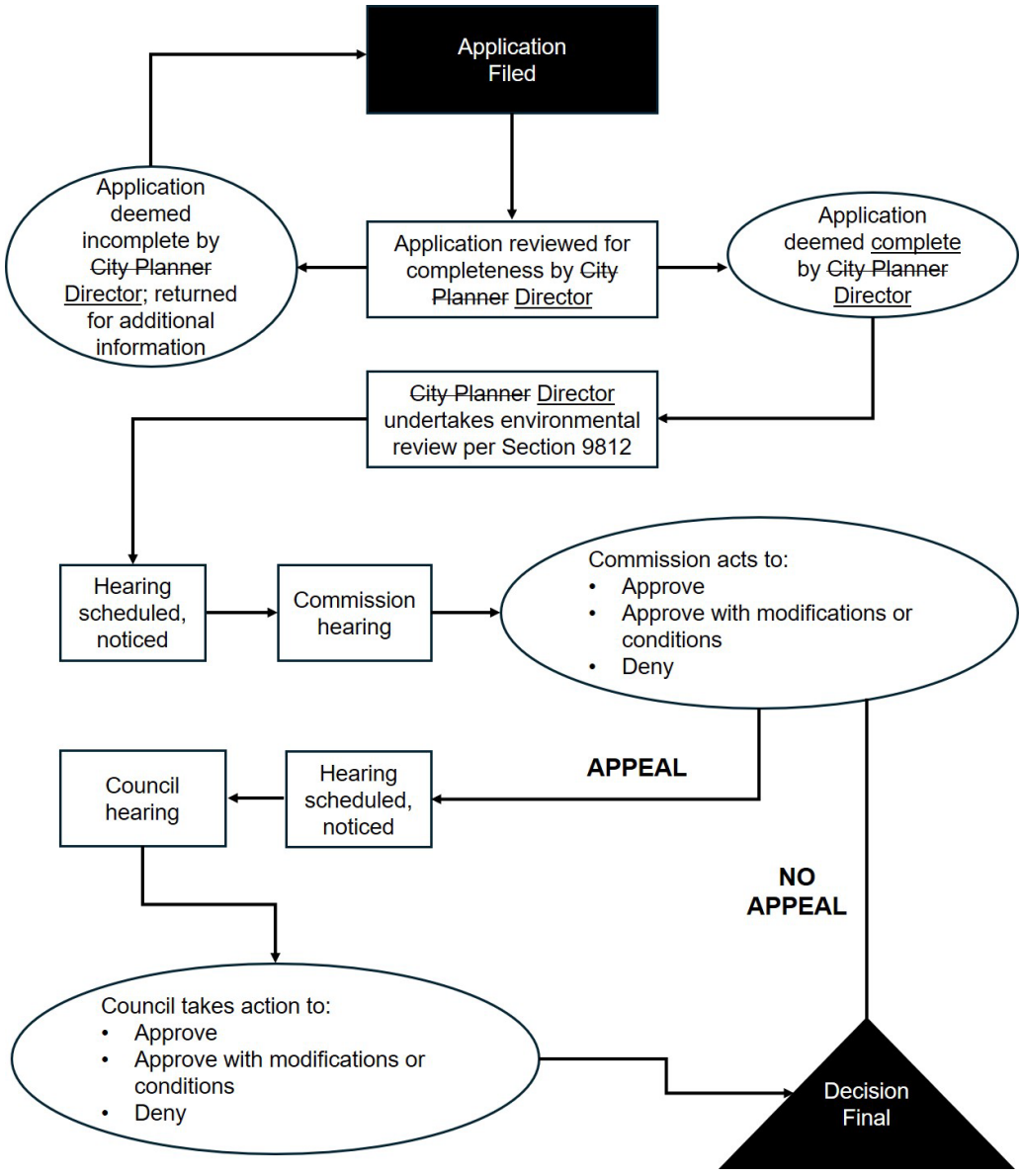


Figure 9.8.4. Process for Adult Use Permit

(b) Establishment. The establishment of an adult business shall be subject to the regulations pursuant to Section 9402.

(c) Application. Applications for an Adult Use Permit shall be made to the Commission on forms provided by the ~~City Planner~~ Director and accompanied by an application

fee paid in accordance with a schedule established by resolution of the Council.

(d) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, identifying what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(e) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with the California Environmental Quality Act (CEQA).

(f) Investigations of Applications. The Commission shall investigate the facts bearing on each application for an Adult Use Permit to provide the necessary information for action by the Commission consistent with the intent and purpose of this chapter.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Findings. The Commission shall review the application and all aspects of the proposed Adult Use Permit for conformance with the intent and purpose of this section and compliance with all applicable development standards. The Commission may approve, approve with conditions, or deny the application.

In taking action, the Commission, as the case may be, shall specify findings in support of the decision. The findings for approval shall include the following:

(1) The proposed location of the development and proposed conditions under which it will be operated or maintained are consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the Council.

(2) The proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located.

(3) The development will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to such a development, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

A copy of the determination and written findings of fact shall be kept on file ~~in~~ with the ~~City Planner~~ Director and be mailed to the applicant.

(i) Conditions of Approval. The Commission, or the Council on appeal, in granting an Adult Use Permit may establish conditions under which an adult use may be permitted or a building for an adult use be constructed and/or altered as the Commission may consider necessary to carry out the provisions of this article, and prevent damages or prejudice to adjacent properties or detriment to the public health, safety, or welfare of the community.

(j) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of an Adult Use Permit under the provisions of this article shall be complied with. If such conditions or requirements are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Adult Use Permit should be revoked.

Upon the revocation of an Adult Use Permit, the further use of the property, or the maintenance of any building constructed thereon, by authority of such Adult Use

Permit shall constitute a violation of this article.

(k) Voiding of Adult Use Permits. Each Adult Use Permit granted under the provisions of this section shall be subject to revocation, unless:

(1) The operation of an adult business or the construction authorized by such Adult Use Permit has been submitted to plan check within one year after the granting of the Adult Use Permit. If construction is required, the project shall be submitted to plan check within 180 days, remaining valid until the plan check or permit expires;

(2) The use of land or buildings authorized by the Adult Use Permit has taken place within 180 days after the granting of the Adult Use Permit; and

(3) The periods of time set forth in Sections 9816.04(k)(1) and 9816.04(k)(2) have been extended by the Commission, but in no case shall the extension exceed 180 days.

(l) Reapplications. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(m) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

(n) Revocation of Conditions of Approval. The Commission, after notice and a public hearing, may revoke any Adult Use Permit granted for noncompliance with any of the conditions set forth in granting such Adult Use Permit. The Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter.

(o) Determination. The Commission, by formal resolution, shall approve, approve with conditions, or deny the application.

(p) Appeal. The decision of the Commission may be appealed within 15 days by any interested party following the procedures in Section 9806.

SECTION 93. Section 9818.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9818.04. PROCEDURES.

Figure 9.8.5 illustrates the process described below. In case of conflict between the following requirements and the state density bonus law, the state density bonus law, as amended, shall prevail.

(a) Initiation. At the time a developer of a proposed housing development seeks a density bonus and/or any regulatory concession per California Government Code Section 65915, the developer must file an application with the ~~City Planner~~ Director.

(b) Application. The Density Bonus application shall be filed with the ~~City Planner~~ Director and shall require the following information:

(1) Identification of the kind and number of the targeted units as set forth in Government Code Section 65915 under which the proposed housing development qualifies for a density bonus and any additional regulatory concessions. The developer shall identify the location of the targeted units.

(2) The location, acreage, and maximum number of base units allowed under the zone and General Plan land use designation.

~~(3)~~ Identification of any regulatory concession(s) that is requested by the developer. ~~and a list of any alternative regulatory concessions that would provide, in the developer's opinion, incentives of equivalent financial value to the concession requested.~~

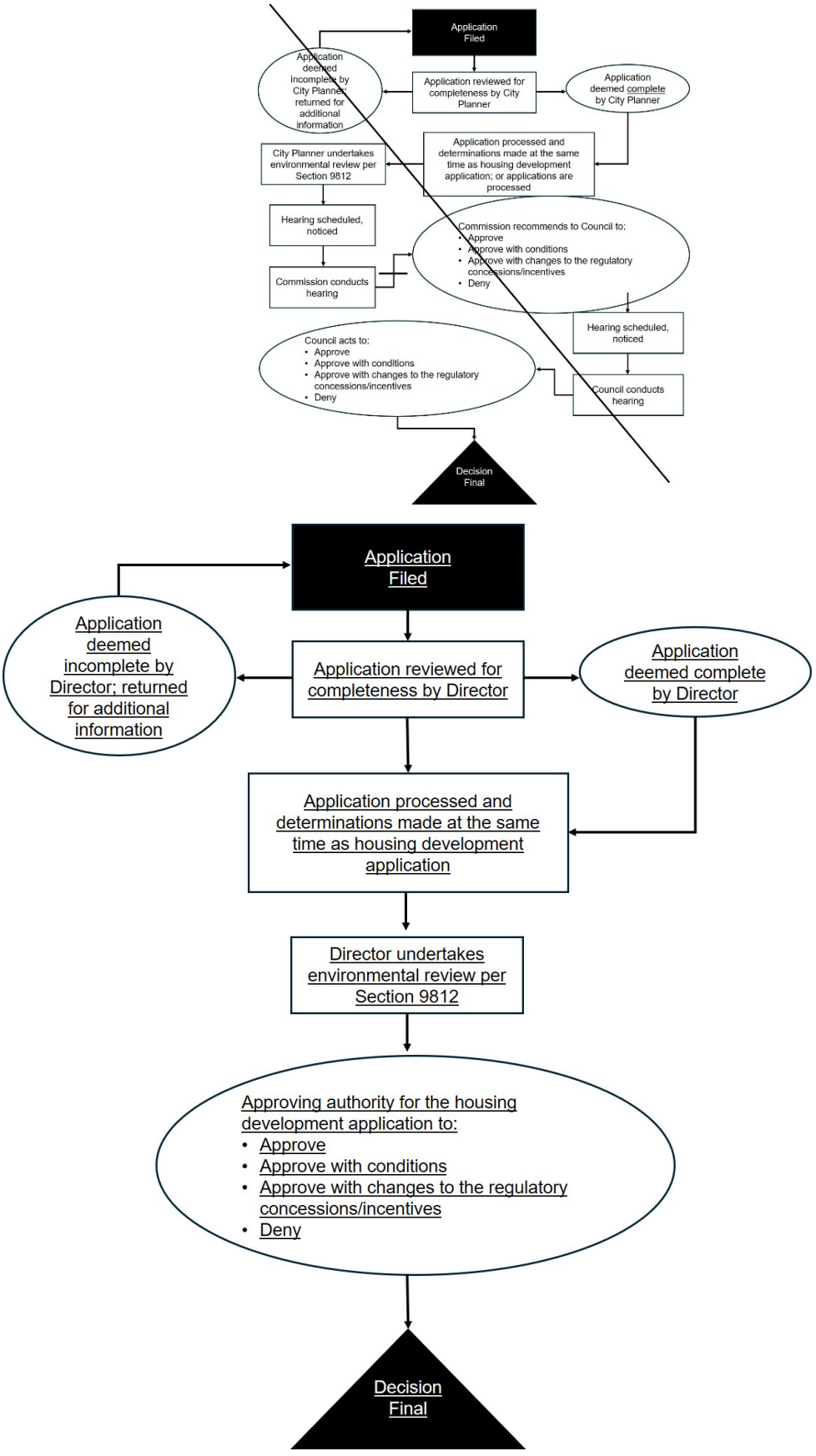


Figure 9.8.5. Process for Density Bonus

(4) The specific financial information and data relied upon by the developer that establishes the monetary value of the regulatory concession(s) requested by the developer and a concise statement of how such value was calculated. A clear statement of how the requested additional concession(s) is/are necessary to make the proposed housing development economically feasible, sufficiently detailed to enable City staff to examine the conclusions reached by the developer.

(5) Such other pertinent information as the ~~City Planner~~ Director may require enabling the City to adequately analyze the economic feasibility of the proposed housing development with respect to the requested additional concession(s) and other concessions that may be made available.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Density Bonus permit to provide the necessary information for action by the ~~Commission~~ appropriate approving authority for the proposed housing development consistent with the intent and purpose of this chapter.

~~**(f) Public Hearings.** Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.~~

~~**(g)** Determination.~~

~~**(1)** Commission. After public hearing, the Commission shall, by resolution, recommend to the Council that the application be approved, conditionally approved, approved with changes to the regulatory concessions/incentives, or denied.~~

~~**(2)** Council. The Council shall, by resolution, determine all matters with respect to the granting of a Density Bonus, any additional regulatory concessions, or direct financial incentive. The Council shall approve, conditionally approve, approve with changes to the regulatory concessions/incentives, or deny the application.~~

(f) ~~**(g)**~~ **Reapplication.** Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(g) ~~**(h)**~~ **Application Withdrawal.** Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 94. Section 9820.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.02. INTENT AND PURPOSE.

The purpose of this section is to:

(a) ~~Provide a streamlined administrative review process for verifying a project's~~

~~compliance with this article's development, design, and use standards; and~~ Provide procedures and standards for the comprehensive review of proposed development projects to ensure compliance with the required standards, design guidelines, and ordinances of the City, and

(b) ~~Assure landowners, business owners, and developers that proposed uses, structures, designs, and site improvements comply with the provisions of this article before preparation of plans for building permits.~~ Minimize potential adverse effects on surrounding properties and the environment, ensure quality development, and protect the integrity and character of the residential, commercial and public areas of the City.

SECTION 95. Section 9820.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.04. APPLICABILITY.

Site Plan Review shall be applicable to the following unless provided in this article:

(a) **Residential.** ~~All new permitted structures and site improvements in all zones except the R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone;~~ The construction of new residential projects that are not exempt from the California Environmental Quality Act (CEQA) or do not comply with the Objective Design Standards (ODS). R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone are exempt from the Site Plan Review procedures.

(b) **Nonresidential.** ~~Any building moved onto a site;~~ Construction of a new building of 5,000 square feet or more; or the addition of 20% or more to an existing building.

~~**(c)** The addition of floor area greater than 10% to a site containing an existing structure in R-all zones except the R-1 and R-2 Zones and R-1 and R-2 uses in the R-3 Zone; and~~

~~**(d)** Exterior modifications to an existing structure.~~

SECTION 96. Section 9820.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.06. PROCEDURES.

Figure 9.8.6 illustrates the process described below.

(a) **Initiation.** Site Plan Review consistent with the purposes of this section may be initiated by an application of the owner or owners or their authorized agents of the property to which the Site Plan Review applies.

(b) **Application.** The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the Site Plan Review application shall be specified by the ~~City Planner~~ Director.

(c) **Completeness.** ~~Once an application is received by the City Planner, the application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the City Planner will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the City Planner.~~ Once an application is received by the Director, the application will be reviewed for completeness prior to processing. The Director shall consider an application complete

when:

(1) All necessary application forms, documentation, exhibits, materials, maps, plans, reports, and other information specified in the application form, any applicable Division handout, and any additional information required by the Director have been provided and accepted as adequate.

(2) All required fees and deposits have been paid and accepted.

(d) **Notification of Applicant.** The applicant shall receive written notification within 30 days of submittal that the application is either incomplete or complete and accepted for processing. If the application is incomplete, additional required information shall be specified in the written notification. The application will not be processed until required information is received.

(e) **Expiration of Application.** If an application, whether deemed complete or incomplete, is delayed as a result of the applicant(s) and/or property owner(s) inability to perform, then the application shall expire and be deemed withdrawn six (6) months from the date on which the application was deemed complete.

(f) **Extension of Application.** The Director may grant one six-month extension upon written request of the applicant. After expiration of the application and extension, if granted, a new application, including fees, plans, exhibits, and other materials will be required to commence processing of a new project application on the same property.

(g) **Additional Information.** After the application has been accepted as complete, the Director may require the applicant to submit additional information needed for the environmental review of the project in compliance with the California Environmental Quality Act.

(h) ~~**(d)**~~ **Environmental Review.** The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(i) ~~**(e)**~~ **Investigation of Applications.** The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Site Plan Review to provide the necessary information for action consistent with the intent and purpose of this chapter.

(j) ~~**(f)**~~ **Conditions of Approval.** The Commission, or the Council on appeal, in granting a Site Plan Review may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

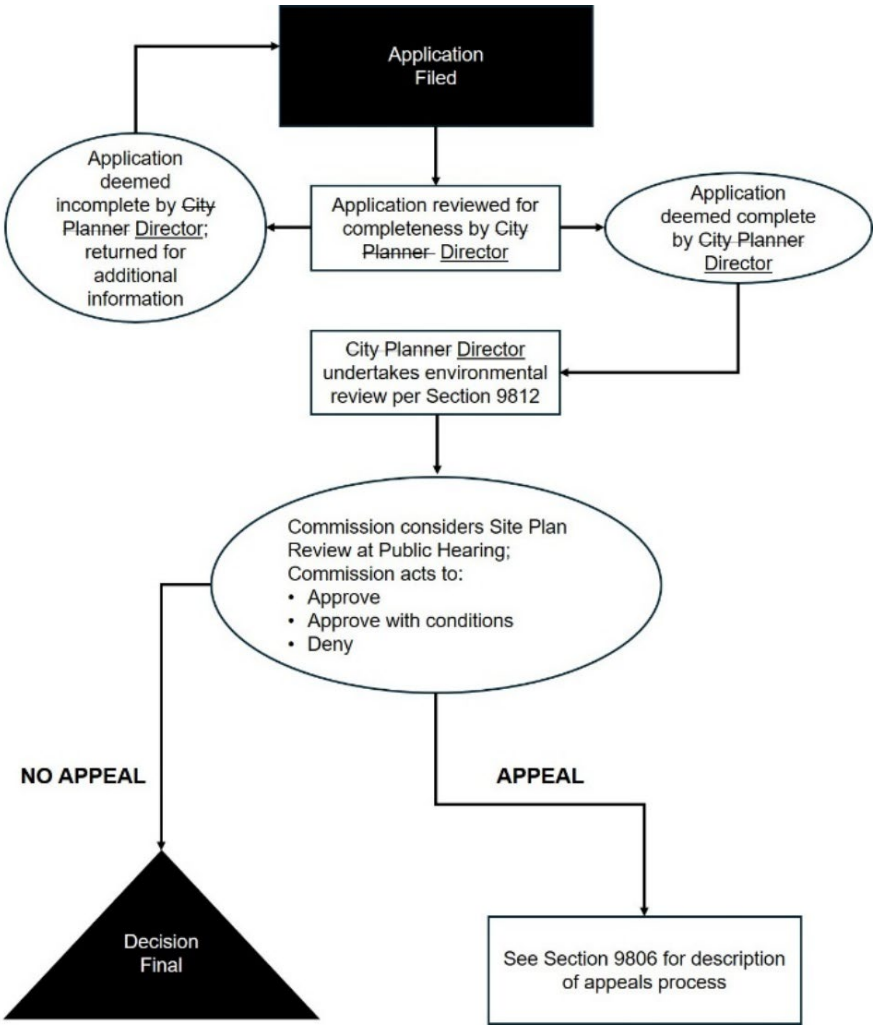


Figure 9.8.6 Process for Site Plan Review

(k) ~~**(g)**~~ **Public Hearings.** Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(l) ~~**(h)**~~ **Appeal.** Appeals shall be governed by the provisions of Section 9806 of this chapter.

(m) ~~**(i)**~~ **Force of Conditions of Approval.** Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Site Plan Review under the provisions of this section shall be complied with.

(n) ~~**(j)**~~ **Voiding.** Each Site Plan Review Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such permit has been submitted to plan check within one year after the granting of such permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such permit has taken place within one year after the granting of such permit; and

(3) The periods of time set forth in Sections ~~9820.06(j)(1)~~ 9820.06(n)(1) and ~~9820.06(j)(2)~~ 9820.06(n)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(o) ~~**(k)**~~ **Revocation of Site Plan Review.** The provisions of Section 9828 of this chapter

shall apply.

(p) ~~**(l)**~~ **Administration.** The issuance of a building permit shall be pursuant to the ~~site plan~~ Site Plan Review approval. If there is a substantial change from the original ~~site plan~~ approval, as determined by the ~~City Planner~~ Director, the matter or plans shall be resubmitted to the ~~City Planner~~ Director, subject to all of the provisions of this section, as if it were a new application for a ~~site plan~~ Site Plan Review.

SECTION 97. Section 9820.08 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9820.08. FINDINGS.

The Commission, and the Council on appeal, shall make the following findings in approving or conditionally approving an application for Site Plan Review:

(a) That the ~~site plan~~ project is consistent with the goals and polices embodied in the General Plan, specific plans and other applicable plans and policies adopted by the Council;

(b) That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;

(c) That the proposed development's site plan and its design features, including architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City;

~~**(d)** That the site plan and location of the buildings, parking areas, signs, landscaping, luminaries, and other site features indicate that proper consideration has been given to both the functional aspects of the site development, such as automobile and pedestrian circulation, and the visual effects of the development from the view of the public streets;~~

~~**(e)** That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities;~~

(d) ~~**(f)** That the site plan and design considerations shall tend to upgrade property in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare; and~~ That the proposed project conditions of approval are deemed reasonable and necessary to protect the public health, safety, comfort and general welfare; and

~~**(g)** That the proposed development's site plan and its design features will include graffiti-resistant features and materials in accordance with the requirements of Section 4960 of Chapter 10 of Article IV of this Code.~~

SECTION 98. Section 9822.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9822.04. PROCEDURES.

Figure 9.8.7 illustrates the process described below.

(a) Initiation. A Planned Unit Development may be initiated upon an application of the property owner or owners in accordance with the procedures in this section. Any Planned Unit Development shall be subject to the requirements of this section and shall be in conformity with the requirements of the development plan adopted for such Planned Unit Development.

(b) Preliminary Review. Before filing any application for a Planned Unit Development, the prospective applicant shall submit to the ~~City Planner~~ Director preliminary sketches and general site information to consider the proposal in relation to the general development objectives in the proposed area. The ~~City Planner~~ Director shall then advise the applicant as to development recommendations and anticipated conditions, in accordance with the provisions of this section and Section 9324, or recommend to the applicant or his or her representative that no further effort be made to acquire a Planned Unit Development Permit.

(c) Application. After the preliminary review, the applicant may file an application for a Planned Unit Development with the ~~City Planner~~ Director, on a form that shall be prescribed and shall include the information specified by the ~~City Planner~~ Director. A filing fee as determined by resolution of the Council shall be paid to the City upon the filing of an application for a Planned Unit Development Permit.

(d) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(e) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

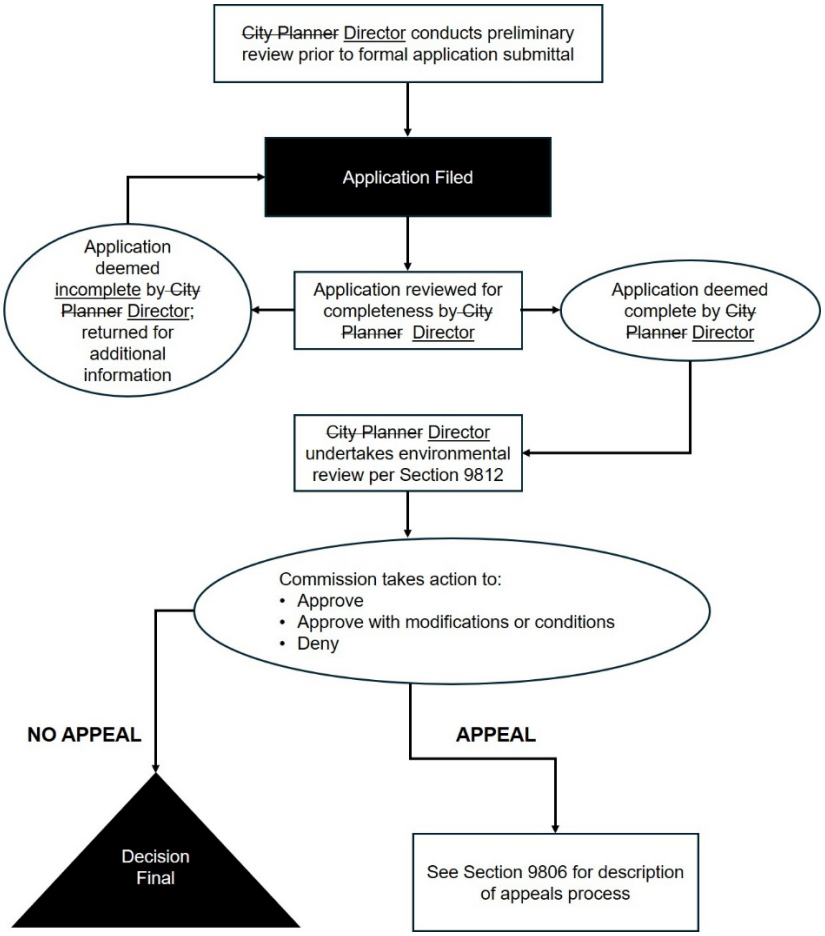


Figure 9.8.7. Process for Planned Unit Development Permit

(f) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Planned Unit Development to provide the necessary

information for action consistent with the intent and purpose of this chapter.

(g) Site Plan Review. All proposed development in a Planned Unit Development shall also be subject to Site Plan Review in accordance with Section 9820 of this chapter.

(h) Conditions of Approval. The Commission, or the Council on appeal, in granting a Planned Unit Development may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(i) Public Hearings. Public hearing shall be held and governed by the provisions of Section 9804 of this chapter.

(j) Appeals. Appeals shall be governed by the provisions of Section 9806 of this chapter.

(k) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Planned Unit Development under the provisions of this section shall be complied with. If such conditions are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Planned Unit Development should be revoked.

Upon the revocation of a Planned Unit Development, the further use of the property, or the maintenance of any building constructed thereon, by authority of such permit shall constitute a violation of this article.

(l) Voiding. Each Planned Unit Development Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such permit has been submitted to plan check within one year after the granting of such permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such permit has taken place within one year after the granting of such permit; and

(3) The periods of time set forth in Sections 9822.04(*l*)(1) and 9822.04(*l*)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(m) Revocation. Any Planned Unit Development Permit, or portion thereof, may be revoked by the same procedure applicable to the approval of a Planned Unit Development.

(n) Compliance.

(1) After the issuance of a Planned Unit Development Permit, no use or improvement shall be established, changed, or altered, except in strict conformity with the permit issued, including the conditions, regulations, or requirements attached.

(2) After the issuance of such permit, no use or improvement shall be established, or altered in a manner which would not comply with the regulations of the base zone, except for modifications authorized by the permit, unless all development on the parcels covered by the permit is in strict conformity with the permit issued and all conditions.

(3) It shall be the duty of the ~~City Planner~~ Director to ensure that all structures and other improvements are undertaken in conformance with the approved development plan.

(4) Upon the completion of all proposed construction and the final approval of any required division of land, the Planned Unit Development Permit shall be considered approved and final.

(o) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(p) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 99. Section 9822.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9822.06. FINDINGS.

The Commission shall review the application and all aspects of the proposed Planned Unit Development for its conformance with the intent and purpose of this section and compliance with all applicable development standards. The Commission may approve, approve with conditions, or deny the application.

In taking action, the Commission, as the case may be, shall specify findings in support of the decision. The findings for approval shall include the following:

(a) That the proposed development is in conformance with the intent and purpose of the Planned Unit Development section and the General Plan;

(b) That the development will not adversely affect adjoining land uses or the general health, safety, or welfare of persons residing or working in the neighborhood; and

(c) The development will not cause undue impacts on traffic circulation or safety.

(d) The Planned Unit Development meets the overall requirements of this article.

(e) The development site and overall density meets the gross requirements of this article.

A copy of the determination and written findings of fact shall be kept on file in the ~~City Planner~~ Director and be mailed to the applicant.

SECTION 100. Section 9824.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9824.04. PROCEDURE.

Figure 9.8.8 illustrates the process described below.

(a) Initiation. Conditional Use Permits may be initiated by the owner, owners, or their authorized agents of property in the City, but only where the use is authorized as a Conditional Use Permit in the zone in which the property lies.

(b) Application. The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the Conditional Use Permit application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the

application will be reviewed for completeness. If the City Planner finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Conditional Use Permit to provide the necessary information for action consistent with the intent and purpose of this chapter.

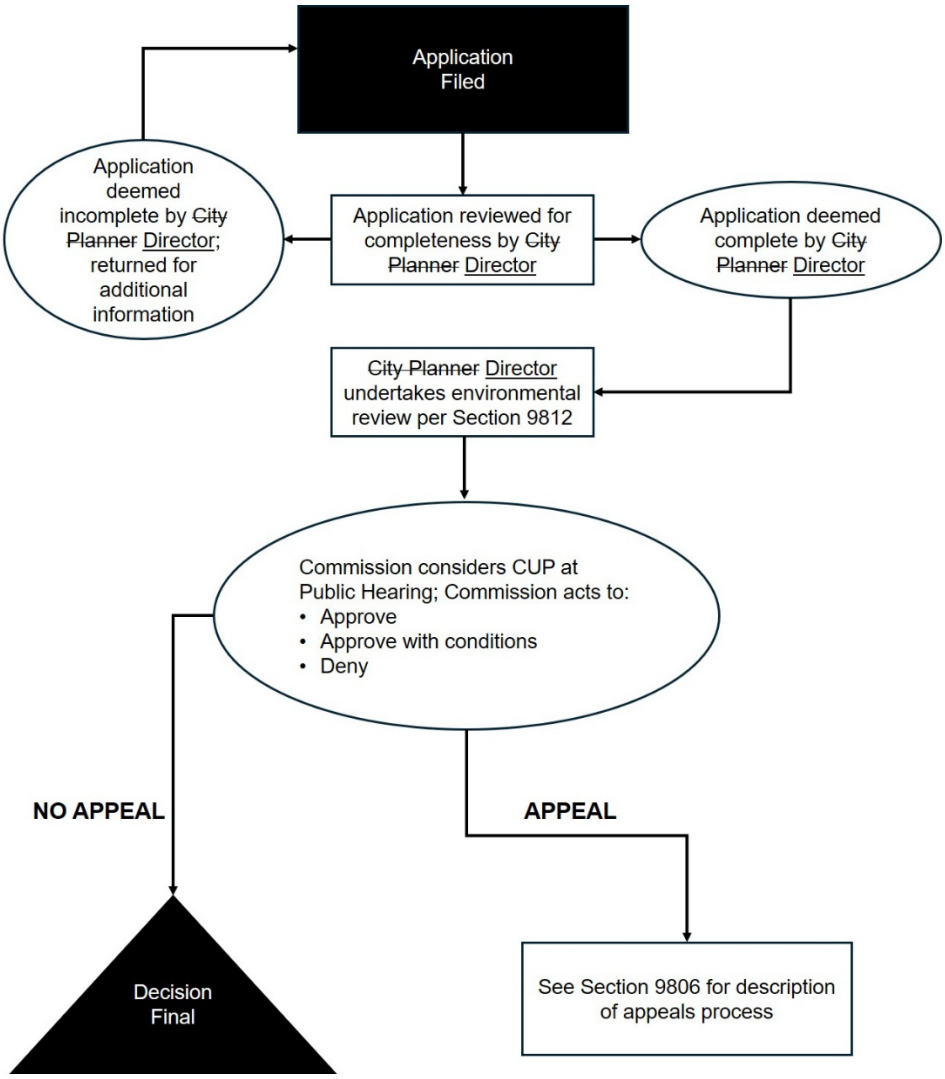


Figure 9.8.8. Process for Conditional Use Permit

(f) Conditions of Approval. The Commission, or the Council on appeal, in granting a Conditional Use Permit may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, and conditions of operation of any enterprise, or make any requirement that the Commission may consider necessary to carry out the purpose of this article and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Appeal. Appeals shall be governed by the provisions of Section 9806 of this chapter.

(i) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a Conditional Use Permit under the provisions of this section shall be complied with. If such conditions are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the Conditional Use Permit should be revoked.

Upon the revocation of a Conditional Use Permit, the further use of the property, or the maintenance of any building constructed thereon, by authority of such permit shall constitute a violation of this article.

(j) Voiding. Each Conditional Use Permit granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such Conditional Use Permit has been submitted to plan check within one year after the granting of such Conditional Use Permit and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by such Conditional Use Permit has taken place within one year after the granting of such Conditional Use Permit; and

(3) The periods of time set forth in Sections 9824.04(j)(1) and 9824.04(j)(2) have been extended by the Commission upon a written request by the applicant showing cause why such extension is necessary. In no case shall the extension exceed one year.

(k) Revocation. The provisions of Section 9828 of this chapter shall apply.

(l) Administration.

(1) All acts of the Commission under this section shall be construed as administrative acts performed for the purpose of ensuring that the intent and purpose of this chapter shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this article or to the Zoning Map.

(2) Where there is a substantial change from the original site plan, such plan shall be referred to the Commission for action under the procedures of Section 9820 of this chapter. No modification to the conditions of the original approval granting the Conditional Use Permit shall be permitted without the approval of the Commission.

(m) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(n) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 101. Section 9826.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9826.06. PROCEDURES.

Figure 9.8.9 illustrates the process described below.

(a) Initiation. A variance consistent with the purposes of this section may be initiated by an application of the owner, owners, or their authorized agents of the property to which the variance is to apply or by any party who is or will be the plaintiff in an action in eminent domain to acquire the premises involved.

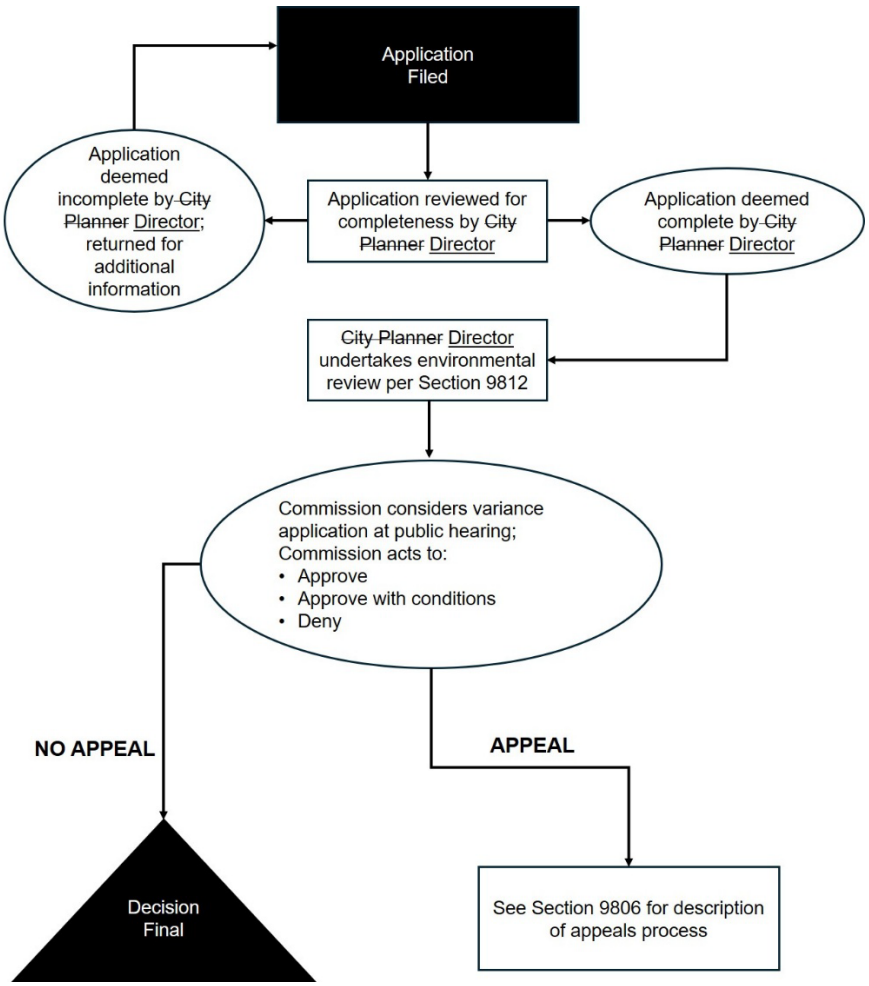


Figure 9.8.9. Process for Variance

(b) Application. The applicant shall submit an application to the ~~City Planner~~ Director with the number of prints of the plans specified by the ~~City Planner~~ Director, together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the variance application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The Commission shall investigate the facts bearing on each case to provide the necessary information for action consistent with the intent and purpose of this chapter.

(f) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(g) Determination. The Commission shall approve the application, approve with modifications, or deny the application. All decisions of the Commission shall be final unless modified or denied by the Council on appeal.

(h) Appeal. Appeals shall be held and governed by the provisions of Section 9806 of this chapter.

(i) Conditions of Approval. The Commission, or the Council on appeal, in granting a variance may establish conditions under which a lot or parcel of land may be used or a building erected and/or altered, or make requirements as to right-of-way dedications, design, height of buildings, open spaces, parking areas, landscaping, and conditions of any enterprise, or make any requirement that the Commission, or the Council on appeal, may consider necessary to carry out the provisions of this article, and prevent damages or prejudice to adjacent properties or detriment to the welfare of the community.

(j) Force of Conditions of Approval. Any restriction or condition required by the Commission, or the Council on appeal, in the granting of a variance under the provisions of this article shall be complied with. If such conditions or requirements are not met or if the use permitted is discontinued for a period of one year or more, the Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter to determine if the variance should be revoked.

Upon the revocation of a variance, the further use of the property, or the maintenance of any building constructed thereon, by authority of such variance shall constitute a violation of this article.

(k) Voiding of Variance. Each variance granted under the provisions of this section shall be subject to revocation, unless one of the following applies:

(1) The construction authorized by such variance has been submitted to plan check within one year after the granting of the variance and pursued diligently to completion;

(2) The occupancy of land or buildings authorized by the variance has taken place within one year after the granting of the variance; and

(3) The periods of time set forth in Sections 9826.06(k)(1) and 9826.06(k)(2) have been extended by the Commission, but in no case shall the extension exceed one year.

(l) Revocation. The Commission, after notice and a public hearing, may revoke any variance granted for noncompliance with any of the conditions set forth in granting such variance. The Commission shall hold a public hearing in the same manner as set forth in Section 9804 of this chapter.

(m) Administration.

(1) All acts of the Commission under this section shall be construed as administrative acts performed for the purpose of ensuring that the intent and purpose of this article shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this article or to the Zoning Map.

(2) The site plans submitted with an application, together with the conditions, if any, required by the Commission and/or Council shall be kept on file in the Office of the ~~City Planner~~ Director and shall be referred to prior to issuing a

building permit. Where there is a substantial change from the original site plans, such plans shall be referred to the Commission for action under the procedures of Section 9820 of this chapter. No modification to the conditions of the original resolution granting the variance shall be permitted without a public hearing as required by Section 9804 of this chapter. In case of such a hearing, a new application, filing fee, and procedure shall be required.

(n) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(o) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 102. Section 9828.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9828.06. PROCEDURE.

(a) Initiation. A written request for the revocation or modification of a permit or variance shall be made by the property owner(s) or their agent, original applicant, the ~~City Planner~~ Director, Commission, or Council. Upon determination by the ~~City Planner~~ Director that there are reasonable grounds for the revocation and/or modification of any permit or variance, a hearing shall be scheduled for consideration before the Commission.

(b) Notice and Public Hearing. Notice of a public hearing shall be provided and a public hearing shall be held and governed by the provisions of Section 9804 of this chapter.

(c) Findings. Any permit or variance, or any of the terms and conditions thereof, granted under the terms of this chapter, may be revoked or modified by a majority vote of the Commission, or Council on appeal, members present at the public hearing upon finding any one of the following to be true:

(1) That the use is being operated in a manner that is detrimental to the public health, safety, welfare, and public convenience or is a public nuisance;

(2) That the permit or variance was obtained by fraud;

(3) That the use for which the permit or variance was granted is not being exercised;

(4) That the use is being conducted in violation of the terms and conditions of the permit or variance or in violation of any statute, ordinance, law, or regulation;

(5) That the use for which the permit or variance was granted has ceased or has been suspended for one year or more; and

(6) That the time period for which the permit or variance was granted has lapsed or been violated.

(d) Determination. After such hearing, the Commission, or Council on appeal, shall make a finding of facts and render its determination to revoke, or modify, or allow to remain unchanged the permit or variance in question by formal resolution.

(e) Appeal. Appeals shall be governed by the provisions of Section 9806 of this chapter.

SECTION 103. Section 9830.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9830.04. PROCEDURE.

Figure 9.8.10 illustrates the process described below.

(a) Initiation. Change of any property from one zone to another (zone change) may be initiated as follows:

(1) By motion of either the Council or Commission; or

(2) By the verified application of the owner or owners or their authorized agents of all the property proposed to be changed from one zone to another.

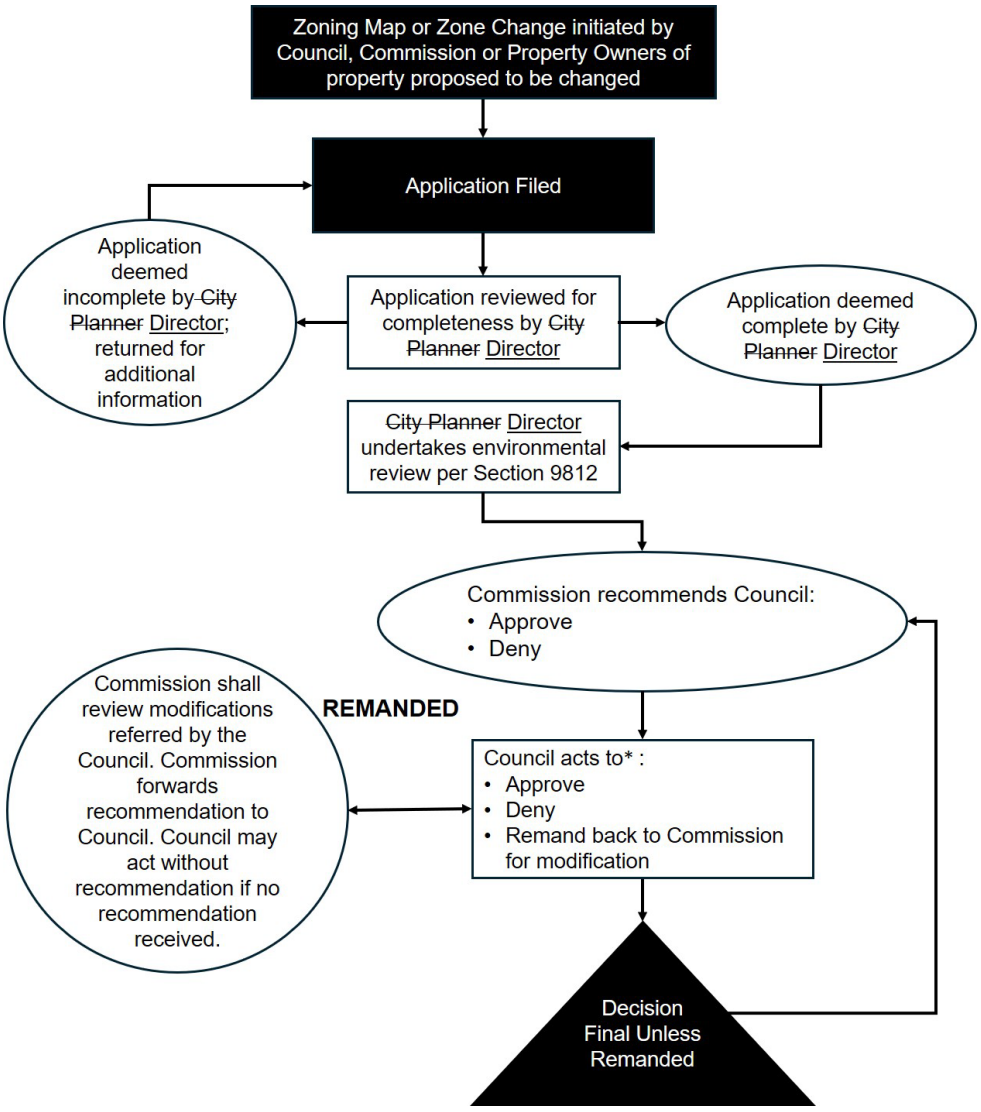
(b) Applications. The applicant shall submit an application to the City Planner Director together with a filing fee, in accordance with a schedule established by resolution of the Council. The contents of the application shall be specified by the ~~City Planner~~ Director.

(c) Completeness. Once an application is received, the application will be reviewed for completeness by the ~~City Planner~~ Director. If the ~~City Planner~~ Director finds the application to be complete, then the application shall be processed by the Commission. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Applications. The ~~City Planner~~ Director shall make an investigation of facts on applications for zone changes to ensure that the action on each application is consistent with the intent and purpose of this article. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(f) Public Hearings. Public hearings on zone change requests and amendments to the text of this article shall be held and governed by the provisions of Section 9804 of this chapter.



*Zone changes and changes to the Official Zoning Map shall be adopted by Ordinance.

Figure 9.8.10. Process for Zone Change

(g) Commission Duties. The Commission shall make a recommendation to the Council to approve or deny the application. If the Council proposes substantial modifications not previously considered, the Commission shall consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.

(h) Appeals. No appeal of a zoning text amendment decision shall occur.

(i) Reapplication. Reapplication procedures for zone changes shall be in accordance with Section 9808 of this chapter.

(j) Application Withdrawal. Application withdrawal procedures for zone changes shall be in accordance with Section 9810 of this chapter.

SECTION 104. Section 9832.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9832.04. PROCEDURE.

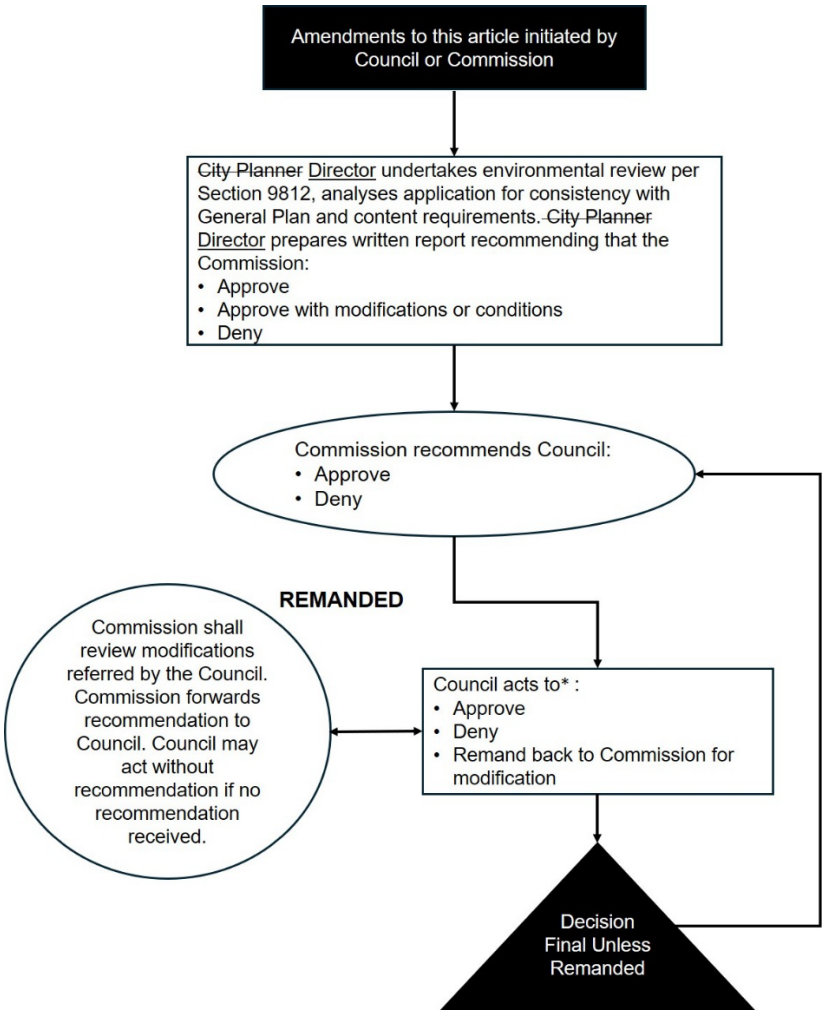
Figure 9.8.11 illustrates the process described below.

(a) Initiation. Amendments to the text of this article may be initiated by motion of either the Council, ~~or~~ Commission, or the Director.

(b) Environmental Review. The ~~City Planner~~ Director shall investigate the proposal for compliance with CEQA.

(c) Investigation. The ~~City Planner~~ Director shall make an investigation of facts on the proposed zoning text amendment. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(d) Commission Duties. The Commission shall make a recommendation to the Council to approve or deny the proposed amendment. If the Council proposes substantial modifications not previously considered, the Commission shall consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.



*Amendments to the zoning text shall be made by Ordinance.

Figure 9.8.11. Process for Zoning Text Amendment

(e) Appeals. No appeal of a zoning text amendment decision shall occur.

(f) Public Hearings. Public hearings on zone change requests and amendments to the text of this article shall be held and governed by the provisions of Section 9804 of this chapter.

SECTION 105. Section 9834.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9834.06. PROCEDURE.

Figure 9.8.12 illustrates the process described below.

(a) Initiation. Amendments to the General Plan may be initiated by motion of either the Council ~~or~~, Commission, or the Director.

(b) Environmental Review. The ~~City Planner~~ Director shall investigate the proposal for compliance with CEQA.

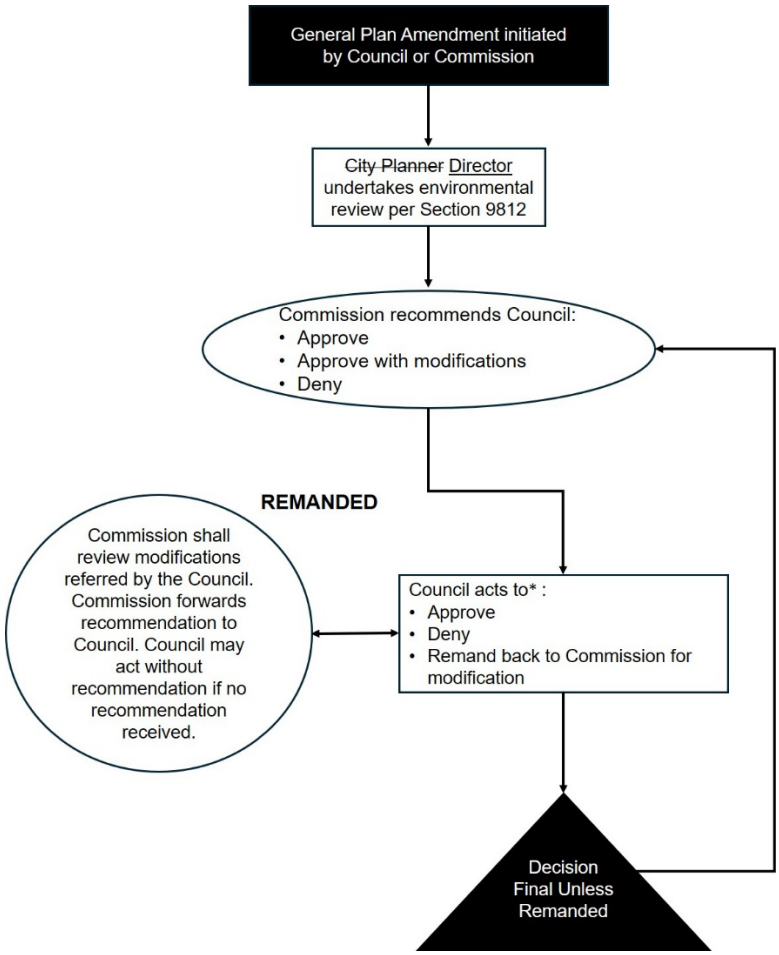
(c) Investigation. The ~~City Planner~~ Director shall make an investigation of facts on the proposed General Plan Amendment. A staff report with recommendations and the basis for the recommendations shall be made public prior to, or at the beginning of the Commission hearing and shall be included in the record of the hearing.

(d) Commission Duties. The Commission shall make a recommendation to the Council, in the form of an adopted resolution, to approve, approve with modifications, or deny the proposed General Plan Amendment.

If the Council proposes substantial modifications not previously considered by the Commission, the Council shall refer the matter back to the Commission for consideration. The Commission shall then consider and forward a recommendation to the Council on those modifications. Failure to respond shall be deemed approval of the modifications and the Council may act with the recommendation.

(e) Appeals. No appeal of a General Plan Amendment decision shall occur.

(f) Public Hearings. Public hearings on General Plan Amendments shall be held and governed by the provisions of Section 9804 of this chapter.



*General Plan Amendments shall be adopted by ordinance.

Figure 9.8.12. Process for General Plan Amendment

SECTION 106. Section 9836.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9836.04. APPLICABILITY.

(a) A Specific Plan is required for development and improvements in any areas shown on the Zoning Map as "Specific Plan (SP)."

(b) The ~~City Planner~~ Director may require a Specific Plan be prepared for any development or redevelopment activity proposed on a site 10 acres or more in size pursuant to the requirements of this section.

(c) Mixed use projects of 10 acres or more in size shall require a Specific Plan pursuant to the requirements of this section.

(d) At the discretion of the Council, specific plans may be prepared by the City or by persons representing affected property owners.

(e) Once adopted, the Specific Plan establishes the new zoning standards, regulations, and land uses for the area covered by the Specific Plan.

SECTION 107. Section 9836.06 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9836.06. PROCEDURES.

Figure 9.8.13 illustrates the process described below.

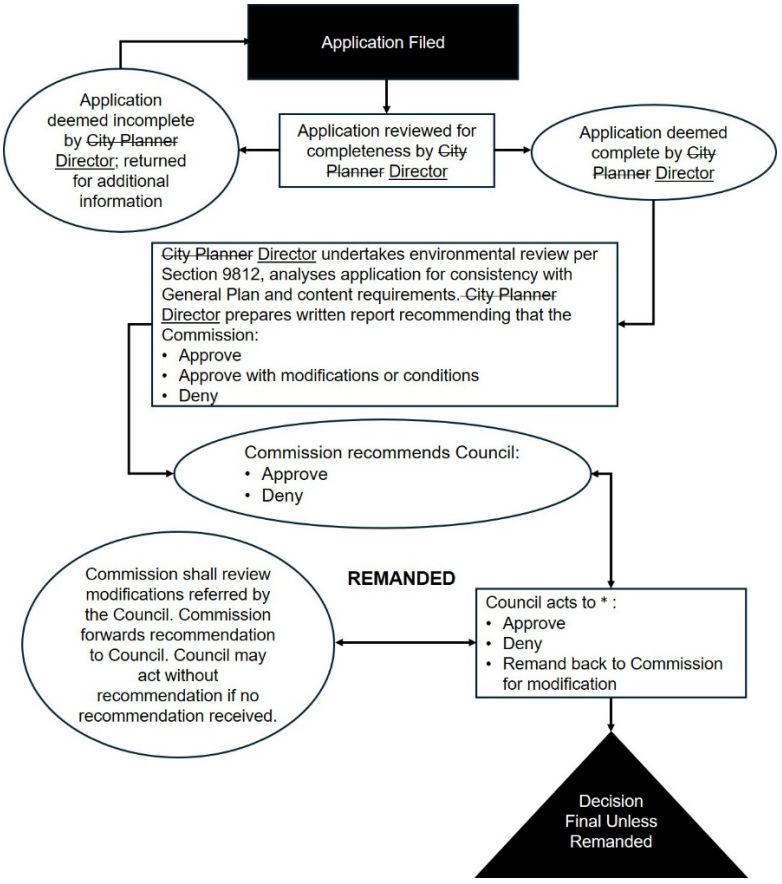
Where required by this article, Specific Plan review is to be conducted by the Commission and Council following the ~~City Planner~~ Director's review and recommendation to the Commission. The Commission considers the application and forwards a recommendation to the Council, which has final decision-making authority.

(a) Initiation.

(1) A Specific Plan consistent with the purposes of this section may be initiated by an application of the owner, owners, or their authorized agents of the property to which the Specific Plan is to apply or by any party who is or will be the plaintiff in an action in eminent domain to acquire the premises involved.

(2) To ensure long-term consistency with the General Plan, the City may also initiate the preparation and/or amendment of a Specific Plan.

(b) Plan shall be filed by the owner of the property for which the Specific Plan is sought or by the agent of the owner who is duly authorized in writing. If an application involves more than one property with different ownership, a map identifying the extent of the ownership of those properties shall be submitted with the application. An application fee shall be paid in accordance with a schedule established by resolution of the Council.



*Specific Plans shall be adopted by Ordinance.

Figure 9.8.13. Process for Specific Plan

(c) **Completeness.** Once an application is received by the ~~City Planner~~ Director, the application will be reviewed for completeness. If the ~~City Planner~~ Director finds the

application to be complete, then the application shall be processed. If the application is found to be incomplete, the ~~City Planner~~ Director will notify the applicant in writing within 30 days, indicating what additional information is required to complete the application. The application will not be processed until that information is received by the ~~City Planner~~ Director.

(d) Environmental Review. The ~~City Planner~~ Director shall investigate the application for compliance with CEQA.

(e) Investigation of Application. The ~~City Planner~~ Director shall investigate the facts bearing on each application for a Specific Plan to provide the necessary information for action consistent with the intent and purpose of this chapter. In particular the ~~City Planner~~ Director shall investigate and make a written report determining whether the proposed application meets:

(1) The consistency requirements and Specific Plan content requirements as outlined in this section; and

(2) The general requirements and intent of this chapter.

(f) Consistency. Specific Plans shall be consistent with the General Plan. Following adoption of a Specific Plan, development and uses of land, subdivisions (including tentative tract and parcel maps), public works projects, and development agreements shall be consistent with the Specific Plan.

(g) Public Hearings. Public hearings shall be held and governed by the provisions of Section 9804 of this chapter.

(h) Appeal. No appeal of Specific Plans shall occur.

(i) Modifications. If the Council proposes any substantial modification to the Specific Plan not previously considered by the Commission, the Council shall refer the matter back to the Commission for consideration.

(j) Amendments. Any amendment to an adopted Specific Plan shall be processed in the same manner as an application for original approval of the Specific Plan. A Specific Plan may be amended as often as deemed necessary by the Council.

(k) Repeal. A Specific Plan may be repealed in the same manner as it is required to be amended.

(l) Violation. Violation of the requirements of a Specific Plan adopted by the Council constitutes a violation of this article.

(m) Reapplication. Reapplication procedures shall be in accordance with Section 9808 of this chapter.

(n) Application Withdrawal. Application withdrawal procedures shall be in accordance with Section 9810 of this chapter.

SECTION 108. Section 9840 of Article IX of the Downey Municipal Code is hereby added to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9840. ZONING CLEARANCE.

(a) Zoning Clearance: The Zoning Clearance is a review by the Planning Division to verify that a proposed structure, or land use activity, complies with the list of permitted activities allowed in the applicable zoning district, the development standards applicable to the subject use, design standards and any conditions of approval of permits previously issued for the subject site. A Zoning Clearance may be processed

concurrently with Building Plan Check Review and business license applications or can be processed separately prior to submittal to the Building Division for Plan Check Review. Unless a project is subject to other legislative, quasi-judicial, or administrative approval under this section.

(1) **Applicability.** Zoning Clearance shall be required in conjunction with Planning Division review of any building or grading permit, business tax certificate (business license), or other authorization required by the DMC or this Title or for any new use or change of use. Where no other authorization is required, (e.g., Building Permit) Zoning Clearance shall be obtained from the Planning Division before the commencement of any business or land use activity.

(2) **Criteria for Granting Zoning Clearance**: The Director shall grant Zoning Clearance after determining the request complies with all of the applicable standards and provisions for the category of use in the zoning district of the subject parcel.

SECTION 109. Section 9902.4 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9902.4. ~~CITY PLANNER~~ DIRECTOR.

~~"City Planner"~~ "Director" shall be deemed to mean the ~~City Planner~~ Community Development Director of the City.

SECTION 110. Section 9902.11 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9902.11. SUBDIVISION COMMITTEE.

"Subdivision Committee" shall mean the Subdivision Committee of the City. Such committee shall consist of the following members:

~~**(a)** The City Planner who shall serve as chairperson;~~

(a) ~~**(b)**~~ The Director of Community Development;

(b) ~~**(c)**~~ The City Engineer;

(c) ~~**(d)**~~ The Building Official;

(d) ~~**(e)**~~ The Fire Chief;

(e) ~~**(f)**~~ The Director of Public Works;

(f) ~~**(g)**~~ The Director of Parks and Recreation.

Each member may designate a representative of the department or division to act in his or her stead.

SECTION 111. Section 9911 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9911. TENTATIVE MAPS.

Tentative maps shall be required for all subdivisions requiring final maps. A tentative map may be required for a subdivision requiring a parcel map, as determined by the ~~City Planner~~ Director.

SECTION 112. Section 9912 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9912. PARCEL MAPS.

A parcel map shall be required for subdivisions as to which a final or parcel map is not otherwise required by the Subdivision Map Act, unless waived in accordance with ~~Section 9947 of this Code~~ the Subdivision Map Act. Where the requirement for a parcel map is waived pursuant to the provisions of the ~~Section 9947 of this Code~~ Subdivision Map Act, a tentative map may be required by the ~~City Planner~~ Director.

SECTION 113. Section 9920 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9920. PROCEDURE AND PRACTICE.

The procedures set forth in this chapter shall govern the processing, approval, conditional approval, or disapproval and filing of tentative, final and parcel maps. After a tentative map or a preliminary parcel map has been submitted to the Planning Division of the City, the ~~City Planner~~ Director shall convene the Subdivision Committee. The Subdivision Committee shall submit its recommendations for the proposed subdivision, in writing, to the Planning Commission. In the event the Subdivision Committee makes a recommendation or report which is not satisfactory to the subdivider, he or she may appear before the Planning Commission and present any matters relative thereto.

A public hearing shall be held in connection with a subdivision. The procedure to be followed shall be in accordance with the provisions of Section 66451.3 of the Subdivision Map Act as well as Section 9160.06(b)(2) of this Code.

SECTION 114. Section 9925 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9925. REPORTS BY THE CITY ENGINEER AND ~~CITY PLANNER~~ COMMUNITY DEVELOPMENT DIRECTOR.

After the receipt of a print of a final map or parcel map, the City Engineer and ~~City Planner~~ Director shall report, in writing, to the Planning Commission as to the compliance or noncompliance of such map with all applicable laws, and if such map does not so comply, they shall file a statement of the changes necessary to cause such map to so comply.

SECTION 115. Section 9930.2 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9930.2 SAME. WAIVER.

The City, upon application to the ~~City Planner~~ Director, shall waive the provisions of this chapter requiring disapproval of maps for failure to meet or perform state or local requirements or conditions, when the failure of a map submitted for approval is the result of a technical and inadvertent error which, in the determination of the City does not materially affect the validity of the map. Such waivers shall not result in the invalidation or negation of any substantive requirement of this chapter, the Subdivision Map Act or any other ordinance, statute or regulation.

SECTION 116. Section 9933.11 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9933.11. SAME. SINGLE FAMILY (R-1) ZONES LOT DESIGN.

The following standards shall apply to all proposed subdivisions within the Single Family Residential (R-1) zones. All subdivision developments shall also utilize the designs for

considerations and recommendations regarding the design and placement of new subdivided lots:

(a) Minimum Dimensions. Lots may only be subdivided pursuant to the following standards:

(1) Each lot, except the private road, shall have a width and depth not less than that required pursuant to Section 9312.08, unless otherwise provided in this section.

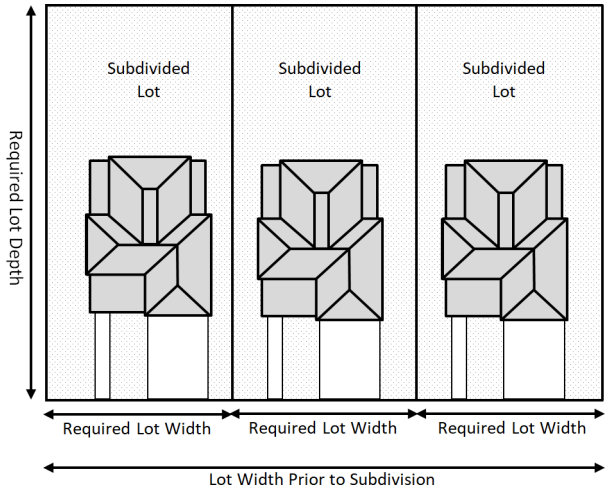


Figure 9.9.1. Subdivisions

(2) Subdivisions proposing a private road shall have an existing minimum lot width equal to the required lot depth plus an additional 32 feet.

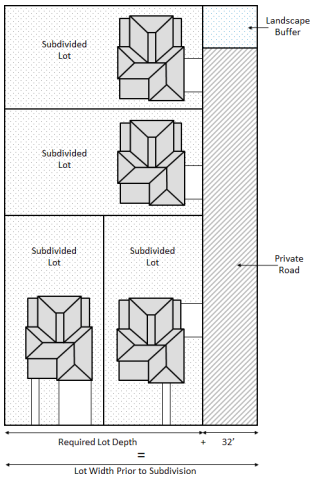


Figure 9.9.2. Required Lot Width Prior to Subdivision

(3) The lot depth of a subdivided lot with the front lot line oriented towards the public right-of-way may abide by the required lot depth or may have a minimum lot depth equal to two times the required lot width, whichever is less. Parcels shall remain in compliance with required minimum lot widths and lot area.

(i) This standard shall only apply to proposed subdivisions that involve more than two parcels and a proposed private road providing access to additional parcels.

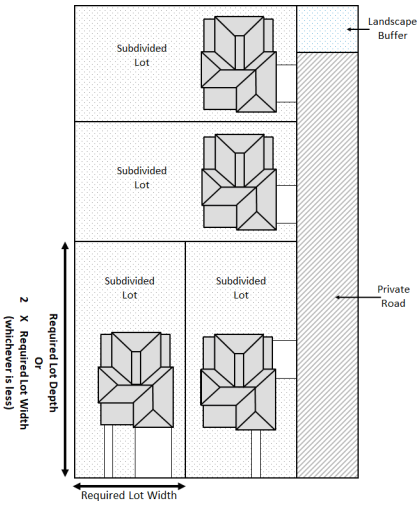


Figure 9.9.3. Required Lot Depth for Lots Oriented Towards the Public Right-of-Way

(4) Existing parcels with a lot size equal to or larger than 60,000 square feet shall be processed as a Planned Unit Development.

(b) Private Roads.

(1) Private roads shall be their own and separate parcel under shared equal ownership by all adjoining subdivided lots.

(2) Private roads shall be measured from side boundary line to subdivided lot line, or from subdivided lot line to subdivided lot line when subdivisions are located on either side of a private road.

(3) Private road improvements shall be built to the standards described in the Downey Municipal Code for streets, lighting, grading/drainage, and traffic signs.

(4) Private roads shall be provided a new individual street name.

(i) Street name signs shall be provided per standards set forth in the Downey Municipal Code.

(5) At a minimum, private roads shall consist of one roadway, one row of parallel street parking, and a sidewalk. See Design Guidelines for considerations and recommendations regarding private roadway design.

(i) Roadway widths shall provide a minimum of 20 feet.

(ii) Parallel street parking shall provide a minimum width of eight feet and depth of 22 feet.

(iii) Sidewalk widths shall provide a minimum of four feet.

(6) Roadways and street parking shall be built at the same grade as adjoining public roadways, and shall be improved with a curb and gutter design approved by the City Engineer.

(7) Placement:

(i) Parallel street parking shall be located along the boundary line, and

opposite of the subdivided lot line.

a. This standard shall not apply when there are subdivided lots located on both sides of a private road or for private roads that propose a second row of parallel street parking.

(ii) Sidewalks shall be located abutting the subdivided lot line, and opposite of the boundary line.

(8) Private road width shall be determined by subtracting the required lot depth from the width of the existing parcel prior to subdivision. In no case shall the private road be less than 32 feet and not more than 60 feet.

(i) This standard may be modified by the ~~City Planner~~ Director in order to comply with the requirements described in subsection (c)(1) of this section. In which case the required private road width shall be a minimum of 32 feet.

(ii) If subdivided lots are proposed to front both sides of the private road, then the private road shall measure a minimum width equal to the lot width of the existing parcel prior to subdivision, subtracted by two times the required lot depth, but not less than 40 feet and not more than 60 feet.

(9) Minimum private road widths equal to or larger than 36 feet shall incorporate, to the greatest extent feasible, one of the following or multiple combinations of the following: one or more four foot landscape parkways, a second row of parallel street parking, and a second sidewalk.

(10) In order to facilitate the creation of a 36-foot private road and provide a four foot landscape buffer; private road width equal to 32 feet may incorporate the standards below. Similarly, any road with up to 46 feet may incorporate these standards.

(i) Subdivided lots with a front lot line oriented towards a private road shall reduce their required lot depth by four feet provided that the proposed lot depth will not result in less than 100 feet and the parcel remains in compliance with the required minimum lot area.

a. These lots need only provide a front yard setback of 15 feet.

b. This section shall not apply if private road cannot maintain one continuous width.

c. This section shall only apply to new subdivision developments with a newly proposed private road.

d. The four feet shall be forfeited to increase the required private road width and be incorporated into the separate parcel.

(11) The private road shall comply with fire apparatus access road standards as required by the Fire Marshal and Fire Code.

(i) An approved turn-around for dead-end roads in excess of 150 feet in depth shall be provided as required by the Fire Marshal and the Fire Code.

(ii) Approved signs, markings, or other notices, such as red curbs, shall be provided as required by the Fire Marshal and Fire Code.

(12) Relevant covenant agreements shall be approved by the City Attorney and

recorded with the Los Angeles County Recorder's Office. Composition and recordation of such documents shall be the responsibility of the applicant. Agreements shall include, but are not limited to, language related to granting public access, addressing maintenance, granting the City authority regarding street closures, and naming the road its own and separate parcel equally owned by all abutting new subdivided lots.

(c) Lot Placement and Orientation.

(1) The number of subdivided lots required to have the front lot line oriented towards the public right-of way shall be calculated by the width of the existing parcel prior to subdivision divided by the required minimum lot width. See Design Guidelines for considerations and recommendations regarding lot placement and orientation.

(i) Any decimal fraction shall be rounded down to the nearest whole number.

(ii) Subdivisions proposing the creation of four or more subdivided lots may deduct 32 feet from the width of the existing parcel prior to subdivision for the purposes of calculating the amount of subdivided lots that must be oriented towards the public right-of-way.

(iii) A minimum of two parcels shall be orientated towards a public right-of-way.

a. To the greatest extent feasible, all proposed parcels shall be oriented towards the public right-of-way.

(iv) Additional subdivided lots shall be built, behind these lots, with access from and orientation towards a private road.

(d) Parking.

(1) A private road must accommodate a minimum of one parking space per each subdivided lot that abuts the private road.

(2) Each new parcel is subject to the parking standards pursuant to Section 9710.

(3) Street Parallel Parking dimensions and placement shall comply with subsection (b) of this section.

(e) Landscaping.

(1) Private roads with a width equal to or greater than 36 feet shall provide a landscape buffer of four feet (4′).

(2) For subdivisions with a private road width less than 36 feet, in which subsection (b)(10) of this section, a four foot landscape buffer shall be provided on the private property of the new subdivided lot abutting the front property line.

(3) Each new subdivided lot and all forms of required landscape buffers shall comply with the landscape standards set forth in the Downey Municipal Code for street trees and Section 9520.

(4) One tree shall be provided for every 50 feet along the private road.

SECTION 117. Section 9965.02 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.02. APPLICATION.

(a) Owners.

(1) Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Section 214.15).

(2) Any person with a mortgage interest in the lot to be split under this section must sign the application and the parcel map indicating the person's consent to the project.

(b) An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing ~~of any incompleteness~~ with a complete and detailed list of deficiencies within 30 days after the application is submitted.

(c) The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the Code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

SECTION 118. Section 9965.03 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.03. APPROVAL.

(a) An application for a parcel map for an urban lot split is approved or denied ministerially, by the planning director, without discretionary review.

(b) A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this section. The tentative parcel map may not be recorded. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and easements. The tentative parcel map expires three months after approval.

(c) The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

(d) The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Code.

(e) The City shall either approve or deny the application within 60 days, unless the applicant requests a delay, in which event the 60-day time period shall be tolled for the period of the delay.

(f) If an application for the creation of a urban lot split is denied, the City shall provide a complete list of deficiencies and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments shall be provided to the applicant within the 60-day time period from the date the city receives a complete application.

(g) Any preliminary review, preliminary inquiry, or consultation or staff meeting shall not

be constituted as an application review.

SECTION 119. Section 9965.04 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.04. REQUIREMENTS.

An urban lot split must satisfy each of the following requirements:

(a) Map Act Compliance.

(1) The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Government Code Section 66410 et seq., "SMA") and implementing requirements in this Code, except as otherwise expressly provided in this section.

(2) If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:

(i) The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including, but not limited to, an action for damages or to void the deed, sale, or contract.

(ii) The City has all the remedies available to it under the SMA, including, but not limited to, the following:

(A) An action to enjoin any attempt to sell, lease, or finance the property.

(B) An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

(C) Criminal prosecution, punishable by imprisonment in County Jail or State prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

(D) Record a notice of violation.

(E) Withhold any or all future permits and approvals.

(3) Notwithstanding Section 66411.1 of the SMA, no dedication of rights-of-way or construction of off-site improvements is required for an urban lot split.

(b) Zone. The lot to be split is in a subzone of the single-family residential zone (R-1).

(c) Lot Location.

(1) The lot to be split is not located on a site that is any of the following:

(i) Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

(ii) A wetland.

(iii) Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

(iv) A hazardous waste site that has not been cleared for residential use.

(v) Within a delineated earthquake fault zone, unless all development on

the site complies with applicable seismic protection building code standards.

(vi) Within a 100 year flood hazard area, unless the site has either:

(A) Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

(B) Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

(vii) Within a regulatory floodway, unless all development on the site has received a no-rise certification.

(viii) Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

(ix) Habitat for protected species.

(x) Land under conservation easement.

(2) The purpose of subsection (c)(1) above is merely to summarize the requirements of Government Code Sections **65913.4(a)(6)(B)–(K)**. (See Government Code Section **66411.7(a)(3)(C)**.)

(3) The applicant must provide evidence that the requirements of Government Code Sections **65913.4(a)(6)(B)–(K)** are satisfied.

(d) Not Historic. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

(e) No Prior Urban Lot Split.

(1) The lot to be split was not established through a prior urban lot split.

(2) The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner. "Any person acting in concert with the owner" here includes any third party that coordinates or assists the owners of two adjacent lots with their respective urban lot splits.

(f) No Impact on Protected Housing.

(1) The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

(i) Housing that is income-restricted for households of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

(iii) Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Government Code Sections7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

(iv) Housing that has been occupied by a tenant in the last three years.

(2) As part of the urban lot split application, the applicant and the owner of a property must provide a sworn statement by affidavit representing and warranting that subsection (f)(1) above is satisfied.

(i) The sworn statement must state that:

(A) No housing that is income-restricted for households of moderate, low, or very low income will be demolished or altered.

(B) No housing that is subject to any form of rent or price control will be demolished or altered.

(C) No housing that has been withdrawn from rental or lease under the Ellis Act at any time in the last 15 years will be demolished or altered.

(D) No housing that has been occupied by a tenant in the last three years will be demolished or altered.

(ii) The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including, but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

(g) Lot Size.

(1) The lot to be split must be at least 2,400 square feet.

(2) The resulting lots must each be at least 1,200 square feet.

(3) Each of the resulting lots must be between 60% and 40% of the original lot area.

(h) Easements.

(1) The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

(2) Each easement must be shown on the tentative parcel map.

(3) Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subsection (b) above.

(4) If an easement is recorded and the project is not completed, making the easement moot, the property owner may request, and the City will provide, a notice of termination of the easement, which the owner may record.

(i) Lot Access.

(1) Each resulting lot must adjoin the public right-of-way.

(2) Each resulting lot must have a frontage on the public right-of-way of at least ~~12.5 feet~~ ten (10) feet in width. Each lot must accommodate a driveway in compliance with the driveway requirements of the underlying zone.

(j) Unit Standards.

(1) Quantity. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under Section 9414 of this Code, an ADU, or a JADU.

(2) Unit Size.

(i) Residential development shall comply with the objective unit size standards that apply uniformly to all residential development within the underlying zone pursuant to Downey Municipal Code Section 9312.08. Units must be allowed to be at least 800 square feet.

~~**(ii)** The total floor area of each primary dwelling that is developed on a resulting lot must be:~~

~~**(A)** Less than or equal to 800; and~~

~~**(B)** More than 500 square feet.~~

~~**(iii)** A primary dwelling that was legally established prior to the urban lot split and that is larger than 800 square feet is limited to the lawful floor area at the time of the urban lot split. It may not be expanded.~~

~~**(iv)** A primary dwelling that was legally established prior to the urban lot split and that is smaller than 800 square feet may be expanded to 800 square feet after the urban lot split.~~

(3) Height Restrictions.

(i) Maximum building height for a dwelling unit on a lot created by an urban lot split shall be governed by underlying zone pursuant to Downey Municipal Code Section 9312.08. ~~On a resulting lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.~~

~~**(ii)** Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor; no balcony deck or other portion of the second story may project into the stepback.~~

~~**(iii)** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.~~

(4) Lot Coverage. A maximum lot coverage of 45% is permitted. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

~~**(5) Open Space.** Open space in the amount of 300 square feet per unit shall be provided with a minimum dimension of 10 feet. The required open space shall be one consecutive area and shall not include setbacks. This open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.~~

(5) ~~**(6)**~~ **Setbacks.**

(i) Generally. All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

(ii) Exceptions. Notwithstanding subsection (j)(~~6~~5)(i) above:

(A) Existing Structures. No setback is required for an existing

legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

(B) ~~Eight hundred Square Feet;~~ Four Foot Side and Rear. ~~The setbacks imposed by the underlying zone must yield to the minimum extend necessary of the R-1 setback to avoid physically precluding the construction of two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.~~ For all new construction not included within the subsection (A) above, a minimum of 4-foot setback from rear and side property lines is required.

(iii) Front Setback Area. ~~Notwithstanding any other part of this Code, dwellings that are constructed after an urban lot split must be at least 25 feet from the front property lines. The front setback areas must:~~ The front setback area must conform to the underlying zone, including 2nd-story setbacks, per Section 9312.08

~~**(A)** Be kept free from all structures greater than three feet high;~~

~~**(B)** Be fully landscaped, except approved walkways and driveways, with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect;~~

~~**(C)** Allow for vehicular and fire-safety access to the front structure.~~

(6) ~~(7)~~ Parking. Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one off-street parking space, within a garage, per unit unless one of the following applies:

(i) The lot is located within ½ mile walking distance of either

(A) A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

(B) A site that contains:

a. An existing rail or bus rapid transit station,

b. A ferry terminal served by either a bus or rail transit service, or

c. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

(ii) The site is located within one block of a car-share vehicle location.

(7) ~~(8)~~ Architecture.

(i) If there is a legal primary dwelling on the lot that was established before the urban lot split, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch and be consistent with Section 9312.08. ~~The dominant roof slope is the slope shared by the largest portion of the roof.~~

(ii) If there is no legal primary dwelling on the lot before the urban lot split, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

(iii) All residential development within an R-1 zone is subject to the objective architectural guidelines provided in Chapter 3 of this Municipal Code. The objective design guidelines checklist must be utilized in the design of any new residential development in the R-1 zones.

(iv) All exterior lighting must be limited to down-lights and comply with the outdoor lighting per Downey Municipal Code Section 9520.06.

~~**(v)** No window or door of a dwelling that is constructed on the lot after the urban lot split may have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.~~

~~**(vi)** If a dwelling is constructed on a lot after an urban lot split and any portion of the dwelling is less than 30 feet from a property line that is not a public right-of-way line, then all windows and doors in that portion must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.~~

(8) ~~(9)~~ Landscaping.

~~**(i)** Tree Removal~~

~~**(A)** No mature tree may be removed on a lot with any development under this chapter unless removal is necessary to constructing a dwelling unit that must be allowed under State law.~~

~~**(B)** "Mature tree" means a tree with a diameter of six inches or more or a height of eight feet or taller.~~

~~**(C)** A tree may only be removed under subsection (j)(9)(i)(A) above if it is replaced with at least two mature trees of the same type and with a trunk diameter that is the same or larger than that of the removed tree.~~

~~**(D)** If a certified arborist determines that there is not space on the lot for a replacement tree that is required under subsection (j)(9)(i)(C) above, the owner may pay the replacement cost of the tree, as determined by the City's tree-replacement cost schedule.~~

(i) Landscaping shall be in compliance with DMC Section 9520.04. ~~Evergreen landscape screening must be planted and maintained between each dwelling and adjacent lots (but not rights-of-way) as follows:~~

~~**(A)** At least one 15 gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every 10 linear feet of exterior wall.~~

~~**(B)** Plant specimens must be at least six feet tall when installed. As an alternative, a solid fence of at least six feet in height may be installed.~~

~~**(C)** All landscaping must be drought-tolerant.~~

~~**(D)** All landscaping must be from the City's approved plant list.~~

(9) ~~**(10)**~~ **Nonconforming Conditions.** An urban lot split is approved without requiring a legal nonconforming zoning condition to be corrected.

(10) ~~**(11)**~~ **Utilities.**

(i) Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

(ii) Notwithstanding subsection (j)(10~~11~~)(i) above, a primary dwelling unit may have a direct utility connection to an on-site wastewater treatment system in accordance with this paragraph and the City's code. Each primary dwelling unit on the lot that is or that is proposed to be connected to an on-site wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

(iii) All utilities must be underground.

(11) ~~**(12)**~~ **Building and Safety.** All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

(k) Fire-Hazard Mitigation Measures.

(1) A lot in a very high fire hazard severity zone must comply with each of the following fire-hazard mitigation measures:

(i) It must have direct access to a public right-of-way with a paved street with a width of at least 40 feet. The public right-of-way must have at least two independent points of access for fire and life safety to access and for residents to evacuate.

(ii) All dwellings on the site must comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

(iii) All enclosed structures on the site must have fire sprinklers.

(iv) All sides of all dwellings on the site must be within a 150 foot hose-pull distance from either the public right-of-way or of an on-site fire hydrant or standpipe.

(v) If the lot does not have a swimming pool, the lot must have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

(2) Prior to submitting an application for an urban lot split, the applicant must obtain a certificate of compliance with all applicable fire-hazard mitigation measures in accordance with this subsection. The City or its authorized agent must inspect the site, including all structures on the site, and certify as to its compliance. The certificate must be included with the application. The applicant must pay the City's costs for inspection. Failure to pay is grounds for denying the application.

(l) Separate Conveyance.

(1) Within a Resulting Lot.

(i) Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.

(ii) Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.

(iii) All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.

(iv) No timeshare, as defined by State law or this Code, is permitted. This includes any co-ownership arrangement that gives an owner the right to exclusive use of the property for a defined period or periods of time.

(2) Between Resulting Lots. Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

(m) Regulation of Uses.

(1) Residential-Only. No nonresidential use is permitted on any lot created by urban lot split.

(2) No STRs. No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than 30 days.

(3) Owner Occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved.

~~**(n) Notice of Construction.**~~

~~**(1)** At least 30 business days before starting any construction of a structure on a lot created by an urban lot split, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:~~

~~**(i)** Notice that construction has been authorized,~~

~~**(ii)** The anticipated start and end dates for construction,~~

~~**(iii)** The hours of construction,~~

~~**(iv)** Contact information for the project manager (for construction-related complaints), and~~

~~**(v)** Contact information for the Building and Safety Department.~~

~~**(2)** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under State law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.~~

(n) ~~(o)~~ Deed Restriction. The owner must record a deed restriction on each lot that results from the urban lot split, on a form approved by the City, that does each of the following:

(4) Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

(5) Expressly prohibits any nonresidential use of the lots created by the urban lot split.

(6) Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

(7) States that:

(i) The lot is formed by an urban lot split and is therefore subject to the City's urban lot-split regulations, including all applicable limits on dwelling size and development.

(ii) Development on the lot is limited to development of residential units under this section and Section 9312.08 of this Code, except as required by State law.

SECTION 120. Section 9965.05 of Article IX of the Downey Municipal Code is hereby amended to read as follows *(new language underlined, deleted language in strikeout)*:

§ 9965.05. SPECIFIC ADVERSE IMPACTS.

(a) Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety ~~or on the physical environment~~ and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

(b) "Specific adverse impact" has the same meaning as in Government Code Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or General Plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

(c) The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

SECTION 121. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, phrases, or portions be declared invalid or unconstitutional.

SECTION 122. The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this ___th day of May, 2026.

Claudia M. Frometa, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Ordinance No. 26-_____ was introduced at a Regular Meeting of the City Council of the City of Downey held on the ____ day of _____, 2026, and adopted at a regular meeting of the City Council of the City of Downey held on the day of _____, by the following vote, to wit:

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

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

MARIA ALICIA DUARTE, CMC
City Clerk

DATE: MAY 6, 2026

TO: PLANNING COMMISSION

SUBMITTED BY: IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

REVIEWED BY: SWATI MESHRAM, PHD, AICP, DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT - PLANNING

PREPARED BY: REBECCA CONTRERAS, CONTRACT SENIOR PLANNER

SUBJECT: **PLN-26-00019 - ZONE TEXT AMENDMENT – A CITY-INITIATED ZONING TEXT AMENDMENT TO ARTICLE IX (LAND USE) OF THE CITY OF DOWNEY MUNICIPAL CODE REGULATING VARIOUS CODE SECTIONS RELATING TO APPLICATION AND PROJECT REVIEW AUTHORITY, PROCEDURES AND CLARIFICATIONS TO IMPROVE CODE CLARITY, STREAMLINE PROJECT REVIEWS, ENSURE CONSISTENCY WITH STATE LAW, AND REVISIONS TO DEFINITIONS, RESIDENTIAL DEVELOPMENT STANDARDS, CONSTRUCTION NOISE LIMITATION, AND OTHER DEVELOPMENT STANDARDS, AS WELL AS ADDITIONAL NON-SUBSTANTIVE CLEAN-UP EDITS.**

LOCATION: CITYWIDE

REPORT SUMMARY

This is a City-initiated Zoning Text Amendment with a recommendation to the City Council to amend Article IX (Land Use) of the Downey Municipal Code (hereinafter Zoning Ordinance) to update various sections. The updates include clarifying the role of the City Planner; several definitions; recreational vehicle storage; two-unit projects (SB 9); urban lot splits; special events; mechanical and utility equipment setback; prevailing setbacks; vertex of a circular driveway; construction hours; procedures for discretionary and administrative proceedings; and other non-substantive, clean-up edits.

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

> **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY RECOMMENDING APPROVAL BY THE CITY COUNCIL OF AN ORDINANCE AMENDING VARIOUS SECTIONS OF ARTICLE IX (LAND USE) OF THE DOWNEY MUNICIPAL CODE RELATING TO THE ROLE OF THE CITY PLANNER; DEFINITIONS; RECREATIONAL VEHICLE STORAGE; TWO-UNIT PROJECTS (SB 9); URBAN LOT SPLITS; SPECIAL EVENTS; MECHANICAL AND UTILITY EQUIPMENT SETBACK; PREVAILING SETBACKS; VERTEX OF A CIRCULAR**

DRIVEWAY; CONSTRUCTION HOURS; PROCEDURES FOR DISCRETIONARY AND ADMINISTRATIVE PROCEEDINGS; AND MAKING OTHER NON-SUBSTANTIVE, CLEAN-UP EDITS (PLN-26-00019)

BACKGROUND

In 2008, the City comprehensively updated Article IX (Land Use) of the Downey Municipal Code. Since then, the DMC has been amended periodically through staff reviews and updates on an as-needed basis. These amendments aim to clarify land use, thereby improving regulations, enhancing service delivery, and ensuring compliance with state law to improve overall effectiveness and efficiency. The proposed amendments include Sections 9112, 9116, 9120, 9126, 9128, 9144, 9156, 9158, 9204, 9208, 9210, 9306, 9312, 9314, 9316, 9318, 9324, 9326, 9404, 9406, 9408, 9410, 9418, 9420, 9424, 9426, 9430, 9504, 9510, 9512, 9520, 9530, 9534, 9536, 9608, 9610, 9612, 9614, 9618, 9620, 9622, 9624, 9626, 9718, 9728, 9802, 9804, 9806, 9808, 9810, 9814, 9816, 9818, 9820, 9824, 9822, 9826, 9828, 9830, 9832, 9834, 9836, 9902, 9911, 9920, 9925, 9930, 9933, and 9965 of the DMC.

DISCUSSION/ANALYSIS

Staff has identified opportunities to update the Zoning Ordinance to keep it aligned with changing land use practices, updated state law, and also to streamline review processes to deliver services with increased expediency. Key amendments and discussion for each are provided below.

Amendments to Comply with State and Federal Laws:

The following amendments are proposed to comply with various state and federal laws, such as SB 450, the State Density Bonus Law, the Federal Fair Housing Act, and the Housing Accountability Act.

- SB 450 strengthens state oversight and further restricts local authority by refining eligibility criteria, reinforcing ministerial processing requirements, and limiting the application of local standards that could constrain the development potential intended under SB 9. Effective January 2022, SB 9 allows homeowners in single-family zones to split their lot and/or build up to two homes—enabling as many as four units per parcel—through a streamlined, ministerial approval process. The proposed amendment updates DMC sections relating to SB 9 two-unit developments to comply with SB 450, by eliminating requirements related to landscaping, construction noticing, and LEED certification, among others. These amendments will achieve consistency with SB 450 which establishes the following requirements:
    - Jurisdictions are required to act on a completed application within 60 days. Applications not acted upon this period are deemed approved by operation of law.
    - Jurisdictions may not impose project-specific standards on SB 9 developments unless those standards are more permissive than those applied to the underlying zone.
    - Cities may impose standards on urban lot splits only if they relate to parcel design or improvements, such as lot size, access, and grading.

    - The grounds upon which a jurisdiction may deny an SB 9 application are narrowed to adverse impacts on public health and safety.
    - Environmental impact concerns no longer constitute a valid basis for denial.
- Density Bonus Law - Update definitions, application review requirements, and approval process for density bonus requests for housing development projects in compliance with the state density bonus law.
- Federal Fair Housing Act - Update the definition for 'senior citizen' to be consistent with the Federal Fair Housing Act age limit from 62 years to 55 years for senior citizen housing developments.
- Housing Element Law and affirmatively further fair housing (AFFH) - Update the definition of residential care facilities (small and large) to remove the age specifications in compliance with Housing Element Law and AFFH.

Amendments to Streamline Review Processes:

The following amendments are proposed to streamline processes to increase efficiency and expediency:

- Change review authority for Special Event Permits to an Administrative Permit review, with the Director's discretion for Planning Commission review.
- Change review authority for Planned Sign Programs to an Administrative Permit review. The Director's decision may be appealed to the Planning Commission.
- Clarify that the provisions of Article IX (Land Use) of the DMC do not apply to or limit the City of Downey when it acts in a governmental or proprietary capacity.
- Clarify the definitions of Commercial Recreation and Minor Commercial Recreation to allow health and fitness gyms, boxing gyms, pilates studios, and other similar recreational uses to be considered 'minor' recreational uses reviewed under the Director's authority.
- Simplify the process for an application withdrawal and allow for partial refund of fees collected, based upon the cost incurred and the determination of the status of the application.
- For non-residential uses, when parking requirements make it impractical to comply, a modification in the reduction of parking, not exceeding 20% may be approved, via and Administrative Permit if the location is within ½ mile of a high quality transit corridor.
- Change the Site Plan Review and Minor Site Plan Review applicability to allow for faster review and approval for compliant/smaller projects via Director authority, rather than a public hearing at the Planning Commission public hearing. Below are the specific criteria proposed
    - Expanded the threshold of Director approval authority of expansion of an existing building from 10% to 20% of the existing building size;
    - New residential projects (ten (10) or less units) that are exempt from the California Environmental Quality Act (CEQA).
    - All multi-family, or mixed-use development projects that fully comply with the Objective Design Standards (ODS) document, including those within HOU-1 and HOU-2 Zones.

- The construction or establishment of uses on utility owned land that are compatible with surrounding properties.
- Outdoor dining patio structures associated with existing restaurants in a non-residential zone.
- Moving a building or structure onto a site.
- Exterior modifications to an existing structure with no added square footage.

Amendments to Provide Clarifications:

The following amendments are proposed to effectively eliminate any ambiguity in the DMC:

- Replace the term 'City Planner' with the term 'Community Development Director.' Since the adoption of the zoning code, administrative changes have revised certain staff positions and titles. It is therefore necessary to reflect these revisions in the DMC to clarify and delineate authority and responsibility.
- Update definitions, including flat roof, recreational equipment, and short-term rentals, to remove ambiguity.
- Add explanation for 'legislative' and 'quasi-judicial' public hearings. Legislative public hearings pertain to changes in the Zoning Code, such as zone changes and code amendments; whereas quasi-judicial hearings shall include all non-legislative matters, such as Variances, Conditional Use Permits, and Site Plan Reviews. This will help to distinguish public hearings from approvals that can be granted by the Director or his or her designee via an Administrative Permit.
- Add details pertaining to Zoning Clearance, separate from an Administrative Permit. The Zoning Clearance would be limited to verifying compliance with the Zoning Ordinance requirements during grading permit, building permit, and business license reviews, or prior to initiating an entitlement review.
- Clarify guidelines for second-story setback requirements, when the existing setback for the first story is non-conforming.
- Delete specific outdated timelines relating to discontinuance of non-conforming use of a building and structure and defer to timelines already existing elsewhere in the Zoning Ordinance. Authorize the City Council to terminate nonconforming use upon findings of nuisance or danger to public health, safety, or general welfare.
- Consistent terminology and references throughout the Zoning Ordinance for clarity.
- Other non-substantive edits that improve overall readability.

Other Supplementary Amendments:

The following amendments are proposed based on community feedback received over time. These amendments are proposed to enhance the quality of life, property appearance, and flexibility for homeowners.

- Construction on private property shall be limited to 7:00 A.M. to 7:00 P.M Monday through Saturday, and construction shall be prohibited on Sundays and federal holidays when a construction site is located within 500 feet of a residential use. All other construction shall adhere to Section 4606 of the DMC. Extended construction hours may be permitted, subject to a Temporary Use of Land Permit.

- Minor revisions/ clarifications to development standards relating to improvements within the front yard setbacks in R1 and R2 zones:
    - Decorative masonry pilasters, columns, and other architectural features, including decorative light fixtures mounted on a pilaster within the front setback area, may exceed a 42-inch height allowance.
    - The maximum vertex of a circular driveway proposed to be reduced from 15 feet to 13 feet, allowing for more space between the circular driveway and the front of the dwelling unit.
    - Clarifying the location for storage of recreational equipment. The current code permits self-propelled recreational vehicles in the front yard if certain conditions are met; however, in practice, these conditions are achievable only on properties with circular driveways. The amendment improves clarity and enforceability by providing measurable criteria. Specifically, code clarifies that storage of recreational equipment will not be permitted within the front yard, and additional clarity provided regarding garage access. Aside from these changes, the substantive standards of the code remain unchanged.
- Establish a process for the removal of prevailing setbacks by authorizing the Planning Commission to remove the prevailing setback if 51 percent or more homeowners within a specified distance consent to the removal.
- Setback for mechanical equipment reduced to 4-feet from 5-feet to provide greater flexibility for homeowners while still maintaining Fire Department access.

The overall objectives of this Zoning Text Amendment are to ensure compliance with applicable federal and state laws and to maintain consistency with Government Code Section 65860, which requires alignment with the General Plan. The amendment also seeks to streamline development approval processes to expedite approvals, while ensuring the Zoning Ordinance remains internally consistent and aligned with City policy documents, including the General Plan, and state mandates. Additionally, it aims to correct outdated or inefficient regulations, create a more succinct Zoning Ordinance, and improve clarity and predictability for land uses.

Pursuant to Section 9832.04 of the Downey Municipal Code, the Planning Commission is required to make a recommendation to the City Council to approve or deny the proposed amendment.

Attachment A includes a table listing all proposed amendments with brief descriptions. Attachment B contains the draft Planning Commission Resolution, which incorporates Exhibit A, the draft City Council ordinance with the proposed amendments in ~~strikethrough~~ for deletion and <u>underline</u> for addition of text to Article IX (Land Uses).

ENVIRONMENTAL ANALYSIS

Staff recommends that the Planning Commission find that the proposed zoning code amendment (PLN-26-00019) is not subject to the California Environmental Quality Act (CEQA), and is categorically exempt from CEQA, pursuant to Section 15061(b)(3) Common Sense Exemption of the CEQA Guidelines. Pursuant to this section, the proposed amendments fall within the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. In that the proposed amendment would add clarity and consistency to development standards, terms and definitions, establish consistency with state law, streamline processing approval processes, and establish consistency with state regulations, the proposed

amendments would not have a significant effect on the environment and, therefore, the proposal is not subject to CEQA.

PUBLIC NOTICE & CORRESPONDENCE

On April 16, 2026 the notice of the pending public hearing before the Planning Commission was published in the Downey Patriot as a 1/8th ad.

As of the date that this report was published, staff has received no correspondence in response to the public hearing notice.

CONCLUSION

Based on the analysis contained in this report, the staff has determined that both required findings specified in DMC Section 9832.06 (Zone Text Amendment Findings) can be made in a positive manner. Therefore, staff recommends that the Planning Commission recommend approval to the City Council of Zoning Text Amendment (PLN-26-00019), and staff recommends that the Planning Commission adopt Resolution No. 26-4063, thereby amending various sections of Article IX (Land Use).

ATTACHMENTS

A. Description of Proposed Zoning Code Amendments Tables
B. Draft Planning Commission Resolution No. 26-4063
   Exhibit A – Draft City Council Ordinance No. 26-XXXX

MINUTES OF THE
CITY COUNCIL OF THE CITY OF DOWNEY
SPECIAL MEETING – OPEN SESSION
JUNE 3, 2025

The City Council of the City of Downey held a Regular City Council Meeting – Open Session on June 3, 2025 at 3:02 p.m., in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California, Mayor Sosa presiding.

PRESENT: Council Members:

Hector Sosa	Mayor
Dorothy Pemberton	Mayor Pro Tem
Claudia M. Frometa	Council Member
Horacio Ortiz	Council Member
Mario Trujillo	Council Member

ALSO PRESENT: Roger Bradley, City Manager
Vaniah De Rojas, Assistant City Manager
John Funk, City Attorney
Scott Loughner, Police Chief
Anthony Hildebrand, Fire Chief
Matthew Baumgardner, Public Works Director
James McQueen, Human Resources Director
Irma Huitron, Community Development Director
Jason Chacon, Parks & Recreation Director
Austin Ramirez, Economic Development Director
M. Alicia Duarte, CMC, City Clerk

PUBLIC COMMENT ON SPECIAL MEETING AGENDA ITEMS

Mayor Sosa asked City Clerk Duarte if any written public comments were received regarding Agenda, Consent Calendar, and Non-Agenda items. City Clerk Duarte confirmed no written public comments were received.

Mayor Sosa asked if there was anyone present who would like to comment regarding Agenda, Consent Calendar and Non-Agenda items.

City Clerk Duarte announced there were no speakers.

It was moved by Council Member Frometa, seconded by Council Member Trujillo, and so ordered by the Mayor to close public comment.

BUDGET STUDY SESSION

1. PRESENTATION AND DISCUSSION OF FISCAL YEAR 2025-2026 PROPOSED CITY BUDGET: Finance.

City Manager Bradley introduced Item No. 1, presentation and discussion of the proposed Fiscal Year 2025–2026 City budget. He noted that this was his third budget workshop and expressed appreciation to the Council for their continued confidence and support. He thanked City staff for their dedication, explaining that the budget process begins early each year and requires extensive review, coordination, and collaboration across departments. City Manager Bradley explained that the economic outlook for the upcoming fiscal year remains uncertain, prompting staff to prepare a conservative budget focused on maintaining service levels and maximizing efficiency. He reported that projected General

Fund revenues total approximately $116 million, consistent with current-year figures, indicating limited revenue growth. Despite this, expenses continue to rise, and the City has worked to realign services and implement cost-saving measures to maintain financial balance. He commended the Finance Department, the Assistant City Manager, and the Assistant to the City Manager for their diligence and coordination throughout the process, emphasizing their resilience and commitment. He expressed pride in the City's accomplishments over the past year, noting that a short video presentation would highlight key achievements and community projects completed during the fiscal year. City Manager Bradley attributed much of the City's fiscal stability to the success of Measure D, which has allowed Downey to sustain essential services despite broader economic challenges. He reminded the Council that Measure D revenue funded the recent expansion of the Police Department, including 17 new positions, 12 of which were sworn officers, bringing total sworn staffing to approximately 137 officers. He thanked the community for supporting the measure, noting that it continues to strengthen public safety and City operations. He concluded by outlining the structure of the budget workshop, which would include presentations from department Directors covering accomplishments, goals, and budget priorities for the coming year. The presentation would include discussion of the City's Community-Based Organization Grant Program and recommendations for next year's allocations.

City Manager Bradley then transitioned to a video presentation showcasing highlights from the past year.

City Manager Bradley thanked staff for their dedication through an eventful year and highlighted key priorities for Fiscal Year 2025–2026. He emphasized maintaining a conservative, balanced budget amid limited revenue growth and rising costs, noting ongoing efforts to improve efficiency and financial transparency. Under fiscal responsibility, he announced plans to replace the City's outdated finance software system and seek new funding sources to offset rising homelessness-related expenses. He reaffirmed the City's commitment to pursuing state and national awards for excellence in financial reporting. In economic development, he outlined goals to strengthen the local economy by guiding development of the Back 20 property, diversifying the restaurant base, attracting a premier grocery store, and implementing the City's new economic development strategic plan. He discussed initiatives to enhance transparency and recruitment, including implementing a new agenda management system and developing strategies to make Downey an "employer of choice." For quality of life, he reported progress on projects such as the Columbia Memorial Space Center expansion, a new splash pad, a second dog park at Golden Park, and a community garden. He noted updates to the City's Homeless Action Plan and expansion of the "Shop Local Downey" campaign, along with the launch of the new GoGov app for resident service requests. City Manager Bradley stated that while no new general staff positions are proposed, several reclassifications will expand existing roles. Three new Measure D–funded positions are included: one Regional Fire Communication Operator and two Parking Enforcement Officers. The total workforce will be 470 full-time positions, with Police and Fire being about 65 percent.

Mayor Pro Tem Pemberton asked City Manager Bradley when the new City service app would be available. City Manager Bradley responded that it is expected to be fully implemented in the July–August timeframe, at the start of the new fiscal year.

Assistant City Manager Vaniah De Rojas presented the Fiscal Year 2025–2026 proposed operating budget and thanked City staff, Department Heads, and the Finance team, especially Finance Manager Francesca Navarro and Senior Accountant Susie Martinez, for their work in preparing the document. She acknowledged the, Council Budget Subcommittee for its time and detailed review of the proposed budget. She reported that the total proposed budget for all City funds is $325 million, representing a 14 percent increase from the prior year. The General Fund accounts for $116 million, or 36 percent of the total budget. The increase is mainly due to one-time capital improvement projects and expenditures related to Measure S and Measure D. The two measures are now classified under restricted funds rather than the General Fund to improve transparency and accountability. Assistant City Manager De Rojas stated that the General Fund is projected to close Fiscal Year 2025–2026 with approximately $43 million, or $34.3 million after excluding non-spendable assets such as prepaid loans. According to the City's reserve policy, the target balance is 35% of the three-year average of audited General Fund

revenues, while the current level stands at 33%. She noted that the slight shortfall is due to recent legal settlements and anticipated project costs such as the Southeast Gateway Line and economic development initiatives. She explained that overall revenues across all funds are expected to rise by approximately six percent. Key contributors include new Measure D revenues, one-time funding for the Columbia Memorial Space Center and other capital projects, and restricted sources such as the water and golf funds. Within the General Fund, property tax and sales tax remain the main revenue drivers, with modest increases of 3.6 percent and 3.9 percent respectively. Assistant City Manager De Rojas also noted a 6.3 percent increase in franchise and business taxes and a cautious estimate for state reimbursements due to California's budget deficit. Fines and forfeitures are projected to rise by about $140,000 as a result of adding two new parking enforcement officers. She highlighted continued strong revenues from the City's participation in the California Department of Health Care Services' Public Provider Ground Emergency Medical Transport program, which reimburses the City for Medi-Cal patient transport. Interfund revenue is increasing due to updated cost allocation analysis, while operating transfers are decreasing following last year's one-time transfer of $900,000 in federal ARPA funds.

Mayor Pro Tem Pemberton noted that the sales and use tax chart effectively shows how much local spending contributes to City revenues. She emphasized the importance of continuing to promote the City's "Shop Local" campaign, suggesting that Council Members each highlight local businesses or restaurants to encourage residents to support and discover more places within Downey.

Assistant City Manager De Rojas explained that the "Shop Local" message was incorporated into the Discover Downey rebrand at the direction of then Mayor Trujillo. She added that as part of the City's ongoing rebranding efforts and social media updates, staff will continue to emphasize the importance of supporting local businesses.

City Manager Bradley explained that projected general fund revenues for the next fiscal year are estimated at $115.8 million, compared to $116.2 million for the current year. He noted that while a three and a half percent growth would be ideal, the City is currently seeing less than one percent growth. He added that staff will continue to monitor revenues throughout the year in hopes of an economic recovery but emphasized that the overall outlook remains cautious.

Assistant City Manager De Rojas stated that, like many other cities, Downey is taking a conservative approach with its upcoming budget while remaining hopeful that revenues will come in higher than projected. She presented a chart showing year-over-year revenues and an HDL report illustrating recent sales tax trends. She explained that while sales tax receipts have rebounded since the pandemic, brick-and-mortar sales have recently declined as online shopping has increased. Assistant City Manager De Rojas reported that Downey's sales tax receipts for the fourth quarter rose by 5.6 percent, outperforming both Los Angeles County, which saw a 2.8 percent decline, and the state, which declined by 1.4 percent. She noted that this reflects Downey's strong local economy but cautioned that this trend is not expected to continue. She reviewed general fund expenditures totaling approximately $116 million, reflecting a four percent increase over the prior year. The total excludes Measure S and Measure D funds, which are tracked separately through audited reports presented to the Independent Citizens' Oversight Committee. Assistant City Manager De Rojas concluded by noting that public safety accounts for about 58 percent of general fund spending, or approximately 64 percent when Measure S and Measure D funds are included, reflecting the City Council's continued prioritization of public safety.

Mayor Pro Tem Pemberton asked if Measure S and Measure D expenditures were designated for capital equipment, improvements, and other tangible items. Assistant City Manager De Rojas confirmed that they primarily fund personnel and equipment. She explained that Measure D supports 17 new police positions from the recent department assessment, while Measure S funds about 24 positions along with one-time capital and equipment costs. She noted that the Columbia Memorial Space Center and Downey Theatre operate as separate funds and that non-departmental expenditures include transfers to these funds and payments for pension obligation bonds.

Council Member Trujillo asked why the stability reserve is higher than the emergency reserve. Assistant City Manager De Rojas explained that the structure was established by the Council in 2017, designating the stability reserve as an additional safeguard to address unexpected revenue shortfalls or unanticipated major expenses, serving as a financial buffer for the City.

Council Member Trujillo asked how Downey's reserve levels compare to those of surrounding cities and whether the 20% stability reserve aligns with common practice. Assistant City Manager De Rojas responded that each city establishes its own reserve policy, making direct comparisons difficult. She noted that the Government Finance Officers Association (GFOA) recommends maintaining reserves equal to at least two months of operating expenditures, or roughly 16.6% to 17%, which for Downey would be about $18 million.

Council Member Trujillo asked if the City's reserves are a few million above the recommended level. Assistant City Manager De Rojas confirmed that the combined 20% stability and 15% emergency reserves place the City above the GFOA benchmark but noted that upcoming one-time expenditures and projects could affect the overall fund balance.

City Manager Bradley added that while the GFOA recommends a minimum reserve of 16.6%, cities are encouraged to evaluate their specific financial exposures, such as reliance on sales tax, and adjust reserves accordingly. He noted that the Council previously set its reserve target at 35%, reflecting a local policy decision to maintain a higher level of financial security.

Council Member Trujillo asked, hypothetically, if reserve funds were used to support a major business coming to Downey, whether that funding should come from the stability or emergency reserve. City Manager Bradley responded that it would depend on the circumstances and how each reserve is defined but noted that reserves are intended to support strategic investment opportunities within the City, which would be discussed with the Council at that time.

Police Chief Scott Loughner provided an overview of the Downey Police Department, its accomplishments over the past year, and priorities for the upcoming fiscal year. He explained that the Department, established in 1957, operates through three main divisions. Field Operations includes patrol officers, mental health officers, canines, motor officers, parking enforcement, and dispatch personnel. The Detective Bureau investigates crimes against property and persons and includes units for forensics, gangs, narcotics, and robbery-homicide. The Administrative Division manages recruitment, background checks, records, professional standards, and Neighborhood Watch coordination. Chief Loughner highlighted key accomplishments, including the addition of a new crime analyst who has significantly strengthened investigative capabilities. He explained that modern investigations rely heavily on cell phone data and digital evidence, and the crime analyst provides essential support in analyzing this information, working closely with homicide detectives to develop leads and track suspects more efficiently. He discussed staffing additions funded through Measure D, which provided 17 new positions. 12 of those are sworn officers assigned primarily to patrol, traffic enforcement, and investigations. Five are professional staff positions that include forensic specialists, a training coordinator, and an office assistant to support administrative tasks such as processing municipal codes and handling concealed carry weapon permits (CCW). Chief Loughner noted that the demand for CCW permits has increased from one per year to more than 70 annually, creating additional workload for staff.

Council Member Frometa asked Chief Loughner how many of the 17 Measure D-funded positions, including the 12 sworn officer positions, had been filled. Chief Loughner explained that the Department is currently authorized for 137 sworn officers and will be down 18 once the new lateral officer starts. While that number may sound high, he noted that if the 12 newly added positions are factored in, the Department is effectively short by six officers, which is an improvement compared to last year when vacancies were in the teens. He added that retirements and normal attrition continue to affect staffing levels but emphasized that the Special Enforcement Team is doing an excellent job recruiting qualified candidates and that he remains cautiously optimistic about filling the remaining positions.

Council Member Ortiz asked Chief Loughner to confirm whether the Department is currently down 18 sworn officers. Chief Loughner confirmed that they are short 18 sworn officers, which includes the 12 positions added through Measure D. He noted that the final professional staff position funded under Measure D is a property and evidence technician. He explained that maintaining a proper chain of custody for evidence is critical and that the current workload is too much for one technician. Adding this position will provide much-needed support, improve coverage, and allow residents to retrieve property five days a week instead of four.

Chief Loughner described the Department's ongoing recruitment efforts to fill vacant positions. He explained that the two-officer Special Enforcement Team has shifted some of its regular duties to focus on recruitment and completing background investigations more efficiently. The Department now conducts monthly testing, which was not done before, and currently has several strong candidates preparing for upcoming police academies, along with a lateral officer entering the background process. Chief Loughner emphasized that recruitment is a collaborative effort with Human Resources and that the Department continues to maintain high standards while expanding outreach. He noted that the team is focusing on events that attract people ready to enter law enforcement, such as the Anaheim Fit Expo, Long Beach Marathon, collegiate athletic tournaments, a safety recruitment event in Norwalk, and job fairs at Camp Pendleton and other military bases. The Department is exploring partnerships with military transition programs to connect with service members entering civilian life. In addition, the recruitment team has engaged with colleges such as Long Beach City College to reach student-athletes who are physically prepared for the academy. To further enhance recruitment, new videos are being produced to highlight the Department's various assignments and opportunities, including a full-length recruitment video and shorter clips for use at outreach events.

Council Member Ortiz asked how long the recruitment process typically takes from start to finish. Chief Loughner explained that the Department moves as quickly as possible, beginning with monthly written exams followed by a physical agility test within one to two weeks. Candidates who pass the physical test are immediately scheduled for an oral interview the following week, and successful applicants then begin the background process. He noted that the duration of backgrounds varies depending on the candidate's experience, generally taking about two to three months and including prescreening, a polygraph, and required medical and psychological exams.

Mayor Pro Tem Pemberton asked where the physical agility testing is conducted. Chief Loughner responded that the testing takes place at Rio Hondo College, which has hosted the exams for many years on Saturday mornings. The college administers the tests, while the Department scores them and schedules candidates for oral interviews afterward.

Chief Loughner explained that both the Police Department's general fund and funding from Measures S and D are essential to supporting its current staffing levels and growth. In addition to the 17 positions funded through Measure D, the Department added two community service officers this year and is seeking two additional parking enforcement officers, bringing the total to 21 new full-time employees. He emphasized that this progress would not have been possible without voter approval of Measures S and D and expressed gratitude to residents for their continued support. Chief Loughner outlined several goals for the upcoming fiscal year. The Department received a $325,000 grant from the Office of Traffic Safety to address traffic safety concerns through DUI checkpoints, saturation patrols, distracted driving enforcement, and pedestrian and motorcycle safety operations. This funding supports the City's ongoing efforts to reduce traffic-related incidents and enhance roadway safety. He highlighted the continuation of the downtown footbeat detail, currently operating on Friday and Saturday evenings from 8:30 p.m. to 2 a.m., to maintain safety in the growing downtown area where nightlife and alcohol-serving establishments have increased. This team has been instrumental in ensuring public safety and managing disturbances. Chief Loughner stated that as staffing levels improve through Measure D, the Department plans to establish a permanent downtown detail dedicated to maintaining order and addressing Alcoholic Beverage Control issues in the area.

Mayor Pro Tem Pemberton asked whether the downtown footbeat could remain on duty longer since activity continues past 2 a.m. Chief Loughner clarified that the deployment currently extends until 2:30 a.m., covering the period when most establishments close and patrons disperse. He noted that last call varies by business, with most set between 1:30 and 1:45 a.m.

Mayor Pro Tem Pemberton asked if the variation in last call times is due to owner preference or state regulation. Chief Loughner responded that there is no state regulation on the matter. He recalled that during his time attending Planning Commission meetings, one establishment on Firestone Blvd. was grandfathered into a 1:45 a.m. last call under its conditional use permit, while most newer permits now set last call at 1:30 a.m.

Chief Loughner stated that the Police Department has reinstated its Crime Impact Team, funded partly by the Justice Assistance Grant (JAG), which has provided about $27,000 over the past three years. Because that amount is limited, the Department supplements costs with regular overtime funds. The team is deployed to address recurring problem areas that regular patrol officers cannot always focus on due to daily call demands. Chief Loughner described a recent example near apartments along Imperial Hwy, where the team's focused enforcement efforts reduced criminal activity. When similar issues emerged elsewhere in the City, the team was redeployed to that area, continuing to make arrests and deter further problems.

Chief Loughner stated that the Crime Impact Team program has been highly effective. The Department has operated the team in the past, but funding often depended on the budget allocation for overtime. Now, JAG funds are being used to support it, allowing the team to focus on efforts that make a direct impact on the community by removing criminal activity from neighborhoods. Chief Loughner added that he would like to eventually establish a permanent two-person Crime Impact Team to work alongside the gang and specialized units to proactively address problems before they escalate. He concluded his presentation and invited any questions from the Council.

Fire Chief Anthony Hildebrand presented an overview of the Downey Fire Department's accomplishments and upcoming goals. He stated that the Department provides comprehensive fire and life safety services through nine coordinated divisions, each contributing to nearly 12,000 emergency responses last year. Chief Hildebrand noted that 2024 was an exceptional year for the Department, highlighting the recent delivery of a new fire truck that represents a major investment in public safety and is expected to serve the community for 20 to 25 years. He emphasized the Department's focus on firefighter health and safety. Through federal grant funding, the Department replaced all respiratory protection equipment with advanced, cutting-edge gear that enhances firefighter safety in hazardous conditions. Additionally, the Department expanded its mental health and wellness initiatives by providing access to clinicians, strengthening its peer support team, and introducing external resources to assist members during critical times. Chief Hildebrand discussed major infrastructure improvements, including upgrades to the computer-aided dispatch (CAD) system, which serves over 250,000 residents across Downey, Compton, and Santa Fe Springs. The new system improves emergency response coordination from 911 call intake to field operations. He added that the Department has enhanced security across all four fire stations with new fencing, restricted access measures, and camera systems to safeguard personnel and facilities.

Mayor Pro Tem Pemberton asked Chief Hildebrand whether the recent security upgrades at fire stations were overlooked during the prior Measure S remodels or if they reflected new security needs that have emerged since then. Chief Hildebrand responded that it was a combination of both. He explained that after the construction of multi-story fire stations and new nearby developments, it became clear that higher fencing and improved barriers were necessary. For example, at the fire station on Imperial Hwy. near Adenmoor Ave., the existing five-foot wall was insufficient, allowing people to jump the fence. The new higher fencing now provides the needed level of security, and these upgrades were not part of the earlier Measure S expansion projects.

Chief Hildebrand reported that the Fire Department's proposed 2026 budget totals just over $33 million, with 77 percent dedicated to personnel, which he emphasized as the Department's greatest asset. The Department includes 111 full-time employees, consisting of 68 sworn firefighters and 43 civilian staff. Of the sworn personnel, 63 are assigned to emergency response apparatus while five provide support in administration, emergency medical services, and training. The remaining 23 percent of the budget funds essential tools, equipment, and capital improvements such as ongoing fire station security upgrades. He stated that the upcoming year will be an important one for the Department, as it is undergoing an accreditation process that will provide a comprehensive review of operations, staffing, and performance relative to Downey's community risks. The outcome will be the Department's first formal strategic plan to guide goals and priorities over the next five to 10 years. Chief Hildebrand noted that the Department is preparing to transition to the National Emergency Response Information System, which uploads response data to the U.S. Fire Administration. This will allow Downey Fire to compare local performance with national benchmarks and make data-driven improvements. He concluded by highlighting facility and equipment investments, including the expansion of the Department's training center to accommodate the newly delivered 63-foot fire truck and the addition of a new structure to house reserve apparatus, ensuring proper maintenance and extended service life of critical equipment.

Council Member Frometa asked Chief Hildebrand to elaborate on the Department's goal to market the Downey Fire Communications Center to regional fire agencies for additional revenue opportunities. Chief Hildebrand explained that the City currently provides dispatch services for Downey, Compton, and Santa Fe Springs. He stated that each city with its own fire department must partner with a communications center to handle 911 calls, and Downey is now exploring opportunities to expand its services to additional nearby cities. The Department will first focus on cities within Downey's immediate operational area and may later expand outward. He added that advancements in technology now allow communication to occur effectively across greater distances, which makes such regional expansion feasible as staffing increases.

Council Member Frometa asked whether expanding dispatch services to additional cities would require increasing staff to ensure Downey's own emergency calls are not delayed. Chief Hildebrand confirmed that additional staffing would be necessary and emphasized that maintaining Downey's service levels would remain the department's top priority. He noted that dispatch operations follow strict standards for call response and monitoring, and the Department would ensure those standards continue to be met while expanding services.

Council Member Ortiz asked how many cities the Downey Fire Communications Center currently serves. Chief Hildebrand responded that the center provides dispatch services for three cities, including Downey, and the Department is exploring expansion to potentially four or five cities in total.

Mayor Pro Tem Pemberton asked for clarification on how the Fire Communications Center expansion would work and whether there was sufficient capacity to add more cities. Chief Hildebrand explained that the current system has the capacity to handle additional agencies and that any expansion would be carefully managed with staffing adjustments to ensure Downey's own service levels remain unaffected.

Parks and Recreation Director Jason Chacon provided an overview of the Parks and Recreation Department's, accomplishments, and upcoming projects. He explained that Parks and Recreation oversees administration, facilities and events, fee-supported programs such as camps and aquatics, golf course operations, transit, the Downey Theatre, and the Downey Cemetery. He emphasized the Department's mission to strengthen community engagement, promote wellness, and foster a sense of belonging through its programs and services. Director Chacon highlighted several accomplishments from the past year, including the installation of new security cameras at Barbara J. Riley Community and Senior Center, Apollo Park, and Golden Park. He noted that these cameras have already proven useful in assisting the Police Department, monitoring after-hours activity, and preventing vandalism. He reported progress on the design for a second dog park at Golden Park, approximately 2,800 square feet in size. Community input will be gathered over the summer at neighborhood meetings and during Concerts in

the Park events, with construction expected to begin in winter and a grand opening planned for early 2026. Director Chacon described the success of the City's first Downey Historical and Christmas Tour, which drew more than 230 participants. The sold-out event, held in partnership with the Downey Conservancy, featured guided tours and holiday light displays viewed from a double-decker bus. Due to the enthusiastic response, the tour is planned to return next year.

Council Member Ortiz asked how many parks in Downey currently have security cameras installed. Director Chacon responded that cameras have been completed at Furman Park, Apollo Park, and Barbara J. Riley Community and Senior Center, with Golden Park being added soon. He noted that the upcoming budget includes funding for Discovery Sports Center, Rancho Los Amigos Sports Complex, and Independence Park, with a goal of adding cameras at approximately three parks each year.

Director Chacon emphasized the significant community and regional impact of the Parks and Recreation Department's programs and facilities. He noted that Downey's parks received more than two million visitors, while the Downey Theatre, Golf Course, and Senior Center each welcomed over 100,000 visitors. Additionally, the City's transit system served more than 90,000 riders. He highlighted these figures to illustrate the broad reach and importance of the Department's services beyond the recreational aspects often associated with its work.

Council Member Trujillo asked whether the security cameras installed at City parks are actively monitored or used primarily for recording purposes. Director Chacon explained that the cameras record on motion detection and allow staff to review footage as needed, though they are not monitored around the clock. He added that staff can view live feeds remotely on their phones, which is useful for verifying reports of incidents before sending personnel to a site or when assisting the Police Department with footage of specific events.

Council Member Trujillo asked whether the Police Department has access to the live security camera footage from city parks. Director Chacon confirmed that the Police Department already has access to view the live feeds.

Mayor Pro Tem Pemberton suggested exploring security cameras with an audio feature that could play a recorded message after hours to deter unwanted activity. Director Chacon responded that the City is already planning to implement this at Golden Park to address illegal dumping in the parking lot. He explained that the system will play a prerecorded message alerting individuals that they are being recorded and that authorities are being notified, and similar deterrent features may be added in other problem areas as appropriate.

Council Member Frometa asked whether Rio San Gabriel Park would receive security cameras, noting concerns about its proximity to the riverbed and increased transient activity. Director Chacon confirmed that as part of the upcoming renovation project, cameras will be installed at the Park, including voice-activated features near the dealership side, along the buildings, and around the shelters and Dog Park, while ensuring they are positioned away from nearby residences.

Director Chacon reviewed the Parks and Recreation Department's proposed budget of just over $17 million, noting that approximately $11 million comes from non-general fund sources, primarily the Golf Course and transit operations. The Department includes 11 full-time positions. He outlined several major goals and capital projects for the upcoming year, including completing grant-funded renovations at Rio San Gabriel Park with a new all-inclusive playground, upgraded parking lot, walking path, picnic shelters, and Dog Park improvements. The project is supported by a $1 million County grant and an $800,000 Caltrans grant, though environmental reviews related to the former landfill site have delayed progress. Other priorities include completing the community garden at Rio San Gabriel Park, constructing a second dog park at Golden Park with separate areas for large and small dogs, and continuing to identify potential locations for a future splash pad or pocket park. Potential sites under consideration include Brookshire Park and the downtown parking lot near AAA, with plans to ensure the new amenities are adaptive and inclusive.

Council Member Trujillo suggested exploring the area in front of the Columbia Memorial Space Center near the Veterans Memorial as a potential location for a splash pad, noting the space already has parking and tends to have soggy ground that could be replaced with concrete. Director Chacon responded that staff could look into the idea but would first need to review the Space Center's expansion plans to determine compatibility.

Director Chacon stated that the Department continues to pursue grants for future park renovations, with Treasure Island Park identified as the next priority. Planned improvements include renovating the walking trail, picnic shelters, playground, lighting, and replacing outdated amenities such as trash cans and benches to match the City's current park standards. He explained that while Measure S funded major upgrades citywide, several smaller details were not addressed. As a result, the Department is now focusing on standardizing park features across all facilities, with Treasure Island and Brookshire Parks next in line for these upgrades.

Council Member Ortiz asked about the likelihood of securing grants for upcoming park improvements given the current financial challenges at the state and county levels. Director Chacon explained that the City remains in a strong position to obtain park funding through Los Angeles (L.A.) County's Proposition A program, which receives dedicated annual revenue from property and sales taxes. He noted that this funding source remains stable and includes both annual allocations and competitive grant opportunities, such as the $1 million the City received for Rio San Gabriel Park. While he acknowledged that federal and state funding may become more limited, he stated that staff would return to the Council with cost estimates and potential funding options if additional resources are needed to complete future projects.

Director Chacon explained that the Park Ranger Program will be transitioning from the Police Department to the Parks and Recreation Department. The change will allow park rangers to focus on addressing minor issues within City parks, such as unpermitted gatherings, off-leash dogs, and conflicts between park users. He added that the Department will be working closely with the rangers to ensure a smooth transition and enhance park safety and compliance.

Mayor Pro Tem Pemberton asked whether there would be a minimum age requirement for the program, suggesting 18 and older. Director Chacon confirmed that participants would indeed be 18 or older, noting that many may later transition to the Police Department as they pursue careers in law enforcement.

Council Member Trujillo asked whether the park rangers would be full-time or part-time positions. Director Chacon responded that the positions are part-time, with six budgeted in total. Currently, one position is filled, and another ranger recently moved to a full-time job with the Police Department. Recruitment is actively underway to fill the remaining positions.

Mayor Sosa asked whether park rangers would have any tools or equipment available to them. Director Chacon explained that they will have vehicles and radios, and the City is determining what certifications may be required to allow rangers to issue citations for parking or other park-related issues. He added that refurbished former Police Department vehicles will be assigned to the rangers, who will also receive training on using police radios for dispatch communication.

Council Member Ortiz asked how the security services provided by RMI at the parks have been working out. Director Chacon responded that the partnership has been positive. RMI staff report issues to both Parks and Public Works through the City's app, submitting work orders for graffiti or maintenance needs and weekly reports on homeless encounters, which are forwarded to Economic Development. He noted that RMI has been proactive and helpful, identifying issues such as cut fences at Rancho Los Amigos and abandoned vehicles in parking lots, allowing the City to address problems more quickly and deter recurring issues.

Council Member Trujillo asked whether the fence in question is chain link and if the City has considered using a more durable material. He noted that upgrading to a thicker grade fence and adding landscaping could help deter access and improve security in that area.

Council Member Ortiz asked whether the City plans to allocate funds to replace or reinforce chain link fences in areas under its control, noting that many, including Caltrans properties, are frequently cut or damaged. City Manager Bradley responded that for City-owned locations, staff can consider cost-effective deterrents such as bougainvillea or other dense plants, while also ensuring the City can act when stronger fencing is needed. He added that if Director Chacon identifies budget needs for higher-quality fencing, the City will find a way to address them.

Council Member Trujillo asked whether the fences mentioned by Council Member Ortiz, particularly those along Caltrans areas, would fall under the Public Works budget. City Manager Bradley explained that those fences are Caltrans' responsibility, not the City's, and the City is not permitted to alter or repair them since they are located on Caltrans property.

Council Member Trujillo asked if the City could partner with the state to replace chain link fencing with a more durable material, offering to share in the cost. City Manager Bradley replied that the City had already made such an offer, but the state declined.

Council Member Trujillo asked for an update on the Rio San Gabriel Dog Park renovation and whether a permanent solution has been identified for the ongoing topsoil sinking issue. Director Chacon explained that the dog park renovation is part of the broader park project, which includes new fencing and surface improvements but is currently on hold. He noted that while some settling issues remain, particularly near the athletic fields built over the former landfill, the current work focuses on the park's exterior areas that are more stable. Future reconstruction of the baseball fields will likely be costly due to necessary soil remediation, though grading and cement work near the playground should help prevent further settlement. Council Member Trujillo expressed concern that delaying a permanent fix may increase costs over time.

Council Member Trujillo asked for an estimated timeline for opening the second dog park at Golden Park. Director Chacon responded that construction is expected to begin in the winter, with a groundbreaking anticipated in early 2026.

Council Member Trujillo asked for an update on the community garden project. Director Chacon explained that the garden, located at Rio San Gabriel Park, is currently delayed due to ongoing issues with the county and the health department. He confirmed that the project remains part of the overall park renovation plan and will move forward once those issues are resolved.

Mayor Pro Tem Pemberton asked about the new dog park at Golden Park, noting that the rendering showed no shade or trees and requested that existing trees be preserved or shade features added. Director Chacon explained that while a nearby hill will be removed during construction, the existing large trees providing shade will remain, and the seating area will be placed beneath them to take advantage of the natural shade.

Assistant City Manager De Rojas added that Rio San Gabriel Park is included as a priority project in the City's annual legislative platform. Each year, the City submits funding requests to both federal and state agencies seeking between $8 to $10 million to help advance the project.

Director Ben Dickow provided an overview on the Columbia Memorial Space Center, highlighting its mission to inspire creative and critical thinking through STEM education and its role as the primary preserver of Downey's aerospace history. He noted that the Space Center operates with a small full-time staff supported by partnerships with schools, nonprofits, and regional organizations to expand outreach and impact. He reported that the Space Center continues to attract nearly 100,000 visitors annually and recently achieved major milestones, including the highly publicized relocation of the space shuttle exhibit

and the celebration of the Center's 15th anniversary. The Center provides hands-on STEM programming at more than 50 LAUSD schools, partners with Downey Unified School District for field trips and upcoming programs, and organizes "City of STEM," now recognized as the official science festival of Los Angeles County. Director Dickow shared that the Space Center's budget remains steady with modest increases and outlined plans for the year ahead, including breaking ground on the new Space Center building before year's end. Construction drawings and contractor selection are underway, with steel and concrete work expected to begin early next year. The shuttle exhibit is currently being assessed and will receive structural rehabilitation and a new fire suppression system. He added that the Space Center's 501(c)(3) Foundation continues to focus on corporate sponsorships and is preparing major fundraising and rebranding efforts to support the new facility and its future operations. Expansion of the Space Center's board is also planned to strengthen governance and fundraising capacity as the organization grows into a leading regional and national STEM institution.

Director Dickow presented an overview of the Downey City Library, noting that its mission now aligns with that of the Columbia Memorial Space Center: to ignite communities of creative and critical thinkers. He explained that the Library provides both physical and digital materials to the public at no cost and has expanded its educational and outreach programs. The Library serves as a community resource center, offering services such as the Veterans Service Center to assist residents. He reported a steady increase in usage, with nearly 200,000 visitors as of April and more than 4,500 new library cards issued this year, including about 3,000 through a new mobile app used by staff during outreach events. Circulation of physical materials remains strong, while digital usage such as e-books and online classes continues to grow. Attendance at programs and events has also increased. Director Dickow highlighted several recent initiatives, including the expansion of the Downey One Card Program, which now allows all Downey Unified School students to use their student ID as a library card, and the beta launch of a new public library app. He shared that the Beyond the Book Festival has grown in scale and is becoming a regional cultural and maker event. He noted that the Library's budget remains stable with eight full-time and several part-time staff. Upcoming goals include bringing back the coffee cart at the Civic Center and developing a new children's play area in the Library's Children's section. He added that his past experience designing children's and science museums has inspired this project, which staff are eager to bring to life.

Mayor Pro Tem Pemberton asked for clarification about the proposed children's play area, expressing concern that libraries were traditionally quiet spaces and wondering whether the new design would cater to very young children without becoming too distracting or resembling an entertainment venue. Director Dickow responded that while the Library's redesign following Measure S made it a more dynamic and interactive environment, it still includes quiet areas for reading and study. He explained that the children's section is intentionally livelier and that the play area will focus on "learning through play," using thoughtfully designed spaces and tools to support early childhood development in an educational, not recreational, setting.

Council Member Frometa clarified that while parts of the Library should remain quiet for study and concentration, other areas are meant for collaboration and interactive learning and asked if this was what Director Dickow meant by the Library's "rebrand." Director Dickow confirmed, explaining that the rebranding process involves redefining the Library's identity and message to emphasize that it is a space for connection, engagement, and learning, where people can build relationships and actively participate in educational experiences.

Council Member Frometa asked whether the City might consider opening the Library for limited hours on Sundays, noting that other cities such as Cerritos do so. Director Dickow responded that the idea has been reviewed multiple times and an analysis showed that the cost of staffing and operating the Library on Sundays would outweigh the benefit based on expected attendance. He added that the City can continue to monitor and reevaluate the possibility in the future.

Council Member Trujillo suggested exploring the idea of opening the library on Sundays during finals season for local high schools and colleges, possibly for a limited period such as a month, to provide students with additional study time during their busiest academic period.

Council Member Trujillo expressed enthusiasm for future collaboration among the Parks and Recreation Department, the Library, and the Space Center, particularly with the introduction of the new mascot, possibly named Apollo. He noted that this partnership could create strong synergy in marketing and branding efforts for the City and said he looks forward to seeing that coordination develop.

Director of Economic Development Austin Ramirez provided an overview of the Economic Development Department's structure, accomplishments, and priorities for the coming year. He explained that the Department now consists of three main divisions: Economic Development, Housing Services, and Homelessness Solutions, organized to improve efficiency and strengthen compliance with grant-funded programs. He highlighted major accomplishments from the past year, including progress on the redevelopment of the BAC 20 site through an amended ground lease that adds accountability and new deliverables, which are already ahead of schedule. The Department completed 19 housing rehabilitation projects, the highest number in a single year, even with program disruptions caused by changes in state law. Director Ramirez described the creation of the Homelessness Solutions Division and the interdepartmental STEP Team, which stands for Strategic Team for Engagement and Prevention. This team includes nearly every City department and has helped expand homelessness response efforts Citywide. The City partnered with CityNet for outreach and engagement, secured beds at the Bell Shelter with plans for additional Measure A funded beds, and continued weekly encampment cleanups in coordination with Community Development, Police, and Public Works. The City partnered with L.A. County on the Clean 105 Corridor initiative, which has reduced encampment activity along the riverbed. In terms of budget, Director Ramirez noted adjustments to include $76,000 in PLHA funds and $500,000 in Measure A funds, bringing the Department's total to about $4.5 million. Around 15% of the budget comes from the General Fund, including $140,000 in subsidy loan payments from prior projects, while most funding is provided through PLHA, CDBG, HOME, Measure D, and Measure A sources. Director Ramirez shared the Department will complete and begin implementing the City's Economic Development Strategic Plan with a focus on attracting, retaining, and expanding high quality restaurant, retail, and recreation businesses. The Department will also continue working with Union Pacific on a variance application to add parking along the south side of Firestone Boulevard and will update and implement the City's Homeless Action Plan in the upcoming year.

Council Member Ortiz requested that the City increase its social media outreach to inform residents how to report homeless tents or encampments, noting that many are unsure of the correct procedure, especially after hours. He mentioned that while the City app is available, residents need clearer guidance on whether to contact the Police Department outside regular hours. City Manager Bradley agreed and said the City would enhance its social media communication to address this.

Director of Community Development Irma Huitron provided an overview of the Community Development Department's mission to enhance Downey's quality of life through safe, vibrant neighborhoods and effective development practices. She explained that the Department's four divisions, Planning, Building and Safety, Code Enforcement, and Administration, work together to guide growth, ensure safety, maintain neighborhood integrity, and improve customer service. She highlighted key accomplishments, including upgrades to the City's permit tracking system with electronic notifications and a transition to a cloud-based platform for greater efficiency. The Department launched the Downey Code Streamlining and Improvement Program, amended the Lakewood/Firestone Specific Plan to allow new commercial recreational uses, and adopted two new housing overlay zones and objective design standards to meet state housing requirements and improve development transparency. Director Huitron reported progress on the comprehensive General Plan update, which will guide the City's growth for the next 20 years. This includes developing Downey's first Historic Preservation Program, historic context statements, and architectural style guides. Public outreach has been extensive through surveys, workshops, and community events. She concluded by noting that the Department, supported primarily by general funds and staffed by 24 employees, will continue work on the General Plan and related

environmental review, ongoing code updates, and proactive code enforcement in partnership with other City departments.

Council Member Frometa thanked Director Huitron for her detailed presentation and expressed strong appreciation for the work of the Community Development Department. She emphasized the importance of continued code enforcement efforts, particularly in maintaining the appearance and upkeep of commercial strip malls, landscaping, and residential neighborhoods. Council Member Frometa noted that Downey residents take pride in their homes and that addressing issues such as vacant or unkempt properties helps prevent blight and supports community pride.

Mayor Pro Tem Pemberton asked for clarification about the City's Historic Preservation Program, expressing concern about whether it would restrict homeowners' rights to remodel or alter their properties. Director Huitron explained that the program, including the historic context statements and architectural style guides, is purely educational. Its purpose is to inform the community about Downey's historical development and architectural styles, fostering appreciation for the City's heritage. She emphasized that the program does not impose restrictions, designations, or limits on property owners and is entirely voluntary.

Council Member Frometa asked whether the City would be addressing vendor enforcement hotspots, noting an increase in unpermitted vendors near schools and neighborhoods as summer approaches. Director Huitron explained that the Community Development Department is collaborating with the Police Department through a coordinated enforcement detail with scheduled operations after school hours and at parks where activity has increased. She noted that some vendors have been uncooperative or repeat offenders, making joint enforcement more effective. The Department is adjusting staff schedules to increase coverage during peak periods such as holidays and warmer months.

Council Member Ortiz asked for clarification on how the City handles repeat vendor violations, noting that some appear to be the same individuals. Director Huitron confirmed that staff often encounter the same vendors at certain intersections. She explained that enforcement can be challenging because many vendors either refuse to provide identification or present unverifiable documents, which prevents the issuance of full citations. To address this, the City is now focusing on identifying the source by tracking delivery vehicles through license plates, allowing staff to cite the vehicle owners directly and more effectively address the root cause of recurring vendor activity.

Council Member Ortiz asked whether the City still plans to offer an expedited review process or fee for businesses, given that review times have already been reduced. Director Huitron explained that the current 14 business day review period is already considered expedited within the industry. She noted that most cities do not offer a faster turnaround than that, and while some smaller projects may not require the full 14 days, the established timeframe serves as a baseline to ensure consistency and efficiency.

Mayor Pro Tem Pemberton asked if there were any vacancies in the Code Enforcement Division. Director Huitron responded that there is currently one vacancy and that interviews to fill the position will be conducted within the next few weeks.

Mayor Pro Tem Pemberton asked why submitted plans are required to be folded instead of rolled and whether there is any benefit to that practice. Director Huitron explained that the City has been phasing out paper submittals over the past several months, moving entirely to digital plan submissions. Only projects that began as paper submittals are still accepted in that format, and those cases have become very limited.

Director of Public Works Matt Baumgardner presented an overview of the Public Works Department's structure, accomplishments, and upcoming goals. He explained that Public Works consists of four divisions: Administration and Engineering located at City Hall, Maintenance based near Independence Park, and Utilities at the City yard on Stewart & Gray Rd. The Department is responsible for planning, managing, and maintaining the City's infrastructure, including streets, traffic signals, street

lighting, water, sewer, stormwater systems, sidewalks, vehicle fleet, facilities, parks, and the urban forest. He highlighted major accomplishments from the past year, including paving 20 miles of residential streets, beginning construction on five miles of arterial paving along Woodruff Ave. and Downey Ave., and completing one mile of alley paving covering 16 alley segments north of Foster Rd. The Department launched the first year of the Residential Streetlight Installation Program, installed stop signs at 20 intersections, and removed 1,500 tons of illegally dumped materials. Director Baumgardner explained that the Department's budget is supported by the General Fund and other sources, with approximately $10 million allocated for City Hall and maintenance operations. Additional funding comes from utility enterprise funds, grants, and local return funds used for capital improvement projects. Looking ahead, he shared that Public Works plans to install a new traffic signal at Suva St. and Guatemala Ave. and complete the Firestone Blvd. and Lakewood Blvd. intersection improvements in the upcoming year.

Director of Human Resources James McQueen gave an overview of the Human Resources Department's functions, which include recruitment, labor relations, benefits, risk management, and employee wellness for about 765 City employees. He reported that no bargaining units exceed the 20 percent vacancy threshold under AB 2561, though vacancies remain in public safety and maintenance positions due to industry competition. He highlighted new initiatives such as the NeoGov Attract system, which targets over 2.7 million job seekers, expanded advertising on specialized job boards, and more frequent police recruitment testing. The Department launched management training programs and employee wellness activities, resulting in 52 new full-time and 91 part-time hires. Looking ahead, Human Resources will focus on negotiating new labor agreements for all seven bargaining units and continuing efforts to improve recruitment, retention, and workplace morale.

Mayor Pro Tem Pemberton asked whether the NeoGov Attract system is similar to LinkedIn and how the City began using it. Director McQueen explained that it is a new module within the City's existing NeoGov applicant tracking system, which provides access to a large database of job seekers. The tool allows staff to search candidates by location, employer, or job title and directly market City job openings to them. He noted it has been especially effective for public safety recruitment, enabling targeted outreach to current police officers and deputy sheriffs for lateral opportunities.

Assistant City Manager Vaniah De Rojas presented an overview of the Finance Department, which consists of four divisions: Administration, Accounting, Purchasing, and Cashiering. The Department manages the City's fiscal operations, including oversight of the Successor Agency to the former Community Development Commission, SEAACA, and the Downey Cemetery District. She highlighted key accomplishments for Fiscal Year 2024–25, including the adoption of the City's 13th consecutive balanced annual budget, the receipt of the GFOA and CSMFO budget awards for the 12th consecutive year, and the GFOA Award for Excellence in Financial Reporting for the 25th consecutive year. She noted that the City's most recent ACFR audit was completed with no findings, reflecting strong financial management. Assistant City Manager De Rojas reported that the Department launched the ERP Modernization Initiative to upgrade the City's enterprise resource planning system. Proposals are under review, and vendor selection will be brought forward for approval soon. She explained that the Finance Department's budget includes multiple funding sources. The General Fund covers departmental operations and a $1 million CIACA contract under professional services. Other funds managed by Finance include those for public liability insurance, workers' compensation, bonds, and Measure M, Measure R, and Measure S programs. Assistant City Manager De Rojas said priorities include implementing the new ERP system with AI and automation features to streamline processes such as ambulance billing, water payments, and invoice processing. The Department will focus on improving budget reporting, revenue and expenditure tracking, and identifying opportunities for cost savings.

City Clerk Alicia Duarte presented an overview of the City Clerk's Office, which supports the City Council, staff, and public by ensuring transparency and access to official city records. The Office manages elections, prepares and posts City Council agendas, ensures Brown Act compliance, processes public records requests and subpoenas, and maintains Council adopted ordinances, resolutions, and Council approved agreements. She highlighted key accomplishments, including managing the November 5 election for Council Districts 1, 3, and 5, acquiring an agenda management software, collaborating with

the City Attorney on election matters, and processing over 900 public records requests and 55 subpoenas. The Office has two full-time employees and will have a reduced budget this year since it is a non-election year. Goals for the coming year include fully implementing the new agenda management software, digitizing permanent records, preparing transitory files for destruction, and using transcription software to transcribe City Council meeting minutes.

Mayor Pro Tem Pemberton asked whether the creation of a new Council district would result in additional costs or if expenses would only apply during the next election cycle. City Clerk Duarte confirmed that any costs would take effect during the election year but noted that the exact amount is not yet known and will depend on how the County invoices the City for that District.

City Attorney John Funk presented an overview of the City Attorney's Office, outlining its core responsibilities, accomplishments, and goals. He explained that the Office provides daily legal guidance, document preparation, and litigation support for the Council, staff, and all City departments, as outlined in Section 703 of the City Charter. The Office functions in three primary areas: advisory, transactional, and litigation. City Attorney Funk noted that the Department remains small, consisting of himself and a newly hired paralegal with extensive municipal experience, a position that had been vacant when he began in September 2023. He highlighted several key accomplishments from the past year, including strengthening public comment protocols, providing legal support for the 2024 elections and sales tax measure, and resolving the challenge to the City's election system. He emphasized the Office's focus on collaboration, noting that it reviews an average of 70 items per month with a one- to two-day turnaround and maintains strong working relationships with all City departments and agencies. City Attorney Funk stated that the Office's budget remains stable aside from the addition of the paralegal position. Goals for Fiscal Year 2025–26 include supporting the Council's priorities, assisting with the charter amendment evaluation and preparation process ahead of a potential 2026 ballot measure, and continuing to expand in-house legal expertise through ongoing professional development.

Assistant City Manager Vaniah De Rojas presented an overview of the City Manager's Office, which oversees Public Information, Legislative Affairs, Special Projects, ADA and Language Access, and Information Technology Division. The Office is responsible for implementing Council policies and coordinating initiatives across departments. She highlighted key accomplishments for Fiscal Year 2024–25, including completion of the first year of the Downey Forward 2030 Strategic Plan, the launch of a public web page, brochure, and quarterly progress updates, and coordination of educational outreach for the successful Measure D campaign. She shared that the Public Information Office achieved a 21 percent increase in Instagram followers, a 14 percent increase on Facebook, published 1,226 posts and 43 videos, and reached 2.46 million users across platforms, doubling engagement from the previous year. Other accomplishments included entering an exclusive negotiating agreement with Lewis Land Developers for the Rancho Los Amigos South Campus, launching the ClearGov digital budget book to enhance transparency, and securing approval for the Measure D funded Security Camera Rebate Program set to begin July 1. Assistant City Manager De Rojas noted that the City Manager's Office has nine full time positions and a total budget of about $3.2 million, with an additional $758,000 from other funding sources. The restructuring of the Economic Development Division into a standalone Department accounts for changes in the budget. Goals for the upcoming year include developing a formal internship program to engage students in City projects, exploring redevelopment opportunities for the former NASA Vultee site, and identifying ways to promote Downey in connection with major upcoming events such as the 2026 FIFA World Cup and the 2028 Los Angeles Olympics.

Council Member Trujillo recused himself from the Community Benefit Organization (CBO) Program discussion, due to his affiliation with one of the applicants for the Community Based Organization Funding Program and left the meeting at 5:37 p.m.

Director Chacon presented an update on the CBO Program, which began in 2023 to support local nonprofits serving Downey residents. He noted that the Program has grown significantly, with 16 requests totaling about $399,000 received this year. Following the Budget Subcommittee's recommendation to limit total funding to $80,000, staff identified nine organizations for funding. The recommended allocations

include $10,000 for the 10-20 Club's youth programs, $5,000 for the Cerritos College Foundation's Teacher Track program, $9,000 each for Desert Reign Church and Downey First Christian Church for their food distribution programs, and $14,000 for the Downey Symphony's Concerts in the Park. Gangs Out of Downey is recommended for $10,000 to support youth and community engagement programs, LA CADA for $7,000 to fund the Family Fun Zone at Downey Pride 2025, PIH Health Foundation for $7,000 to support its Substance Use Navigator Program, and the Downey Historical Society for $9,000 to digitize archives and improve storage. Director Chacon concluded that the total recommended funding for the nine organizations is $80,000, reflecting the program's continued success and growing community impact.

Mayor Pro Tem Pemberton commented that given the uncertain economic outlook, it would be prudent for the City to take a more conservative approach with the CBO Program funding. He noted that the 20 percent reduction from $100,000 to $80,000 is a reasonable adjustment to help manage resources carefully in the upcoming year.

Mayor Sosa agreed with Mayor Pro Tem Pemberton's reasoning for reducing the CBO funding and asked City Manager Bradley about the difference between revenues and expenditures compared to the previous Fiscal Year. City Manager Bradley responded that the current Fiscal Year has a budget surplus of about $125,000, compared to $1.4 million last year. Mayor Sosa noted the significant decline and, citing the uncertain economic outlook, suggested that the Council consider pausing the CBO program and discuss the matter at a future meeting.

City Manager Bradley stated that it is up to the Council whether to give direction immediately to pause the CBO Program or to bring the matter back for formal consideration at a future meeting.

Council Member Frometa stated that she supports approving the current round of CBO funding but agreed that the Program should be paused afterward due to economic uncertainty in the coming years.

Mayor Pro Tem Pemberton said she believes residents will understand the City's reasoning for reducing CBO funding, noting that the City must be cautious with its budget and prioritize essential needs. She acknowledged that many of the organizations receiving funds serve at-risk youth and directly benefit Downey residents, but agreed that exercising fiscal restraint is appropriate at this time.

Mayor Sosa stated that while the City is not obligated to fund nonprofits, the appropriate approach would be to hold a formal discussion on the matter. If the Council decides to pause the CBO Program, he suggested notifying all participating nonprofits in advance to ensure they are aware of the change.

Mayor Pro Tem Pemberton asked whether staff would contact the organizations that were not recommended for CBO funding to explain the reasoning, noting that some applications were for sponsorships rather than hands-on community programs. Director Chacon confirmed that staff will reach out to all 16 applicants to inform them of their status, the reasons for any funding reductions or denials, and to provide information on other available City programs for sponsorship opportunities.

Council Member Frometa suggested that the City prepare a letter or social media announcement explaining that after approving the current CBO funding, the Program will be paused and outline the reasons for that decision.

Mayor Pro Tem Pemberton asked if the application cutoff for the CBO Program was in March and whether there would still be time for organizations to apply in 2027 if the Program were reinstated. Director Chacon confirmed that the application period typically opens in late January and remains open for about two months, allowing sufficient time for applicants to submit their materials.

It was moved by Mayor Sosa, seconded by Council Member Frometa, and carried 4-0, with Council Member Trujillo absent, to approve the current round of Community Benefit Organization funding, pause the program for 2027, and notify all impacted agencies of the Program's suspension.

Assistant City Manager De Rojas clarified that the revenue figures presented earlier did not reflect the reduction in CBO funding, since the decision had not yet been finalized. With the Council's approval of the $80,000 allocation, the $20,000 reduction will now be reflected as a decrease in expenditures, resulting in a slight adjustment in the final budget presented for adoption.

City Manager Bradley thanked the Council for their patience and engagement during the meeting, acknowledging that it ran longer than expected. He expressed appreciation for the Council's input and direction and stated that staff will incorporate their feedback into the final budget presentation, which will be brought forward for consideration on June 24.

Mayor Pro Tem Pemberton proposed adding a pilot program to the upcoming budget to address the growing feral cat problem in the City. She suggested allocating up to $25,000 to fund a free or low-cost spay and neuter program for approximately 100 cats, similar to initiatives in neighboring cities. She explained that SEACA's current program is paused and that this local effort would help reduce the City's cat overpopulation issues, with staff guidance on implementation and eligibility. The request to bring back the item for discussion for the June 24 Council meeting was seconded by Council Member Ortiz.

Mayor Sosa thanked all Department Heads and staff for their hard work and professionalism in preparing the annual budget, emphasizing the importance of their efforts. He highlighted that the City of Downey has earned GFOA and CSMFO budget awards for the 12th consecutive year, calling it a significant achievement that reflects the City's strong financial management. He noted that while many cities and agencies across the state have faced financial distress or bankruptcy, Downey continues to stand out for its fiscal prudence, adequate reserves, and responsible budgeting. He concluded by expressing pride in the City's stability and appreciation for the staff's continued dedication.

ADJOURNMENT

Mayor Sosa adjourned the Special City Council Meeting – Open Session at 6:06 p.m.

MARIA ALICIA DUARTE, CMC
City Clerk

CLAUDIA M. FROMETA
Mayor

Bank : space BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
139	5/8/2026	140896	PEREZ, WALTER	2026-1030	5/3/2026	EFT - 5/03/26 FEE INSTRUCTION	200.00	200.00
	Voucher:							
140	5/8/2026	141034	RICHARD SOONG, DBA AK DIGIT/	42226-01	4/22/2026	CUSTOM FLAG - CITY OF STEM S	316.10	316.10
	Voucher:							
141	5/8/2026	141045	RODSKATE INC.	887	4/29/2026	PAUL RODRIGUEZ APPEARANCE	2,500.00	2,500.00
	Voucher:							

Sub total for BANK OF THE WEST: 3,016.10

Bank : bow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2827	5/6/2026	132389	U.S. CONFERENCE OF MAYORS	INV006792	5/5/2026	CALENDAR YEAR MEMBER BILL	5,721.00	5,721.00
	Voucher:							
2828	5/7/2026	114154	JP MORGAN CHASE BANK	MAY/26	5/5/2026	WIRE TRANSFER	75,567.30	75,567.30
	Voucher:							
2829	5/8/2026	102043	ICMA	QTR END 3/15/26	5/1/2026	WIRE TRANSFER - CONTRIBUTI	98,832.45	98,832.45
	Voucher:							
						Sub total for BANK OF THE WEST:		180,120.75

Bank : ebow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
15975	5/8/2026	140920	ABRIL, RON IVAN MORALES	IA050226	5/2/2026	EFT - REFEREE FOR YOUTH SPI	700.00	700.00
	Voucher:							
15976	5/8/2026	135511	BARTON INTEGRATION LLC	16396	5/1/2026	EFT - ACCESS CONTROL RMR M	140.00	140.00
	Voucher:							
15977	5/8/2026	131928	BTI COMMUNICATIONS GROUP, I	83417	3/27/2026	EFT - SECURITY CAMERA: PARA	7,290.18	7,290.18
	Voucher:							
15978	5/8/2026	114442	COBAN TECHNOLOGIES, INC.	61758	3/11/2026	EFT - IN-CAR VIDEO CAMERA SY	61,545.40	61,545.40
	Voucher:							
15979	5/8/2026	139765	COBB, DREW	DC050226	5/2/2026	EFT - 4/18 - 5/8 ELITE BOYS BAS	960.00	960.00
	Voucher:							
15980	5/8/2026	106132	DELTA DENTAL	BE007038138A	4/23/2026	EFT - 04/01 - 04/30/26 INSURANC	3,063.60	
	Voucher:			BE007037926A	4/23/2026	EFT - 04/01 - 04/30/26 INSURANC	44.40	
				BE007038138C	4/23/2026	EFT - 04/17 - 04/23/26 INSURANC	5,958.30	
				BE007047906C	4/30/2026	EFT - 04/24 - 04/30/26 INSURANC	4,698.20	13,764.50
15981	5/8/2026	126628	DESIREY'S BUSINESS MANAGEM	180	3/6/2026	EFT - WATER RATE INCREASE -	750.00	
	Voucher:			179	2/27/2026	EFT -WATER RATE INCREASE - 2	600.00	1,350.00
15982	5/8/2026	120626	GK & ASSOCIATES	26-032	4/30/2026	EFT - CIP NO.22-23 RESIDENTIAI	13,366.00	13,366.00
	Voucher:							

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
15987	5/8/2026	102078	INGRAM LIBRARY SERVICES LLC	95946557	4/16/2026	EFT - SUPPLIES	163.76	
	Voucher:			96281845	4/30/2026	EFT - SUPPLIES	2,528.22	
				95946551	4/16/2026	EFT - BOOKS	17.59	
				95946552	4/16/2026	EFT - BOOKS	32.48	
				95946553	4/16/2026	EFT - BOOKS	237.43	
				95946554	4/16/2026	EFT - BOOKS	85.82	
				95946555	4/16/2026	EFT - BOOKS	83.03	
				95946556	4/16/2026	EFT - BOOKS	8.61	
				95977447	4/17/2026	EFT - BOOKS	57.26	
				96053494	4/21/2026	EFT - BOOKS	220.27	
				96183753	4/27/2026	EFT - BOOKS	9.24	
				96183754	4/27/2026	EFT - BOOKS	27.01	
				96183755	4/27/2026	EFT - BOOKS	16.89	
				96281796	4/30/2026	EFT - BOOKS	12.91	
				96281797	4/30/2026	EFT - BOOKS	19.40	
				96281798	4/30/2026	EFT - BOOKS	40.77	
				96281799	4/30/2026	EFT - BOOKS	13.14	
				96281800	4/30/2026	EFT - BOOKS	12.28	
				96281801	4/30/2026	EFT - BOOKS	43.40	
				96281802	4/30/2026	EFT - BOOKS	113.16	
				96281803	4/30/2026	EFT - BOOKS	79.48	
				96281804	4/30/2026	EFT - BOOKS	37.50	
				96281805	4/30/2026	EFT - BOOKS	21.10	
				96281806	4/30/2026	EFT - BOOKS	111.24	
				96281807	4/30/2026	EFT - BOOKS	149.29	
				96281808	4/30/2026	EFT - BOOKS	165.51	
				96281809	4/30/2026	EFT - BOOKS	680.25	
				96281810	4/30/2026	EFT - BOOKS	58.54	
				96281811	4/30/2026	EFT - BOOKS	62.31	
				96281812	4/30/2026	EFT - BOOKS	32.30	
				96281813	4/30/2026	EFT - BOOKS	68.14	
				96281814	4/30/2026	EFT - BOOKS	17.23	
				96281815	4/30/2026	EFT - BOOKS	124.13	
				96281816	4/30/2026	EFT - BOOKS	314.46	
				96281817	4/30/2026	EFT - BOOKS	444.63	

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
				96281818	4/30/2026	EFT - BOOKS	56.04	
				96281819	4/30/2026	EFT - BOOKS	141.55	
				96281820	4/30/2026	EFT - BOOKS	204.10	
				96281821	4/30/2026	EFT - BOOKS	954.64	
				96281833	4/30/2026	EFT - BOOKS	30.13	
				96281834	4/30/2026	EFT - BOOKS	73.04	
				96281835	4/30/2026	EFT - BOOKS	298.74	
				96281836	4/30/2026	EFT - BOOKS	424.03	
				96281837	4/30/2026	EFT - BOOKS	12.26	
				96281838	4/30/2026	EFT - BOOKS	141.42	
				96281839	4/30/2026	EFT - BOOKS	391.68	
				96281840	4/30/2026	EFT - BOOKS	18.11	
				96281841	4/30/2026	EFT - BOOKS	113.19	
				96281842	4/30/2026	EFT - BOOKS	473.36	
				96281843	4/30/2026	EFT - BOOKS	51.93	
				96281844	4/30/2026	EFT - BOOKS	70.07	
				96281822	4/30/2026	EFT - BOOKS	10.77	
				96281823	4/30/2026	EFT - BOOKS	36.81	
				96281824	4/30/2026	EFT - BOOKS	539.99	
				96281825	4/30/2026	EFT - BOOKS	51.28	
				96281826	4/30/2026	EFT - BOOKS	65.92	
				96281827	4/30/2026	EFT - BOOKS	96.98	
				96281828	4/30/2026	EFT - BOOKS	44.72	
				96281829	4/30/2026	EFT - BOOKS	103.40	
				96281830	4/30/2026	EFT - BOOKS	30.92	
				96281831	4/30/2026	EFT - BOOKS	85.28	
				96281832	4/30/2026	EFT - BOOKS	12.28	10,641.42
15988	5/8/2026	102410	KAISER FOUNDATION HEALTH PI	FEB-MAY/26	4/15/2026	EFT - BILLING ID # 7410210226 -	87,766.62	87,766.62
	Voucher:							
15989	5/8/2026	133679	KANOPY, INC.	504205-PPU	4/30/2026	EFT - VIDEO STREAMING SERVI	490.00	490.00
	Voucher:							
15990	5/8/2026	136082	NAVARRO, MICHELLE	35289	5/5/2026	EFT - INSTRUCTOR FEE	694.40	694.40
	Voucher:							
15991	5/8/2026	139550	QUEEN JAMES ENTERTAINMENT	7	5/4/2026	EFT- GIFT STORE ITEMS	600.00	600.00
	Voucher:							

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
15992	5/8/2026	133031	RBL PLUMBING	1401	4/16/2026	EFT - WILDERNESS PARK	725.50	
	Voucher:			1405	3/9/2026	EFT - RIO HONDO CTRY CLUB	167.00	
				1406	3/10/2026	EFT - RIO HONDO CTRY CLUB	159.25	
				1407	3/11/2026	EFT - RIO HONDO CTRY CLUB	222.50	
				1410	4/21/2026	EFT - FIRESTATION 1	140.00	
				1413	4/13/2026	EFT - RIO HONDO CTRY CLUB	232.00	
				1408	4/17/2026	EFT - POLICE STATION	140.00	
				1409	4/20/2026	EFT - POLICE STATION	148.25	1,934.50
15993	5/8/2026	116350	S&S LABARGE GOLF INC	APRIL/2026	5/5/2026	EFT - GREEN FEES, CART RENT/	63,150.06	63,150.06
	Voucher:							
15994	5/8/2026	136965	SIMPLER SYSTEMS, INC.	3359	5/1/2026	EFT - CITYWIDE FINANCIAL DAT/	1,750.00	1,750.00
	Voucher:							
15995	5/8/2026	123451	SOUTHERN COUNTIES FUELS	IN-0000340069	4/21/2026	EFT - FUEL	82.87	
	Voucher:			IN-0000305512	2/27/2026	EFT - FUEL	107.71	190.58
15996	5/8/2026	126669	TAYLOR ENTERTAINMENT INC.	4/04/26, 9AM-1PM	1/15/2026	EFT - FACE PAINTING & GLITTEF	1,695.00	1,695.00
	Voucher:							
15997	5/8/2026	128404	THE SAUCE CREATIVE SERV CO	8142	4/23/2026	EFT- EMBROIDERY ON APPAREL	201.19	
	Voucher:			8145	4/24/2026	EFT - SETUP FLOW CHARTS	650.00	851.19

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
15999	5/8/2026	125372	TOQUE, INC.	33961 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,377.60	
	Voucher:			33962 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,859.55	
				33959 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	968.10	
				33960 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,103.20	
				33985 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,101.80	
				33949 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	744.10	
				33950 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,209.60	
				33955 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,792.70	
				33963 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,808.97	
				33956 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,789.90	
				33957 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,853.95	
				33958 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,858.15	
				33954 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,036.35	
				33939 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	2,360.40	
				33940 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	3,617.50	
				33941 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	3,556.53	
				33947 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,079.40	
				33948 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,080.80	
				33951 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,691.90	
				33952 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,147.30	
				33964 - 2 OF 2	5/5/2026	EFT - INSTRUCTOR FEE	1,742.55	34,780.35
16000	5/8/2026	120747	VENUETECH MANAGEMENT GRC	1028	5/1/2026	EFT - DOWNEY THEATRE - LABC	396.61	396.61
	Voucher:							

Sub total for BANK OF THE WEST: 304,056.81

Bank : espace BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
50027	5/8/2026	140760	HERNANDEZ, MICKEYLINDA	2026-1029	5/3/2026	EFT - 5/03/26 FEE INSTRUCTION	200.00	200.00
	Voucher:							
50028	5/8/2026	140743	RAMOS, OFER	2026-1028	5/3/2026	EFT - 5/03/26 FEE INSTRUCTION	400.00	400.00
	Voucher:							
50029	5/8/2026	140382	ROMERO, CHRISTINA	2026-1231	5/4/2026	EFT - REIMBURSEMENT SUPPLI	948.84	948.84
	Voucher:							

Sub total for BANK OF THE WEST: 1,548.84

Bank : bow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
91207	5/4/2026	130121	PARADISE ARTISTS, INC.	TF 2026-020	5/6/2026	CASHIER'S CHECK - TALENT FEE	20,000.00	20,000.00
	Voucher:							
399107	5/8/2026	139703	AFFORDABLE GENERATOR, SER	28954	2/26/2026	PARTS AND LABOR - CIVIC CENT	4,962.89	4,962.89
	Voucher:							
399108	5/8/2026	107157	AIR SOURCE INDUSTRIES	982513	4/30/2026	CYLINDER RETAL - SEAACA	193.85	193.85
	Voucher:							
399109	5/8/2026	116013	ALLSTAR FIRE EQUIPMENT, INC.	271890	4/21/2026	HAIX AIRPOWER, WILDLAND BO	444.41	
	Voucher:			272055	4/29/2026	LION PSDM-K7 7.0 OZ NATURAL	5,657.60	6,102.01
399110	5/8/2026	119262	ALPHA QUALITY CONCRETE, INC	292	4/23/2026	DIG OUT FOR SIDEWALK - 13007	4,000.00	
	Voucher:			290	4/24/2026	DIG OUT FOR SIDEWALK - PARA	4,100.00	
				293	4/28/2026	MATERIALS SIDEWALK REPAIRS	1,200.00	9,300.00
399111	5/8/2026	140305	AMERICAN ELECTRIC SUPPLY	S2105744.005	12/25/2025	DECORATIVE STREET LIGHT PO	4,359.17	
	Voucher:			S2123997.001	2/25/2026	SERVICE CHARGES	65.39	4,424.56
399112	5/8/2026	140808	AMERICAN RAT CONTROL, INC.	6894	4/27/2026	PEST CONTROL SERVICE - THE/	225.00	225.00
	Voucher:							
399113	5/8/2026	125759	AQUASANI WATER	HHH020008912	4/21/2026	WATER SERVICE - FINANCE	49.95	
	Voucher:			HHH020008918	4/21/2026	WATER SERVICE - CMSC	29.97	79.92
399114	5/8/2026	133964	ARAMSCO, INC.	S7659820.001	4/16/2026	SUPPLIES	2,872.97	2,872.97
	Voucher:							
399115	5/8/2026	109355	ASSOCIATED TELECOM INC	18814	5/1/2026	FIBER AND WIRELESS BRIDGE II	4,645.65	4,645.65
	Voucher:							
399116	5/8/2026	114463	AT&T	248 134-5115/APR	4/1/2026	248 134-5115 167 2 - 04/01 - 04/30	13.37	13.37
	Voucher:							
399117	5/8/2026	136032	ATHENS SERVICES	21692646	5/1/2026	DW0000696 - MAY TRASH SERVI	2,908.64	2,908.64
	Voucher:							
399118	5/8/2026	121792	BARBARA'S ANSWERING SERVIC	260400593101	5/1/2026	ANSWERING SERVICE -SEAACA	1,142.60	1,142.60
	Voucher:							
399119	5/8/2026	129822	BEALS-RADAC, SHANNON	4/28/26	5/4/2026	CONTRACTED VET SERVICES	1,000.00	
	Voucher:			4/30/26	5/4/2026	CONTRACTED VET SERVICES	1,000.00	2,000.00
399120	5/8/2026	140688	BELVIN, JOSHUA JAMES	JJB050226	5/2/2026	REFEREE FOR YOUTH SPRING A	640.00	640.00
	Voucher:							
399121	5/8/2026	100317	BLUE TRITON BRANDS, INC.	46D4221320007	4/22/2026	WATER SERVICE - SEAACA	95.65	95.65
	Voucher:							
399122	5/8/2026	138296	BRIGHTVIEW LANDSCAPE, SERV	26450595	4/27/2026	MONTHLY LANDSCAPE MANAGE	109,364.97	109,364.97
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399123	5/8/2026	109012	CALIFORNIA FRAME & AXLE	85119	4/24/2026	PARTS AND LABOR - REPLACE T	450.00	
	Voucher:			85067	4/21/2026	PARTS AND LABOR - BRAKE SEF	3,132.87	3,582.87
399124	5/8/2026	100696	CALIFORNIA TRUCK EQUIPMENT	15257	4/23/2026	RED DOT COOLING SYSTEM VIN	71,812.35	71,812.35
	Voucher:							
399125	5/8/2026	100696	CALIFORNIA TRUCK EQUIPMENT	15258	4/23/2026	RED DOT COOLING SYSTEM VIN	71,812.35	
	Voucher:			15259	4/23/2026	RED DOT COOLING SYSTEM VIN	71,812.35	143,624.70
399126	5/8/2026	138098	CANTERO, ANTHONY	6/8 - 6/12/26	5/4/2026	MEALS,TRAVEL - HOSTAGE NEG	534.11	534.11
	Voucher:							
399127	5/8/2026	131462	CEBALLOS, DVM, ROBIN	5/2/26	5/4/2026	CONTRACTED VET SERVICES	1,000.00	1,000.00
	Voucher:							
399128	5/8/2026	139718	CENTEGIX	INV7915	3/1/2026	WETIP LIVE24/7/365 PHONE CAL	3,000.00	3,000.00
	Voucher:							
399129	5/8/2026	108188	CERTIFIED FIRE EXTINGUISHER	190865	4/16/2026	ANNUAL FIRE EXSTINGUISHER S	1,185.00	1,185.00
	Voucher:							
399130	5/8/2026	141048	CHAMBERS, TARA	2014828.002	4/28/2026	REFUND SECURITY DEPOSIT PE	55.00	55.00
	Voucher:							
399131	5/8/2026	141038	CHAVEZ, DANELLE	26-09923	5/1/2026	PRICE ADJUSTMENT	50.00	50.00
	Voucher:							
399132	5/8/2026	126128	CINTAS CORPORATION NO.3	4267177222	4/24/2026	TOWELS	35.00	
	Voucher:			4267298270	4/27/2026	SCRAPER,MAT,UNIFORM	394.06	
				4267298397	4/27/2026	SCRAPER,MAT,TOWEL,UNIFORM	55.97	
				4266535989	4/20/2026	TOWEL, FENDER COVER,UNIFO	449.20	
				4267319149	4/27/2026	TOWELS	35.00	
				4267298548	4/27/2026	TOWELS,FENDER COVER,UNIFC	426.26	1,395.49
399133	5/8/2026	128276	CINTAS FIRST AID & SAFETY	4267177229	4/24/2026	TOWELS	35.00	
	Voucher:			4267177183	4/24/2026	TOWELS	95.13	130.13
399134	5/8/2026	121935	COMMLINE INC.	536315-IN	4/24/2026	SERVICE AGREEMENT - PORTAE	2,413.00	
	Voucher:			536167-IN	4/23/2026	CF CARD FOR SECURE S, LOAN	400.00	2,813.00
399135	5/8/2026	124923	CONSERVATION CORPS OF, LON	9049	5/2/2026	LITTER ABATEMENT SERVICES -	2,500.00	2,500.00
	Voucher:							
399136	5/8/2026	136840	CONTINUUM GAMES INC	96319	4/15/2026	GIFT STORE ITEMS	1,031.08	1,031.08
	Voucher:							
399137	5/8/2026	141007	CONTRERAS, RAUL	26-08614	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399138	5/8/2026	113787	COVETRUS NORTH AMERICA	FE18198	4/24/2026	VET MEDICAL SUPPLIES	1,049.75	
	Voucher:			FE13983	4/24/2026	MEDICAL SUPPLIES	61.46	
				FE14305	4/24/2026	MEDICAL SUPPLIES	113.02	
				FE14507	4/24/2026	MEDICAL SUPPLIES	1,503.63	
				FE14672	4/24/2026	MEDICAL SUPPLIES	122.92	2,850.78
399139	5/8/2026	140165	CRAYON SOFTWARE EXPERTS L	3182809	3/9/2026	M365 COPILOT 7 LICENSES - YE	1,284.78	1,284.78
	Voucher:							
399140	5/8/2026	111464	DBA: TPX COMMUNICATIONS	190510619-0	4/30/2026	ACCT# 13747 - 05/01 - 05/31/26	2,544.77	2,544.77
	Voucher:							
399141	5/8/2026	101258	DEPARTMENT OF JUSTICE, ACC	135140	5/4/2026	MARCH 2026 - FINGERPRINT API	32.00	32.00
	Voucher:							
399142	5/8/2026	101259	DEPARTMENT OF TRANSPORTAT	SL260799	4/20/2026	OCTOBER 25 - DECEMBER 25 - S	4,968.76	4,968.76
	Voucher:							
399143	5/8/2026	122421	DLT TRUCK & AUTO ELECTRIC IN	14838	4/24/2026	STARTER, SOLENOID	121.28	
	Voucher:			14834	4/21/2026	ALTERNATOR, STARTER, SOLEN	909.56	1,030.84
399144	5/8/2026	109820	DOWNEY PATRIOT, THE	112183	4/16/2026	COMM DEV - NOTICE OF PUBLIC	720.00	
	Voucher:			112184	4/16/2026	COMM DEV - NOTICE OF PUBLIC	720.00	1,440.00
399145	5/8/2026	140973	DUNKEL BROS MACHINERY MOV	5010-LAX-001624	3/31/2026	RELOCATION OF TWO SPACE SH	4,960.00	4,960.00
	Voucher:							
399146	5/8/2026	140075	EL FIESTON PARTY RENTAL LLC	1021	4/18/2026	4/18/26 - RENTAL - TABLES, CHA	480.00	480.00
	Voucher:							
399147	5/8/2026	113766	EMERGENCY VEHICLE GROUP IN	46420	4/24/2026	PARTS	907.53	907.53
	Voucher:							
399148	5/8/2026	138616	ENRIQUEZ, LEVI	6/8 - 6/10/26	2/23/2026	MEALS, TRAVEL - SFST	182.97	182.97
	Voucher:							
399149	5/8/2026	115298	ERDELYAN, JOHN-MARK	5/6/2026	5/6/2026	REIMBURSE MEETING EXPENSE	262.02	262.02
	Voucher:							
399150	5/8/2026	141009	ERRIKSON, KATHRYN	26-08610	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399151	5/8/2026	141039	ESTRADA, JASMIN	26-09992	4/28/2026	RETURNED ADOPTION	50.00	50.00
	Voucher:							
399152	5/8/2026	101588	EWING IRRIGATION PRODUCTS I	29968691	4/23/2026	SUPPLIES	476.90	
	Voucher:			29968708	4/23/2026	SUPPLIES	1,193.49	
				30043810	4/28/2026	SUPPLIES	1,130.46	2,800.85

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399153	5/8/2026	140156	FAITHFUL DOOR SOLUTIONS, & E	1762	5/5/2026	EMERGENCY DOOR REPAIR - CI	289.00	289.00
	Voucher:							
399154	5/8/2026	101624	FEDEX	9-279-85908	5/1/2026	DELIVERY SERVICE	15.34	15.34
	Voucher:							
399155	5/8/2026	140809	FERGUSON ENTERPRISES, LLC,	6308608	4/21/2026	SUPPLIES	117.82	
	Voucher:			CM923932		CREDIT MEMO	-117.82	
				6329431	4/29/2026	SUPPLIES	576.84	
				6329747	4/29/2026	SUPPLIES	660.92	
				6317610	4/24/2026	SUPPLIES	241.00	1,478.76
399156	5/8/2026	124540	FIRESTATS, LLC	2026-484A	4/20/2026	MONTHLY SERVICE FEES FD DA	1,250.00	
	Voucher:			2026-507	4/24/2026	ACCREDITATION AGREEMENT F	5,000.00	6,250.00
399157	5/8/2026	124664	FM THOMAS AIR CONDITIONING	49438	4/27/2026	CIP NO.26-16 HVAC UPGRADE A	22,104.60	22,104.60
	Voucher:							
399158	5/8/2026	124664	FM THOMAS AIR CONDITIONING	49370	3/31/2026	NO HEAT - FIRE STATION 1	1,294.66	
	Voucher:			49372	4/3/2026	WATER LEAK EMERGENCY CALL	1,215.00	
				49431	4/23/2026	2ND FLOOR HALLWAY UNIT HVA	615.00	3,124.66
399159	5/8/2026	113036	FORENSIC NURSE SPECIALISTS	6620	5/1/2026	SEXUAL ASSAULT EXAM - Z. OL	1,400.00	1,400.00
	Voucher:							
399160	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-197-2111/APR	4/12/2026	562-197-2111-021225-5 - 4/12 - 5/1	2,270.41	2,270.41
	Voucher:							
399161	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-622-0936/APF	4/16/2026	562-622-0936-101216-5- 4/16 - 5/1	418.79	418.79
	Voucher:							
399162	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-904-7226/APF	4/16/2026	562-904-7226-102715-5 - 4/16/26 -	231.26	231.26
	Voucher:							
399163	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-197-0775/APF	4/13/2026	562-197-0775-021219-5 - 04/13 - 0	199.16	199.16
	Voucher:							
399164	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-197-0773/APF	4/13/2026	562-197-0773-020819-5 - 04/13 - 0	192.85	192.85
	Voucher:							
399165	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-197-0774/APF	4/13/2026	562-197-0774-021219-5 - 04/13 - 0	192.85	192.85
	Voucher:							
399166	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-862-2452/APF	4/4/2026	562-862-2452-121900-5 - 04/04 - 0	185.24	185.24
	Voucher:							
399167	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-197-0776/APF	4/13/2026	562-197-0776-020819-5 - 04/13 - 0	180.22	180.22
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399168	5/8/2026	128119	FRONTIER COMMUNICATIONS	209-151-3859/APF	4/10/2026	209-151-3859-122178-5 - 04/10 - 0	177.99	177.99
	Voucher:							
399169	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-904-7342/APF	4/4/2026	562-904-7342-101995-5 - 04/04 - 0	140.79	140.79
	Voucher:							
399170	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-861-2180/APF	4/28/2026	562-861-2180-031897-5 - 04/28 - 0	131.68	131.68
	Voucher:							
399171	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-904-7195/APF	4/2/2026	562-904-7195-050317-5 - 04/02 - 0	109.43	109.43
	Voucher:							
399172	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-862-3851/APF	4/16/2026	562-862-3851-020498-5 - 04/16 - 0	109.43	109.43
	Voucher:							
399173	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-869-7531/APF	4/2/2026	562-869-7531-060717-5 - 04/02 - 0	106.10	106.10
	Voucher:							
399174	5/8/2026	128119	FRONTIER COMMUNICATIONS	562-806-0815/APF	4/13/2026	562-806-0815-092910-5 - 04/13 - 0	63.98	63.98
	Voucher:							
399175	5/8/2026	128119	FRONTIER COMMUNICATIONS	209-043-2936/APF	4/19/2026	209-043-2936-041813-5 - 4/19 - 5/	33.85	33.85
	Voucher:							
399176	5/8/2026	124920	FUN EXPRESS	74195989701	4/21/2026	BDAY GOOD BAG SUPPLIES - CM	335.16	
	Voucher:			74191271901	4/21/2026	SUPPLIES, PARTY - APOLLO PAF	710.14	1,045.30
399177	5/8/2026	138004	GARCIA, ANTONIO	JAN-APR/26	4/30/2026	LIBRARY PROGRAMMING CHES	203.86	203.86
	Voucher:							
399178	5/8/2026	124646	GLOBAL PET FOOD OUTLET	SEAACA-3 - 202(	11/4/2020	PET FOOD	4,695.90	4,695.90
	Voucher:							
399179	5/8/2026	140561	GPP ANALYTICS INC.	1219	4/30/2026	APRIL 2026 - SEAACA PERFORM	25,691.25	25,691.25
	Voucher:							
399180	5/8/2026	101882	GRAINGERS	9881761507	4/16/2026	SUPPLIES	94.54	
	Voucher:			9881761499	4/16/2026	SUPPLIES	60.64	
				9887989789	4/21/2026	SUPPLIES	2,938.28	
				9899433115		CREDIT MEMO	-33.90	3,059.56
399181	5/8/2026	139130	GRIJALVA, KATHLEEN	26-08615	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399182	5/8/2026	101934	HAGEN PLUMBING INC	110358	4/22/2026	PLUMBING REPAIR - WILDERNES	309.46	309.46
	Voucher:							
399183	5/8/2026	114464	HD INDUSTRIES	P327301	4/27/2026	OIL/COOLANT SAMPLE	211.63	211.63
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399184	5/8/2026	141006	HEARD, HEATHER	26-08616	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399185	5/8/2026	130863	HERC RENTALS, INC.	36557656-001	5/1/2026	RENTAL - BOOM ARTICULATED 4	1,122.36	1,122.36
	Voucher:							
399186	5/8/2026	141041	HERNANDEZ, ANA	26-09713	4/28/2026	RETURNED ADOPTION	50.00	
	Voucher:			26-09714	4/28/2026	RETURNED ADOPTION	50.00	100.00
399187	5/8/2026	127578	HILL, MEGAN	6/16 - 6/18/26	5/4/2026	MEALS,TRAVEL - ADVANCED CH	420.84	420.84
	Voucher:							
399188	5/8/2026	113767	HILL'S PET NUTRITION SALES IN	256726808	4/3/2026	LINEN MAINTENANCE	1,902.20	
	Voucher:			256800351	4/10/2026	PET SUPPLIES	234.15	
				256948898	4/24/2026	PET SUPPLIES	1,320.15	3,456.50
399189	5/8/2026	102016	HOSE-MAN INC	111549	4/9/2026	FIREHOSE, PARTS	604.03	604.03
	Voucher:							
399190	5/8/2026	141046	HUIZAR, FLOWER	4/21/26	5/6/2026	HOME & BUSINESS SECURITY R	658.00	658.00
	Voucher:							
399191	5/8/2026	108113	IDEAL LIGHTING SUPPLY INC	127170	4/17/2026	WRAP LENS	497.25	497.25
	Voucher:							
399192	5/8/2026	112945	INSIGHT PUBLIC SECTOR INC.	1101367447	3/7/2026	CIP NO.26-13 DATA CENTERS NE	11,770.11	
	Voucher:			1101378269	4/9/2026	PD SHAREPOINT PROJECT	5,732.24	
				1101366983	3/6/2026	1 YR SUBSCRIPTION CRADLEPC	116.12	
				1101373168	3/25/2026	SWITCHES FOR HP ARUBA FOR	41,316.10	58,934.57
399193	5/8/2026	122029	ITERIS, INC.	184377	9/19/2025	VANTAGE PED SAFE SYSTEM	8,941.66	8,941.66
	Voucher:							
399194	5/8/2026	102200	JANI-KING OF CALIFORNIA INC	LAX05260033	5/1/2026	MAY JANITORIAL SERVICES	745.13	745.13
	Voucher:							
399195	5/8/2026	128896	JJ'S AUTO SERVICE, INC.	73265	4/24/2026	ENGINE DIAGNOSTIC - '20 FORD	50.00	
	Voucher:			73238	4/22/2026	MOUNT AND BALANCE, NEW TIR	344.25	
				73214	4/21/2026	OIL CHANGE, FILTER; AIR, CABI	237.62	
				73227	4/22/2026	FLAT REPAIR ,WHEEL ALIGNMEN	189.00	
				73235	4/22/2026	MOUNT AND BALANCE, NEW TIR	344.25	
				73202	4/21/2026	MOUNT AND BALANCE, TRANSM	1,966.42	3,131.54
399196	5/8/2026	141040	KAANAANA, JOSHUA	26-10013	4/28/2026	RETURNED ADOPTION	50.00	50.00
	Voucher:							
399197	5/8/2026	102478	KIMBALL MIDWEST	104074577	1/8/2026	ELECTRICAL SUPPLIES, BULB	1,689.89	1,689.89
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399198	5/8/2026	141011	LEVISTE, SOPHIA	26-08617	4/16/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399199	5/8/2026	132027	LEXISNEXIS, A DIVISION OF REL	3096428401	4/30/2026	CONTENT FEATURE, COURTLINI	311.00	311.00
	Voucher:							
399200	5/8/2026	102641	LIEBERT CASSIDY WHITMORE	319201	4/24/2026	LEGAL SERVICES - DO040-0090	3,400.00	3,400.00
	Voucher:							
399201	5/8/2026	135284	LINDE GAS & EQUIPMENT INC.	56221039	4/22/2026	CYLINDER RENTAL - 3/20 - 4/20/2	538.13	538.13
	Voucher:							
399202	5/8/2026	102516	LN CURTIS & SONS	INV1063271	4/28/2026	A. ANGUIANO	221.94	
	Voucher:			INV1060509	4/20/2026	A. HONRATH	118.21	
				INV1060614	4/20/2026	J. VALDIVIA	10.87	
				INV1057324	4/9/2026	D. MENDOZA RIOS	256.32	
				INV1058837	4/15/2026	M. QUEMADA	484.39	
				INV1060124	4/17/2026	JIN PARKYUN	355.64	
				INV1057318	4/9/2026	M. LEE ISAIS	51.28	
				INV1060320	4/20/2026	J. VALDIVIA	145.19	1,643.84
399203	5/8/2026	102823	MAJESTIC TROPHY & AWARDS	26681	4/23/2026	CMSC GOLD/BLACK LAYERED D	439.79	
	Voucher:			26669	3/27/2026	ACRYLIC AWARD - CITY OF STEI	120.45	560.24
399204	5/8/2026	138420	MARIPOSA ECO CONSULTING	DIWMP-Y2-3	4/22/2026	SB 1383 REGULATIONS - IMPLEI	1,320.00	1,320.00
	Voucher:							
399205	5/8/2026	136486	MARQUEZ, JAZMYN	8/10/24RPLCK	8/21/2024	MILEAGE EXPENSE - ROCKET FI	10.05	10.05
	Voucher:							
399206	5/8/2026	141010	MARTINEZ JR., JOSE	26-08605	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399207	5/8/2026	140801	MATRIX FITNESS	9004618974	4/15/2026	BJR COMMUNITY & SENIOR CEI	11,306.91	11,306.91
	Voucher:							
399208	5/8/2026	129838	MEAR CONSTRUCTION, INC.	4033	4/24/2026	PAINTING - CEMETERY PATIO	3,500.00	
	Voucher:			4034	4/24/2026	STUCCO PAINTING - CEMETERY	1,500.00	5,000.00
399209	5/8/2026	138297	MENDOZA-RIOS, DANIEL	6/17 - 6/18/26	3/5/2026	MEALS, TRAVEL - ARIDE	144.31	144.31
	Voucher:							
399210	5/8/2026	132196	MERCADO, ERNESTO	APRIL/26	4/29/2026	LIBRARY STAFF MEETING, EMPL	86.66	86.66
	Voucher:							
399211	5/8/2026	138802	MIDWEST VETERINARY SUPPLY,	28444998-050	4/24/2026	VET SUPPLIES	287.50	
	Voucher:			28444998-100	4/24/2026	VET SUPPLIES	719.91	
				28485680-000	4/29/2026	VET SUPPLIES	459.55	1,466.96

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399212	5/8/2026	114829	MINUTEMAN PRESS	28529	4/28/2026	SEAACA FORMS	838.53	838.53
	Voucher:							
399213	5/8/2026	116215	MISSION LINEN SUPPLY	525899692	4/22/2026	LINEN MAINTENANCE	260.87	
	Voucher:			525940794	4/29/2026	LINEN MAINTENANCE	260.87	
				525858817	4/15/2026	LINEN MAINTENANCE	260.87	782.61
399214	5/8/2026	138128	MOBILE RELAY ASSOCIATES, LL(	80026498	4/24/2026	5/1/2026 - 4/30/2027 - SIMPLEX C	100.00	
	Voucher:			80026480	4/24/2026	5/1- 5/31/26 - DIGITAL AIRTIME	700.35	800.35
399215	5/8/2026	141047	MORALES, JUSTIN	2014841.002	4/29/2026	REFUND SECURITY DEPOSIT PE	55.00	55.00
	Voucher:							
399216	5/8/2026	125127	MR. BILL'S, AUTO BODY & PAINT,	10753	4/28/2026	PARTS AND LABOR - 3 TRUCKS	1,156.05	1,156.05
	Voucher:							
399217	5/8/2026	108444	MUELLER, DANIEL H	MAY/26	5/4/2026	T3 WATER TREATMENT OPERAT	90.00	90.00
	Voucher:							
399218	5/8/2026	103221	NAPA AUTO PARTS	715327	4/27/2026	PARTS	203.04	
	Voucher:			713047	4/7/2026	PARTS	478.51	
				713755	4/14/2026	PARTS	453.98	
				71854	4/14/2026	PARTS	265.72	
				72298	4/21/2026	PARTS	800.93	
				72297	4/21/2026	PARTS	503.36	
				72292	4/21/2026	PARTS	284.29	
				72299	4/21/2026	PARTS	121.28	
				72294	4/21/2026	PARTS	839.71	3,950.82
399219	5/8/2026	103233	NATIONAL BUSINESS FURNITURI	MK625087-TDQ	4/23/2026	CONFERENCE ROOM TABLE ANI	10,432.92	10,432.92
	Voucher:							
399220	5/8/2026	141043	NEW UNITI HOLDCO LP, UNITI/WI	77485714	4/27/2026	ACCT# 200187730 - TELEPHONE	2,764.75	2,764.75
	Voucher:							
399221	5/8/2026	126090	NIEMELA PAPPAS & ASSOCIATES	8517	5/1/2026	GENERAL ADVOCACY SERVICES	3,960.00	3,960.00
	Voucher:							
399222	5/8/2026	140955	NSWC MECHANICAL SERVICES,	AR056289	3/24/2026	REFRIGERANT LEAK - PW	3,195.00	3,195.00
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399224	5/8/2026	103346	OFFICE DEPOT INC	467536661001	4/21/2026	OFFICE SUPPLIES	180.25	
	Voucher:			465719340001	4/23/2026	OFFICE SUPPLIES	32.95	
				462717108001	4/16/2026	OFFICE SUPPLIES	117.36	
				462844490001	3/19/2026	OFFICE SUPPLIES	58.53	
				462849221001	3/18/2026	OFFICE SUPPLIES	370.21	
				463594882001	3/30/2026	OFFICE SUPPLIES	181.64	
				463594881001	3/31/2026	OFFICE SUPPLIES	66.18	
				461463530001	3/31/2026	OFFICE SUPPLIES	65.79	
				463594774001	3/30/2026	OFFICE SUPPLIES	40.26	
				463594880001	3/30/2026	OFFICE SUPPLIES	23.27	
				461429376001	3/31/2026	OFFICE SUPPLIES	272.05	
				464831707001	4/8/2026	OFFICE SUPPLIES	131.89	
				464839462001	4/8/2026	OFFICE SUPPLIES	58.83	
				465687173001	4/16/2026	OFFICE SUPPLIES	56.66	
				464616762001	4/14/2026	OFFICE SUPPLIES	210.25	
				460274013001	4/20/2026	OFFICE SUPPLIES	68.69	
				467549401001	4/22/2026	OFFICE SUPPLIES	50.05	
				462248160001	3/17/2026	OFFICE SUPPLIES	75.25	2,060.11
399225	5/8/2026	141005	ORTIZ-ALZAMORA, DENNIS	26-08943	4/14/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399226	5/8/2026	135191	PACIFIC COMPLIANCE SERVICES	8567	4/27/2026	SECOND CONTAINMENT TESTIN	2,385.00	2,385.00
	Voucher:							
399227	5/8/2026	134556	PACIFIC OFFICE AUTOMATION	58973	4/13/2026	NEW HP E87740Z MULTI-FUNCTI	9,520.50	9,520.50
	Voucher:							
399228	5/8/2026	103453	PARKHOUSE TIRE INC	1011082563	4/15/2026	EMERGENCY ROAD SERVICE, L	311.14	
	Voucher:			1011081266	4/6/2026	LOOSE FLAT REPAIR, LIGHT TRU	716.00	1,027.14
399229	5/8/2026	138597	PARKYUN, JUN	6/8 - 6/12/26	5/4/2026	MEALS,TRAVEL - HOSTAGE NEG	534.11	534.11
	Voucher:							
399230	5/8/2026	133984	PARTS AUTHORITY LLC	65598818	3/18/2026	PARTS	43.68	
	Voucher:			65-724943	4/28/2026	PARTS	56.90	
				65-719308	4/27/2026	PARTS	66.93	
				65-691885	4/17/2026	PARTS	43.75	211.26
399231	5/8/2026	124705	PATRONAS, SOFIA	6/8 - 6/19/26	4/22/2026	MEALS, TRAVEL - SUPERVISON	1,027.50	1,027.50
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399232	5/8/2026	103580	PITNEY BOWES	3107864325	4/22/2026	POSTAGE FEES	35.00	35.00
	Voucher:							
399233	5/8/2026	111416	PLUMBERS DEPOT INC.	91964285	4/27/2026	SUPPLIES	359.49	359.49
	Voucher:							
399234	5/8/2026	137164	PNC EQUIPMENT FINANCE, LLC	2519780	5/4/2026	EZ GO GOLF CART LEASE PAYM	12,346.72	12,346.72
	Voucher:							
399235	5/8/2026	141008	PONCE, NEYSA	26-08613	4/15/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399236	5/8/2026	114000	PROFORCE LAW ENFORCEMEN	1595801	2/23/2026	MP5 PURCHASE	3,340.28	3,340.28
	Voucher:							
399237	5/8/2026	130620	PROFORMA APOLLO GROUP	BR54001926A	4/14/2026	STATIONERY #10 ENVELOPE	78.11	78.11
	Voucher:							
399238	5/8/2026	131154	PRONTO GYM SERVICES, INC.	28759	2/3/2026	PREVENTIVE MAINTENANCE - G	210.00	210.00
	Voucher:							
399239	5/8/2026	140783	QUEST HEATING AND AIR	1076	4/17/2026	REPAIR DAIKIN VRV - FIRE STAT	618.10	618.10
	Voucher:							
399240	5/8/2026	131869	RACHLIN PARTNERS	108721	4/23/2026	CIP NO.21-18 - SPACE SHUTTLE	1,920.00	1,920.00
	Voucher:							
399241	5/8/2026	138501	RENEWELL FLEET SERVICE LLC	10796	4/23/2026	PARTS & FREIGHT	1,160.27	1,160.27
	Voucher:							
399242	5/8/2026	141037	REVELES, ESTEFANIA	Ref001772943	4/30/2026	UB Refund Cst #157314	75.00	75.00
	Voucher:							
399243	5/8/2026	106779	ROADLINE PRODUCTS INC USA	22747	4/15/2026	MATERIALS	2,815.13	
	Voucher:			22749	4/21/2026	2'X2'X12' POSTS	2,024.00	
				22750	4/23/2026	2'X2'X12' POSTS	2,024.00	6,863.13
399244	5/8/2026	103869	ROBERTSON'S	829500	4/22/2026	SUPPLIES	549.03	
	Voucher:			829593	4/22/2026	SUPPLIES	854.96	1,403.99
399245	5/8/2026	121638	ROSS, BRITTIN	4/29/26	5/4/2026	CONTRACTED VET SERVICES	1,000.00	
	Voucher:			5/1/26	5/4/2026	CONTRACTED VET SERVICES	1,000.00	2,000.00
399246	5/8/2026	119058	S & L SECURITY, INC.	19.4367	4/20/2026	4/11/26 - CMSC 2 UNARMED SEC	256.00	256.00
	Voucher:							
399247	5/8/2026	104020	SAN DIEGO POLICE EQUIP COM	668269	4/12/2026	AMMUNITION	4,975.59	4,975.59
	Voucher:							
399248	5/8/2026	107239	SHERWIN-WILLIAMS	98297175170426	4/29/2026	PAINT	240.50	
	Voucher:			15917171330426	4/28/2026	PAINT & SUPPLIES	34.27	274.77

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399249	5/8/2026	135638	SOUTHERN CALIF SECURITY CE	148347	4/28/2026	SCI DND & AMERICAN DND SD	49.72	49.72
	Voucher:							
399251	5/8/2026	104208	SOUTHERN CALIFORNIA EDISON	600001512301/AP	4/20/2026	600001512301 - 3/02 - 03/30/26	9,448.29	
	Voucher:			700454811422/AP	4/20/2026	700454811422 - 3/17 - 04/15/26	30.47	
				700863738665/AP	4/24/2026	700863738665 - 3/10 - 4/08/26	5,770.59	
				700583494147/AP	4/22/2026	700583494147 - 03/19 - 04/19/26	132.72	
				700291198488/AP	4/20/2026	700291198488 - 03/17 - 4/15/26	62.05	
				700466444045/AP	4/29/2026	700466444045 - 3/26 - 04/26/26	53.22	
				700652203287/AP	4/23/2026	700652203287 - 03/20 - 04/20/26	15.73	
				700652159639/AP	4/23/2026	700652159639 - 03/20 - 04/20/26	18.64	
				700976840766/AP	4/10/2026	700976840766 - 3/09 - 4/7/26	250.96	
				700121901863/AP	4/28/2026	700121901863 - 3/25 - 04/23/26	489.58	
				700106759153/AP	4/30/2026	700106759153 - 3/31 - 04/29/26	316.25	
				700348564995/AP	4/27/2026	700348564995 - 03/24 - 04/22/26	32.17	
				700266575242/AP	4/27/2026	700266575242 - 03/24 - 04/22/26	31.11	
				700365003970/AP	4/30/2026	700365003970 - 3/9 - 4/7/26	2,267.55	
				700976840867/AP	4/17/2026	700976840867 - 03/16 - 04/14/26	423.36	
				700621619288/AP	5/1/2026	700621619288 - 3/27 - 04/27/26	6,249.18	25,591.87
399252	5/8/2026	104210	SOUTHERN CALIFORNIA GAS CC	050 006 7900 0/AF	4/27/2026	050 006 7900 0 - 3/25 - 04/23/26	723.73	
	Voucher:			010 705 9200 9/AF	4/6/2026	010 705 9200 9 - 03/04 - 04/02/26	35.86	759.59

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399255	5/8/2026	104256	STAPLES ADVANTAGE	6061844568	4/25/2026	OFFICE SUPPLIES	63.85	
	Voucher:			6059138078	3/25/2026	OFFICE SUPPLIES	285.11	
				6059138066	3/25/2026	OFFICE SUPPLIES	351.26	
				6059138077	3/25/2026	OFFICE SUPPLIES	118.20	
				6059138071	3/25/2026	OFFICE SUPPLIES	346.02	
				6059138069	3/25/2026	OFFICE SUPPLIES	96.57	
				6059138068	3/25/2026	OFFICE SUPPLIES	410.54	
				6059138063	3/25/2026	OFFICE SUPPLIES	167.66	
				6059138058	3/25/2026	OFFICE SUPPLIES	32.74	
				6061844569	4/25/2026	OFFICE SUPPLIES	96.73	
				6061844563	4/25/2026	OFFICE SUPPLIES	259.56	
				6059138080	3/25/2026	OFFICE SUPPLIES	38.11	
				6059138079	3/25/2026	OFFICE SUPPLIES	287.29	
				6061844548	4/25/2026	OFFICE SUPPLIES	38.99	
				6061844547	4/25/2026	OFFICE SUPPLIES	186.37	
				6061844546	4/25/2026	OFFICE SUPPLIES	210.35	
				6061844541	4/25/2026	OFFICE SUPPLIES	140.95	
				6061844538	4/25/2026	OFFICE SUPPLIES	18.49	
				6061844536	4/25/2026	OFFICE SUPPLIES	52.59	
				6061844571	4/25/2026	OFFICE SUPPLIES	35.88	
				6061844564	4/25/2026	OFFICE SUPPLIES	351.26	
				6061844535	4/25/2026	OFFICE SUPPLIES	20.10	
				6061844539	4/25/2026	OFFICE SUPPLIES	106.57	
				6061844561	4/25/2026	OFFICE SUPPLIES	96.57	
				6061844562	4/25/2026	OFFICE SUPPLIES	56.02	
				6061844556	4/25/2026	OFFICE SUPPLIES	299.46	
				6061844550	4/25/2026	OFFICE SUPPLIES	306.06	
				6061844572	4/25/2026	OFFICE SUPPLIES	149.30	
				6061844574	4/25/2026	OFFICE SUPPLIES	49.32	
				6061844558	4/25/2026	OFFICE SUPPLIES	80.49	
				6061844542	4/25/2026	OFFICE SUPPLIES	48.48	
				6061844537	4/25/2026	OFFICE SUPPLIES	39.61	
				6061844566	4/25/2026	OFFICE SUPPLIES	4.62	
				6061844565	4/25/2026	OFFICE SUPPLIES	100.46	
				6061844551	4/25/2026	OFFICE SUPPLIES	26.20	

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
				6061844540	4/25/2026	OFFICE SUPPLIES	176.97	
				6061844573	4/25/2026	OFFICE SUPPLIES	41.99	
				6061844545	4/25/2026	OFFICE SUPPLIES	190.58	
				6061844567	4/25/2026	OFFICE SUPPLIES	38.11	
				6061844544		CREDIT MEMO	-60.36	
				6061844552	4/25/2026	OFFICE SUPPLIES	188.67	5,547.74
399256	5/8/2026	104264	STATE CONTROLLERS OFFICE	FAUD-00005204	4/8/2026	ANNUAL STREET REPORT 7/1/25	3,932.88	3,932.88
	Voucher:							
399257	5/8/2026	107355	STERICYCLE, INC	8013950534	4/3/2026	MONTHLY CHARGES	832.00	832.00
	Voucher:							
399258	5/8/2026	104283	STERLING SECURITY SYSTEMS	46890	4/30/2026	SERVICE CALL - SPACE CENTER	210.00	210.00
	Voucher:							
399259	5/8/2026	104329	SUNSET PRINTER	49364	3/31/2026	FORMS	141.94	141.94
	Voucher:							
399260	5/8/2026	135376	TCM, J. GALT, INC.	1680	4/6/2026	WATER SYSTEMS MAINTENANC	2,500.00	
	Voucher:			1662	3/3/2026	WATER SYSTEMS MAINTENANC	2,500.00	
				1708	4/30/2026	WATER SYSTEMS MAINTENANC	2,500.00	
				1697	4/29/2026	WATER SYSTEMS MAINTENANC	21,675.04	29,175.04
399261	5/8/2026	124421	TETRA TECH, INC.	52581500	4/30/2026	CIP NO.20-35 FIRESTONE BLVD.	19,662.50	
	Voucher:			52581551	4/30/2026	CIP NO.20-35 FIRESTONE BLVD.	11,061.21	30,723.71
399262	5/8/2026	137334	TEXTRON E-Z-GO LLC	94635141	4/22/2026	PARTS& LABOR	1,329.67	
	Voucher:			94636607	4/23/2026	PARTS	25.21	
				94636606	4/23/2026	PARTS	770.04	2,124.92
399263	5/8/2026	121979	THE COUNSELING TEAM INT'L	INV109514	4/20/2026	PSYCH TESTING	350.00	350.00
	Voucher:							
399264	5/8/2026	123240	THE EMBLEM AUTHORITY	51322	3/24/2026	DOWNEY PD SHOULDER PATCH	760.00	760.00
	Voucher:							
399265	5/8/2026	138291	THE FERGUSON GROUP, LLC	INV6134	5/1/2026	PROFESSIONAL SERVICE AGRE	6,000.00	
	Voucher:			INV6358	5/4/2026	PROFESSIONAL SERVICE AGRE	6,000.00	12,000.00
399266	5/8/2026	134950	THE LLOYD PEST CONTROL, INC	9232293	4/24/2026	MOSQUITO SERVICE PROGRAM	190.00	
	Voucher:			9231101	4/23/2026	COMMERCIAL SERVICE PROGR/	35.00	
				9231102	4/23/2026	4 CANISTERS MOSQUITO - MAIN	152.00	377.00
399267	5/8/2026	131985	THE RADAR SHOP INC,	16855	2/4/2026	ON SITE LIDAR RE-CERTIFICATI	620.00	620.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399268	5/8/2026	116871	THE REGENTS OF THE UNIVERS	3013-1568	4/24/2026	SERVICE AGREEMENT FOR CON	7,041.11	7,041.11
	Voucher:							
399269	5/8/2026	116871	THE REGENTS OF THE UNIVERS	12982835	5/5/2026	ONLAW PRO - REAL PROPERTY	184.00	184.00
	Voucher:							
399270	5/8/2026	103017	TIME WARNER CABLE	188353901042126	4/21/2026	188353901 - 04/22 - 05/21/26	125.62	
	Voucher:			188361801041426	4/14/2026	188361801 - 04/20 - 05/19/26	1,227.00	
				188361601040126	4/1/2026	188361601 - 04/01 - 04/30/26	211.83	1,564.45
399271	5/8/2026	124672	T-MOBILE USA INC.	L2604150208	4/15/2026	GPS LOCATE 26-11988	115.00	115.00
	Voucher:							
399272	5/8/2026	124672	T-MOBILE USA INC.	993029675/APR26	4/21/2026	993029675 - 3/21 - 04/20/26	112.55	112.55
	Voucher:							
399273	5/8/2026	140375	TRAUMA REMEDIATION SRVCS L	12182025066	4/30/2026	JAIL CELL CLEANING	1,475.00	1,475.00
	Voucher:							
399274	5/8/2026	108324	U.S. ARMOR CORPORATION	52346	4/14/2026	L. ENRIQUEZ	599.40	599.40
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399276	5/8/2026	120080	UNIFORM DEPOT INC., DBA: MR.	9399	4/7/2026	CHRISTIAN MARTINEZ1	182.21	
	Voucher:			9400	4/7/2026	A. ZIPPERIAN	375.59	
				9401	4/7/2026	RICHARD SLAYMAN	375.59	
				9398	2/4/2026	ANTHONY VASQUEZ	557.75	
				9426	4/7/2026	JULIO MUNOZ	751.18	
				9427	4/7/2026	JAKE BIERS	412.04	
				9428	4/7/2026	DAVID SWINDLER	375.59	
				9431	4/4/2026	UNIFORM SERVICES & SUPPLIE	128.07	
				9432	4/6/2026	NATHAN AMPUDIA	331.28	
				9433	4/17/2026	JORGE VALDIVIA	256.25	
				9422	4/7/2026	T. CLARK	751.18	
				9425	4/7/2026	DAVID MOLINA	375.59	
				9423	4/7/2026	ANTHONTY SOLIS	375.59	
				9424	4/7/2026	JEREMY HERNANDEZ	375.59	
				9421	4/7/2026	R. SAMPSON	797.57	
				9402	4/7/2026	T. FOSKARINO	740.13	
				9403	4/7/2026	AARON ORENS	726.98	
				9417	4/7/2026	DONOVAN ROMERO	751.18	
				9418	4/7/2026	CHRIS BOHANNON	364.54	
				9419	4/7/2026	J. VILLANUEVA	386.64	
				9420	4/7/2026	ALEX GUZMAN	364.54	9,755.08
399277	5/8/2026	126723	UNITED PACIFIC SERVICES, INC.	26-0307-2	3/7/2026	TREE TRIMMING SERVICES 7/1/2	8,513.00	
	Voucher:			26-0411-1	4/11/2026	TREE TRIMMING SERVICES 7/1/2	15,441.00	23,954.00
399278	5/8/2026	134422	VALDIVIA, JORGE	6/8/26 - 6/11/26	5/4/2026	MEALS, TRAVEL - FIELD TRAININ	132.02	132.02
	Voucher:							
399279	5/8/2026	119815	VAN, DAVID	6/15 - 6/17/26	5/4/2026	MEALS, TRAVEL - SLI SESSION 5	285.26	285.26
	Voucher:							
399280	5/8/2026	119815	VAN, DAVID	7/20 - 7/22/26	4/22/2026	MEALS, TRAVEL - SLI SESSION V	284.54	284.54
	Voucher:							
399281	5/8/2026	141036	VEGA, ANGELA	Ref001772942	4/30/2026	UB Refund Cst #152703	53.56	53.56
	Voucher:							
399282	5/8/2026	132112	VERIZON CONNECT NWF, INC.	613000081420	5/1/2026	100000175537 - 04/01 - 04/30/26	692.23	692.23
	Voucher:							
399283	5/8/2026	112607	VERIZON WIRELESS	6140689195	4/10/2026	242074529-00001 - 03/11 - 04/10/2	120.12	
	Voucher:			6142207995	4/28/2026	270145074-00019 - 3/28 - 04/28/26	247.50	367.62

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399284	5/8/2026	119054	WARINO, JIM	33890	4/30/2026	INSTRUCTOR FEE	184.80	
	Voucher:			33891	4/30/2026	INSTRUCTOR FEE	45.50	
				33896	4/30/2026	INSTRUCTOR FEE	45.50	
				33897	4/30/2026	INSTRUCTOR FEE	469.00	744.80
399285	5/8/2026	128429	WESTERN AUDIO VISUAL	23816	3/31/2026	CMSC - NETWORK RECONFIGUI	18,180.00	18,180.00
	Voucher:							
399286	5/8/2026	124678	YOUNGBLOOD & ASSOCIATES	2779A - APR26	4/15/2026	POLYGRAPH EXAMINATION SER	700.00	
	Voucher:			2786A	4/24/2026	POLYGRAPH EXAMINATION SER	350.00	1,050.00
399287	5/8/2026	138681	Z & K CONSULTANTS, INC.	2317	4/22/2026	INSPECTION SERVICES FOR TH	10,360.00	
	Voucher:			2318	5/1/2026	INSPECTION SERVICES FOR TH	2,368.00	
				2319	5/1/2026	INSPECTION SERVICES FOR TH	4,736.00	17,464.00
399288	5/8/2026	138125	Z3 SAFETY	INV-11102	3/31/2026	WIPES	225.29	225.29
	Voucher:							
399289	5/8/2026	140664	ZARAGOZA CONSTRUCTION	131	4/28/2026	ASPHALT/CONCRETE DUMP - 92	2,240.00	2,240.00
	Voucher:							
399290	5/8/2026	136627	ZENON, SAUL, DBA; TACOS ZEN(	5/6/26	5/6/2026	EE APPRECIATION PICNIC 5/6/2(	3,894.00	3,894.00
	Voucher:							
30004704	5/1/2026	104915	CALPERS	Ben1772929	5/1/2026	ANTHEM SELECT HMO: PAYMEN	679,106.84	679,106.84
	Voucher:							
30004705	5/1/2026	107444	CALIFORNIA PUBLIC EMPLOYEE!	Ben1772931	5/1/2026	PERS EPMC: PAYMENT	505,538.26	505,538.26
	Voucher:							
30004708	5/1/2026	131237	VOYA/BPAS ANNUITY HRA019	Ben1772937	5/1/2026	CONTRIBUTIONS TO RHSP: PAY	25,109.52	25,109.52
	Voucher:							

Sub total for BANK OF THE WEST: 2,100,647.37

213 checks in this report.

Grand Total All Checks: 2,589,389.87

Bank : space BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
142	5/15/2026	140854	FUTBOL AMATENSE, AFJA	AFJA-COS-001 - 2	5/7/2026	FINAL PAYMENT SCIENCE SPOR	7,500.00	7,500.00
	Voucher:							
143	5/15/2026	130753	SOUTHERN CALIF PUBLIC RADIC	3618-1	4/26/2026	MARKETING CITY OF STEM 2026	5,000.00	5,000.00
	Voucher:							
						Sub total for BANK OF THE WEST:		12,500.00

Bank : bow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
2830	5/15/2026	125374	US BANK, N.A. - MINNESOTA	3207074	4/9/2026	WIRE TRANSFER	778,578.13	778,578.13
	Voucher:							
2831	5/15/2026	125374	US BANK, N.A. - MINNESOTA	3206722	4/9/2026	WIRE TRANSFER	673,815.63	673,815.63
	Voucher:							

Sub total for BANK OF THE WEST: 1,452,393.76

Bank : ebow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
16001	5/15/2026	110278	BARDEN-PARSLEY, TIFFANY	33691	5/6/2026	EFT- INSTRUCTOR FEE	386.40	
	Voucher:			33697	5/6/2026	EFT- INSTRUCTOR FEE	480.90	
				33702	5/6/2026	EFT- INSTRUCTOR FEE	349.30	1,216.60
16002	5/15/2026	131928	BTI COMMUNICATIONS GROUP, L	4282025	4/28/2026	EFT - CAMERA, KEYPAD, & ANTE	471.84	
	Voucher:			83778	5/3/2026	EFT - MONTHLY ALARM MONITO	49.99	521.83
16003	5/15/2026	111817	CAUSLY, CARL	33636	5/6/2026	EFT- INSTRUCTOR FEE	4,726.40	4,726.40
	Voucher:							
16004	5/15/2026	139765	COBB, DREW	DC051226	5/12/2026	EFT - 5/9 - 5/15 ELITE BASKETBA	750.00	750.00
	Voucher:							
16005	5/15/2026	101356	DOWNEY CITY EMPL ASSOC (MA	Ben1774184	5/15/2026	EFT - IBEW DUES: PAYMENT	1,443.61	1,443.61
	Voucher:							
16006	5/15/2026	101355	DOWNEY CITY EMPLOYEES ASS	Ben1774182	5/15/2026	EFT -DCEA MISC DUES: PAYMEN	772.00	772.00
	Voucher:							
16007	5/15/2026	101365	DOWNEY FIREMEN'S ASSN-IAFF	Ben1774174	5/15/2026	EFT -FIRE DUES: PAYMENT	5,812.18	5,812.18
	Voucher:							
16008	5/15/2026	101373	DOWNEY POLICE OFFICERS ASS	Ben1774176	5/15/2026	EFT -DPOA DUES (POLICE ASSC	5,050.00	5,050.00
	Voucher:							
16009	5/15/2026	101374	DOWNEY POLICE-FIRE MEMORIA	Ben1774172	5/15/2026	EFT -FIRE/POLICE TRUST: PAYM	799.00	799.00
	Voucher:							
16010	5/15/2026	101375	DOWNEY PUB SAFETY EMP ASSI	Ben1774188	5/15/2026	EFT -SAFETY DUES: PAYMENT	1,080.00	1,080.00
	Voucher:							
16011	5/15/2026	136126	EVOLUTION ATHLETICS ACADEM	33919 - 2 OF 2	5/12/2026	EFT - INSTRUCTOR FEE	215.60	
	Voucher:			33920 - 2 OF 2	5/12/2026	EFT - INSTRUCTOR FEE	57.40	273.00
16012	5/15/2026	134741	IBOOKPARK, INC.	DCL-2026042801	5/11/2026	EFT - BOOKS	638.69	638.69
	Voucher:							
16013	5/15/2026	124953	ICMA, 108479 & 108481	Ben1774194	5/15/2026	EFT -LOAN PAYMENTS: PAYMEN	1,796.62	1,796.62
	Voucher:							
16014	5/15/2026	124952	ICMA, PLAN 300820	Ben1774200	5/15/2026	EFT -DEF COMP (SEAACA DEF C	3,643.54	3,643.54
	Voucher:							
16015	5/15/2026	139366	INFINITY TECHNOLOGIES	5471	5/8/2026	EFT - INFORMATION TECHNOLO	111,264.00	111,264.00
	Voucher:							

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
16019	5/15/2026	102078	INGRAM LIBRARY SERVICES LLC	96352943	5/4/2026	EFT - SUPPLIES	4.93	
	Voucher:			96418052	5/6/2026	EFT - SUPPLIES	113.35	
				96418061	5/6/2026	EFT - SUPPLIES	54.21	
				96418064	5/6/2026	EFT - SUPPLIES	14.78	
				96418071	5/6/2026	EFT - SUPPLIES	39.43	
				96418084	5/6/2026	EFT - SUPPLIES	300.63	
				96418087	5/6/2026	EFT - SUPPLIES	24.64	
				96352942	5/4/2026	EFT - BOOKS	19.98	
				96361073	5/4/2026	EFT - BOOKS	21.91	
				96418044	5/6/2026	EFT - BOOKS	144.48	
				96418045	5/6/2026	EFT - BOOKS	13.24	
				96418046	5/6/2026	EFT - BOOKS	53.25	
				96418047	5/6/2026	EFT - BOOKS	34.26	
				96418048	5/6/2026	EFT - BOOKS	18.99	
				96418049	5/6/2026	EFT - BOOKS	13.79	
				96418050	5/6/2026	EFT - BOOKS	11.80	
				96418051	5/6/2026	EFT - BOOKS	12.51	
				96418053	5/6/2026	EFT - BOOKS	17.66	
				96418054	5/6/2026	EFT - BOOKS	18.76	
				96418055	5/6/2026	EFT - BOOKS	8.95	
				96418056	5/6/2026	EFT - BOOKS	32.63	
				96418057	5/6/2026	EFT - BOOKS	12.36	
				96418058	5/6/2026	EFT - BOOKS	41.11	
				96418059	5/6/2026	EFT - BOOKS	26.34	
				96418060	5/6/2026	EFT - BOOKS	19.36	
				96418062	5/6/2026	EFT - BOOKS	14.50	
				96418063	5/6/2026	EFT - BOOKS	45.57	
				96418079	5/6/2026	EFT - BOOKS	38.24	
				96418080	5/6/2026	EFT - BOOKS	25.97	
				96418081	5/6/2026	EFT - BOOKS	117.03	
				96418082	5/6/2026	EFT - BOOKS	87.60	
				96418083	5/6/2026	EFT - BOOKS	441.57	
				96418085	5/6/2026	EFT - BOOKS	28.95	
				96418086	5/6/2026	EFT - BOOKS	38.15	
				96418065	5/6/2026	EFT - BOOKS	14.11	

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
				96418066	5/6/2026	EFT - BOOKS	43.20	
				96418067	5/6/2026	EFT - BOOKS	20.64	
				96418068	5/6/2026	EFT - BOOKS	20.18	
				96418069	5/6/2026	EFT - BOOKS	14.11	
				96418070	5/6/2026	EFT - BOOKS	13.07	
				96418072	5/6/2026	EFT - BOOKS	15.04	
				96418073	5/6/2026	EFT - BOOKS	7.92	
				96418074	5/6/2026	EFT - BOOKS	256.11	
				96418075	5/6/2026	EFT - BOOKS	27.22	
				96418076	5/6/2026	EFT - BOOKS	39.53	
				96418077	5/6/2026	EFT - BOOKS	12.29	
				96418078	5/6/2026	EFT - BOOKS	23.31	2,417.66
16020	5/15/2026	139312	JONCO ENTERPRISES INC.	1249	5/4/2026	EFT - CITYWIDE BUS STOP CLEA	7,525.00	7,525.00
	Voucher:							
16021	5/15/2026	119022	METLIFE SMALL BUSINESS CTR	Ben1774192	5/15/2026	EFT -METLIFE DENTAL: PAYMEN	23.88	23.88
	Voucher:							
16022	5/15/2026	126174	OCEAN BLUE ENVIRONMENTAL S	42787	4/30/2026	EFT - HAZARDOUS WASTE REMI	7,812.62	7,812.62
	Voucher:							
16023	5/15/2026	116715	PARS - DOWNEY, U.S. BANK NA. I	Ben1774180	5/15/2026	EFT -DOWNEY P/T PARS RETIRE	12,192.46	12,192.46
	Voucher:							
16024	5/15/2026	126043	PARS - SEAACA, U.S. BANK N.A. I	Ben1774198	5/15/2026	EFT - SEAACA P/T PARS RETIRE	1,393.11	1,393.11
	Voucher:							
16025	5/15/2026	126043	PARS - SEAACA, U.S. BANK N.A. I	60309	5/6/2026	EFT - ANNUAL ASSET FEE	365.69	365.69
	Voucher:							
16026	5/15/2026	137018	PHILLIPS FEED SERVICE, INC.	91964285	4/29/2026	EFT - PET FOOD & SUPPLIES	743.76	743.76
	Voucher:							
16027	5/15/2026	124835	RAMIREZ, BRYAN	4/24/26	4/24/2026	EFT - 5/9/26 - DJ SNARF EVENT	1,000.00	1,000.00
	Voucher:							
16028	5/15/2026	133031	RBL PLUMBING	1403	4/29/2026	EFT- RIO HONDO CTRY CLUB	717.00	
	Voucher:			1404	4/30/2026	EFT- WILDERNESS PARK	725.50	
				1411	4/22/2026	EFT - MAINTENANCE YARD	161.50	
				1412	4/29/2026	EFT - FIRESTATION 1	140.00	
				1414	4/22/2026	EFT - APOLLO PARK	304.50	
				1415	4/23/2026	EFT- APOLLO PARK	725.50	2,774.00

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
16029	5/15/2026	139823	RODRIGUEZ JANITORIAL, SERVI	INV10386	4/30/2026	EFT - JANITORIAL SERVICES FY	4,000.00	4,000.00
	Voucher:							
16030	5/15/2026	123451	SOUTHERN COUNTIES FUELS	IN-0000314035	3/12/2026	EFT - OIL, SHELL RETELLA, CA E	2,776.40	
	Voucher:			IN-0000345424	4/29/2026	EFT- FUEL	1,854.37	
				IN-0000345423	4/29/2026	EFT- FUEL	12,015.51	16,646.28
16031	5/15/2026	137532	STAR-DUST TOURS INC., DBA TH	4-10-26-B	4/25/2026	EFT - CHARTER BUS SERVICES	1,150.00	1,150.00
	Voucher:							
16032	5/15/2026	104500	STEWART, TONI	33821	5/6/2026	EFT- INSTRUCTOR FEE	152.60	
	Voucher:			34650	5/6/2026	EFT- INSTRUCTOR FEE	98.00	250.60
16033	5/15/2026	126669	TAYLOR ENTERTAINMENT INC.	5/9/26, 10-2PM	1/1/2026	EFT - FACE PAINTING, BALLOON	1,029.83	1,029.83
	Voucher:							
16034	5/15/2026	138229	TENNIS MAKER INC.	33873	5/6/2026	EFT- INSTRUCTOR FEE	329.00	
	Voucher:			34777	5/6/2026	EFT- INSTRUCTOR FEE	1,268.40	
				34775	5/6/2026	EFT- INSTRUCTOR FEE	758.80	
				34776	5/6/2026	EFT- INSTRUCTOR FEE	1,400.00	
				33865	5/6/2026	EFT- INSTRUCTOR FEE	1,265.60	
				33866	5/6/2026	EFT- INSTRUCTOR FEE	1,772.40	
				34778	5/6/2026	EFT- INSTRUCTOR FEE	1,523.20	
				33863	5/6/2026	EFT- INSTRUCTOR FEE	378.00	
				33864	5/6/2026	EFT- INSTRUCTOR FEE	1,142.40	
				33877	5/6/2026	EFT- INSTRUCTOR FEE	86.80	
				33881	5/6/2026	EFT- INSTRUCTOR FEE	848.40	
				33885	5/6/2026	EFT- INSTRUCTOR FEE	848.40	11,621.40
16035	5/15/2026	128404	THE SAUCE CREATIVE SERV CO	8164	5/4/2026	EFT- CMSC GENERAL INFO TRI	852.70	852.70
	Voucher:							
16036	5/15/2026	123934	TYLER TECHNOLOGIES, INC.	45-561388	5/1/2026	EFT - EERP ANNUAL SAAS FEEE	900.00	
	Voucher:			45-561984	5/1/2026	EFT - EERP ANNUAL SAAS FEEE	8,800.00	9,700.00
16037	5/15/2026	120747	VENUETECH MANAGEMENT GR	1020	5/1/2026	EFT - DOWNEY THEATRE - MAN	24,078.60	24,078.60
	Voucher:							
16038	5/15/2026	137833	VERDANT LANDSCAPING, INC.	21098	4/27/2026	EFT - WEED ABATEMENT WILDE	2,880.00	
	Voucher:			21099	4/27/2026	EFT - WATERYARD CLEANUP 4/8	260.00	
				20673	4/7/2026	EFT- WEED ABATEMENT 4/2/26 #	1,536.00	4,676.00
16039	5/15/2026	100101	VOYA - DEFERRED COMP, NO.66	Ben1774178	5/15/2026	EFT -ROTH VOYA DEF COMP PO	75,131.82	75,131.82
	Voucher:							

Bank : ebow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
16040	5/15/2026	104735	WATER REPLENISHMENT DISTRI	MAR/26	5/5/2026	EFT - MONTH ENDING MARCH 2(	525,255.30	525,255.30
	Voucher:							

Sub total for BANK OF THE WEST: 850,428.18

Bank : bow BANK OF THE WEST

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
91208	5/8/2026	132683	ZARABANDA PRODUCTION	TF 2026-016	5/8/2026	HANDWRITTEN CHECK #1118 - 5	17,200.00	17,200.00
	Voucher:							
91209	5/8/2026	126018	AUNTIE M CREATIVE CONSULTAI	26-0693	5/8/2026	HANDWRITTEN CHECK #1119 - 5	10,607.92	10,607.92
	Voucher:							
399291	5/15/2026	113692	A&G SALES	47355	5/5/2026	LABOR AND MATERIALS - ADD M	1,082.58	
	Voucher:			47356	5/5/2026	LABOR AND MATERIALS - ADD M	1,285.61	
				47358	5/5/2026	LABOR WELD PICKETS ON WRO	575.00	
				47343	5/5/2026	LABOR AND MATERIALS - GATE,	763.24	3,706.43
399292	5/15/2026	137048	ABSOLUTE SOFTWARE, INC.	INV01829279	2/13/2026	MOBILITY ANNUAL SOFTWARE M	1,344.60	1,344.60
	Voucher:							
399293	5/15/2026	138933	ACADEMY WORLDWIDE, LLC	1030	5/8/2026	APRIL 2026 JIU JITSU CLASSES	2,000.00	2,000.00
	Voucher:							
399294	5/15/2026	124465	ADLERHORST INTERNATIONAL, I	124848	4/28/2026	APRIL 2026 ON-SITE TRAINING -	484.00	484.00
	Voucher:							
399295	5/15/2026	135303	ADVANCED ALARM & FIRE INC.	913781	4/30/2026	MONTHLY MONITORING SERVIC	195.00	
	Voucher:			913699	4/6/2026	MONTHLY MONITORING SERVIC	195.00	390.00
399296	5/15/2026	140909	AGILE OCCUPATIONAL, MEDICIN	EM079370	5/6/2026	APRIL 2026 PRE-EMPLOYMENT I	390.00	390.00
	Voucher:							
399297	5/15/2026	141073	AGUIRRE, DEBBIE	26-08593	4/23/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399298	5/15/2026	107157	AIR SOURCE INDUSTRIES	982415	4/30/2026	CYLINDER RENTAL - FIRE DEPT	399.10	
	Voucher:			982549	4/30/2026	HAZARDOUS MATERIALS	327.70	726.80
399299	5/15/2026	141060	ALL CITIES HOME SOLUTIONS	2-00773567	4/30/2026	REFUND C&D DEPOSIT BLD26-0	2,500.00	2,500.00
	Voucher:							
399300	5/15/2026	100163	ALL CITY MANAGEMENT SERVIC	PS-INV105659	5/1/2026	CROSSING GUARD SERVICES F	19,198.56	19,198.56
	Voucher:							
399301	5/15/2026	116013	ALLSTAR FIRE EQUIPMENT, INC.	272058	4/29/2026	TURNOUT COAT & VELCRO PAN	2,828.80	
	Voucher:			271132	3/19/2026	TURNOUT PANTS	1,602.25	4,431.05
399302	5/15/2026	119262	ALPHA QUALITY CONCRETE, INC	180	5/1/2026	MATERIALS FOR CURB REPAIR -	550.00	
	Voucher:			295	5/1/2026	CENTER MEDIAN CURB - IMPER	4,250.00	
				296	5/4/2026	CENTER MEDIAN CURB - IMPER	4,500.00	9,300.00
399303	5/15/2026	137195	ALTA LANGUAGE SERVICES INC.	IS844639	4/30/2026	LISTENING & SPEAKING TEST	144.00	144.00
	Voucher:							
399304	5/15/2026	107767	AMTECH ELEVATOR SERVICES	151402319578	4/13/2026	ELEVATOR MAINTENANCE SERV	4,123.14	4,123.14
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399305	5/15/2026	111993	APPLE ONE EMPLOYMENT SERV	1-7284625	4/22/2026	TEMP - ADMIN ASSISTANT - PLAI	671.55	
	Voucher:			1-7284624	4/22/2026	TEMP - EXECUTIVE SECRETARY	1,934.40	
				1-7280716	4/15/2026	TEMP - ADMIN ASSISTANT - PLAI	732.60	
				1-7280715	4/15/2026	TEMP - EXECUTIVE SECRETARY	1,935.75	
				1-7288975	4/29/2026	TEMP - EXECUTIVE SECRETARY	1,913.50	
				1-7288976	4/29/2026	TEMP - ADMIN ASSISTANT I - PL/	932.40	8,120.20
399306	5/15/2026	125759	AQUASANI WATER	HHH020009036	5/5/2026	WATER SERVICE - FINANCE	50.95	
	Voucher:			HHH020009035	5/5/2026	WATER SERVICE - PLANNING	100.90	
				HHH020009037	5/5/2026	WATER SERVICE - FIRE DEPT	70.93	222.78
399307	5/15/2026	133964	ARAMSCO, INC.	S7659820.002	4/23/2026	SUPPLIES	65.84	
	Voucher:			S7672558.001	4/24/2026	SUPPLIES	2,951.76	
				S7672570.001	4/24/2026	SUPPLIES	1,011.66	
				S7670692.001	4/24/2026	SUPPLIES	279.16	
				S7685426.001	4/30/2026	SUPPLIES	832.95	
				S7685420.001	4/30/2026	SUPPLIES	2,536.37	
				S7685426.002	5/6/2026	SUPPLIES	276.87	
				S7685420.002	5/5/2026	SUPPLIES	415.31	8,369.92
399308	5/15/2026	114463	AT&T	APR/26	4/26/2026	ACCT# 287343698778 - 3/27 - 04/	1,151.30	1,151.30
	Voucher:							
399309	5/15/2026	141077	BARBA, AMERICA	26-07788	4/30/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399310	5/15/2026	132853	BARR COMMERCIAL DOOR REPA	5149	5/1/2026	DOOR REPAIR - BJRC SENIOR C	425.00	425.00
	Voucher:							
399311	5/15/2026	139083	BAUER ENTERTAINMENT MARKE	24-1070B-USA-26	12/3/2025	MARKETING SERVICES	995.00	995.00
	Voucher:							
399312	5/15/2026	114093	BEST BEST & KRIEGER	1060432	5/5/2026	APRIL PROFESSIONAL SERVICE	1,445.00	
	Voucher:			1060431	5/5/2026	APRIL PROFESSIONAL SERVICE	552.50	1,997.50
399313	5/15/2026	137269	BJ PARTY SUPPLIES	66430	1/20/2026	5/9/26 STAGE RENTAL - APOLLO	1,705.00	1,705.00
	Voucher:							
399314	5/15/2026	126130	BLUE VIOLET NETWORKS, LLC	H79698	5/8/2026	APRIL 26 SIP TRUNKS, DID#, E91	56.00	56.00
	Voucher:							
399315	5/15/2026	100521	BOB MARDIGIAN FLOOR COVERI	5626	5/5/2026	REPAIR, INSTALL FLOORING - PI	475.00	475.00
	Voucher:							
399316	5/15/2026	140629	CANNON CORPORATION	95363	3/11/2026	CIP NO.25-20 STRUCTURAL ASS	3,320.67	3,320.67
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399317	5/15/2026	119842	CASWELL, MARK	MAY/26	5/7/2026	REIMBURSE DOWNEY PD EXPL(	2,055.00	2,055.00
	Voucher:							
399318	5/15/2026	119842	CASWELL, MARK	6/11 - 6/13/26	5/12/2026	MEALS,TRAVEL - SLI SESSION 1	388.50	388.50
	Voucher:							
399319	5/15/2026	119842	CASWELL, MARK	7/16 - 7/18/26	5/12/2026	7/16 - 7/18/26 - MEALS & TRAVEL	388.50	388.50
	Voucher:							
399320	5/15/2026	141064	CERNA, GILBERTO	1-00255088	4/30/2026	INSPECTION & MATERIALS TEST	2,006.90	2,006.90
	Voucher:							
399321	5/15/2026	108188	CERTIFIED FIRE EXTINGUISHER	187281	4/27/2026	CO2 FIRE EXTINGUISHER RENT/	600.00	600.00
	Voucher:							
399322	5/15/2026	141057	CHELOLETTY ENGINEERING INC	2-00766713	4/30/2026	REFUND C&D DEPOSIT BLD25-0	2,834.12	2,834.12
	Voucher:							
399323	5/15/2026	126128	CINTAS CORPORATION NO.3	4267978337	5/4/2026	SCRAPER,MAT, UNIFORM	262.04	262.04
	Voucher:							
399324	5/15/2026	126128	CINTAS CORPORATION NO.3	4267930370	5/1/2026	TOWELS	35.00	
	Voucher:			4267978594	5/4/2026	SCRAPER, TOWELS, MAT, & UNI	55.97	
				4267999857	5/4/2026	TOWELS	35.00	125.97
399325	5/15/2026	128276	CINTAS FIRST AID & SAFETY	4267930394	5/1/2026	TOWELS	95.13	
	Voucher:			4267930351	5/1/2026	TOWELS	35.00	130.13
399326	5/15/2026	136983	CISNEROS, SAMANTHA	MAR-APR/26	4/29/2026	MILEAGE, PARKING, SUPPLIES	204.16	204.16
	Voucher:							
399327	5/15/2026	100933	CLASSIC GRAPHIX	43470	4/24/2026	CITY OF DOWNEY MAINTENANC	359.13	359.13
	Voucher:							
399328	5/15/2026	122692	CLUB PROPHET SYSTEMS	INV4093018	5/1/2026	MAY 2026 POS SUBSCRIPTION	393.00	393.00
	Voucher:							
399329	5/15/2026	121935	COMMLINE INC.	524405-IN	1/28/2026	SERVICE AGREEMENT - PORTAE	2,413.00	2,413.00
	Voucher:							
399330	5/15/2026	141083	CONNOR, KELLY	26-08594	4/22/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399331	5/15/2026	141075	COX, JENNIFER	26-04168	4/30/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399332	5/15/2026	141063	CUETO, CLAUDIA AND JOSE	2-00775286	4/30/2026	INSPECTION & MATERIALS TEST	2,244.15	2,244.15
	Voucher:							
399333	5/15/2026	131494	DANIELS TIRE SERVICE, INC.	200570124	5/7/2026	GOODYEAR TIRES - STOCK - FI	2,415.07	2,415.07
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399334	5/15/2026	135711	DANNY'S JUMPERS	5/09/26	5/9/2026	5/9/26 - GAMES SNARF EVENT -	2,232.00	2,232.00
	Voucher:							
399335	5/15/2026	113290	DAPEER, ROSENBLIT & LITVAK, L	25669	3/31/2026	MARCH SPECIALIZED LEGAL SE	437.10	
	Voucher:			25666	3/31/2026	PROFESSIONAL SERVICES - MU	882.00	1,319.10
399336	5/15/2026	110663	DATAPROSE	DP2601953	4/30/2026	UTILITY BILLING - PRINT AND MA	10,798.87	10,798.87
	Voucher:							
399337	5/15/2026	140929	DAYZIS TRANSPORT INC.	D05011980	1/31/2026	TAKE OUT MIX LOAD ASPHALT, C	3,375.00	
	Voucher:			D05011966	1/24/2026	TAKE OUT MIX LOAD ASPHALT, C	4,500.00	
				D05011990	2/7/2026	TAKE OUT DIRT LOAD - IMPERIA	950.00	8,825.00
399338	5/15/2026	134964	DBA: ALLIED UNIVERSAL	18420171	5/3/2026	JAIL OPERTIONS: FY 25/26	27,846.38	27,846.38
	Voucher:							
399339	5/15/2026	132462	DE ROJAS, VANIAH	4/30 - 5/1/26	5/11/2026	PER DIEM, LODGING - DEPT HEA	312.09	312.09
	Voucher:							
399340	5/15/2026	101230	DELL MARKETING L P	10873613042	5/4/2026	DELL PRO 14 PLUS PB14250	18,752.48	18,752.48
	Voucher:							
399341	5/15/2026	101230	DELL MARKETING L P	10873613050	5/4/2026	DELL PRO 14 PLUS PB14250	15,236.40	15,236.40
	Voucher:							
399342	5/15/2026	101235	DELTA ELEVATOR CO., INC	426-2487	4/30/2026	KEY SWITCH - MAINT YARD	13.84	13.84
	Voucher:							
399343	5/15/2026	101258	DEPARTMENT OF JUSTICE, ACC	138207	4/8/2026	MARCH 2026 - FINGERPRINT API	2,891.00	2,891.00
	Voucher:							
399344	5/15/2026	141044	DG INVESTMENT INTERMEDIATE	IP00558992	4/22/2026	PREVENTATIVE MAINTENANCE &	5,340.00	5,340.00
	Voucher:							
399345	5/15/2026	118472	DIRECTV	22266238X260423	4/23/2026	22266238 - 04/22 - 05/21/26	18.24	18.24
	Voucher:							
399346	5/15/2026	101360	DOWNEY COORDINATING COUN	5/14/2026	5/12/2026	VOLUNTEER RECOGNITION DIN	100.00	100.00
	Voucher:							
399347	5/15/2026	109820	DOWNEY PATRIOT, THE	112243	4/23/2026	CITY CLERK CITY OF DOWNEY N	2,176.00	2,176.00
	Voucher:							
399348	5/15/2026	106533	DUKE SERVICE CO	413421	2/17/2026	PARTS AND LABOR - BJR SENIO	326.70	326.70
	Voucher:							
399349	5/15/2026	141035	DUKE'S ROOT CONTROL, INC.	41554R	4/30/2026	SUPPLIES	4,688.53	4,688.53
	Voucher:							
399350	5/15/2026	126175	EASTSIDE WINDOW CLEANING	41304	5/13/2026	PRESSURE WASH 2ND & 3RD FL	3,950.00	3,950.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399351	5/15/2026	131425	EUROFINS EATON ANALYTICAL, I	3800109994	12/22/2025	ANALYTICAL LABORATORY TEST	10,500.00	
	Voucher:			3800110710	12/30/2025	ANALYTICAL LABORATORY TEST	700.00	11,200.00
399352	5/15/2026	101588	EWING IRRIGATION PRODUCTS I	29742885	4/7/2026	BATTERY CONTROL	460.33	
	Voucher:			30071990	4/30/2026	SUPPLIES	1,683.00	
				30091400	5/1/2026	SUPPLIES	2,751.03	4,894.36
399353	5/15/2026	140156	FAITHFUL DOOR SOLUTIONS, & I	1764	5/6/2026	DOOR REPAIR- FIRESTATION 3	1,075.64	1,075.64
	Voucher:							
399354	5/15/2026	133821	FAST 5 FIRESTONE 1, LLC	1285	4/30/2026	APRIL FLEET SERVICES	165.00	165.00
	Voucher:							
399355	5/15/2026	101624	FEDEX	9-289-47169	5/8/2026	DELIVERY SERVICE - ENGINEER	24.53	24.53
	Voucher:							
399356	5/15/2026	140809	FERGUSON ENTERPRISES, LLC,	6333015	4/30/2026	SUPPLIES	44.66	
	Voucher:			6352313	5/7/2026	SUPPLIES	422.23	466.89
399357	5/15/2026	124540	FIRESTATS, LLC	2026-514	5/11/2026	MONTHLY SERVICE FEES FD DA	1,250.00	1,250.00
	Voucher:							
399358	5/15/2026	139477	FLASH FOCUS BOOTH LLC	100035	5/5/2026	GOLD PACKAGE	700.00	700.00
	Voucher:							
399359	5/15/2026	124664	FM THOMAS AIR CONDITIONING	49385	4/10/2026	HVAC MAINTENANCE 07/01/2025	3,326.00	3,326.00
	Voucher:							
399360	5/15/2026	101693	FRANCHISE TAX BOARD	Ben1774190	5/15/2026	FRANCHISE TAX BOARD: PAYME	385.34	385.34
	Voucher:							
399361	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-150-9696/APF	4/25/2026	209-150-9696-103097-5 - 4/25 - 5/	1,022.64	1,022.64
	Voucher:							
399362	5/15/2026	128119	FRONTIER COMMUNICATIONS	213-011-9475/APF	4/25/2026	213-011-9475-060606-5- 4/25 - 5/2	948.54	948.54
	Voucher:							
399363	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-188-3604/APF	4/28/2026	209-188-3604-040491-5 - 4/28 - 5/	732.48	732.48
	Voucher:							
399364	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-904-7148/APF	4/28/2026	562-904-7148-111301-5 - 4/28 - 5/2	440.70	440.70
	Voucher:							
399365	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-806-3857/APF	4/19/2026	562-806-3857-070804-5 - 04/19 - 0	433.94	433.94
	Voucher:							
399366	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-622-5424/APF	4/28/2026	562-622-5424-030719-5 - 04/28 - 0	388.73	388.73
	Voucher:							
399367	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-861-0772/APF	4/28/2026	562-861-0772-111390-5 - 4/28 - 5/2	314.26	314.26
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399368	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-923-3780/APF	4/25/2026	562-923-3780-092606-5 - 4/25 - 5/	193.74	193.74
	Voucher:							
399369	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-070-7094/APF	4/28/2026	209-070-7094-120513-5 - 4/28 - 5/	178.09	178.09
	Voucher:							
399370	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-041-3991/APF	4/28/2026	209-041-3991-121213-5 - 4/28 - 5/	178.09	178.09
	Voucher:							
399371	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-150-2683/APF	4/13/2026	209-150-2683-050175-5 - 4/13 - 5/	173.96	173.96
	Voucher:							
399372	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-069-8936/APF	4/28/2026	209-069-8936-102307-5 - 4/28 - 5/	141.63	141.63
	Voucher:							
399373	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-622-3470/APF	4/28/2026	562-622-3470-102408-5 - 4/28 - 5/	131.68	131.68
	Voucher:							
399374	5/15/2026	128119	FRONTIER COMMUNICATIONS	213-034-3734/APF	4/28/2026	213-034-3734-101807-5 - 4/28 - 5/	129.57	129.57
	Voucher:							
399375	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-869-2070/APF	4/28/2026	562-869-2070-082517-5 - 4/28 - 5/	124.86	124.86
	Voucher:							
399376	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-862-7119/APF	4/25/2026	562-862-7119-033078-5 - 4/25 - 5/	96.57	96.57
	Voucher:							
399377	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-056-3415/APF	4/25/2026	209-056-3415-082109-5 - 4/25 - 5/	89.29	89.29
	Voucher:							
399378	5/15/2026	128119	FRONTIER COMMUNICATIONS	562-622-4731/APF	4/28/2026	562-622-4731-112097-5 - 4/28 - 5/	85.37	85.37
	Voucher:							
399379	5/15/2026	128119	FRONTIER COMMUNICATIONS	213-048-4050/APF	4/25/2026	213-048-4050-100807-5 - 4/25 - 5/	84.53	84.53
	Voucher:							
399380	5/15/2026	128119	FRONTIER COMMUNICATIONS	209-151-6041/APF	4/16/2026	209-151-6041-061796-5 - 4/16 - 5/	75.08	75.08
	Voucher:							
399381	5/15/2026	132381	FUEL EQUIPMENT SERVICES, IN	26-211	4/23/2026	EQUIPMENT REPAIR, TRAVEL AN	767.20	767.20
	Voucher:							
399382	5/15/2026	139473	FUNK, JOHN	4/30 - 5/1/23	5/11/2026	PER DIEM, LODGING - DEPT HEA	312.09	312.09
	Voucher:							
399383	5/15/2026	141070	GARAVITO, WALTER	26-04857	4/29/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399384	5/15/2026	141082	GARCIA, STEPHANIE	26-08956	4/22/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							

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399385	5/15/2026	140393	GAZDZHYAN, LEVON	2-00775282	4/27/2026	REFUND C&D DEPOSIT BLD26-0	2,500.00	2,500.00
	Voucher:							
399386	5/15/2026	101882	GRAINGERS	9891752645	4/23/2026	SUPPLIES	106.21	
	Voucher:			9903616218	5/4/2026	SUPPLIES	366.25	
				9885675299	4/20/2026	SUPPLIES	49.21	
				9887961341	4/21/2026	SUPPLIES	546.22	
				9906592200	5/6/2026	SUPPLIES	22.82	1,090.71
399387	5/15/2026	141042	GRANICUS LLC	228276	4/10/2026	GOVACCESS PLUS EDITION	21,365.14	21,365.14
	Voucher:							
399388	5/15/2026	141086	GROPAK PRODUCTS CO. INC. DE	26-05051	5/11/2026	POLY BAGS	78.46	78.46
	Voucher:							
399389	5/15/2026	121839	H & H NURSERY INC.	17404	4/20/2026	PLANTS	462.22	
	Voucher:			17408	4/23/2026	PLANTS	206.45	
				26-0420A	4/25/2026	PLANTS	2,516.00	
				26-0420C	4/25/2026	PLANTS	2,924.00	
				26-0420D	4/25/2026	PLANTS	1,728.00	7,836.67
399390	5/15/2026	135883	HENRY RADIO NETWORK	12456	5/1/2026	RADIO SERVICE - 50 RADIOS	700.00	700.00
	Voucher:							
399391	5/15/2026	130863	HERC RENTALS, INC.	36574096-001	5/5/2026	EQUIPMENT RENTAL - WILDERN	699.31	699.31
	Voucher:							
399392	5/15/2026	119247	HEYMAN, BRIAN	5/07/26	5/7/2026	CEMETERY DISTRICT MEETING	50.00	50.00
	Voucher:							
399393	5/15/2026	140578	HIT THE SPOT	52726	5/27/2026	MASSAGES 5/27/26	648.00	648.00
	Voucher:							
399394	5/15/2026	101983	HI-WAY SAFETY INC	182588	4/14/2026	TRAFFIC CONES & STENCILING	2,362.78	2,362.78
	Voucher:							
399395	5/15/2026	101999	HOME DEPOT	6541554	3/31/2026	SUPPLIES	549.16	549.16
	Voucher:							
399396	5/15/2026	141074	HONORIO, EMILY	26-08601	4/23/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399397	5/15/2026	141079	HOWE, BRETT	26-08529	4/30/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399398	5/15/2026	114933	HUNTER, EDGAR	4/19 - 4/23/26	5/8/2026	PER DIEM MEALS, TRAVEL - CO	194.93	194.93
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399399	5/15/2026	126110	HUNTINGTON BEACH FORD	5086528	4/23/2026	PARTS	130.15	
	Voucher:			5086488	4/21/2026	PARTS	72.52	202.67
399400	5/15/2026	141049	HURTADO, BRENDA	Ref001773631	5/7/2026	UB Refund Cst #153063	8.82	8.82
	Voucher:							
399401	5/15/2026	132330	IML SECURITY SUPPLY	5019125	4/23/2026	GRADE 1 CLUTCHED ENTRY RE	139.48	
	Voucher:			5029184	4/30/2026	DEADBOLT, KNOB	367.44	
				5027639	4/29/2026	PADLOCK	241.01	747.93
399402	5/15/2026	125733	IMPERIAL PROFESSIONAL SERVI	352	3/18/2026	3/07 - 3/13/26 LIVE SCAN FINGEI	450.00	
	Voucher:			354	4/21/2026	4/01 - 4/13/26 LIVE SCAN FINGEI	234.00	
				351	3/3/2026	2/17 - 2/26/26 LIVE SCAN FINGEI	216.00	
				353	4/9/2026	3/16 - 3/31/26 LIVE SCAN FINGEI	540.00	1,440.00
399403	5/15/2026	128077	INTERVET INC.	243633777	5/1/2026	MICROCHIPS	5,525.00	
	Voucher:			243644722	5/4/2026	UNIVERSAL WORLDSCAN READ	1,405.00	6,930.00
399404	5/15/2026	134309	JAS PACIFIC	PC8126	5/5/2026	PROFESSIONAL SERVICES AGR	22,477.50	22,477.50
	Voucher:							
399405	5/15/2026	128896	JJ'S AUTO SERVICE, INC.	73455	5/6/2026	MOUNT AND BALANCE, NEW TIR	354.19	
	Voucher:			73472	5/7/2026	MOUNT AND BALANCE	74.00	
				73330	4/29/2026	MOUNT AND BALANCE	148.00	
				73415	5/4/2026	PARTS MOUNT AND BALANCE, N	810.91	
				73471	5/7/2026	MOUNT AND BALANCE, NEW TIR	344.25	1,731.35
399406	5/15/2026	102318	JOHN L. HUNTER AND ASSOC., I	NDOW1MS412601	5/5/2026	NPDES MS4 PERMIT COMPLIANC	3,764.75	3,764.75
	Voucher:							
399407	5/15/2026	122558	KIM, ROBERT	2-00776419	5/1/2026	REFUND C&D DEPOSIT BLD26-0	2,000.00	2,000.00
	Voucher:							
399408	5/15/2026	102478	KIMBALL MIDWEST	26-211	1/28/2026	SUPPLIES	98.35	98.35
	Voucher:							
399409	5/15/2026	141081	KINGSBY, MICHAEL	26-09717	4/22/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399410	5/15/2026	132648	KREUZER CONSULTING GROUP	26-050	5/8/2026	CIP NO. 19-06 - PARAMOUNT BL\	5,440.25	5,440.25
	Voucher:							
399411	5/15/2026	139800	KRM REALTY CORP.	2-00746558	4/21/2026	INSPECTION & MATERIALS TEST	276.96	276.96
	Voucher:							
399412	5/15/2026	116974	LANGUAGE LINE SERVICES	11922674	4/30/2026	TELEPHONE INTERPRETATION	172.35	172.35
	Voucher:							

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399413	5/15/2026	141066	LARIOS, MARLENE	26-08267	4/23/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399414	5/15/2026	102641	LIEBERT CASSIDY WHITMORE	321022	3/31/2026	LEGAL SERVICES - DO040-0008	1,169.00	
	Voucher:			321023	3/31/2026	LEGAL SERVICES - DO040-0008	1,535.50	
				321024	3/31/2026	LEGAL SERVICES - DO040-0010	5,526.00	
				321025	3/31/2026	LEGAL SERVICES - DO040-00000	5,630.50	13,861.00
399415	5/15/2026	102645	LIFE-ASSIST INC	2109693	4/27/2026	ADDITIONAL MEDICAL SUPPLIES	13,828.76	
	Voucher:			2098293	4/7/2026	ADDITIONAL MEDICAL SUPPLIES	1,587.00	
				2082824	3/31/2026	ADDITIONAL MEDICAL SUPPLIES	3,308.37	
				2096103	4/7/2026	ADDITIONAL MEDICAL SUPPLIES	9.12	
				2096635	4/3/2026	ADDITIONAL MEDICAL SUPPLIES	6,285.59	
				2095952	4/2/2026	ADDITIONAL MEDICAL SUPPLIES	7,899.57	
				2098278	4/9/2026	ADDITIONAL MEDICAL SUPPLIES	297.25	
				2100360	4/9/2026	ADDITIONAL MEDICAL SUPPLIES	5,978.56	39,194.22
399416	5/15/2026	102516	LN CURTIS & SONS	INV1061491	4/22/2026	K. KROESE	110.99	
	Voucher:			INV1061514	4/22/2026	L. ORTEGA & A. VENTURA	399.53	
				INV1061508	4/22/2026	J. DANIEL	168.72	
				INV1061386	4/22/2026	MILO	336.33	
				INV1061242	4/22/2026	M. LEE ISAIS	447.06	
				INV1062846	4/27/2026	A. HONRATH	88.80	
				INV1062709	4/27/2026	J. ARIAS	282.15	
				INV1062517	4/27/2026	SGT BROWN	445.07	
				INV1061878	4/27/2026	G. GARCIA	72.15	
				INV1064344	4/30/2026	G. GARCIA	66.60	
				INV1062691	4/27/2026	C. KIAWA	48.91	
				INV1064016	4/30/2026	J. GOMEZ	434.39	
				INV1065136	4/30/2026	K. IZAGUIRRE	39.06	2,939.76
399417	5/15/2026	134887	LONG BEACH BMW MOTORCYCL	56472	4/23/2026	LEFT FOOT PEG - 2021 BMW R	321.41	321.41
	Voucher:							
399418	5/15/2026	141067	LOPEZ, RAYMOND	26-06884	4/23/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399419	5/15/2026	141071	LOZA, MARIA	26-10061	4/28/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399420	5/15/2026	141069	MANSON, AMINA	26-08036	4/29/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399421	5/15/2026	128116	MARX BROS FIRE EXTINGUISHEI	E44401	4/24/2026	ANNUAL & 6YR MAINTENANCE	700.26	700.26
	Voucher:							
399422	5/15/2026	129838	MEAR CONSTRUCTION, INC.	4036	4/29/2026	PAINT SNACK BAR KITCHEN - TH	1,950.00	1,950.00
	Voucher:							
399423	5/15/2026	141084	MEZA, OSCAR	26-08108	4/22/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399424	5/15/2026	141052	MISSION CLAY BALDWIN PARK	MC-PINVS006373	4/17/2026	SUPPLIES	837.60	837.60
	Voucher:							
399425	5/15/2026	116215	MISSION LINEN SUPPLY	525950554	4/30/2026	LINEN SERVICE	142.43	
	Voucher:			525991808	5/7/2026	LINEN MAINTENANCE	142.43	284.86
399426	5/15/2026	138128	MOBILE RELAY ASSOCIATES, LL(	116004437-1	5/7/2026	2" FACEPLATE KENWOOD MOBII	55.13	
	Voucher:			116004438-1	5/7/2026	5/5 - 5/31/26 - MOBILE RADIO DIC	26.52	81.65
399427	5/15/2026	141055	MOHSIN, MOWRIN	2-00755463	4/30/2026	REFUND C&D DEPOSIT BLD24-0	5,992.71	5,992.71
	Voucher:							
399428	5/15/2026	141053	MONEY TALKS INC.	26-00673	5/6/2026	PERMIT WITHDRAWAL BLD-29-0(	409.91	409.91
	Voucher:							
399429	5/15/2026	141076	MONTOOTH, DANIEL	26-06462	4/30/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399430	5/15/2026	125050	MUNICIPAL MAINTENANCE EQUII	48722	4/22/2026	LABOR	2,944.82	
	Voucher:			48048	3/31/2026	LABOR	1,105.51	
				48276	5/1/2026	PARTS	1,201.65	5,251.98
399431	5/15/2026	126311	MVP PROMOTIONS	5155	5/7/2026	JACKETS- SEAACA	286.38	286.38
	Voucher:							
399432	5/15/2026	103221	NAPA AUTO PARTS	2393	4/17/2026	PARTS	329.94	
	Voucher:			2385	4/17/2026	PARTS	153.80	
				72797	4/30/2026	PARTS	180.69	
				72896	5/1/2026	PARTS	342.52	
				72897	5/1/2026	PARTS	1,251.62	
				72899	5/1/2026	PARTS	1,757.70	
				72900	5/1/2026	PARTS	436.36	
				73097	5/6/2026	PARTS	53.01	4,505.64
399433	5/15/2026	141058	NASSOUR, ROUHANA	2-00766983	5/1/2026	REFUND C&D DEPOSIT BLD25-0	5,030.64	5,030.64
	Voucher:							
399434	5/15/2026	123145	NATIONAL FAIL SAFE	NFS20263281	4/25/2026	MONTHLY MONITORING MAY 20	45.00	45.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399435	5/15/2026	141085	NAVA, DANA	26-08611	4/21/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399436	5/15/2026	126424	NORM REEVES FORD SUPERST(	171563 - 2	4/6/2026	TAX BALANCE ON PARTS INVOI(	16.38	16.38
	Voucher:							
399437	5/15/2026	103344	OCLC, INC.	1000491969	4/30/2026	CLOUD LIBRARY EAUDIOBOOK &	988.60	
	Voucher:			1000492307	4/30/2026	CLOUD LIBRARY EAUDIOBOOK &	4,498.73	5,487.33
399438	5/15/2026	103346	OFFICE DEPOT INC	461508736001	3/13/2026	OFFICE SUPPLIES	103.93	
	Voucher:			464514364001	4/27/2026	OFFICE SUPPLIES	99.22	203.15
399439	5/15/2026	124975	PACIFIC LIGHTING & STANDARD!	44707	2/23/2026	DECORATIVE STREET LIGHT RE	43,965.74	43,965.74
	Voucher:							
399440	5/15/2026	134556	PACIFIC OFFICE AUTOMATION	545559	4/13/2026	HP E47528F COLOR PRINTER	1,077.38	1,077.38
	Voucher:							
399441	5/15/2026	136580	PACIFIC PARKING SYSTEMS, INC	17571	4/1/2026	PARKING PAY STATIONS - WILDE	5,960.00	5,960.00
	Voucher:							
399442	5/15/2026	137694	PADGETT, NIKOLE	4/19 - 4/23/26	5/8/2026	PER DIEM MEALS, TRAVEL - CO	210.65	210.65
	Voucher:							
399443	5/15/2026	111286	PALP INC., DBA EXCEL PAVING C	5-28981	3/9/2026	CIP NO.14-09 FIRESTONE BLVD.	779,648.75	779,648.75
	Voucher:							
399444	5/15/2026	107525	PANTAGES THEATRE	26678961 4/27/26	4/27/2026	EVENT: PHANTOM OF THE OPEF	6,656.00	6,656.00
	Voucher:							
399445	5/15/2026	137570	PARAGON PARTNERS, CONSULT.	25988-IN	9/30/2025	PROFESSIONAL RIGHT-OF-WAY	1,237.50	1,237.50
	Voucher:							
399446	5/15/2026	141059	PEREZ, ANDREW	2-00774493	4/30/2026	REFUND C&D DEPOSIT BLD26-0	1,500.00	1,500.00
	Voucher:							
399447	5/15/2026	141061	PEREZ, ROBERTO	2-00775544	5/1/2026	REFUND C&D DEPOSIT BLD26-0	2,000.00	2,000.00
	Voucher:							
399448	5/15/2026	141078	PLACENCIA, LETICIA	26-07866	4/30/2026	REFUND SPAY/NEUTER DEPOSI	40.00	40.00
	Voucher:							
399449	5/15/2026	136989	PLAYAWAY PRODUCTS LLC	533245	5/4/2026	BOOK & USB CORD	1,836.69	1,836.69
	Voucher:							
399450	5/15/2026	120206	PREFERRED IMPRESSIONS INC.	28262	3/31/2026	36" X 36" SIGNS	143.65	
	Voucher:			28270	3/31/2026	12" X 18" PARKING SIGNS	270.73	
				28264	3/31/2026	18" X 24" NEIGHBORHOOD SIGN	1,768.00	
				28318	4/29/2026	STREET SIGNS	182.33	
				28257	3/31/2026	PARK SIGNS	2,292.88	4,657.59

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399451	5/15/2026	132291	PRIMEX CLINICAL LABORATORIE	3165411	5/4/2026	ANNUAL PHYSICAL EXAM	7,357.28	7,357.28
	Voucher:							
399452	5/15/2026	119438	PRIORITY DISPATCH CORPORAT	SIN438595	5/7/2026	AQUA ESP LICENSE RENEWAL 6	495.00	495.00
	Voucher:							
399453	5/15/2026	135839	PUPPIES AND REPTILES, FOR PA	9290	3/25/2026	2-HR PUPPY PETTING ZOO	625.00	625.00
	Voucher:							
399454	5/15/2026	103655	PVP COMMUNICATIONS INC	137718	1/16/2026	SHOEI NEOTEC 3, CUSTOM PAIN	1,627.67	
	Voucher:			137993	3/19/2026	WIRELESS MOTOR KIT & MOBILI	2,228.95	3,856.62
399455	5/15/2026	103657	PYRO-COMM SYSTEMS INC	70585	5/4/2026	QUARTERLY FIRE ALARM MONIT	225.00	
	Voucher:			70584	5/4/2026	QUARTERLY FIRE ALARM MONIT	225.00	
				70316	4/28/2026	QUARTERLY FIRE ALARM MONIT	1,200.00	1,650.00
399456	5/15/2026	140783	QUEST HEATING AND AIR	1081	4/30/2026	FOLLOW-UP SERVICE ON HVAC	1,035.00	
	Voucher:			1086	5/5/2026	HVAC REPAIR - RHGC BANQUET	2,620.00	3,655.00
399457	5/15/2026	125779	QUIROZ ELECTRICAL SERVICES	2345	4/6/2026	TROUBLESHOOT ELEVATOR CO	1,280.00	
	Voucher:			2346	4/6/2026	LIGHTING REPAIRS - RHGC	380.00	
				2350	4/12/2026	LIGHTING REPLACE - SENIOR C	2,990.00	
				2351	4/12/2026	TROUBLESHOOT WALK WAY PAI	960.00	
				2352	4/12/2026	LIGHTING REPLACE - INDEPEND	2,380.00	
				2353	4/19/2026	FIRESTATION 1 LIGHTING	1,180.00	9,170.00
399458	5/15/2026	141062	RAMIREZ, ULISES	2-00772996	5/1/2026	REFUND C&D DEPOSIT BLD26-0	2,500.00	2,500.00
	Voucher:							
399459	5/15/2026	134779	REGIONAL TAP SERVICE CENTEI	6027274	4/30/2026	APRIL 2026 TAP SALES	237.12	237.12
	Voucher:							
399460	5/15/2026	138501	RENEWELL FLEET SERVICE LLC	10176	3/10/2026	PARTS & FREIGHT	313.11	
	Voucher:			10171	3/10/2026	PARTS & FREIGHT	389.45	
				10892	4/30/2026	PARTS & FREIGHT	587.67	1,290.23
399461	5/15/2026	124483	RESOLVE INSURANCE SYSTEMS	4-2026	5/11/2026	APRIL 2026 PARAMEDIC COLLEC	1,384.36	
	Voucher:			3-2026	5/11/2026	MARCH 2026 PARAMEDIC COLLE	3,652.63	5,036.99
399462	5/15/2026	110414	RESOURCE BUILDING MATERIAL	4196611	4/27/2026	SCOOP 3/4" GRAVEL	513.56	
	Voucher:			4196557	4/27/2026	SCOOP CON MIX 1/2"	819.29	
				4194003	4/22/2026	BUCKET 10 QT FORTEX	19.23	
				4195404	4/24/2026	CAR STOP 6' LONG	46.84	
				4195705	4/24/2026	CAR STOP 4' LONG	39.26	1,438.18
399463	5/15/2026	141080	REVELES, ROBERT	26-09879	4/22/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399464	5/15/2026	121394	REYES, BLANCA	5/18/26	5/7/2026	TRAVEL - FIREARM (PSP)	59.45	59.45
	Voucher:							
399465	5/15/2026	112525	RIDDLE, JASON	MAY/26	5/7/2026	REIMBURSE WORK BOOTS	182.31	182.31
	Voucher:							
399466	5/15/2026	103816	RIO HONDO COMMUNITY COLLE	S26-242-ZDWN	4/28/2026	ENROLLMENT, MATERIALS FEES	525.00	525.00
	Voucher:							
399467	5/15/2026	141072	RIVERA, JAYLEENE	26-10060	4/28/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399468	5/15/2026	141065	ROSALES, KEVIN	1-00245197	4/30/2026	REFUND C&D DEPOSIT BLD24-0	2,398.00	2,398.00
	Voucher:							
399469	5/15/2026	103925	ROTARY CLUB OF DOWNEY	33960	5/12/2026	MONTHLY MEMBERSHIP DUES -	145.00	
	Voucher:			33966	4/1/2026	DUES FOR ACTIVE ORDINARY M	145.00	290.00
399470	5/15/2026	103959	S&J SUPPLY COMPANY, INC	S100270327.001	4/27/2026	SUPPLIES	655.69	
	Voucher:			S100270412.001	4/28/2026	SUPPLIES	1,506.05	
				S100270405.001	4/28/2026	SUPPLIES	1,043.40	
				S100270421.001	4/29/2026	SUPPLIES	365.19	
				S100270484.001	4/29/2026	SUPPLIES	1,929.41	
				S100270442.001	4/29/2026	SUPPLIES	2,393.52	
				S100270008.002	4/30/2026	SUPPLIES	4,031.49	11,924.75
399471	5/15/2026	135629	SALAZAR, MARCO	APRIL/26	4/27/2026	MILEAGE 4/26/26	24.36	24.36
	Voucher:							
399472	5/15/2026	140324	SB CARPET CLEANING	1119	4/27/2026	RIBLEY AUDITORIUM- STRIP-WA	2,100.00	2,100.00
	Voucher:							
399473	5/15/2026	131805	SCHULTE, MARILYN	APRIL/26	4/24/2026	REIMBURSE EARLOOP KIT FOR	30.68	30.68
	Voucher:							
399474	5/15/2026	123517	SEIU 721	Ben1774196	5/15/2026	SEAACA DUES: PAYMENT	931.76	931.76
	Voucher:							
399475	5/15/2026	141051	SELLERS, RICHARD	1-00255940	4/17/2026	REFUND C&D DEPOSIT BLD26-0	1,150.00	1,150.00
	Voucher:							
399476	5/15/2026	120917	SERRATO, PABLO	1-00256259	4/30/2026	REFUND C&D DEPOSIT BLD26-0	2,000.00	2,000.00
	Voucher:							
399477	5/15/2026	141068	SOTO, GABRIELA	26-05362	4/23/2026	REFUND SPAY/NEUTER DEPOSI	50.00	50.00
	Voucher:							
399478	5/15/2026	109161	SOUNDSCAPE	20620	5/7/2026	VIPER TINT & LABOR	255.00	255.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399480	5/15/2026	104208	SOUTHERN CALIFORNIA EDISON	700156507726/MA	5/1/2026	700156507726 - 04/01 - 04/30/26	635.89	
	Voucher:			700489638563/AP	4/28/2026	700489638563 - 3/25 - 04/23/26	4,568.50	
				700157726589/MA	5/1/2026	700157726589 - 04/01 - 04/30/26	267.75	
				700157818135/MA	5/1/2026	700157818135 - 4/01 - 04/30/26	1,458.54	
				700734510215/MA	5/6/2026	700734510215 - 04/02 - 05/03/26	15.76	
				700734484953/MA	5/8/2026	700734484953 - 04/06 - 05/04/26	121.85	
				700839955679/MA	4/24/2026	700839955679 - 03/09 - 04/07/26	5,501.21	
				700604332171/AP	4/28/2026	700604332171 - 03/25 - 04/23/26	4,617.81	
				700471140158/MA	4/24/2026	700471140158 - 3/09 - 4/07/26	10,837.46	
				700096820996/MA	5/6/2026	700096820996 - 03/31/25 - 04/29/2	1,322.69	
				700632971120/MA	5/5/2026	700632971120 - 3/10 - 04/30/26	687.37	
				700389881238/MA	5/5/2026	700389881238 - 4/06 - 05/04/26	57.59	
				700155230154/MA	5/5/2026	700155230154 - 4/01 - 04/30/26	42.36	
				700570545152/MA	5/8/2026	700570545152 - 04/08 - 05/06/26	55.21	
				700155411020/MA	5/6/2026	700155411020 - 04/01 - 04/30/26	1,278.96	
				700389925391/MA	5/6/2026	700389925391 - 04/07 - 05/05/26	17.33	
				700157597257/MA	5/6/2026	700157597257 - 4/01 - 4/30/26	462.73	
				700564703126/MA	5/1/2026	700564703126 - 04/01 - 04/30/26	261.64	
				700477570349/AP	4/29/2026	700477570349 - 3/26 - 4/26/26	5,610.63	
				700652301604/AP	4/20/2026	700652301604 - 03/17 - 04/15/26	123.17	
				700611695380/AP	4/27/2026	700611695380 - 3/24 - 04/22/26	375.04	
				700471598583/AP	4/28/2026	700471598583 - 3/25 - 04/23/26	128.00	
				700489667057/AP	4/24/2026	700489667057 - 3/25 - 04/23/26	1,063.77	
				700241966241/AP	4/28/2026	700241966241 - 3/25 - 4/23/26	735.06	
				700173065626/AP	4/23/2026	700173065626 - 3/24 - 04/22/26	1,223.07	
				700478725659/AP	4/29/2026	700478725659 - 3/26 - 04/26/26	59.47	41,528.86
399481	5/15/2026	104210	SOUTHERN CALIFORNIA GAS CC	049 830 8427 0/AF	4/23/2026	049 830 8427 0 - 03/23 - 4/21/26	15.02	
	Voucher:			182 246 3333 1/AF	4/24/2026	182 246 3333 1 - 3/24 - 04/22/26	10.93	
				077 306 4283 7/AF	4/27/2026	077 306 4283 7 - 3/25 - 04/23/26	229.14	
				157 306 5472 8/AF	4/28/2026	157 306 5472 8 - 3/26 - 04/24/26	212.94	
				090 106 8000 8/AF	4/29/2026	090 106 8000 8 - 3/27- 04/27/26	2,606.26	
				081 506 8000 0/AF	4/27/2026	081 506 8000 0 - 03/25 - 04/23/26	36.51	3,110.80

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399482	5/15/2026	104256	STAPLES ADVANTAGE	6061844560	4/25/2026	OFFICE SUPPLIES	17.39	
	Voucher:			6061844559	4/25/2026	OFFICE SUPPLIES	12.48	
				6061844557	4/25/2026	OFFICE SUPPLIES	38.00	
				6061844549	4/25/2026	OFFICE SUPPLIES	19.29	
				6061844534	4/25/2026	OFFICE SUPPLIES	17.89	
				6061844543	4/25/2026	OFFICE SUPPLIES	76.25	
				6061844553	4/25/2026	OFFICE SUPPLIES	182.85	
				6061844554	4/25/2026	OFFICE SUPPLIES	79.67	
				6061844570	4/25/2026	OFFICE SUPPLIES	34.24	
				6061844555	4/25/2026	OFFICE SUPPLIES	87.27	565.33
399483	5/15/2026	119069	STAY GREEN INC.	122228	4/30/2026	APRIL 2026 - LANDSCAPE MAIN (	1,035.00	1,035.00
	Voucher:							
399484	5/15/2026	104283	STERLING SECURITY SYSTEMS	46831	4/1/2026	ALARM MONITORING SERVICES	1,055.00	
	Voucher:			46896	5/5/2026	CELL COMMUNICATOR - VARIOU	1,816.53	2,871.53
399485	5/15/2026	119522	SUBURBAN PROPANE - 1654	1654-714555	5/1/2026	PROPANE	386.49	386.49
	Voucher:							
399486	5/15/2026	122277	SUN DIGITAL CONSULTING, A CO	4846	5/1/2026	UNLIMITED SUPPORT & OFFSITE	1,571.00	1,571.00
	Voucher:							
399487	5/15/2026	141050	SWISA, DOTAN	2-00775408	4/17/2026	REFUND C&D DEPOSIT BLD26-0(	2,500.00	2,500.00
	Voucher:							
399488	5/15/2026	125150	SY, ROGER	6/8 - 6/10/26	5/6/2026	INTERNAL AFFAIRS SEMINAR - M	152.09	152.09
	Voucher:							
399489	5/15/2026	104370	TARGET SPECIALTY PRODUCTS	INVP502123343	4/13/2026	SUPPLIES	65.19	
	Voucher:			INVP502123056	4/13/2026	SUPPLIES	2,383.67	2,448.86
399490	5/15/2026	135376	TCM, J. GALT, INC.	1698	4/29/2026	WATERFALL PUMP SERVICE- RIC	4,250.00	
	Voucher:			1699	4/29/2026	PRESSURE WASH WATERFALL -	2,210.00	
				1705	4/30/2026	WATER SYSTEMS MAINTENANC	7,000.00	13,460.00
399491	5/15/2026	110751	THE COPY PLACE	9896-15	5/5/2026	PROFESSIONAL SCANNING AND	6,142.50	
	Voucher:			9863-16	5/11/2026	OVERSIZE SCANS & SPECS SCA	513.15	
				9863-17	5/11/2026	OVERSIZE SCANS & SPECS SCA	642.40	7,298.05
399492	5/15/2026	134950	THE LLOYD PEST CONTROL, INC	9238599	5/1/2026	MONTHLY PEST CONTROL SERV	1,868.00	1,868.00
	Voucher:							

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Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399493	5/15/2026	116078	THOMSON REUTERS	853270586	3/1/2026	SOFTWARE SUBSCRIPTION	616.09	
	Voucher:			853397985	4/1/2026	SOFTWARE SUBSCRIPTION	616.09	
				853534695	5/1/2026	SOFTWARE SUBSCRIPTION	616.09	
				853614704	5/1/2026	SUBSCRIPTION PRODUCT CHAF	1,176.00	3,024.27
399494	5/15/2026	133557	TLC ANIMAL REMOVAL SERVICES	3683	5/4/2026	ANIMAL REMOVAL SERVICES - A	4,000.00	4,000.00
	Voucher:							
399495	5/15/2026	124672	T-MOBILE USA INC.	991776765/MAY26	4/21/2026	991776765 - 3/21 - 4/20/26	40.35	40.35
	Voucher:							
399496	5/15/2026	136166	TRAN, KEVIN	APRIL/26	4/27/2026	MILEAGE 4/25/26	45.38	45.38
	Voucher:							
399497	5/15/2026	134396	TRUJILLO, MARIO	5/14 - 5/16/26	4/15/2026	PER DIEM - 2026 ANNUAL MUNIC	258.00	258.00
	Voucher:							
399498	5/15/2026	131426	UKG KRONOS SYSTEMS INC.	I10080056407	5/8/2026	KRONOS AGREEMENT EXTENSI	5,137.26	5,137.26
	Voucher:							
399499	5/15/2026	131426	UKG KRONOS SYSTEMS INC.	I10010070966	4/29/2026	UKG TELESTAFF	30.14	30.14
	Voucher:							
399500	5/15/2026	104574	UNDERGROUND SERVICE ALER	25-263557	5/1/2026	DWN01 NEW TICKET CHARGES	91.53	91.53
	Voucher:							
399501	5/15/2026	120080	UNIFORM DEPOT INC., DBA: MR.	9430	4/1/2026	MANUEL CASTRO	502.66	
	Voucher:			9448	4/24/2026	NATALIE LOPEZ	397.63	
				9449	4/24/2026	R. SY	54.15	
				9450	4/28/2026	L. COLE	355.59	
				9451	4/29/2026	UNIFORM SUPPLIES	437.34	
				9452	4/29/2026	B. MEDRANO	921.02	
				9409	3/16/2026	EDWARD DURAN	986.19	
				9410	3/16/2026	KARINA LUQUIN	961.90	4,616.48
399502	5/15/2026	105981	UNIQUE MANAGEMENT, SERVICE	6159146	5/1/2026	APRIL 2026 PLACEMENTS	372.80	372.80
	Voucher:							
399503	5/15/2026	126723	UNITED PACIFIC SERVICES, INC.	26-0425-1	4/25/2026	TREE TRIMMING SERVICES 7/1/2	18,402.00	
	Voucher:			26-0502-2	5/2/2026	ARBORIST REPORT - SITE #3707	145.00	
				26-0321-2A	3/21/2026	25-26 ARBORIST REPORT - SITE	145.00	
				26-0321-2B	3/21/2026	25-26 ARBORIST REPORT - SITE	145.00	
				26-0321-2C	3/21/2026	25-26 ARBORIST REPORT - SITE	145.00	18,982.00
399504	5/15/2026	104603	UNITED WAY OF GREATER L A	Ben1774186	5/15/2026	UNITED WAY: PAYMENT	2.50	2.50
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399505	5/15/2026	117053	VALENZUELA, BLANCA	MARCH/26	5/7/2026	REIMBURSE HOWDY GROOMIN(	115.00	115.00
	Voucher:							
399506	5/15/2026	139705	VAN RENSSELAER, CHERYL	APR/26	5/6/2026	CERT MEETING SUPPLIES REIM	111.38	111.38
	Voucher:							
399507	5/15/2026	122501	VANGOE INC	CODO 04-2026	5/1/2026	APRIL 2026 CAR WASHES	640.00	640.00
	Voucher:							
399508	5/15/2026	136996	VARGAS, RENE	Ref001773685	5/8/2026	UB Refund Cst #154021	615.01	615.01
	Voucher:							
399509	5/15/2026	141054	VAZQUEZ, JUAN	20149075.002	5/7/2026	REFUDN SECURITY DEPOSIT R2	55.00	55.00
	Voucher:							
399510	5/15/2026	127894	VCA LAKEWOOD ANIMAL HOSPIT	APR-26 SEAACA	5/6/2026	APR 26 / EMERGENCY VET SERV	22,105.54	22,105.54
	Voucher:							
399511	5/15/2026	138896	VEGA, ALEJANDRINA	2014022.002RPLC	11/17/2025	SECURITY DEPOSIT REFUND PE	55.00	55.00
	Voucher:							
399512	5/15/2026	112607	VERIZON WIRELESS	6142207986	4/28/2026	270145074-00005 - 03/29 - 04/28/2	479.20	
	Voucher:			6142207994	4/28/2026	270145074-00017 - 03/29 - 04/28/2	40.01	
				6142207996	4/28/2026	270145074-00021 - 3/29 - 04/28/26	237.38	
				6142207992	4/28/2026	270145074-00015 - 3/29 - 04/28/26	331.38	
				6142207997	4/28/2026	270145074-00023 - 3/29 - 04/28/26	130.07	
				6142207985	4/28/2026	270145074-00004 - 3/29 - 04/28/26	2,177.84	
				6142207982	4/28/2026	270145074-00001 - 3/29 - 04/28/26	3,038.97	
				6142207999	4/28/2026	270145074-00025 - 3/29 - 4/28/26	30.02	6,464.87
399513	5/15/2026	125381	WALRAVEN, BRENT	4/19 - 4/23/26	5/8/2026	PER DIEM MEALS, TRAVEL - CON	169.77	169.77
	Voucher:							
399514	5/15/2026	141056	WAY, MARIA	2-00756574	5/1/2026	REFUND C&D DEPOSIT BLD24-0	4,706.68	4,706.68
	Voucher:							
399515	5/15/2026	110462	WECK LABORATORIES INC	71783	4/30/2026	YEAR 4 - FY 25-26 - APRIL 2026	3,290.00	3,290.00
	Voucher:							
399516	5/15/2026	104798	WHITTIER FERTILIZER CO	437787	4/16/2026	FINE COVER MULCH	767.98	767.98
	Voucher:							
399517	5/15/2026	104808	WILLDAN ASSOCIATES	423063R	4/21/2026	INSPECTION & MATERIALS TEST	321.08	321.08
	Voucher:							
399518	5/15/2026	140500	WILLIAMS, NATEYA	2/25 - 3/25/26RPL(	3/28/2026	MILEAGE - CMSC OUTREACH	37.63	37.63
	Voucher:							

Bank : bow BANK OF THE WEST (Continued)

Check #	Date	Vendor		Invoice	Inv Date	Description	Amount Paid	Check Total
399519	5/15/2026	126633	WOOD RODGERS, INC.	201792	2/28/2026	CIP NO.25-06 - WELL NO.2 REHA	110.00	110.00
	Voucher:							
399520	5/15/2026	124678	YOUNGBLOOD & ASSOCIATES	2790A - MAY26	5/7/2026	POLYGRAPH EXAMINATION SER	700.00	700.00
	Voucher:							
399521	5/15/2026	140976	YUMMIES SAY SO, C/O AMANDA (	1RPLCK	4/16/2026	DOWNEY CITY LIBRARY PROGR	30.00	30.00
	Voucher:							
399522	5/15/2026	138125	Z3 SAFETY	INV-11245	4/29/2026	CAL/OSHA 3400 FIRST AID CABI	95.00	
	Voucher:			INV-11223	4/29/2026	FIRST AID SUPPLIES - PD	639.86	734.86
399523	5/15/2026	140664	ZARAGOZA CONSTRUCTION	137	5/4/2026	REMOVE 8'X8' CONCRETE PANE	3,600.00	3,600.00
	Voucher:							
399524	5/15/2026	131427	ZW USA INC., DBA DOGGIE WALK	815073	5/7/2026	DOGGIE WALK BAGS, BLUE	2,116.35	2,116.35
	Voucher:							
30004712	5/15/2026	102097	INTERNAL REVENUE SERVICE	Ben1774204	5/15/2026	FEDERAL TAX: PAYMENT	400,035.16	400,035.16
	Voucher:							
30004713	5/15/2026	101533	EMPLOYMENT DEVELOPMENT D	Ben1774206	5/15/2026	STATE TX: PAYMENT	128,976.49	128,976.49
	Voucher:							
30004714	5/15/2026	133773	SLS EXPERTPAY	Ben1774208	5/15/2026	CHILD SUPPORT: PAYMENT	1,614.90	1,614.90
	Voucher:							

Sub total for BANK OF THE WEST: 2,027,970.39

279 checks in this report.

Grand Total All Checks: 4,343,292.33

Item No. 5.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**APPROVAL OF CONSTRUCTION CONTRACT FOR BELLFLOWER BLVD. WATER SYSTEM IMPROVEMENTS, CAPITAL IMPROVEMENT PROJECT (CIP) NO. 18-10**

EXECUTIVE SUMMARY

The City Council will consider awarding a contract to All Cities Engineering, Inc. in the amount of $2,433,669 for the construction of the Bellflower Boulevard Water System Improvements, CIP No. 18-10. The proposed water improvements, which would occur on Bellflower Boulevard from Foster Road to Lakewood Boulevard and along Priscilla Street east of Bellflower Boulevard, are necessary to ensure reliable water service in the area and are recommended to be completed prior to upcoming pavement rehabilitation along this street.

RECOMMENDATION

That the City Council:

1. Award a contract to All Cities Engineering, Inc. in the amount of $2,433,669, for the construction of Bellflower Blvd. Water System Improvements, CIP No. 18-10;

2. Approve the transfers of $150,000, $500,000, and $250,000 from Water Fund, CIP Account Nos. 51-1-8665, 51-1-8689, and 51-1-8695 to Water Fund, CIP Account No. 51-1-8680; and,

3. Authorize the City Manager, or his designee, to execute any change orders or additional scope of work for this project deemed necessary or desirable up to the approved project budget of $3,150,000.

BACKGROUND

The water system infrastructure along Bellflower Boulevard from Foster Road to Lakewood Boulevard and along Priscilla Street east of Bellflower Boulevard is in need of improvements to ensure reliable water service for domestic usage and fire protection purposes. The proposed water improvements are to be completed in advance of upcoming pavement rehabilitation in order to eliminate impacts to newly installed pavement in the future. The project limits are shown on the project location map included as Attachment A.

ANALYSIS

On March 24, 2026, the City Council approved plans and specifications and granted authority to advertise the subject project for bids (Attachment B). A copy of the project specifications is available for review in the Public Works Department. The proposed water improvements include: the installation of 1,836 feet of new 8-inch water main and 416 feet of new 12-inch water main along Bellflower Boulevard; installation of valves, fittings, and appurtenances; replacement of existing fire hydrants; installation of additional fire hydrants to enhance fire water protection in the area; installation of new copper water service lines; and replacement of old water meters with new remote-read advanced water meters along the entire project limits to help improve water meter reading efficiencies.

The project was advertised in the Downey Patriot on April 2, 2026 and April 9, 2026 and published in Planet Bids. On April 22, 2026, the City received seven bids electronically through Planet Bids ranging from $2,433,669 to $4,451,460. The bid results were as follows:

CONTRACTOR	LOCATION	BID AMOUNT
All Cities Engineering, Inc.	Riverside	$2,433,669
T.E. Roberts, Inc.	Irvine	$2,734,200
Williams Pipeline Contractors, Inc.	Mission Hills	$2,904,275
Creative Home, Inc. DBA CHI Construction	Fullerton	$2,997,624
Big Ben Engineering	Irvine	$3,399,610
J.A. Salazar Construction and Supply Corp.	La Habra	$4,249,480
Mike Bubalo Construction Company, Inc.	Baldwin Park	$4,451,460

The lowest responsive and responsible bidder is All Cities Engineering, Inc. in the amount of $2,433,669 (Attachment C). Staff reviewed the bid proposal and references provided by All Cities Engineering, Inc. and found that All Cities Engineering, Inc. has satisfactorily completed projects for the Cities of Beverly Hills, Downey, Garden Grove, Jurupa Community Services District, Los Angeles, Santa Monica, Ventura, and others. All Cities Engineering, Inc.'s state contractor's license is "current and active," and this contractor is registered with the California Department of Industrial Relations (DIR) for Labor Compliance. Staff recommends that the City Council award a contract to All Cities Engineering, Inc. for the construction of the Bellflower Boulevard Water System Improvements, CIP No. 18-10.

Construction is anticipated to begin in June 2026 and be completed in December 2026.

This project is statutorily exempt from the provisions of CEQA under Section 15282(k).

CITY COUNCIL PRIORITIES

Quality of Life, Safety and Infrastructure

FISCAL IMPACT

Approval of the recommended actions will result in an expenditure of approximately $3,060,000, (break down listed below) from Water Fund Capital Improvement Program (CIP) Account No. 51-1-8680 as provided in the table below.

Description	Amount
Design	$163,849
Construction Contract	$2,433,669
Contingencies (10%)	$243,667
City-Furnished Materials	$19,115
Materials Testing and Contract Administration	$200,000
Total Estimated Project Cost:	$3,060,000

There is sufficient fund balance for the recommended actions as provided in the table below.

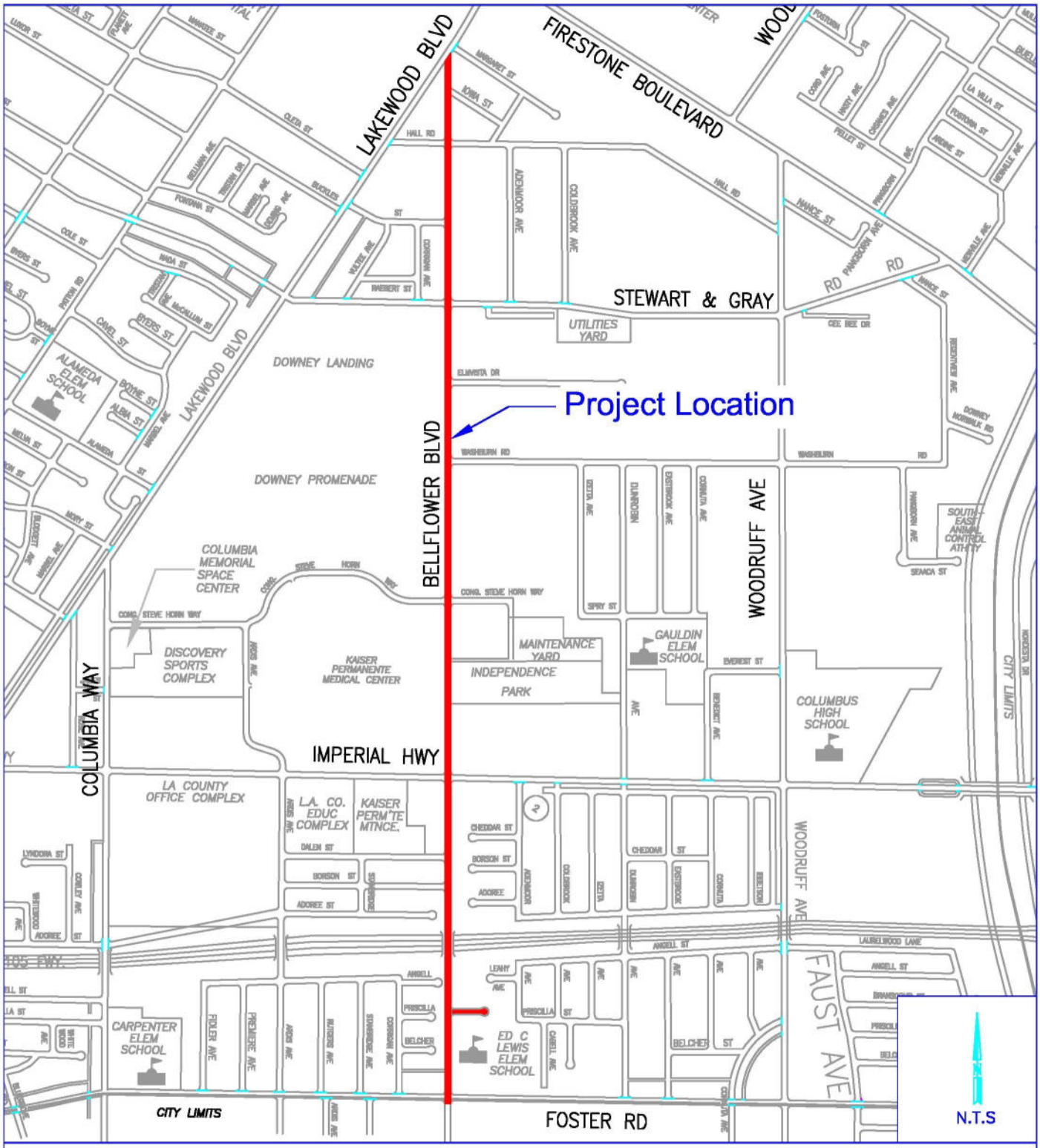
Account No.	Funding Source	Amount
51-1-8680	FY 2025-26 Bellflower Boulevard Water System Improvements CIP	$2,250,000
51-1-8680	Transfer from CIP Account No. 51-1-8665	$150,000
51-1-8680	Transfer from CIP Account No. 51-1-8689	$500,000
51-1-8680	Transfer from CIP Account No. 51-1-8695	$250,000
	Total Project Funding:	$3,150,000

Attachments

Attachment A: Bellflower Blvd Water System Improvements

Attachment B: Bellflower Blvd Water System Improvements

Attachment C: Bellflower Blvd Water System Improvements



CITY OF DOWNEY

DEPARTMENT OF PUBLIC WORKS — UTILITIES DIVISION

PROJECT LOCATION MAP

PROJECT: BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS

UMITS: FOSTER ROAD TO LAKEWOOD BOULEVARD

ATTACHMENT A

CITY OF DOWNEY

PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS FOR

CAPITAL IMPROVEMENT PROJECT NO. 18-10
BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS
(FOSTER ROAD TO LAKEWOOD BOULEVARD)

INDEX TO PROJECT DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET, VICINITY MAP, AND CONSTRUCTION NOTES
2	GENERAL NOTES AND MATERIAL SPECIFICATIONS
3-12	WATER SYSTEM PLAN & PROFILE
13-14	POTABLE WATER RECONNECTION DETAILS
15	FIRE SERVICE RECONNECTION DETAILS
16	WATER SYSTEM DETAILS
17	RECYCLED WATER SYSTEM DETAILS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS SHOWN LOCALLY HEREON BY THE LINE BETWEEN FOUND MONUMENTS DESIGNATED AS 2000 AND 2130 AND HAVING A BEARING OF NORTH 00° 04' 29" WEST.

DATUM STATEMENT

THE POSITIONS AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011.0 EPOCH) ZONE 5, CALIFORNIA COORDINATE SYSTEM AS DERIVED FROM THE CALIFORNIA SPATIAL REFERENCE CENTER'S CONTINUOUS GPS (CGPS) GEODETIC CONTROL NETWORK STATIONS BGIS, BKMS, AND HOLP.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY THE PROJECT COMBINATION FACTOR OF 1.00002541.

BENCHMARK

LOS ANGELES COUNTY BENCH MARK NO. EY8693
ELEVATION = 95.993 FEET (NAVD88, QUAD YEAR 2005).

DESCRIBED BY THE COUNTY SURVEYOR'S OFFICE AS A FOUND RDBM TAG IN NORTHERLY CATCH BASIN 15FT E/O BCR AT NORTHEAST CORNER IMPERIAL HIGHWAY AND BELLFLOWER BOULEVARD.

SOURCE OF TOPO

THE COMPUTER PLOTTED MAP WAS GENERATED BY PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY TAKEN ON PHOTO DATE DECEMBER 24, 2015. NOT TO SCALE

MAP COMPILED BY:
GEOSPATIAL PROFESSIONAL SOLUTIONS, INC.
3151 AIRWAY AVENUE, SUITE G2
COSTA MESA, CA 92626
(949) 459-3051

FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES, IN 2016 AND 2023.

UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED, NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THAT REPORTED OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTE TO CONTRACTOR

INSTALLATION OF NEW BUILDING SUPPLY LINES INCLUDE INSTALLATION OF NEW COPPER, OFFSET(S) INCLUDING ALL COMPRESSION FITTINGS, NEW BALL VALVE AT BUILDING, AND ALL ASSOCIATED MATERIALS NECESSARY TO CONNECT TO CLOSEST HOSE BIBB. RESTORATION OF SOD, LANDSCAPING, IRRIGATION, MISCELLANEOUS PCC, COLORED CONCRETE, AND OTHER EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE INCLUDED IN THE BID ITEM PRICE TO FURNISH AND INSTALL BUILDING SUPPLY LINES.

REMOVE AND SALVAGE ALL WATER METERS, VALVES, VALVE BOXES, AND FIRE HYDRANT HEADS TO CITY UTILITIES YARD.

INSTALLATION OF NEW WATER METERS INCLUDES PLACEMENT OF PEA GRAVEL PER DOWNEY DWG. NO. 1-W AND 2-W.

CONTRACTOR SHALL POTHOLE PRIVATELY OWNED SEWER LATERAL(S) PRIOR TO INSTALLATION OF PROPOSED MAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY PRIVATELY OWNED SEWER LATERALS DAMAGED DURING CONSTRUCTION.

CONTRACTOR SHALL FURNISH AND INSTALL FULL DIAMETER RISERS AT VARIOUS LOCATIONS FOR FLUSHING AND BACTERIOLOGICAL TESTING PURPOSES OF PROPOSED DIP. DUE TO THE LENGTH OF PROPOSED PIPE, BACTERIOLOGICAL TESTING SHALL BE DONE IN PHASES AS DETERMINED BY CITY.

ABBREVIATIONS

AC	ASPHALT CONCRETE	MW	MONITORING WELL
BOP	BOTTOM OF PIPE	(P), PROP	PROPOSED
CAB	CABINET	PP	POWER POLE
CATV	CABLE TV	PB	PULL BOX
℄, C/L	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
C&G	CURB AND GUTTER	RR	RAILROAD
CI	CAST IRON	R/W	RIGHT OF WAY
CL	CLASS	SS	SANITARY SEWER
CLF	CHAIN LINK FENCE	SCO, ⓒ	SEWER CLEANOUT
CML	CEMENT MORTAR LINING	SSMH, Ⓢ	SEWER MANHOLE
DIP	DUCTILE IRON PIPE	SW	SIDEWALK
(E), EX, EXIST	EXISTING	SD	STORM DRAIN
E, ELEC	ELECTRICAL	SDMH, Ⓓ	STORM DRAIN MANHOLE
EMH, Ⓔ	ELECTRICAL MANHOLE	SL	STREET LIGHT
FO	FIBER OPTIC	STL	STEEL
FS	FINISH SURFACE	SVC	SERVICE
FH, ▽	FIRE HYDRANT	MON	SURVEY MONUMENT
FL	FLANGE	TC	TOP OF CURB
G	GAS	T, TELE	TELEPHONE
GM	GAS METER	TMH, Ⓣ	TELEPHONE MANHOLE
GV, ⊗	GAS VALVE	TOP	TOP OF PIPE
GYA	GUY ANCHOR	TS	TRAFFIC SIGNAL
INV	INVERT	VLT	VAULT
IRR	IRRIGATION	VIF	VERIFY IN FIELD
IM	IRRIGATION METER	W	WATER
ICV	IRRIGATION CONTROL VALVE	WM, EW	WATER METER
MED	MEDIAN	WV, ⊗	WATER VALVE
MJ	MECHANICAL JOINT		

SYMBOL/LEGEND

——— – ———	CENTERLINE
— — — — —	(E) R/W
——— – – ———	(E) PROPERTY LINE
- - - - - -	(E) CITY BOUNDARY
——W——	(P) WATER MAIN
———————	(P) WATER LATERAL
——— – – W ———	(E) WATER
⊬⊬⊬⊬⊬⊬	(E) WATER TO BE ABAND.
——— – – G ———	(E) GAS LINE
——— – – SS ———	(E) SANITARY SEWER
——— – – SD ———	(E) STORM DRAIN
——— – – T ———	(E) TELEPHONE
——— – – E ———	(E) ELECTRICAL
— — — — RW — — — —	(E) RECYCLED WATER
⊥⊥⊥⊥⊥⊥⊥⊥	CALTRANS ACCESS DENIAL

VICINITY MAP
NOT TO SCALE

UTILITY AND AGENCY INDEX

CITY OF DOWNEY	WATER & SEWER 562-904-7202
CITY OF DOWNEY	TRAFFIC ENGINEER 562-904-7110
COUNTY SANITATION DISTRICT OF LOS ANGELES	TOMMY SUNG 562-699-7411 X1205
LA COUNTY DEPARTMENT OF PUBLIC HEALTH (DPH)	DAN BACANI 626-430-5290
STATE WATER RESOURCES CONTROL BOARD	MATT MEGILL 818-551-2033
FRONTIER COMMUNICATION (VERIZON)	RAYMOND ROUNDTREE 562-903-7939
LA COUNTY DEPARTMENT OF PUBLIC WORKS	MICHAEL TJAN 626-458-1700
LA COUNTY DEPARTMENT OF PUBLIC WORKS	MANUEL ALARCON 626-458-7169
LA COUNTY FLOOD CONTROL DISTRICT	MARYAM ADHAMI 626-458-3129
METROPOLITAN TRANSPORTATION AUTHORITY	MATTIE JONES 213-922-5023
SOUTHERN CALIFORNIA EDISON	SAUL VALLE 562-903-3176
CENTRAL BASIN MUNICIPAL WATER DISTRICT	JEREMY MELENDEZ 323-201-5510
SOUTHERN CALIFORNIA GAS COMPANY	ERNIE GONZALES 714-634-3121
SPECTRUM (TIME WARNER CABLE)	ERNEST CHANG 562-259-2015
PARAMOUNT PIPELINES	STEVE PEYTON 562-531-2060 X2751
SBC	MARCELLA CORDOZA 310-515-4370
EXXON/MOBIL	MELODY SEBRING 310-212-4141
MWD	KEN CHUNG 213-217-7670
BP (ARCO) PIPELINES	ROB STREED 562-499-2216
LEVEL 3/WILTEL COMMUNICATIONS	ROGER WEATHERS 720-888-5688
ABOVENET COMMUNICATIONS	KEVIN SULLIVAN 714-236-8502
MCI WORLDCOM	DON BECKERMANN 626-666-3526
QWEST COMMUNICATIONS	PATT SLANEY 714-936-4898
SPRINT	JOE HEALEY 714-781-7048
CROWN CASTLE (NEXTG NETWORKS)	RON HERRERA 909-593-9700
CHARTER COMMUNICATIONS	STEVE FEAR 626-430-3338
UNDERGROUND SERVICE ALERT (USA)	---- 8-1-1

60 INSTALL NEW 8"x6" MJ TEE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L-SHAPED" LATERAL, 6" MJxFL HORIZONTAL BEND, 6" MJxFL GATE VALVE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

61 ISOLATE AND DEWATER EXISTING FIRE HYDRANT LATERAL: REMOVE EXISTING AND INSTALL NEW 6" FL CL 53 SPOOL PER DOWNEY DWG. NO. 10-W.

62 ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

63 PAINT PRIVATE FIRE HYDRANT WITH ONE COAT OF STANDARD WHITE (WH-1) AMERON AMERLOCK 2 VOC HIGH SOLIDS EPOXY COATING AND TWO FINISH COATS OF SAFETY RED (RD-2) AMERON PSX 700 ENGINEERED SILOXANE COATING.

64 REMOVE EXISTING AND INSTALL NEW 2" POTABLE WATER COMBINATION AIR RELEASE AND VACUUM VALVE PER DOWNEY DWG. NO. 9-W.

65 REMOVE EXISTING AND INSTALL NEW RECYCLED WATER VALVE BOX PER DOWNEY DWG. NO. 5-RW.

66 REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER PER DOWNEY DWG. NO. 3-RW.

67 REMOVE EXISTING AND INSTALL NEW 3" RECYCLED METER, BOX, AND 3" MJ C509 GATE VALVE PER DOWNEY DWG. NO. 3-RW.

68 REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER BOX (REUSE EXISTING METER) PER DOWNEY DWG. NO. 3-RW.

69 REMOVE EXISTING AND INSTALL NEW 2" RECYCLED WATER COMBINATION AIR RELEASE AND VACUUM VALVE AND ENCLOSURE PER DOWNEY DWG. NO. 9-RW.

70 REMOVE AND REPLACE EXISTING CONCRETE.

71 ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

72 INSTALL NEW SENSUS 5/8" IPERL BACKFLOW BY-PASS WATER METER, MxU TOUCHPAD, AND MxU MOUNTING BRACKET ON EXISTING FIRE SERVICE BACKFLOW.

73 ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING VALVE AND INSTALL NEW 8" MJ C509 GATE VALVE PER DOWNEY DWG. NO. 5-W.

74 ISOLATE, CUT, AND DEWATER EXISTING 12" MAIN; REMOVE EXISTING TEE AND VALVE BOX TO ABANDON VALVE IN PLACE.

75 REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER AND BOX PER DOWNEY DWG. NO. 3-RW.

76 ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING FIRE HYDRANT ASSEMBLY FROM MAIN AND INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

77 INSTALL NEW 12"x6" MJXFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE (REUSE EXISTING FIRE HYDRANT HEAD) PER DOWNEY DWG. NO. 10-W.

78 ISOLATE, CUT, AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN PER DETAIL "A21" ON SHEET 14.

79 ISOLATE, CUT, AND DEWATER EXISTING MAINS; AND RECONNECT EXISTING 10" MAIN TO EXISTING 10" MAIN PER DETAIL "A22" ON SHEET 14.

80 ISOLATE, CUT, AND DEWATER EXISTING 4" DOMESTIC SERVICE LATERAL AND RECONNECT PER DETAIL "A25" ON SHEET 14.

81 INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

82 PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).

83 INSTALL NEW 12" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

84 INSTALL NEW 8" MJ 22.5° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

CONSTRUCTION NOTES

A PROTECT IN PLACE.

1 REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 5/8" METER, AND BOX PER DOWNEY DWG. NO. 1-W.

2 REMOVE EXISTING AND INSTALL NEW CURB STOP, 5/8" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1-W.

3 REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 1" METER, AND BOX PER DOWNEY DWG. NO. 1-W.

4 REMOVE EXISTING AND INSTALL NEW 1" CURB STOP, 1" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1-W.

5 REMOVE EXISTING AND INSTALL NEW 1" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 1-W.

6 REMOVE EXISTING AND INSTALL NEW 1" METER AND LID ONLY (REUSE EXISTING BOX) PER DOWNEY DWG. NO. 1-W.

7 REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 1.5" METER, AND BOX PER DOWNEY DWG. NO. 2-W.

8 REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 2" METER, AND BOX PER DOWNEY DWG. NO. 2-W.

9 REMOVE/ ABANDON EXISTING SERVICE, METER (IF ANY), AND BOX FROM MAIN.

10 REMOVE EXISTING AND INSTALL NEW 2" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 2-W.

11 REMOVE EXISTING AND INSTALL NEW 2" CURB STOP, 2" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 2-W.

12 REMOVE EXISTING AND INSTALL NEW 4" POTABLE WATER SERVICE AND 3" METER PER DOWNEY DWG. NO. 3-W.

13 REMOVE EXISTING AND INSTALL NEW 4-INCH POTABLE WATER SERVICE, 3" METER, AND BOX PER DETAIL "B5" ON SHEET 15.

14 REMOVE EXISTING AND INSTALL NEW 3" POTABLE WATER METER, 3" METER BOX, AND 3" MJxFL C509 GATE VALVE PER DOWNEY DWG. NO. 3-W.

15 REMOVE EXISTING AND INSTALL NEW 4" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 3-W.

16 INSTALL NEW 1" COPPER BUILDING SUPPLY LINE DOWNSTREAM OF NEW WATER METER UP TO CLOSEST HOSE BIBB AND REMOVE BACKYARD WATER SOURCE CONNECTION TO OLD METER TO BE REMOVED.

17 REMOVE EXISTING AND INSTALL NEW WATER VALVE BOX PER DOWNEY DWG. NO. 5-W.

18 REMOVE EXISTING VALVE BOX TO ABANDON VALVE IN PLACE.

19 INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.

20 INSTALL NEW 12" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.

21 INSTALL NEW 8" MJ 45° DIP HORIZONTAL BEND AND THRUST BLOCK PER DOWNEY DWG. NO. 7-W.

22 INSTALL NEW 12" MJ 90° DIP HORIZONTAL BEND AND THRUST BLOCK PER DOWNEY DWG. NO. 7-W.

23 ISOLATE, CUT, AND DEWATER EXISTING 6" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A1" ON SHEET 13.

24 ISOLATE, CUT AND DEWATER EXISTING 6" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A2" ON SHEET 13.

25 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A3" ON SHEET 13.

26 CONNECT NEW 8" MAINS PER DETAIL "A4" ON SHEET 13.

27 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A5" ON SHEET 13.

28 CONNECT NEW 8" MAINS PER DETAIL "A6" ON SHEET 13.

29 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A7" ON SHEET 13.

30 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND RECONNECT EXISTING 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 8" MAIN PER DETAIL "A8" ON SHEET 13.

31 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT EXISTING 8" MAIN TO EXISTING 4" MAIN PER DETAIL "A9" ON SHEET 13.

32 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A10" ON SHEET 13.

33 ISOLATE, CUT AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A11" ON SHEET 13.

34 ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 12" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 12" MAIN PER DETAIL "A12" ON SHEET 13.

35 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 8" MAIN PER DETAIL "A13" ON SHEET 13.

36 ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 12" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 12" MAIN PER DETAIL "A14" ON SHEET 13.

37 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN AND 6" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A15" ON SHEET 13.

38 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A16" ON SHEET 13.

39 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A17" ON SHEET 13.

40 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN AND EXISTING 8" MAIN PER DETAIL "A18" ON SHEET 13.

41 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A19" ON SHEET 13.

42 ISOLATE, CUT AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A20" ON SHEET 13.

43 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A23" ON SHEET 13.

44 INSTALL NEW 8"x4" MJ TEE, 4 MJ C509 GATE VALVE, AND ASSOCIATED MATERIALS PER DOWNEY DWG. NO. 5-W.

45 ISOLATE, CUT AND DEWATER EXISTING 4" DOMESTIC SERVICE LATERAL; AND INSTALL NEW 4" DOMESTIC SERVICE LATERAL; AND RECONNECT PER DETAIL "A24" ON SHEET 14.

46 ISOLATE, CUT AND DEWATER EXISTING 8" FIRE SERVICE LATERAL; AND RECONNECT PER DETAIL "B1" ON SHEET 15.

47 ISOLATE, CUT AND DEWATER EXISTING 8" FIRE SERVICE LATERAL; AND INSTALL NEW 8" FIRE SERVICE LATERAL; AND RECONNECT PER DETAIL "B2" ON SHEET 15.

48 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND RECONNECT 6" FIRE SERVICE PER DETAIL "B3" ON SHEET 15.

49 REMOVE EXISTING AND INSTALL NEW 5/8" SENSUS IPERL BACKFLOW BY-PASS WATER METER, MxU TOUCHPAD, AND MxU MOUNTING BRACKET.

50 REMOVE EXISTING HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD, PLUG REMAINING PORTION OF FIRE HYDRANT LATERAL, AND REMOVE FIRE HYDRANT VALVE BOX.

51 HOT TAP EXISTING 8" MAIN WITH 8"x6" MJxFL TEE AND INSTALL NEW 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

52 INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

53 INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

54 INSTALL NEW 12"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

55 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" MJxFL HORIZONTAL BEND, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L-SHAPED" LATERAL AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

56 ISOLATE, CUT AND DEWATER EXISTING 4" WATER SERVICE LATERAL; REMOVE EXISTING VALVE AND INSTALL NEW 4" MJ C509 GATE VALVE PER DOWNEY DWG. NO. 5-W.

57 ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; AND INSTALL NEW 12"x6" MJ TEE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L-SHAPED" LATERAL, 6" MJxFL HORIZONTAL BEND, 6" FLxMJ GATE VALVE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

58 REMOVE EXISTING FIRE HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD AND INSTALL NEW JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

59 REMOVE EXISTING FIRE HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD AND INSTALL NEW JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

ATTACHMENT B

CALL BEFORE YOU DIG
Underground Service Alert
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811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
DANIEL J. HAYES
No. 63132
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER RCE DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
TITLE SHEET, VICINITY MAP, AND CONSTRUCTION NOTES

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 1 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
03/13/26 08:50:05 AM U:\2024\26773500\drawing\sheet_files\26773500-0001CV.dwg

GENERAL NOTES – POTABLE WATER

1. LOCATION OF EXISTING UTILITIES/UNDERGROUND FACILITIES KNOWN TO ENGINEER ARE SHOWN IN THEIR APPROX. LOCATIONS BASED ON BEST AVAILABLE INFORMATION AT TIME OF PREPARING PLANS. ACTUAL LOCATION, SIZE, TYPE, AND NUMBER OF UTILITIES/UNDERGROUND FACILITIES MAY DIFFER FROM THAT SHOWN AND SUCH UTILITIES/FACILITIES MAY BE PRESENT THAT ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SITE INSPECTED THROUGH USA PRIOR TO COMMENCING WORK AND TO VERIFY LOCATIONS OF ALL UTILITIES WITH RESPECTIVE OWNERS PRIOR TO STARTING WORK AND THROUGHOUT CONTRACT.
2. POTHOLE/HAND DIG AT UTILITY CROSSINGS/OBSTRUCTIONS, AND AREAS WHERE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES ARE IN QUESTION PRIOR TO STARTING WORK. ANY CHANGES TO PROPOSED WATER IMPROVEMENTS MUST BE APPROVED BY CITY.
3. COORDINATE WITH OWNER OF ANY UTILITY OR OBSTRUCTION PRIOR TO RELOCATING/ADJUSTING ANY SUCH ITEMS.
4. POTHOLE POCS WITH EXISTING MAINS TO DETERMINE EXISTING ELEVATIONS AND VERIFY MEANS OF CONNECTING PRIOR TO STARTING WORK.
5. WORK LIMITED TO THOSE HOURS AS STATED IN THE ENCROACHMENT AND OTHER CITY PERMITS.
6. CONTACT JORDAN GRANADOS AT 562-417-2764 OR 562-904-7202 (DOWNEY UTILITIES YARD) UTILITIES INSPECTOR MIN 72-HRS PRIOR TO STARTING WORK TO SCHEDULE INSPECTION.
7. MAINTAIN HORIZONTAL (MIN 10-FT) AND VERTICAL SEPARATION (MIN 1-FT ABOVE) FROM RECYCLED WATER AND SEWER LINES.
8. ADD FITTINGS TO MAINTAIN MIN. COVER OF 42-INCH AND TO AVOID EXISTING UTILITIES ENCOUNTERED. IF MINIMUM COVER CANNOT BE MET, PIPELINE SHALL BE ENCASED IN CONCRETE OR WITH STEEL CASING PIPE (WITH SPACERS AND END CAPS) IF NECESSARY AS DIRECTED BY THE CITY. AT NO TIME SHALL THERE BE LESS THAN 36-INCH COVER FROM TOP OF PIPE TO EXISTING GROUND DURING CONSTRUCTION. CHANGE IN PROFILE AND/OR NEED FOR ENCASEMENT SHALL BE APPROVED BY CITY OF DOWNEY.
9. CONTRACTOR SHALL RESTORE, AT ITS COST, ANY ITEMS OUTSIDE THE LIMITS OF THE TRENCH WHICH ARE DAMAGED AS THE RESULT OF CONTRACTOR OPERATIONS, OR THOSE ITEMS DAMAGED WITHIN THE LIMITS OF THE TRENCH WHICH WERE TO REMAIN IN PLACE. ANY ITEMS REQUIRED TO REMAIN IN PLACE, SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND LOCATION THAT EXISTED PRIOR TO CONSTRUCTION.
10. LENGTH OF OPEN TRENCH LIMITED TO AMOUNT OF PIPE TO BE INSTALLED IN ONE DAY. PROTECT TRENCH FROM PEDESTRIAN/VEHICULAR TRAFFIC PER CITY REQUIREMENTS INCLUDING BARRIERS, BACKFILL, COMPACTION, TEMPORARY PAVEMENT, AND STEEL PLATES. NO OPEN TRENCH AREAS SHALL REMAIN OVERNIGHT.
11. NO STORAGE OF MATERIALS/EQUIPMENT IN PUBLIC RIGHT-OF-WAY. PROVIDE OFFSITE/ONSITE STAGING/STORAGE AREA.
12. TRAFFIC CONTROL PER THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND AS REQUIRED BY THE TRAFFIC ENGINEER.
13. PIPE BASE, PIPE ZONE, AND TRENCH ZONE BACKFILL – IMPORTED SAND OR NATIVE MATERIAL WITH MIN SE OF 30 OR COEFF. OF PERMEABILITY >1.4 IN/HR @ MIN 90% REL. COMPACTION. CERT. OF IMPORTED OR NATIVE MATERIAL REQUIRED.
14. PAVEMENT ZONE – FOR AREAS CURRENTLY PAVED, AC/PCC PAVEMENT AND AGGREGATE BASE SHALL BE REPLACED TO EXISTING THICKNESS PLUS ONE INCH UNLESS OTHERWISE CALLED OUT IN THE PLANS AND SPECS. MIN. 95% REL. COMPACTION. FOR AREAS THAT ARE NOT CURRENTLY PAVED, SEE STREET IMPROVEMENT PLANS FOR AC PAVEMENT/BASE REQUIREMENTS. MIN. 95% REL. COMPACTION.
15. OBTAIN AND PAY FOR THE SERVICES OF A CHLORINATION CONTRACTOR. NAME AND QUALIFICATIONS OF PROPOSED FIRM SHALL BE SUBMITTED FOR APPROVAL BY THE CITY.
16. COMPACTION, PRESSURE, DISINFECTION, AND BACTERIOLOGICAL TESTING PER CITY REQUIREMENTS. COMPACTION TESTS AT RANDOM DEPTHS AND INTERVALS AS DIRECTED BY CITY. PRESSURE TEST AT 200 PSI FOR 4-HR. NO PRESSURE TESTING AGAINST CLOSED VALVES – USE PRESSURE PLATES. COMPLETELY BACKFILL AND COMPACT PRIOR TO CONDUCTING TESTS.
17. PROVIDE TEMP OR PERMANENT MATERIALS/EQUIPMENT NECESSARY TO PERFORM ALL TESTING (I.E. COPPER SERVICES FOR INTRODUCING DISINFECTANT, BLOWOFFS FOR FLUSHING, AIR RELEASE/VACUUM VALVES FOR REMOVING/ADDING AIR DURING FILLING/FLUSHING OF PIPELINES, MJXFL ADAPTERS, PRESSURE PLATES, VALVES, PIGS, LAUNCHER, FITTINGS).
18. CONTRACTOR MUST UTILIZE FULL DIAMETER CITY MAIN LINE AND POTABLE WATER FROM DIRECTLY ADJACENT CITY DISTRIBUTION SYSTEM FOR FLUSHING ONLY. USE OF 2" AND 4" OUTLETS AND FIRE HYDRANT HOSES WILL NOT BE ALLOWED FOR FLUSHING PURPOSES.

    IF INITIAL FLUSHING AND CHLORINATION FAILS TO PRODUCE REQUIRED RESIDUALS AND BAC-T TEST RESULTS, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CITY COSTS ASSOCIATED WITH RE-FLUSHING, RE-DISINFECTION, AND RE-TESTING OF WATER FACILITIES INCLUDING BUT NOT LIMITED TO: CITY TIME, MATERIALS, EQUIPMENT, WATER, LABORATORY ANALYSIS, ETC.
19. CONTRACTOR SHALL RETURN ALL EXISTING METERS REMOVED IN ORDER FOR CITY INSPECTOR TO COMPLETE NEW METER FORMS FOR EACH OF THE NEW METERS INSTALLED AND THOSE REMOVED.
20. DCDAS SHALL BE CERTIFIED IN THE FIELD BY A LICENSED LA COUNTY DPH CERTIFIED TESTER PRIOR TO PLACING INTO SERVICE. CONTACT JORDAN GRANADOS (562)-417-2764 OR DOWNEY UTILITY YARD AT (562) 904-7202 TO SCHEDULE CITY INSPECTION OF TESTING. PROVIDE CERTIFICATION OF TESTING TO DOWNEY UTILITIES YARD REPRESENTATIVE.
21. SUBMIT CERTIFICATION OF PIPING AND ALL MATERIALS ASSOCIATED WITH CITY STANDARDS. ALL PIPING AND ASSOCIATED MATERIALS MUST BE IN-HAND PRIOR TO START OF CONSTRUCTION.
22. IN NO EVENT SHALL ANY VALVE BE INSTALLED WITHIN A CURB, GUTTER, OR OTHER CONCRETE DRAINAGE DEVICE.
23. CONTRACTOR SHALL FURNISH THE CITY OF DOWNEY WITH RED-LINED CONSTRUCTION PLANS NOTING ANY AND ALL CHANGES TO THE PLAN AND PROFILE OF THE POTABLE WATER IMPROVEMENTS INSTALLED.

GENERAL NOTES – RECYCLED WATER

1. ALL RECYCLED WATERLINE WORK TO BE PERFORMED PER "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (STANDARD SPECIFICATIONS OR GREEN BOOK) LATEST EDITION, CBMWD'S DESIGN CRITERIA, SUPPLEMENTAL STANDARD SPECIFICATIONS, AND STANDARD DRAWINGS (STD. DWGS.) FOR RECLAIMED WATER FACILITIES, AND CITY OF DOWNEY REQUIREMENTS UNLESS OTHERWISE INDICATED.
2. GENERAL: CONSTRUCTION OF RECYCLED WATER FACILITIES SHALL MEET ALL APPLICABLE STATE AND LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH (DPH), AND CITY OF DOWNEY REQUIREMENTS.
3. LOCATION OF EXISTING UTILITIES/UNDERGROUND FACILITIES KNOWN TO THE ENGINEER ARE SHOWN IN THEIR APPROX. LOCATIONS BASED ON BEST AVAILABLE INFORMATION AT TIME OF PREPARING PLANS. ACTUAL LOCATION, SIZE, TYPE, AND NUMBER OF UTILITIES/UNDERGROUND FACILITIES MAY DIFFER FROM THAT SHOWN AND SUCH UTILITIES/FACILITIES MAY BE PRESENT THAT ARE NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SITE INSPECTED THROUGH USA PRIOR TO COMMENCING WORK AND TO VERIFY LOCATIONS OF ALL UTILITIES WITH RESPECTIVE OWNERS PRIOR TO STARTING WORK AND THROUGHOUT CONTRACT.
4. POTHOLE/HAND DIG AT UTILITY CROSSINGS/OBSTRUCTIONS, AND AREAS WHERE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES ARE IN QUESTION PRIOR TO STARTING WORK. ANY CHANGES TO PROPOSED WATER IMPROVEMENTS MUST BE APPROVED BY THE CITY.
5. POTHOLE POCS WITH EXISTING MAINS TO DETERMINE EXISTING ELEVATIONS AND VERIFY MEANS OF CONNECTING PRIOR TO STARTING WORK.
6. COORDINATE WITH OWNER OF ANY UTILITY OR OBSTRUCTION PRIOR TO RELOCATING/ADJUSTING ANY SUCH ITEMS.
7. WORK LIMITED TO THOSE HOURS AS STATED IN THE ENCROACHMENT AND OTHER CITY PERMITS.
8. CONTACT JORDAN GRANADOS AT 562-417-2764 OR 562-904-7202 (DOWNEY UTILITIES YARD) AND CITY-DESIGNATED CONTRACT INSPECTOR MIN. 72-HRS PRIOR TO STARTING WORK TO SCHEDULE INSPECTION.
9. CONTACT DAN BACANI (LA COUNTY DPH) @ 626-430-5290 MIN. 1-WEEK PRIOR TO STARTING WORK TO SCHEDULE INSPECTION.
10. MAINTAIN HORIZONTAL (MIN 10-FT) AND VERTICAL SEPARATION (MIN 1-FT BELOW) (O.D TO O.D.) FROM POTABLE WATER LINES IN COMPLIANCE WITH REGULATIONS SET FORTH BY THE STATE AND COUNTY DEPARTMENT OF PUBLIC HEALTH.

GENERAL NOTES – RECYCLED WATER (CONTINUED)

11. ADD FITTINGS TO MAINTAIN MIN. COVER OF 42-IN (OR AS SHOWN ON PIPELINE PROFILE) AND TO AVOID EXISTING UTILITIES ENCOUNTERED. IF MIN. COVER CANNOT BE MET, THE PIPELINE SHALL BE ENCASED IN CONCRETE OR WITH STEEL CASING PIPE (WITH SPACERS AND END CAPS) IF NECESSARY AS DIRECTED BY THE CITY. AT NO TIME SHALL THERE BE LESS THAN 36 INCHES OF COVER FROM TOP OF PIPE TO EXISTING GROUND DURING CONSTRUCTION. CHANGE IN PROFILE AND/OR NEED FOR ENCASEMENT/CASING SHALL BE APPROVED BY CITY OF DOWNEY.
12. CONTRACTOR SHALL RESTORE, AT ITS COST, ANY ITEMS OUTSIDE THE LIMITS OF THE TRENCH WHICH ARE DAMAGED AS THE RESULT OF CONTRACTOR OPERATIONS, OR THOSE ITEMS DAMAGED WITHIN THE LIMITS OF THE TRENCH WHICH WERE TO REMAIN IN PLACE. ANY ITEMS REQUIRED TO REMAIN IN PLACE, SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND LOCATION THAT EXISTED PRIOR TO CONSTRUCTION.
13. LENGTH OF OPEN TRENCH LIMITED TO AMOUNT OF PIPE TO BE INSTALLED IN ONE DAY. PROTECT TRENCH FROM PEDESTRIAN/VEHICULAR TRAFFIC PER CITY REQUIREMENTS INCLUDING BARRIERS, BACKFILL, COMPACTION, TEMPORARY PAVEMENT, AND STEEL PLATES. NO OPEN TRENCH AREAS SHALL REMAIN OVERNIGHT.
14. NO STORAGE OF MATERIALS/EQUIPMENT IN PUBLIC RIGHT-OF-WAY. PROVIDE OFFSITE/ONSITE STAGING/STORAGE AREA.
15. TRAFFIC CONTROL PER THE STATE OF CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS REQUIRED BY THE TRAFFIC ENGINEER.
16. PIPE BASE, PIPE ZONE, AND TRENCH ZONE BACKFILL – IMPORTED SAND OR NATIVE MATERIAL WITH MIN SE OF 30 OR COEFF. OF PERMEABILITY >1.4 IN/HR @ MIN 90% REL. COMPACTION (ALSO SEE STANDARD DRAWINGS). CERT. OF IMPORTED OR NATIVE MATERIAL REQUIRED.
17. PAVEMENT ZONE – FOR AREAS CURRENTLY PAVED, AC/PCC PAVEMENT AND BASE SHALL BE REPLACED TO EXISTING THICKNESS PLUS ONE INCH, MIN. 95% REL. COMPACTION. FOR AREAS THAT ARE NOT CURRENTLY PAVED, SEE STREET IMPROVEMENT PLANS FOR AC PAVEMENT/BASE REQUIREMENTS. MIN. 95% REL. COMPACTION.
18. COMPACTION TESTS SHALL BE TAKEN AT RANDOM DEPTHS AND INTERVALS, AS DIRECTED BY THE CITY. PRESSURE TEST IN ACCORDANCE WITH SEC. 306-8.9.2 OF THE STANDARD SPECIFICATIONS TO MIN. TEST PRESSURE OF 200 PSI FOR CLASS 200 PIPE FOR 4-HOURS. ALL TEST(S) TO BE PERFORMED IN PRESENCE OF A DOWNEY UTILITIES YARD REPRESENTATIVE. NO PRESSURE TESTING AGAINST CLOSED VALVES – USE PRESSURE PLATES. TEST SECTION SHALL BE COMPLETELY BACKFILLED AND COMPACTED PRIOR TO CONDUCTING TESTS.
19. PROVIDE TEMP OR PERMANENT MATERIALS/EQUIPMENT NECESSARY TO PERFORM ALL TESTING (I.E. BLOW-OFFS FOR FLUSHING, AIR RELEASE/VACUUM VALVES FOR REMOVING/ADDING AIR DURING FILLING/FLUSHING OF PIPELINES, MJXFL ADAPTERS, PRESSURE PLATES, VALVES, FITTINGS).
20. SUBMIT CERTIFICATION OF PIPING AND ALL MATERIALS ASSOCIATED WITH RECYCLED WATERLINE WORK FOR COMPLIANCE WITH CITY REQUIREMENTS. ALL PIPING AND ASSOCIATED MATERIALS MUST BE IN-HAND PRIOR TO EXCAVATION/COMMENCEMENT OF CONSTRUCTION.
21. PVC PIPE TO BE INSTALLED IN ACCORDANCE WITH AWWA MANUAL NO. M23, "PVC PIPE – DESIGN AND INSTALLATION" AND MANUFACTURER REQUIREMENTS.
22. MAX JOINT DEFLECTION SHALL NOT EXCEED 2 DEGREES OR 75% OF MANUFACTURER'S RECOMMENDATION.
23. IN NO EVENT SHALL ANY VALVE BE INSTALLED WITHIN A CURB, GUTTER, OR OTHER CONCRETE DRAINAGE DEVICE.
24. CONTRACTOR SHALL FURNISH THE CITY OF DOWNEY WITH RED-LINED CONSTRUCTION PLANS NOTING ANY AND ALL CHANGES TO THE PLAN AND PROFILE OF THE RECYCLED WATER IMPROVEMENTS INSTALLED.

MATERIAL SPECIFICATIONS – POTABLE WATER

1. PIPE SHALL BE CLASS 52 CEMENT-LINED DIP WITH INTEGRAL BELL AND SPIGOT (PUSH ON) JOINTS WITH ELASTOMERIC RUBBER GASKETS IN ACCORDANCE WITH AWWA C104, C111, AND C151, AND SHALL BE MADE IN THE USA.
2. FITTINGS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON MJ OR MJXFL (SEE PLANS) IN ACCORDANCE WITH AWWA C104, C110, C111, AND C153, AND SHALL BE MADE IN THE USA.
3. JOINT RESTRAINTS SHALL BE EBBA IRON MEGA LUGS OR PRE-APPROVED EQUAL AND SHALL BE MADE IN THE USA. RESTRAINTS SHALL HAVE POLYESTER-BASED COATING ON THE GLAND AND TWO COATS OF XYLAN COATING ON THE WEDGE ASSEMBLIES OR OTHER SIMILAR PRE-APPROVED COATING. ALL RESTRAINTS SHALL HAVE IDENTIFICATION NUMBER CONSISTING OF THE YEAR, DAY, PLANT AND SHIFT NUMBER CAST INTO EACH GLAND BODY. JOINT RESTRAINTS SHALL BE USED FOR ALL FITTINGS AND VALVES UNLESS OTHERWISE SHOWN ON PLANS AND APPROVED IN ADVANCE BY DOWNEY PERSONNEL.
4. THRUST/ANCHOR BLOCKS SHALL BE USED FOR ALL FITTINGS AND VALVES UNLESS OTHERWISE SHOWN ON THE PLANS AND APPROVED IN ADVANCE BY DOWNEY PERSONNEL.
5. GATE VALVES SHALL BE RESILIENT SEATED, CONFORMING TO AWWA C509, AND BE DESIGNED FOR 200 PSI WORKING PRESSURE, NON-RISING STEM, MECHANICAL JOINT OR MECHANICAL JOINT BY FLANGE ENDS, WITH DUCTILE IRON BODY, OPERATING NUT, BONNET, AND SEAL PLATE, DUCTILE IRON GATE AND 316 STAINLESS STEEL BONNET AND SEAL PLATE NUTS AND BOLTS. MUELLER 2360 SERIES, CLOW F-6100 SERIES, OR US PIPE METROSEAL 250. VALVES INSTALLED AT INTERSECTIONS SHALL BE MJXFL WITH FLANGE ABUTTING THE FITTING UNLESS OTHERWISE INDICATED.
6. TAPPING VALVES SHALL CONFORM TO THE REQUIREMENTS FOR GATE VALVES. VALVE ENDS SHALL BE FLANGED, AND SHALL FIT STANDARD TAPPING MACHINES. SEAT RINGS SHALL BE OVERSIZED TO PERMIT THE USE OF FULL-SIZE CUTTERS. MUELLER 2360 SERIES, CLOW F-6100 SERIES, OR US PIPE METROSEAL 250.
7. ALL BURIED VALVES SHALL BE PROVIDED WITH RISERS, SLIP-TYPE CAST IRON VALVE BOXES, AND COVERS PER CITY SPECIFICATIONS AND DWG. NO. 5-W. PROVIDE OPERATING EXTENSION STEMS (RISERS) TO BRING OPERATING NUT TO A POINT 18-INCHES TO 30-INCHES BELOW SURFACE OF GROUND AND/OR BOX COVER.
8. BURIED NUTS, BOLTS, AND WASHERS FOR FLANGED FITTINGS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
9. TAPPING SLEEVES SHALL BE DUCTILE IRON WITH BUNA-N RUBBER WITH A WIDE CROSS-SECTION, MECHANICAL JOINT BY FLANGE (CLOW, MUELLER, OR US PIPE). THE MECHANICAL JOINT PORTION OF THE TAPPING SLEEVES SHALL BE INSTALLED WITH CORTEN-STEEL T-BOLTS AND NUTS COATED WITH TRIPAC 2000 BLUE COAT SYSTEM.
10. ALL BURIED DUCTILE IRON PIPING, FITTINGS, VALVES, APPURTENANCES, AND COPPER PIPING SHALL BE CORROSION PROTECTED WITH TWO WRAPS OF MIN. 8-MIL POLYETHYLENE ENCASEMENT (FLAT SHEETS FOR FITTING, VALVES, AND APPURTENANCES AND TUBES FOR PIPING) PER AWWA C105, INSTALLATION METHOD A.
11. 1-INCH AND SMALLER POTABLE WATER METERS SHALL BE LOW LEAD; SENSUS SRII ENVIROBRASS II POSITIVE DISPLACEMENT WITH AMR/AMI REGISTER AND TOUCHPAD WITH MXU ASSEMBLY REGISTERING IN 1 CUBIC FOOT. TOUCHPAD/MXU ASSEMBLY TO BE MOUNTED TO THE STREET SIDE CORNER OF THE METER BOX LID.
12. 1-1/2-INCH AND 2-INCH POTABLE WATER METERS SHALL BE: SENSUS OMNI T2/ TURBINE WITH STRAINERS AND AMR/AMI REGISTER AND TOUCHPAD WITH MXU ASSEMBLY REGISTERING IN 1 CUBIC FOOT. TOUCHPAD/MXU ASSEMBLY TO BE MOUNTED TO THE STREET SIDE CORNER OF THE METER BOX LID.
13. 3-INCH THROUGH 8-INCH POTABLE WATER NON-IRRIGATION METERS SHALL BE SENSUS OMNI C2/ COMPOUND WITH SENSUS AWWA-TYPE STRAINERS WITH DRAIN PLUGS AND STAINLESS STEEL SCREENS AND AMR/AMI REGISTER AND TOUCHPAD WITH MXU ASSEMBLY AND 1 CUBIC FOOT REGISTRATION. TOUCHPAD/MXU ASSEMBLY TO BE MOUNTED TO THE MIDDLE CORNER ON ONE SIDE OF THE TWO-PIECE METER BOX LID.
14. 3-INCH THROUGH 6-INCH POTABLE WATER IRRIGATION METERS SHALL BE SENSUS OMNI T2/ TURBINE WITH SENSUS AWWA-TYPE STRAINERS WITH DRAIN PLUGS AND STAINLESS STEEL SCREENS, AND AMR/AMI REGISTERS AND TOUCHPAD WITH MXU ASSEMBLY AND 1 CUBIC FOOT REGISTRATION. TOUCHPAD/MXU ASSEMBLY TO BE MOUNTED TO THE MIDDLE CORNER ON ONE SIDE OF THE TWO-PIECE METER BOX LID.
15. 3-INCH AND LARGER METERS SHALL BE INSTALLED WITH A C509 RESILIENT WEDGE GATE VALVE, INSTALLED IMMEDIATELY DOWNSTREAM OF THE METER, ACCESSIBLE AND REMOVABLE THROUGH THE WATER METER BOX LID.
16. 1-INCH AND SMALLER (12"X20"X12") POTABLE WATER METER BOXES SHALL BE ARMORCAST ROTOCAST MODEL P6000485 WITH ONE-PIECE POLYMER CONCRETE (RPM) LID (MODEL A6000484-H7) MARKED "WATER" OR APPROVED EQUAL. USE ARMORCAST TRAFFIC-RATED (20,000 LBS) ONE-PIECE LID (MODEL A6000484T-H7) MARKED "WATER" FOR AREAS WHERE METER BOXES WILL BE SUBJECT TO TRAFFIC LOADS.

MATERIAL SPECIFICATIONS – POTABLE WATER (CONTINUED)

17. 1-1/2-INCH AND 2-INCH (17"X30"X12") POTABLE WATER METER BOXES SHALL BE ARMORCAST ROTOCAST MODEL P6001534X12 WITH TWO-PIECE POLYMER CONCRETE (RPM) LIDS (MODELS A6001643DZ-H7 & A6000482) MARKED "WATER", OR APPROVED EQUAL. USE ARMORCAST POLYMER CONCRETE (RPM) TRAFFIC-RATED (20,000 LBS) TWO-PIECE LIDS (MODELS A6000194?DZ-H7 & A6000482T) MARKED "WATER FOR AREAS WHERE METER BOXES WILL BE SUBJECT TO TRAFFIC LOADS.
18. 3-INCH (30"WX48"LX48"H MIN.) POTABLE WATER METER BOXES SHALL BE ARMORCAST POLYMER CONCRETE (RPM) MODEL A6001430PCX48 WITH THREE-PIECE LIDS (MODELS A6001470 & A6001470DZ-H7) MARKED "WATER" WITH DROP-IN READ LID (MODEL A6000482).
19. 4-INCH (36"WX60"LX48"H MIN.) AND LARGER POTABLE WATER METER BOXES SHALL BE ARMORCAST POLYMER CONCRETE (RPM) MODEL A6001436APCX48 (4-INCH) WITH THREE-PIECE LIDS (MODELS A6001457 & A6001457DZ-H7) MARKED "WATER" WITH DROP-IN READ LID (MODEL A6000482).
20. FIRE SERVICES SHALL BE INSTALLED WITH A DOUBLE CHECK DETECTOR ASSEMBLY PLACED ON PRIVATE PROPERTY OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. DOUBLE CHECK DETECTOR ASSEMBLIES SHALL BE EQUIPPED WITH SENSUS IPERL RADIO-READ BY-PASS METERS REGISTERING IN 1 CUBIC FEET, TOUCHPAD MXU, AND AMR MOUNTING BRACKET. ASSEMBLIES SHALL BE WILKINS 450DA OR CITY APPROVED EQUAL. SEE LIST OF LA COUNTY DPH APPROVED BACKFLOW PREVENTION DEVICES. HTTPS://FCCCHR.USC.EDU/_DOWNLOADS/LIST/LIST.PDF
21. ALL ABOVE GROUND PORTIONS OF THE DCDA SHALL BE PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS IN THE FIELD, AFTER THE DCDA HAS BEEN INSTALLED. THE SECOND FINISH COAT SHALL BE APPLIED JUST PRIOR TO THE FINAL INSPECTION. PRIMER SHALL BE STANDARD WHITE (WH-1) AMERON AMERLOCK 2 VOC HIGH-SOLIDS EPOXY COATING. FINISH COATS SHALL BE SAFETY RED (RD-2) AMERON PSX 700 ENGINEERED SILOXANE COATING.
22. FIRE HYDRANTS IN RESIDENTIAL AREAS SHALL BE JONES MODEL J-7300-R WITH FLUTED SPOOL, 3/4-INCH DIAMETER HOLES IN A SIX-HOLE PATTERN WITH A 9-3/8 INCH BOLT CIRCLE.
23. FIRE HYDRANTS IN COMMERCIAL AND INDUSTRIAL AREAS SHALL BE JONES MODEL J-3775-R WITH FLUTED SPOOL, 3/4-INCH DIAMETER HOLES IN A SIX-HOLE PATTERN WITH A 9-3/8 INCH BOLT CIRCLE.
24. FIRE HYDRANTS SHALL BE INSTALLED WITH AN MJXFL TEE WITH THRUST BLOCK (UNLESS OTHERWISE SHOWN ON PLANS AS A HOT TAP). 6-INCH C509 MJXFL RESILIENT WEDGE GATE VALVE AND BOX, MJXFL 90 DEGREE ELBOW, AND FLANGED CLASS 53 CEMENT-LINED DIP SPOOLS (NO HYDRANT BURIES) WITH LENGTH ORDERED PER FIELD CONDITIONS TO MEET 4-INCH REQUIREMENT NOTED BELOW. RISER FLANGES TO MATCH 90-DEGREE ELBOW FLANGE AND FLUTED SPOOL BOLT PATTERN. TYPE 316 STAINLESS STEEL BREAK-AWAY BOLTS AT BASE OF HYDRANT FILLED WITH SILICONE SEALANT. DISTANCE FROM FINISH GRADE TO BOTTOM OF FLANGE AT BASE OF FIRE HYDRANT SHALL BE 4-INCHES PER STANDARD DRAWING FOR INDUSTRIAL/COMMERCIAL FIRE HYDRANT.
25. BLUE REFLECTIVE PAVEMENT MARKERS
    ONE (1) TWO-WAY BLUE REFLECTIVE FIRE HYDRANT RAISED PAVEMENT MARKER SHALL BE INSTALLED ADJACENT TO EACH HYDRANT AND EXISTING BLUE REFLECTIVE PAVEMENT MARKER REMOVED (WHEN PRESENT). REFLECTIVE MARKERS, ADHESIVES, AND METHOD OF INSTALLATION SHALL CONFORM TO THE FOLLOWING CALTRANS STANDARD SPECIFICATION:

    SECTION 85-1.02C RETROREFLECTIVE PAVEMENT MARKERS
    SECTION 85-1.02B HOT MELT BITUMINOUS ADHESIVE
    SECTION 85-1.02E EPOXY ADHESIVE
    SECTION 85-1.03B HOT MELT BITUMINOUS ADHESIVE
    SECTION 85-1.03C EPOXY ADHESIVE

    LOCATION
    BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ON THE SIDE OF THE STREET NEAREST THE FIRE HYDRANT AS PROVIDED BELOW:

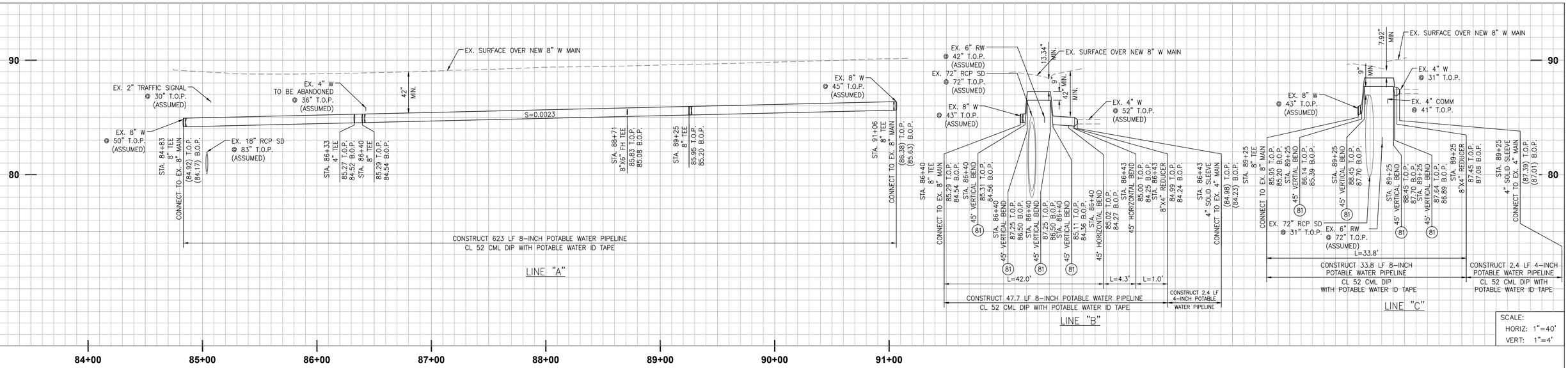
    1. TWO-WAY STREETS OR ROADS: PLACE MARKERS 12-INCHES FROM EDGE OF PAINTED CENTERLINE ON THE SIDE NEAREST THE FIRE HYDRANT. IF THE STREET HAS NO CENTERLINE, PLACE THE MARKER 12-INCHES FROM THE APPROXIMATE CENTER OF THE ROADWAY ON THE SIDE NEAREST THE HYDRANT.
    2. STREETS WITH LEFT TURN LANE AT INTERSECTION: PLACE MARKERS 12-INCHES FROM THE EDGE OF PAINTED WHITE CHANNELIZING LINE ON THE SIDE NEAREST THE HYDRANT.
    3. STREET WITH CONTINUOUS TWO-WAY LEFT TURN LANE: PLACE MARKERS 12-INCHES FROM THE EDGE OF THE PAINTED YELLOW BARRIER LINE ON THE SIDE NEAREST THE FIRE HYDRANT.
    4. STREETS WITH RAISED MEDIANS: PLACE MARKER 12-INCHES FROM EDGE OF GUTTER.
26. TRACEABLE POTABLE WATER IDENTIFICATION TAPE SHALL BE VIRGIN LOW-DENSITY POLYETHYLENE, MIN. THICKNESS OF 5 MILS, OVERALL WIDTH OF 6-IN (6-IN DIAMETER PIPE AND SMALLER). TAPE SHALL BE BLUE WITH MIN. 2-IN HIGH WHITE LETTERING SPECIFYING: "CAUTION: POTABLE WATER LINE BURIED BELOW". T. CHRISTY ENTERPRISES, TERRA TAPE (GRIFFOLYN CO. DIVISION OF REEF INDUSTRIES) OR APPROVED EQUAL. NOTE: FOR CITY-OWNED FIRE SERVICE LATERALS AND PRIVATELY OWNED FIRE WATER MAIN, THE LETTERING SHALL SPECIFY: "CAUTION: FIRE LINE BURIED BELOW".
27. SERVICE LINES SHALL BE TYPE K SOFT COPPER CONFORMING TO ASTM B88.
28. SERVICE SADDLES SHALL HAVE BRASS BODIES CONFORMING TO NSF 61 AND ASTM B-62 AND/OR ASTM B-584 WITH DOUBLE FLAT BRONZE STRAPS AND BUNA-N GASKETS. ONE-INCH TAPS WITH CC THREADS, FORD 202B SERIES, MUELLER BR2B SERIES, OR JONES J-979 SERIES. TWO-INCH TAPS WITH FEMALE IRON PIPE THREADS, FORD 202B SERIES, MUELLER BR2B SERIES, OR JONES J-979 SERIES.
29. CORPORATION STOPS SHALL BE BALL VALVE TYPE, BRASS CONFORMING TO AWWA STANDARD C800 (UNS NO. C89833) WHERE IN CONTACT WITH WATER AND AWWA STANDARD C800 (ASTM B-62 AND ASTM B-584, UNS NO. C83600) WHERE NOT IN CONTACT WITH WATER. ONE-INCH WITH CC THREAD INLET BY COMPRESSION OUTLET, FORD MODEL FB1000-4-Q-NL, MUELLER MODEL H15008N, OR JONES MODEL E1937SG. TWO-INCH WITH MALE IRON PIPE THREAD INLET BY COMPRESSION OUTLET, FORD MODEL FB1100-7-Q-NL, MUELLER MODEL B25028N, OR JONES MODEL E1935SG.
30. CURB STOPS SHALL BE BRASS CONFORMING TO AWWA STANDARD C800 (UNS NO. C89833) WHERE IN CONTACT WITH WATER AND AWWA STANDARD C800 (ASTM B-62 AND ASTM B-584, UNS NO. C83600) WHERE NOT IN CONTACT WITH WATER. ONE-INCH SHALL BE FULL-PORT STRAIGHT BALL VALVE WITH FEMALE IRON PIPE THREAD INLET AND FEMALE IRON PIPE OUTLET WITH A LOCKWING TEE HEAD, FORD MODEL B11-444WR-NL, MUELLER MODEL B20200N, OR JONES MODEL E1900W. TWO-INCH SHALL BE FULL PORT ANGLE BALL VALVES WITH COMPRESSION INLET BY METER FLANGE OUTLET WITH LOCKWING, FORD MODEL BFA43-777WR-Q-NL, MUELLER MODEL B24276N, OR JONES MODEL E1975WSG.
31. COMBINATION AIR RELEASE AND VACUUM VALVES SHALL BE OF THE SINGLE BODY, DOUBLE ORIFICE TYPE WITH CAST IRON BODY, COVER, AND LEVER FRAME CONFORMING TO ASTM A126 GR. B, STAINLESS STEEL FLOAT CONFORMING TO ASTM A240, BUNA-N NEEDLE AND SEAT, BRONZE PLUG CONFORMING TO ASTM B124, 316 STAINLESS STEEL TRIM, AND DELRIN/CAST IRON LEVER FRAME CONFORMING WITH ASTM D2133/ASTM A126 GR. B. ONE-INCH THROUGH FOUR-INCH WITH EQUAL SIZE INLET AND OUTLET FEMALE PIPE THREADS, 6-INCH AND 8-INCH WITH 125 LB. FLANGED INLET AND OUTLET.

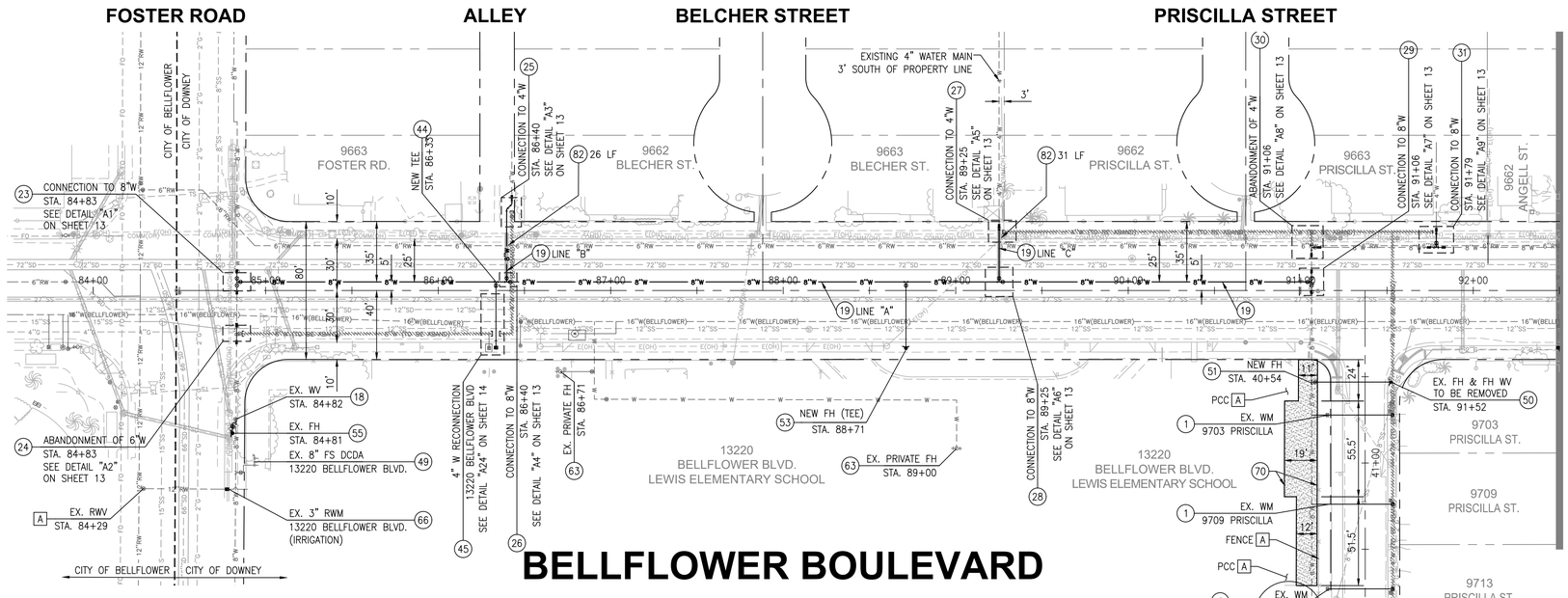
SIZE (INCHES)	APCO MODEL NUMBER	CRISPIN MODEL SERIES	VAL-MATIC MODEL NUMBER
2	145C	UL	202C.2
3	147C	UL	203C.2
4	149C	UL	204C.2
6	150C	UL	206C
8	151C	UL	208C

32. COMBINATION AIR RELEASE AND VACUUM VALVE COVERS SHALL BE LOW LINEAR DENSITY POLYETHYLENE WITH UV INHIBITORS, SANDSTONE COLOR, ARMORCAST MODEL P6002001 OR P6002002 SIZED TO FIT VALVE.
33. A MINIMUM OF 8-INCHES OF PEA GRAVEL SHALL BE INSTALLED AT THE BOTTOM OF ALL METER BOXES.
34. NOTE: ALL MATERIALS TO BE USED ON THE PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
35. IN ADDITION TO THE REQUIRED USE OF POLYETHYLENE ENCASEMENT AS PROVIDED PREVIOUSLY, THE FOLLOWING CORROSION PROTECTION MEASURES SHALL BE USED AS PROVIDED HEREIN: USE OF DIELECTRIC COUPLINGS/GASKETS WHERE DISSIMILAR METALS JOIN, USE OF FULL CIRCLE BRASS SERVICE SADDLES TO ELIMINATE DIRECT CONNECTION OF COPPER TO DUCTILE IRON PIPE, AND USE OF STAINLESS STEEL HARDWARE.

MATERIAL SPECIFICATIONS – RECYCLED WATER

1. PIPE SHALL BE C900 DR 14 PRESSURE CLASS 305 PURPLE PVC RECYCLED WATER PIPE WITH COPPER TRACER WIRE AND WARNING TAPE/TAGS AND INTEGRAL BELL AND SPIGOT (PUSH ON) JOINTS WITH ASTM F477 ELASTOMERIC RUBBER GASKETS IN ACCORDANCE WITH AWWA C900, AND SHALL BE MADE IN THE USA.
2. FITTIN





BELLFLOWER BOULEVARD - EAST SIDE - Foster Road to Priscilla Street

ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
13220	BELLFLOWER BOULEVARD (IRRIGATION)	66	3"	73925691	---	3"			RECYCLED	
13220	BELLFLOWER BOULEVARD (8" FS DCDA)	49	5/8"	78174616	---	5/8"			FIRE	
13220	BELLFLOWER BOULEVARD	45	3"	1215469	4"	3"			POTABLE	CONNECT TO NEW 8" WATER MAIN
9703	PRISCILLA STREET	1	5/8"	29814327	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9709	PRISCILLA STREET	1	5/8"	26907613	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9713	PRISCILLA STREET	1	5/8"	1796956	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9719	PRISCILLA STREET	1	5/8"	31115234	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9725	PRISCILLA STREET	1	5/8"	84168219	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9729	PRISCILLA STREET	1	5/8"	12580569	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
9733	PRISCILLA STREET	1	5/8"	26907959	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN

* NOTE:
ALL WATER METERS REMOVED SHALL BE SALVAGED TO CITY UTILITIES YARD. CONTRACTOR TO COORDINATE WITH CITY.
ALL WORK NOTED ABOVE INCLUDES ADJUSTMENT OF METERS AND BOXES TO PROPOSED FINISHED GRADE AS NECESSARY.

NEW METERS/BOXES SHALL NOT BE INSTALLED WITHIN DRIVEWAY OR CURB RAMP LIMITS.

CONSTRUCTION NOTES

- [A] PROTECT IN PLACE.
- (1) REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 5/8" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (18) REMOVE EXISTING VALVE BOX TO ABANDON VALVE IN PLACE.
- (19) INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.
- (23) ISOLATE, CUT, AND DEWATER EXISTING 6" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A1" ON SHEET 13.
- (24) ISOLATE, CUT AND DEWATER EXISTING 6" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A2" ON SHEET 13.
- (25) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A3" ON SHEET 13.
- (26) CONNECT NEW 8" MAINS PER DETAIL "A4" ON SHEET 13.
- (27) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A5" ON SHEET 13.
- (28) CONNECT NEW 8" MAINS PER DETAIL "A6" ON SHEET 13.
- (29) ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A7" ON SHEET 13.
- (30) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND RECONNECT EXISTING 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 8" MAIN PER DETAIL "A8" ON SHEET 13.
- (31) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT EXISTING 8" MAIN TO EXISTING 4" MAIN PER DETAIL "A9" ON SHEET 13.
- (44) INSTALL NEW 8"x4" MJ TEE, 4 MJ C509 GATE VALVE, AND ASSOCIATED MATERIALS PER DOWNEY DWG. NO. 5-W.
- (45) ISOLATE, CUT AND DEWATER EXISTING 4" DOMESTIC SERVICE LATERAL; AND INSTALL NEW 4" DOMESTIC SERVICE LATERAL; AND RECONNECT PER DETAIL "A24" ON SHEET 14.
- (49) REMOVE EXISTING AND INSTALL NEW 5/8" SENSUS IPERL BACKFLOW BY-PASS WATER METER, MxU TOUCHPAD, AND MxU MOUNTING BRACKET.
- (50) REMOVE EXISTING HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD, PLUG REMAINING PORTION OF FIRE HYDRANT LATERAL, AND REMOVE FIRE HYDRANT VALVE BOX.
- (51) HOT TAP EXISTING 8" MAIN WITH 8"x6" MJxFL TEE AND INSTALL NEW 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (53) INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (55) ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" MJxFL HORIZONTAL BEND, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L-SHAPED" LATERAL AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (63) PAINT PRIVATE FIRE HYDRANT WITH ONE COAT OF STANDARD WHITE (WH-1) AMERON AMERLOCK 2 VOC HIGH SOLIDS EPOXY COATING AND TWO FINISH COATS OF SAFETY RED (RD-2) AMERON PSX 700 ENGINEERED SILOXANE COATING.
- (66) REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER PER DOWNEY DWG. NO. 3-RW.
- (70) REMOVE AND REPLACE EXISTING CONCRETE.
- (81) INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.
- (82) PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).

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REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY: STANTEC 3/6/26
DRAWN BY: STANTEC 3/6/26
CHECKED BY: STANTEC 3/6/26
APPROVED BY: _____ 64892 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — RCE — DATE

No	REVISION	DATE	BY	APP

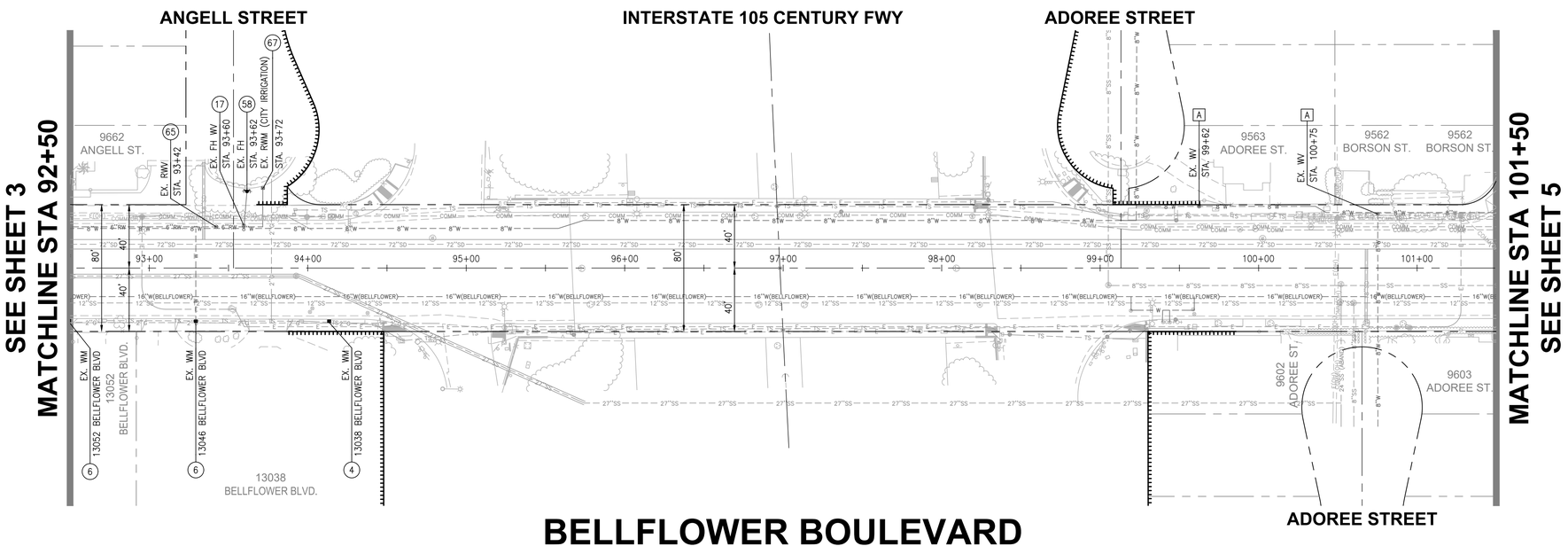
CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
FOSTER ROAD TO PRISCILLA STREET

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 3 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
03/13/26 08:52:46 AM U:\2042867300\drawing\sheet_files\667300C-2001W0.dwg

CONSTRUCTION NOTES

- [A] PROTECT IN PLACE.
- (4) REMOVE EXISTING AND INSTALL NEW 1" CURB STOP, 1" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1–W.
- (6) REMOVE EXISTING AND INSTALL NEW 1" METER AND LID ONLY (REUSE EXISTING BOX) PER DOWNEY DWG. NO. 1–W.
- (17) REMOVE EXISTING AND INSTALL NEW WATER VALVE BOX PER DOWNEY DWG. NO. 5–W.
- (58) REMOVE EXISTING FIRE HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD AND INSTALL NEW JAMES JONES 3700–R FIRE HYDRANT PER DOWNEY DWG. NO. 10–W.
- (65) REMOVE EXISTING AND INSTALL NEW RECYCLED WATER VALVE BOX PER DOWNEY DWG. NO. 5–RW.
- (67) REMOVE EXISTING AND INSTALL NEW 3" RECYCLED METER, BOX, AND 3" MJ C509 GATE VALVE PER DOWNEY DWG. NO. 3–RW.



BELLFLOWER BOULEVARD - WEST SIDE - Priscilla Street to Borson Street									
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
	BELLFLOWER BOULEVARD (CITY IRRIGATION)	67	3"	1471760	---				RECYCLED	
BELLFLOWER BOULEVARD - EAST SIDE - Priscilla Street to Borson Street										
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
13052	BELLFLOWER BOULEVARD	6	1"	56661694	---	1"			POTABLE	
13046	BELLFLOWER BOULEVARD	6	1"	56661691	---	1"			POTABLE	
13038	BELLFLOWER BOULEVARD	4	1"	2483847	---	1"			POTABLE	

* NOTE:
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NEW METERS/BOXES SHALL NOT BE INSTALLED WITHIN DRIVEWAY OR CURB RAMP LIMITS.

GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923–6000 TEL
(949) 923–6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER RCE DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18–10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
PRISCILLA STREET TO BORSON STREET

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 4 OF 17 SHEETS
DWG. NO. 3–49–37W

CIP 18–10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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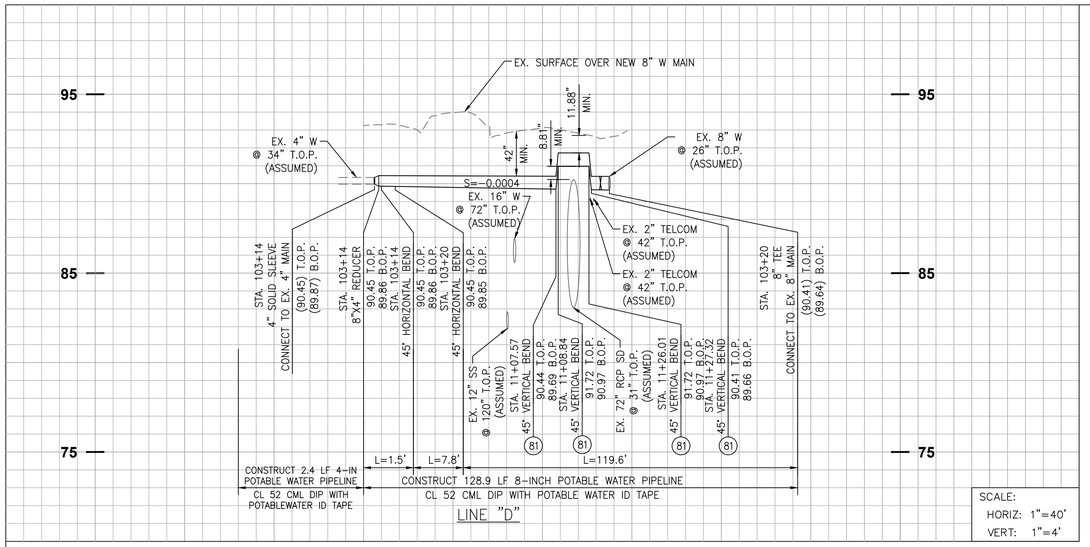


CONSTRUCTION NOTES

A PROTECT IN PLACE.

9 REMOVE/ ABANDON EXISTING SERVICE, METER (IF ANY), AND BOX FROM MAIN.

17 REMOVE EXISTING AND INSTALL NEW WATER VALVE BOX PER DOWNEY DWG. NO. 5-W.

19 INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.

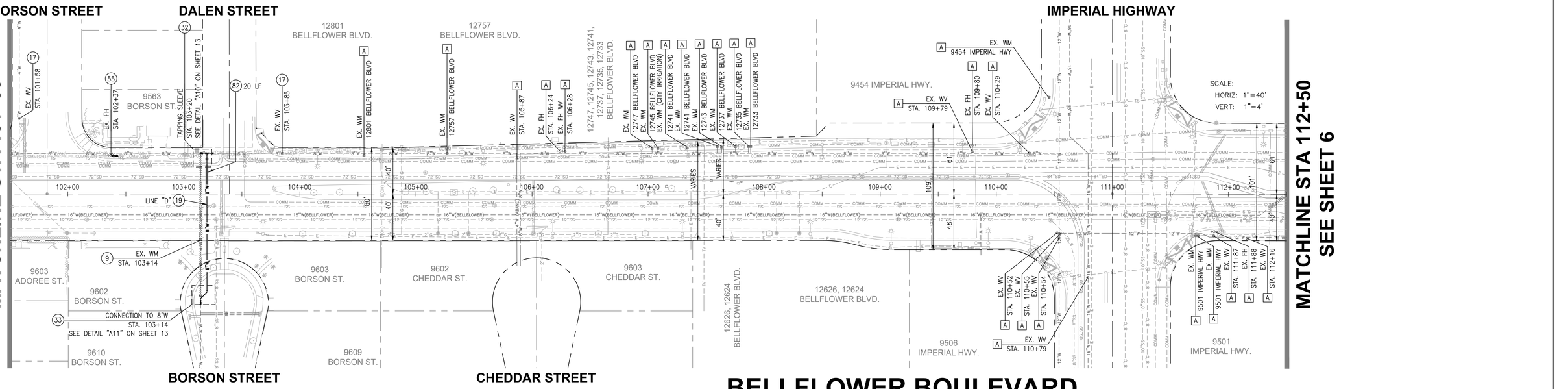
32 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A10" ON SHEET 13.

33 ISOLATE, CUT AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A11" ON SHEET 13.

55 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" MJxFL HORIZONTAL BEND, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L-SHAPED" LATERAL AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.

81 INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

82 PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).



BELLFLOWER BOULEVARD

BELLFLOWER BOULEVARD - WEST SIDE - Borson Street to Imperial Highway										
	ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
12801	BELLFLOWER BOULEVARD	A	1"	82205605	---	---	---	85306664	POTABLE	PROTECT IN PLACE
12757	BELLFLOWER BOULEVARD	A	5/8"	81665598	---	---	---	85306692	POTABLE	PROTECT IN PLACE
12747	BELLFLOWER BOULEVARD	A	5/8"	81665589	---	---	---	85575380	POTABLE	PROTECT IN PLACE
12745	BELLFLOWER BOULEVARD	A	5/8"	81665591	---	---	---	85576460	POTABLE	PROTECT IN PLACE
12741	BELLFLOWER BOULEVARD (CITY IRRIGATION)	A	1"	82205604	---	---	---	85576034	POTABLE	PROTECT IN PLACE
12741	BELLFLOWER BOULEVARD	A	1-1/2"	82234419	---	---	---	85575926	POTABLE	PROTECT IN PLACE
12743	BELLFLOWER BOULEVARD	A	5/8"	81665587	---	---	---	85575984	POTABLE	PROTECT IN PLACE
12737	BELLFLOWER BOULEVARD	A	5/8"	81665588	---	---	---	85575954	POTABLE	PROTECT IN PLACE
12735	BELLFLOWER BOULEVARD	A	5/8"	81665590	---	---	---	85302114	POTABLE	PROTECT IN PLACE
12733	BELLFLOWER BOULEVARD	A	5/8"	81665592	---	---	---	85575848	POTABLE	PROTECT IN PLACE
9454	IMPERIAL HIGHWAY	A	2"	82234439	---	---	---	85576008	POTABLE	PROTECT IN PLACE
BELLFLOWER BOULEVARD - EAST SIDE - Borson Street to Imperial Highway										
	ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
	BELLFLOWER BOULEVARD	9	2"	1161435		---	---	---	POTABLE	REMOVE/ABANDON
9501	IMPERIAL HIGHWAY (IRRIGATION)	A	2"	82234438	---	---	---	85576698	POTABLE	PROTECT IN PLACE
9501	IMPERIAL HIGHWAY	A	1-1/2"	82443478	---	---	---	85577390	POTABLE	PROTECT IN PLACE

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GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
BORSON STREET TO IMPERIAL HIGHWAY

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 5 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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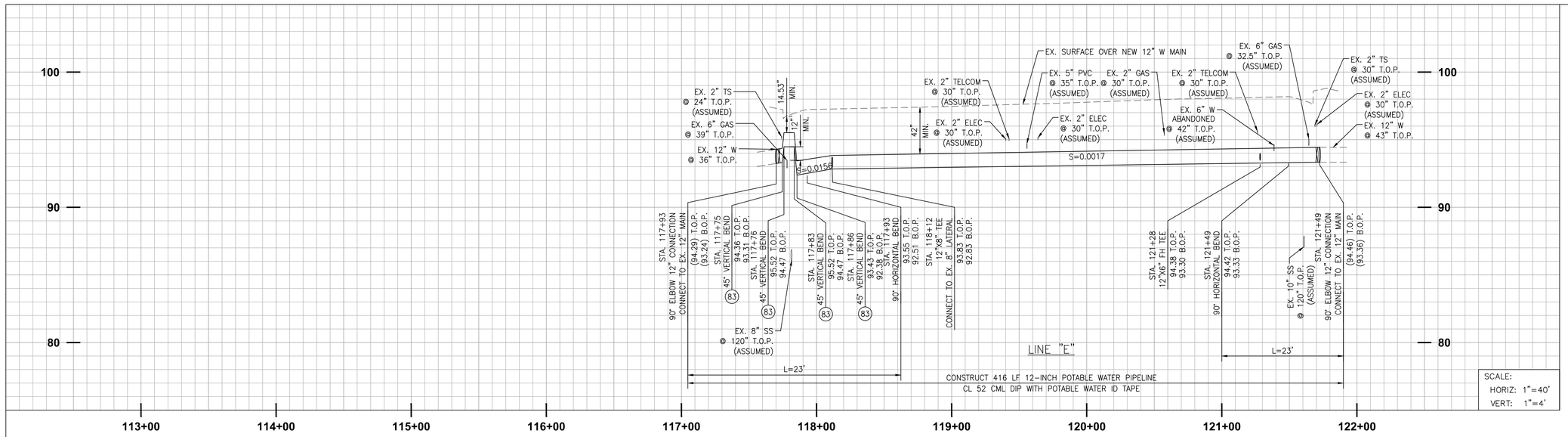
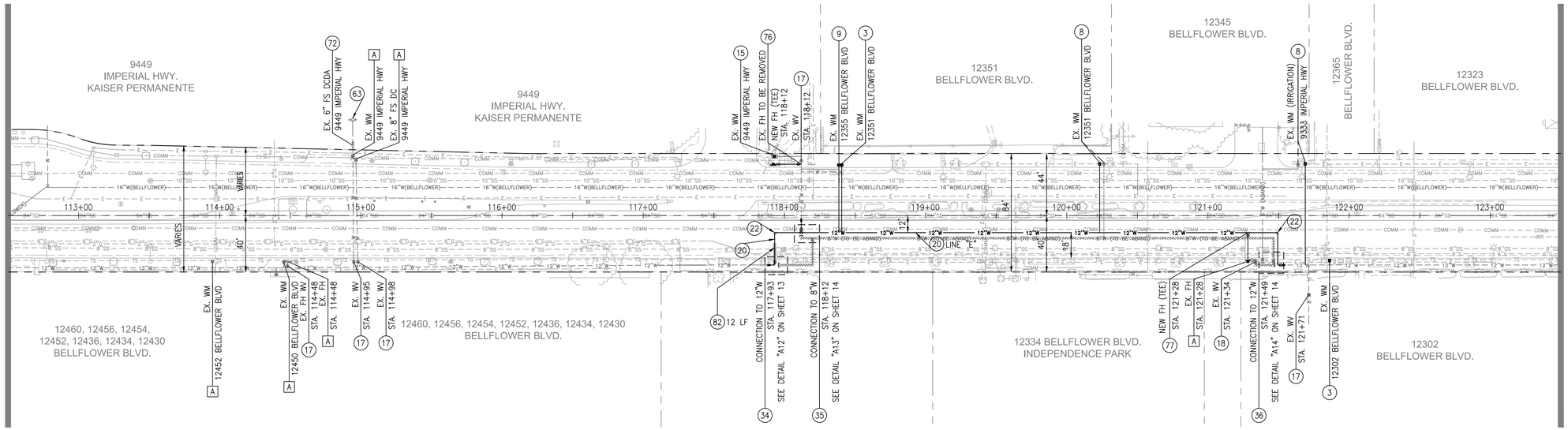


CONSTRUCTION NOTES

- A PROTECT IN PLACE.
- (3) REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 1" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (8) REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 2" METER, AND BOX PER DOWNEY DWG. NO. 2-W.
- (9) REMOVE/ ABANDON EXISTING SERVICE, METER (IF ANY), AND BOX FROM MAIN.
- (15) REMOVE EXISTING AND INSTALL NEW 4" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 3-W.
- (17) REMOVE EXISTING AND INSTALL NEW WATER VALVE BOX PER DOWNEY DWG. NO. 5-W.
- (18) REMOVE EXISTING VALVE BOX TO ABANDON VALVE IN PLACE.
- (20) INSTALL NEW 12" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.
- (22) INSTALL NEW 12" MJ 90° DIP HORIZONTAL BEND AND THRUST BLOCK PER DOWNEY DWG. NO. 7-W.
- (34) ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 12" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 12" MAIN PER DETAIL "A12" ON SHEET 13.
- (35) ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 8" MAIN PER DETAIL "A13" ON SHEET 13.
- (36) ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; AND CONNECT NEW 12" MAIN TO EXISTING 12" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 12" MAIN PER DETAIL "A14" ON SHEET 13.
- (63) PAINT PRIVATE FIRE HYDRANT WITH ONE COAT OF STANDARD WHITE (WH-1) AMERON AMERLOCK 2 VOC HIGH SOLIDS EPOXY COATING AND TWO FINISH COATS OF SAFETY RED (RD-2) AMERON PSX 700 ENGINEERED SILOXANE COATING.
- (72) INSTALL NEW SENSUS 5/8" IPERL BACKFLOW BY-PASS WATER METER, MxU TOUCHPAD, AND MxU MOUNTING BRACKET ON EXISTING FIRE SERVICE BACKFLOW.
- (76) ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING FIRE HYDRANT ASSEMBLY FROM MAIN AND INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (77) INSTALL NEW 12"x6" MJXFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE (REUSE EXISTING FIRE HYDRANT HEAD) PER DOWNEY DWG. NO. 10-W.
- (82) PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).
- (83) INSTALL NEW 12" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

IMPERIAL HIGHWAY

SEE SHEET 5 MATCHLINE STA 112+50



SEE SHEET 7 MATCHLINE STA 123+50

BELLFLOWER BOULEVARD

BELLFLOWER BOULEVARD - WEST SIDE - Imperial Highway to Congressman Steve Horn Way									
ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
9449 IMPERIAL HIGHWAY	A	6"	61424878	--	--	--	57261670	POTABLE	PROTECT IN PLACE
9449 IMPERIAL HIGHWAY (8" FS DC)	A	5/8"	81665596	--	--	--	85575734	FIRE	PROTECT IN PLACE
9449 IMPERIAL HIGHWAY	15	4"	70761463		4"		90058572	POTABLE	
12355 BELLFLOWER BOULEVARD	9	2"	1267218					POTABLE	REMOVE/ABANDON
12351 BELLFLOWER BOULEVARD	3	1"	26894836					POTABLE	CONNECT TO NEW 12" WATER MAIN
12351 BELLFLOWER BOULEVARD	8	2"	94166057					POTABLE	CONNECT TO NEW 12" WATER MAIN
9333 IMPERIAL HIGHWAY (IRRIGATION)	8	2"	2102071					POTABLE	CONNECT TO EXISTING 12" WATER MAIN
BELLFLOWER BOULEVARD - EAST SIDE - Imperial Highway to Congressman Steve Horn Way									
ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
12452 BELLFLOWER BOULEVARD	A	1"	82205612	--	--	--	85573706	POTABLE	PROTECT IN PLACE
12450 BELLFLOWER BOULEVARD	A	2"	82271455	--	--	--	85576006	POTABLE	PROTECT IN PLACE
12302 BELLFLOWER BOULEVARD	3	1"	1885066	1"	1"			POTABLE	CONNECT TO EXISTING 12" WATER MAIN

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N

GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
IMPERIAL HIGHWAY TO CONGRESSMAN STEVE HORN WAY

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 6 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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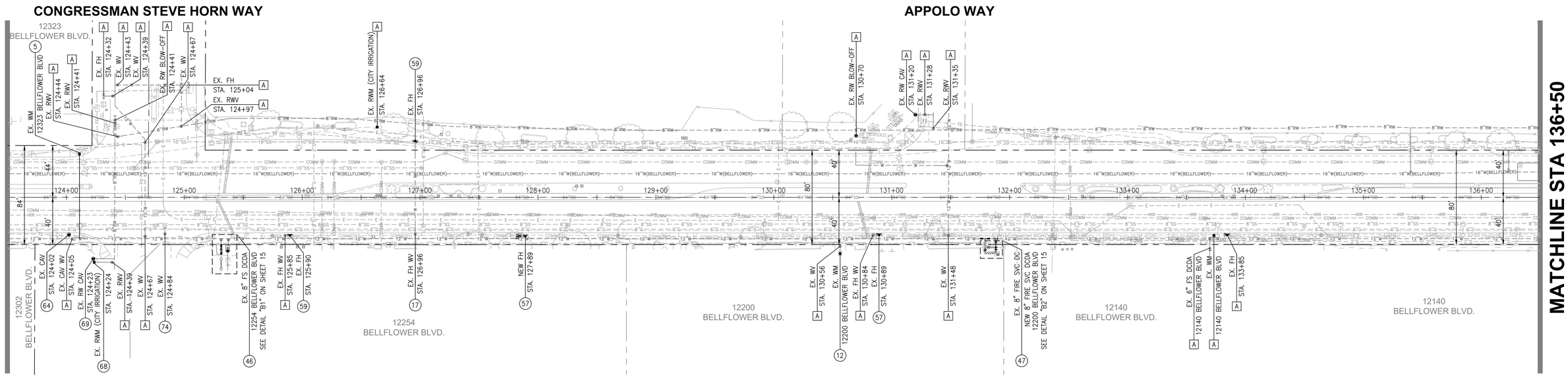

BELLFLOWER BOULEVARD

CONSTRUCTION NOTES

- (A) PROTECT IN PLACE.
- (5) REMOVE EXISTING AND INSTALL NEW 1" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 1–W.
- (12) REMOVE EXISTING AND INSTALL NEW 4" POTABLE WATER SERVICE AND 3" METER PER DOWNEY DWG. NO. 3–W.
- (17) REMOVE EXISTING AND INSTALL NEW WATER VALVE BOX PER DOWNEY DWG. NO. 5–W.
- (46) ISOLATE, CUT AND DEWATER EXISTING 8" FIRE SERVICE LATERAL; AND RECONNECT PER DETAIL "B1" ON SHEET 15.
- (47) ISOLATE, CUT AND DEWATER EXISTING 8" FIRE SERVICE LATERAL; AND INSTALL NEW 8" FIRE SERVICE LATERAL; AND RECONNECT PER DETAIL "B2" ON SHEET 15.
- (57) ISOLATE, CUT AND DEWATER EXISTING 12" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; AND INSTALL NEW 12"x6" MJ TEE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L–SHAPED" LATERAL, 6" MJxFL HORIZONTAL BEND, 6" FLxMJ GATE VALVE, AND JAMES JONES 3775–R FIRE HYDRANT PER DOWNEY DWG. NO. 10–W.
- (59) REMOVE EXISTING FIRE HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD AND INSTALL NEW JAMES JONES 3775–R FIRE HYDRANT PER DOWNEY DWG. NO. 10–W.
- (64) REMOVE EXISTING AND INSTALL NEW 2" POTABLE WATER COMBINATION AIR RELEASE AND VACUUM VALVE PER DOWNEY DWG. NO. 9–W.
- (68) REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER BOX (REUSE EXISTING METER) PER DOWNEY DWG. NO. 3–RW.
- (69) REMOVE EXISTING AND INSTALL NEW 2" RECYCLED WATER COMBINATION AIR RELEASE AND VACUUM VALVE AND ENCLOSURE PER DOWNEY DWG. NO. 9–RW.
- (74) ISOLATE, CUT, AND DEWATER EXISTING 12" MAIN; REMOVE EXISTING TEE AND VALVE BOX TO ABANDON VALVE IN PLACE.

BELLFLOWER BOULEVARD - WEST SIDE - Congressman Steve Horn Way to Washburn Road

ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
12323	BELLFLOWER BOULEVARD	5	1"	2506556	1"			POTABLE	
	BELLFLOWER BOULEVARD (CITY IRRIGATION)	A	2"	91654733	---	---	57910080	RECYCLED	PROTECT IN PLACE

BELLFLOWER BOULEVARD - EAST SIDE - Congressman Steve Horn Way to Washburn Road

ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
	BELLFLOWER BOULEVARD (CITY IRRIGATION)	68	3"	66096704	---	---	90056890	RECYCLED	
12254	BELLFLOWER BOULEVARD (8" FS DC)	46	5/8"	4188678	---	---	---	FIRE	REMOVE/ABANDON
12254	BELLFLOWER BOULEVARD (8" FS DCDA)	46	5/8"	78268516				FIRE	
12254	BELLFLOWER BOULEVARD	46	4"	73925722	---	---	131148172	POTABLE	PROTECT IN PLACE
12200	BELLFLOWER BOULEVARD	12	3"	1361732				POTABLE	
12200	BELLFLOWER BOULEVARD (8" FS DC)	47	5/8"	3393160				FIRE	
12140	BELLFLOWER BOULEVARD (6" FS DCDA)	A	5/8"	101341927			141741396	FIRE	BY OTHERS
12140	BELLFLOWER BOULEVARD	A	1"	82781878	---	---	58141412	POTABLE	PROTECT IN PLACE

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GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

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PLANS PREPARED BY:
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UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY: STANTEC 3/6/26
DRAWN BY: STANTEC 3/6/26
CHECKED BY: STANTEC 3/6/26
APPROVED BY: _____ 64892 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER RCE DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18–10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
CONGRESSMAN STEVE HORN WAY TO WASHBURN ROAD

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 7 OF 17 SHEETS
DWG. NO. 3–49–37W

CIP 18–10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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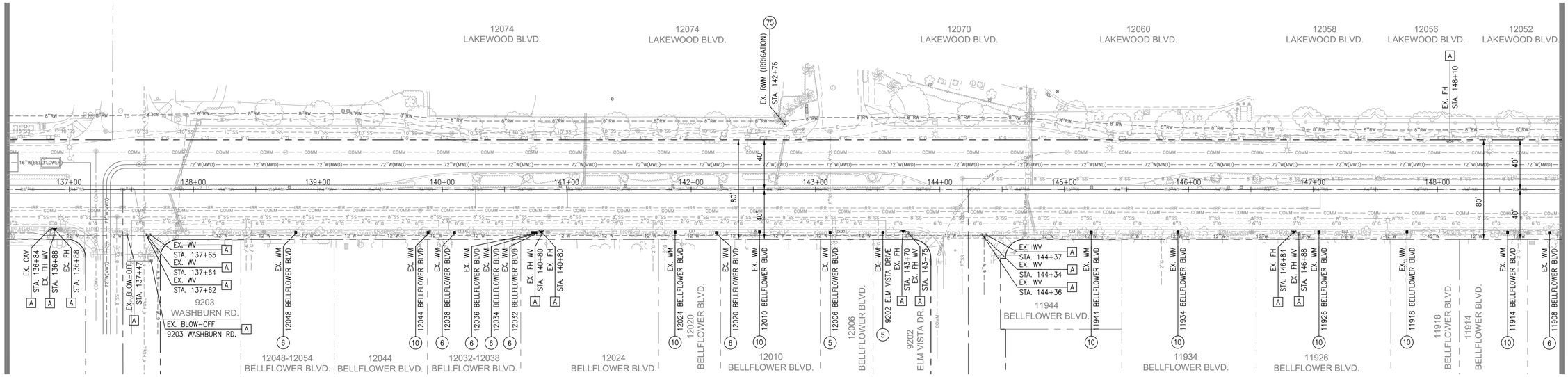
BELLFLOWER BOULEVARD



CONSTRUCTION NOTES

- (A) PROTECT IN PLACE.
- (5) REMOVE EXISTING AND INSTALL NEW 1" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 1–W.
- (6) REMOVE EXISTING AND INSTALL NEW 1" METER AND LID ONLY (REUSE EXISTING BOX) PER DOWNEY DWG. NO. 1–W.
- (10) REMOVE EXISTING AND INSTALL NEW 2" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 2–W.
- (75) REMOVE EXISTING AND INSTALL NEW 3" RECYCLED WATER METER AND BOX PER DOWNEY DWG. NO. 3–RW.

BELLFLOWER BOULEVARD - WEST SIDE - Washburn Road to Stewart and Gray Road									
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
	BELLFLOWER BOULEVARD (IRRIGATION)	75	2"	95886385	---	2"			RECYCLED	

BELLFLOWER BOULEVARD - WEST SIDE - Washburn Road to Stewart and Gray Road									
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	NEW MXU NO.	TYPE	COMMENTS
12048	BELLFLOWER BOULEVARD	6	1"	95390431	---	1"			POTABLE	
12044	BELLFLOWER BOULEVARD	10	2"	1109093	---	2"			POTABLE	
12038	BELLFLOWER BOULEVARD	6	1"	104963	---	1"			POTABLE	
12036	BELLFLOWER BOULEVARD	6	1"	104964	---	1"			POTABLE	
12034	BELLFLOWER BOULEVARD	6	1"	1109857	---	1"			POTABLE	
12032	BELLFLOWER BOULEVARD	6	1"	104965	---	1"			POTABLE	
12024	BELLFLOWER BOULEVARD	10	2"	1109095	---	2"			POTABLE	
12020	BELLFLOWER BOULEVARD	6	1"	104966	---	1"			POTABLE	
12010	BELLFLOWER BOULEVARD	10	2"	1109092	---	2"			POTABLE	
12006	BELLFLOWER BOULEVARD	5	1"	1109852	---	1"			POTABLE	
9202	ELM VISTA DRIVE	5	1"	1109854	---	1"			POTABLE	
11944	BELLFLOWER BOULEVARD	10	2"	1109094	---	2"			POTABLE	
11934	BELLFLOWER BOULEVARD	10	2"	1109091	---	2"			POTABLE	
11926	BELLFLOWER BOULEVARD	10	2"	1109096	---	2"			POTABLE	
11918	BELLFLOWER BOULEVARD	10	2"	1109090	---	2"			POTABLE	
11914	BELLFLOWER BOULEVARD	10	2"	1109089	---	2"			POTABLE	
11908	BELLFLOWER BOULEVARD	6	1"	1109853	---	1"			POTABLE	

* NOTE:
ALL WATER METERS REMOVED SHALL BE SALVAGED TO CITY UTILITIES YARD. CONTRACTOR TO COORDINATE WITH CITY.
ALL WORK NOTED ABOVE INCLUDES ADJUSTMENT OF METERS AND BOXES TO PROPOSED FINISHED GRADE AS NECESSARY.
NEW METERS/BOXES SHALL NOT BE INSTALLED WITHIN DRIVEWAY OR CURB RAMP LIMITS.

GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 RCE — 3/6/26 DATE
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER

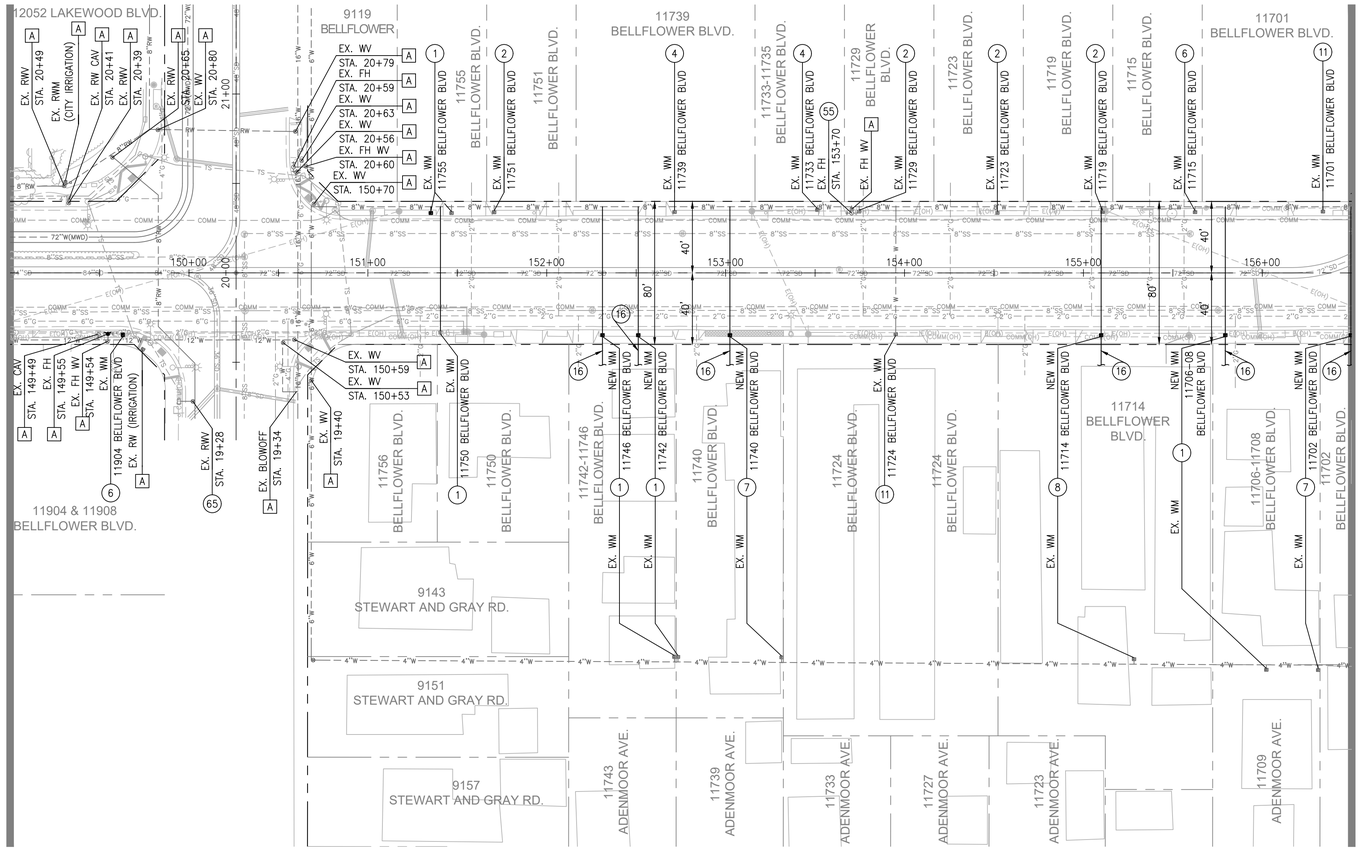
No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18–10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
WASHBURN ROAD TO STEWART AND GRAY ROAD

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 8 OF 17 SHEETS
DWG. NO. 3–49–37W

CIP 18–10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
03/13/26 08:56:43 AM U:\2024267350\drawing\sheet_files\267350C–2005WD.dwg

STEWART AND GRAY ROAD



SEE SHEET 8
MATCHLINE STA 149+00

MATCHLINE STA 156+50
SEE SHEET 10

BELLFLOWER BOULEVARD

CONSTRUCTION NOTES

- A PROTECT IN PLACE.
- 1 REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 5/8" METER, AND BOX PER DOWNEY DWG. NO. 1–W.
- 2 REMOVE EXISTING AND INSTALL NEW CURB STOP, 5/8" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1–W.
- 4 REMOVE EXISTING AND INSTALL NEW 1" CURB STOP, 1" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1–W.
- 6 REMOVE EXISTING AND INSTALL NEW 1" METER AND LID ONLY (REUSE EXISTING BOX) PER DOWNEY DWG. NO. 1–W.
- 7 REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 1.5" METER, AND BOX PER DOWNEY DWG. NO. 2–W.
- 8 REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 2" METER, AND BOX PER DOWNEY DWG. NO. 2–W.
- 11 REMOVE EXISTING AND INSTALL NEW 2" CURB STOP, 2" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 2–W.
- 16 INSTALL NEW 1" COPPER BUILDING SUPPLY LINE DOWNSTREAM OF NEW WATER METER UP TO CLOSEST HOSE BIBB AND REMOVE BACKYARD WATER SOURCE CONNECTION TO OLD METER TO BE REMOVED.
- 55 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; REMOVE EXISTING HYDRANT ASSEMBLY FROM MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" MJxFL HORIZONTAL BEND, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE "L–SHAPED" LATERAL AND JAMES JONES 3700–R FIRE HYDRANT PER DOWNEY DWG. NO. 10–W.
- 65 REMOVE EXISTING AND INSTALL NEW RECYCLED WATER VALVE BOX PER DOWNEY DWG. NO. 5–RW.

BELLFLOWER BOULEVARD - WEST SIDE - Stewart and Gray Road to Buckles Street									
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	NEW MXU NO.	TYPE	COMMENTS
	BELLFLOWER BOULEVARD (CITY IRRIGATION)	A	2"	1109195	---	---	---	---	RECYCLED	PROTECT IN PLACE
11755	BELLFLOWER BOULEVARD	1	5/8"	20831551	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11751	BELLFLOWER BOULEVARD	2	5/8"	28756825	---	5/8"			POTABLE	
11739	BELLFLOWER BOULEVARD	4	1"	27708199	---	1"			POTABLE	
11733-35	BELLFLOWER BOULEVARD	4	1"	942724652	---	1"			POTABLE	
11729	BELLFLOWER BOULEVARD	2	5/8"	2092473	---	5/8"			POTABLE	
11723	BELLFLOWER BOULEVARD	2	5/8"	2248657	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11719	BELLFLOWER BOULEVARD	2	5/8"	35474508	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11715	BELLFLOWER BOULEVARD	6	1"	70874305	---				POTABLE	
11701	BELLFLOWER BOULEVARD	11	2"	2784939	---				POTABLE	

BELLFLOWER BOULEVARD - EAST SIDE - Stewart and Gray Road to Buckles Street									
ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	NEW MXU NO.	TYPE	COMMENTS
11904	BELLFLOWER BOULEVARD	6	1"	1109851	---	1"	---	---	POTABLE	
	BELLFLOWER BOULEVARD (IRRIGATION)								RECYCLED	PROTECT IN PLACE
11750	BELLFLOWER BOULEVARD	1	5/8"	28756854	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11746	BELLFLOWER BOULEVARD	1	5/8"	90587671	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11742	BELLFLOWER BOULEVARD	1	5/8"	30343982	1"	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11740	BELLFLOWER BOULEVARD	7	1-1/2"	99325124		1.5"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11724	BELLFLOWER BOULEVARD	11	2"	1229791		2"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11714	BELLFLOWER BOULEVARD	8	2"	101141588		2"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11706-08	BELLFLOWER BOULEVARD	1	5/8"	93070963		5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11702	BELLFLOWER BOULEVARD	7	1.5"	93290477	2"	1.5"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN

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GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923–6000 TEL
(949) 923–6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY: STANTEC 3/6/26
DRAWN BY: STANTEC 3/6/26
CHECKED BY: STANTEC 3/6/26
APPROVED BY: _____ 64892 RCE 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18–10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
STEWART AND GRAY ROAD TO BUCKLES STREET

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 9 OF 17 SHEETS
DWG. NO. 3–49–37W

CIP 18–10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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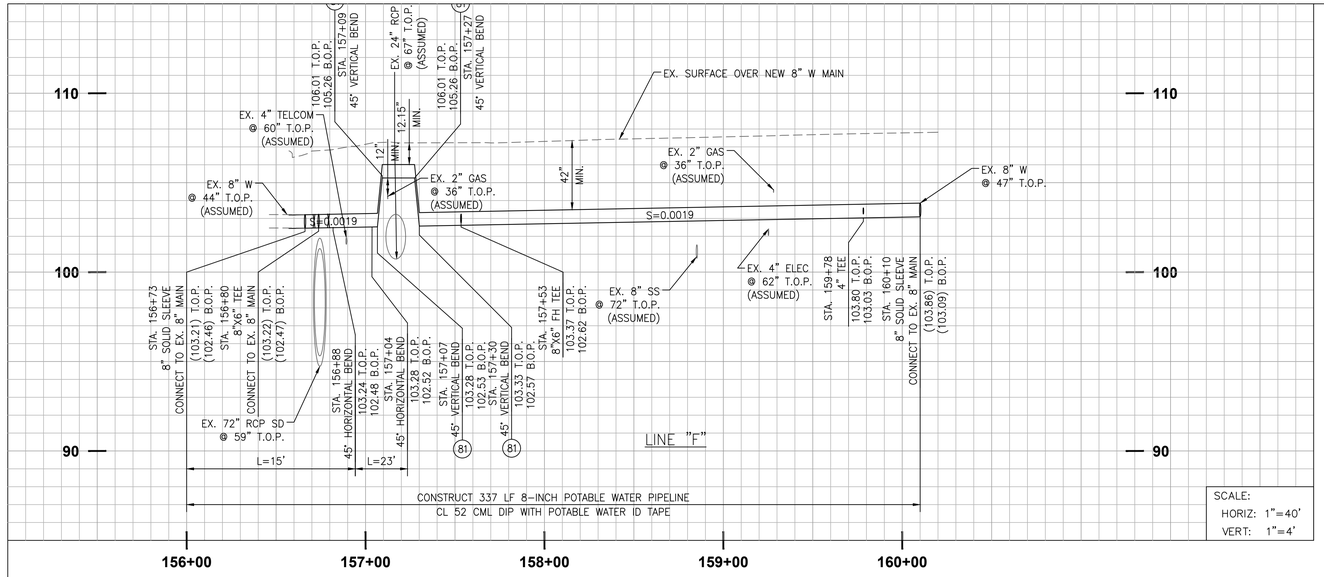
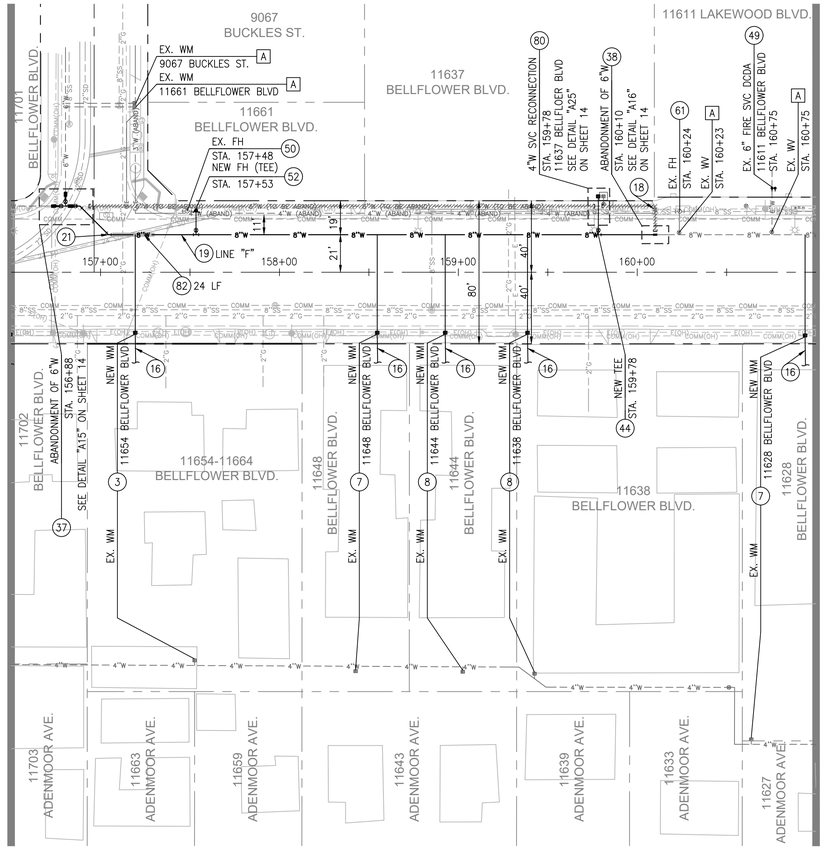


SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES

- [A] PROTECT IN PLACE.
- (3) REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 1" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (7) REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 1.5" METER, AND BOX PER DOWNEY DWG. NO. 2-W.
- (8) REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 2" METER, AND BOX PER DOWNEY DWG. NO. 2-W.
- (16) INSTALL NEW 1" COPPER BUILDING SUPPLY LINE DOWNSTREAM OF NEW WATER METER UP TO CLOSEST HOSE BIBB AND REMOVE BACKYARD WATER SOURCE CONNECTION TO OLD METER TO BE REMOVED.
- (18) REMOVE EXISTING VALVE BOX TO ABANDON VALVE IN PLACE.
- (19) INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.
- (21) INSTALL NEW 8" MJ 45° DIP HORIZONTAL BEND AND THRUST BLOCK PER DOWNEY DWG. NO. 7-W.
- (37) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN AND 6" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A15" ON SHEET 13.
- (38) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 6" MAIN PER DETAIL "A16" ON SHEET 13.
- (44) INSTALL NEW 8"x4" MJ TEE, 4 MJ C509 GATE VALVE, AND ASSOCIATED MATERIALS PER DOWNEY DWG. NO. 5-W.
- (49) REMOVE EXISTING AND INSTALL NEW 5/8" SENSUS IPERL BACKFLOW BY-PASS WATER METER, MxU TOUCHPAD, AND MxU MOUNTING BRACKET.
- (50) REMOVE EXISTING HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD, PLUG REMAINING PORTION OF FIRE HYDRANT LATERAL, AND REMOVE FIRE HYDRANT VALVE BOX.
- (52) INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (61) ISOLATE AND DEWATER EXISTING FIRE HYDRANT LATERAL: REMOVE EXISTING AND INSTALL NEW 6" FL CL 53 SPOOL PER DOWNEY DWG. NO. 10-W.
- (80) ISOLATE, CUT, AND DEWATER EXISTING 4" DOMESTIC SERVICE LATERAL AND RECONNECT PER DETAIL "A25" ON SHEET 14.
- (81) INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.
- (82) PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).

BUCKLES STREET



SEE SHEET 9
MATCHLINE STA 156+50

MATCHLINE STA 161+00
SEE SHEET 12

BELLFLOWER BOULEVARD

BELLFLOWER BOULEVARD - WEST SIDE - Buckles Street to STA. 161+00

ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
9067 BUCKLES ST.	A	5/8"	27926384	---	---	---	---	POTABLE	PROTECT IN PLACE
11661 BELLFLOWER BOULEVARD	A	5/8"	31822155	---	---	---	---	POTABLE	PROTECT IN PLACE
11637 BELLFLOWER BOULEVARD	80	3"	1191814	4"	3"			POTABLE	CONNECT TO NEW 8" WATER MAIN

BELLFLOWER BOULEVARD - EAST SIDE - Buckles Street to STA. 161+00

ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
11654 BELLFLOWER BOULEVARD	3	1"	31965957	1"	1"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11648 BELLFLOWER BOULEVARD	7	1.5"	73699563	2"	1.5"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11644 BELLFLOWER BOULEVARD	8	2"	70507100	2"	2"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11638 BELLFLOWER BOULEVARD	8	2"	1132178	2"	2"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11628 BELLFLOWER BOULEVARD	7	1.5"	85725743	2"	1.5"			POTABLE	CONNECT TO NEW 8" WATER MAIN

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N

GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY: STANTEC 3/6/26
DRAWN BY: STANTEC 3/6/26
CHECKED BY: STANTEC 3/6/26
APPROVED BY: _____ 64892 3/6/26
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER RCE DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
BUCKLES STREET TO STA 161+00

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 10 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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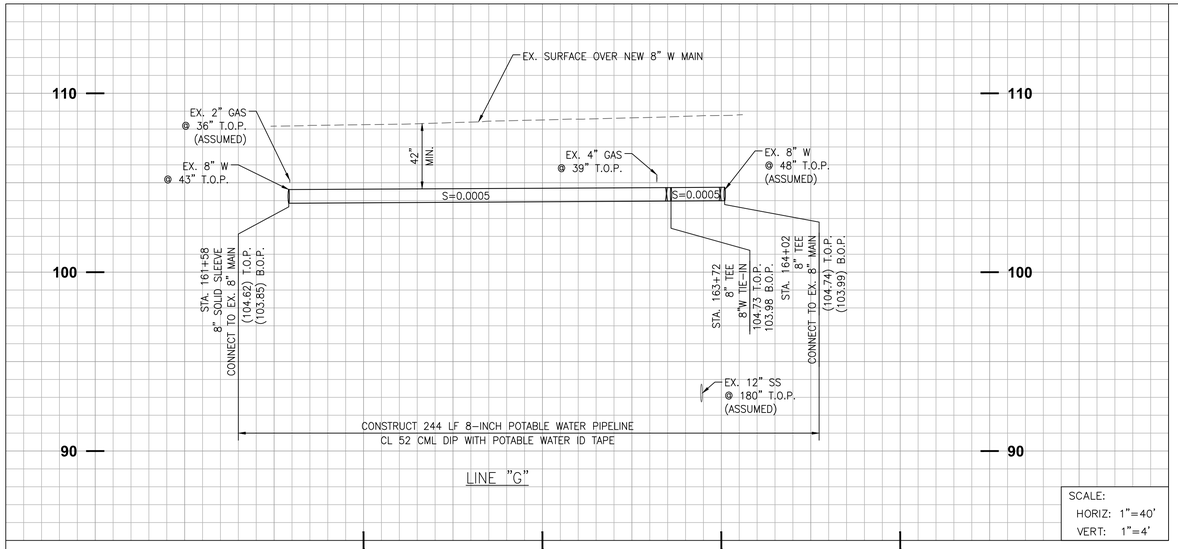
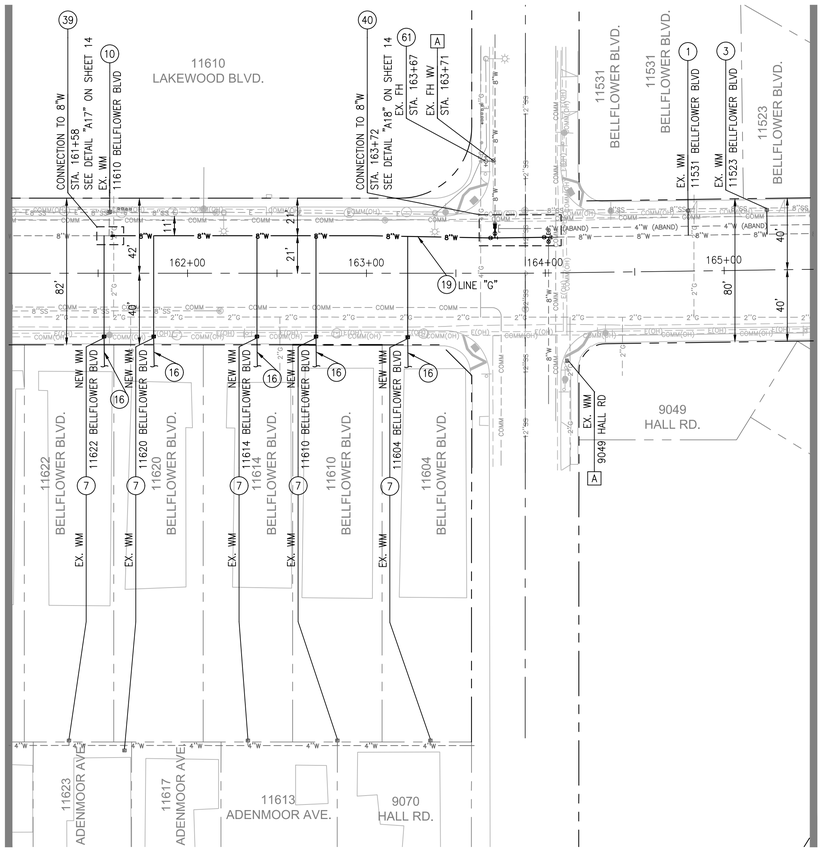


SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

HALL ROAD



SEE SHEET 10
MATCHLINE STA 161+00

MATCHLINE STA 165+50
SEE SHEET 12

BELLFLOWER BOULEVARD

CONSTRUCTION NOTES

- A PROTECT IN PLACE.
- 1 REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 5/8" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- 3 REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 1" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- 7 REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 1.5" METER, AND BOX PER DOWNEY DWG. NO. 2-W.
- 10 REMOVE EXISTING AND INSTALL NEW 2" POTABLE WATER METER AND BOX PER DOWNEY DWG. NO. 2-W.
- 16 INSTALL NEW 1" COPPER BUILDING SUPPLY LINE DOWNSTREAM OF NEW WATER METER UP TO CLOSEST HOSE BIBB AND REMOVE BACKYARD WATER SOURCE CONNECTION TO OLD METER TO BE REMOVED.
- 19 INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.
- 39 ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A17" ON SHEET 13.
- 40 ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN AND EXISTING 8" MAIN PER DETAIL "A18" ON SHEET 13.
- 61 ISOLATE AND DEWATER EXISTING FIRE HYDRANT LATERAL: REMOVE EXISTING AND INSTALL NEW 6" FL CL 53 SPOOL PER DOWNEY DWG. NO. 10-W.
- 81 INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.
- 82 PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).

BELLFLOWER BOULEVARD - WEST SIDE - STA. 161+00 TO 165+50

ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	NEW METER NO.	MXU NO.	TYPE	COMMENTS
11610	BELLFLOWER BOULEVARD	10	2"	34799062	---	2"				POTABLE	
11531	BELLFLOWER BOULEVARD	1	5/8"	21867782	5/8"			---	---	POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11523	BELLFLOWER BOULEVARD	3	1"	42724650	1"	---		---	---	POTABLE	CONNECT TO EXISTING 8" WATER MAIN

BELLFLOWER BOULEVARD - EAST SIDE - STA. 161+00 TO 165+50

ADDRESS		CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW SERVICE SIZE	NEW METER SIZE	NEW METER NO.	NEW METER NO.	MXU NO.	TYPE	COMMENTS
11622	BELLFLOWER BOULEVARD	7	1.5"	85938695	2"	1.5"				POTABLE	CONNECT TO NEW 8" WATER MAIN
11620	BELLFLOWER BOULEVARD	7	1.5"	70863493	2"	1.5"				POTABLE	CONNECT TO NEW 8" WATER MAIN
11614	BELLFLOWER BOULEVARD	7	1.5"	85725742	2"	1.5"				POTABLE	CONNECT TO NEW 8" WATER MAIN
11610	BELLFLOWER BOULEVARD	7	1.5"	85938693	2"	1.5"				POTABLE	CONNECT TO NEW 8" WATER MAIN
11604	BELLFLOWER BOULEVARD	7	1.5"	85725741	2"	1.5"				POTABLE	CONNECT TO NEW 8" WATER MAIN
9049	HALL ROAD	A	5/8"	86673898	---	---	---	---	---	POTABLE	PROTECT IN PLACE

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N

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40 0 40 120
SCALE: 1" = 40'

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UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

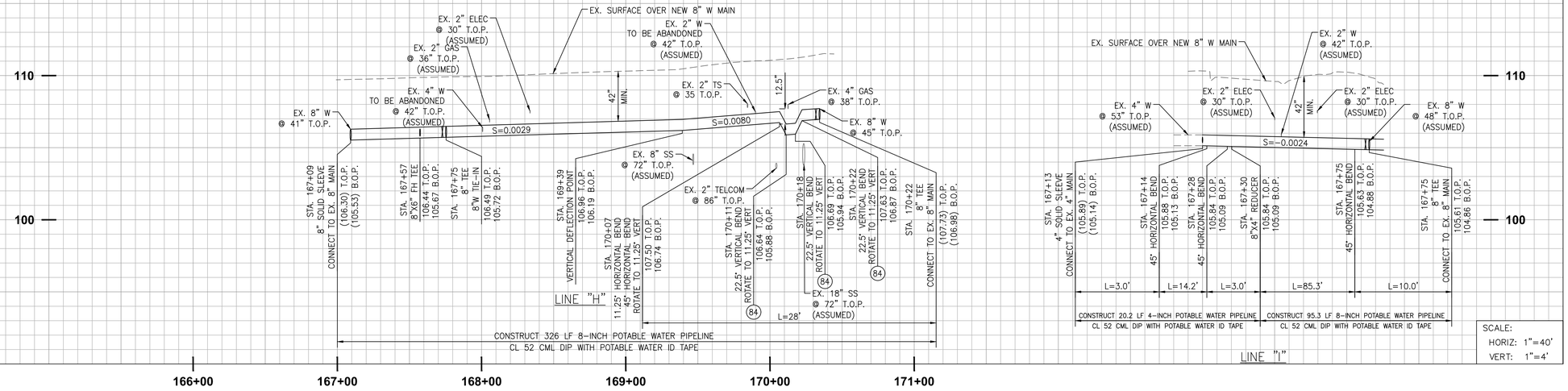
APPROVED BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
STA 161+00 TO HALL ROAD

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 11 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
03/13/26 10:36:38 AM U:\2042667350\drawing\sheet_files\667350C-2012WD.dwg

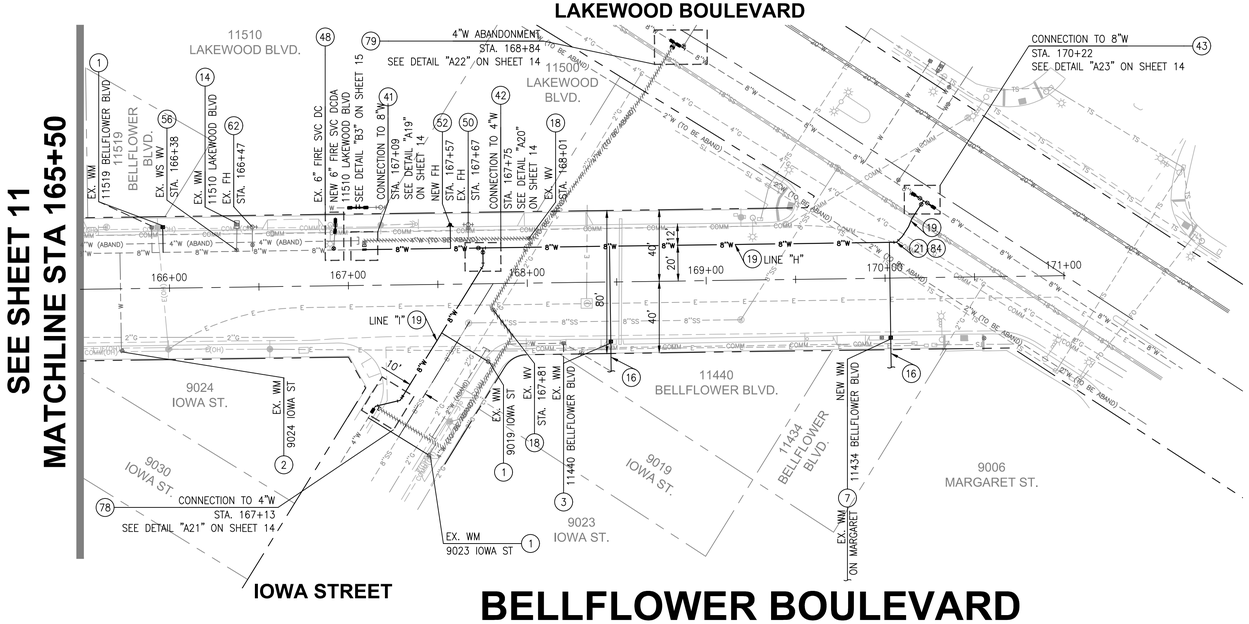


SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

CONSTRUCTION NOTES

- [A] PROTECT IN PLACE.
- (1) REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 5/8" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (2) REMOVE EXISTING AND INSTALL NEW CURB STOP, 5/8" POTABLE WATER METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (3) REMOVE/ABANDON EXISTING AND INSTALL NEW 1" POTABLE WATER SERVICE, 1" METER, AND BOX PER DOWNEY DWG. NO. 1-W.
- (7) REMOVE/ABANDON EXISTING AND INSTALL NEW 2" POTABLE WATER SERVICE, 1.5" METER, AND BOX PER DOWNEY DWG. NO. 2-W.
- (14) REMOVE EXISTING AND INSTALL NEW 3" POTABLE WATER METER, 3" METER BOX, AND 3" MJxFL C509 GATE VALVE PER DOWNEY DWG. NO. 3-W.
- (16) INSTALL NEW 1" COPPER BUILDING SUPPLY LINE DOWNSTREAM OF NEW WATER METER UP TO CLOSEST HOSE BIBB AND REMOVE BACKYARD WATER SOURCE CONNECTION TO OLD METER TO BE REMOVED.
- (18) REMOVE EXISTING VALVE BOX TO ABANDON VALVE IN PLACE.
- (19) INSTALL NEW 8" CL 52 DIP WITH POTABLE WATER ID TAPE PER DOWNEY DWG. NO. 12-W.
- (21) INSTALL NEW 8" MJ 45° DIP HORIZONTAL BEND AND THRUST BLOCK PER DOWNEY DWG. NO. 7-W.
- (41) ISOLATE, CUT AND DEWATER EXISTING MAINS; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A19" ON SHEET 13.
- (42) ISOLATE, CUT AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN; AND ABANDON/PLUG REMAINING PORTION OF EXISTING 4" MAIN PER DETAIL "A20" ON SHEET 13.
- (43) ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 8" MAIN PER DETAIL "A23" ON SHEET 13.
- (48) ISOLATE, CUT AND DEWATER EXISTING 8" MAIN; AND RECONNECT 6" FIRE SERVICE PER DETAIL "B3" ON SHEET 15.
- (50) REMOVE EXISTING HYDRANT RISER FROM AND INCLUDING 90° ELBOW TO FIRE HYDRANT HEAD, PLUG REMAINING PORTION OF FIRE HYDRANT LATERAL, AND REMOVE FIRE HYDRANT VALVE BOX.
- (52) INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE, AND JAMES JONES 3700-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (56) ISOLATE, CUT AND DEWATER EXISTING 4" WATER SERVICE LATERAL; REMOVE EXISTING VALVE AND INSTALL NEW 4" MJ C509 GATE VALVE PER DOWNEY DWG. NO. 5-W.
- (62) ISOLATE, CUT, AND DEWATER EXISTING 8" MAIN; INSTALL NEW 8"x6" MJxFL TEE, 6" MJxFL C509 GATE VALVE, 6" CL 52 CML DIP WITH POTABLE WATER ID TAPE AND JAMES JONES 3775-R FIRE HYDRANT PER DOWNEY DWG. NO. 10-W.
- (78) ISOLATE, CUT, AND DEWATER EXISTING 4" MAIN; AND CONNECT NEW 8" MAIN TO EXISTING 4" MAIN PER DETAIL "A21" ON SHEET 14.
- (79) ISOLATE, CUT, AND DEWATER EXISTING MAINS; AND RECONNECT EXISTING 10" MAIN TO EXISTING 10" MAIN PER DETAIL "A22" ON SHEET 14.
- (81) INSTALL NEW 8" MJ 45° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.
- (82) PLACE 1-SACK CEMENT SLURRY BACKFILL (100-E-100).
- (84) INSTALL NEW 8" MJ 22.5° DIP VERTICAL BEND AND ANCHOR BLOCK PER DOWNEY DWG. NO. 7-W.

LAKEWOOD BOULEVARD



BELLFLOWER BOULEVARD - WEST SIDE - STA. 165+50 to Lakewood Boulevard

ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
11519 BELLFLOWER BOULEVARD	1	5/8"	84000632	5/8"			POTABLE	CONNECT TO EXISTING 8" WATER MAIN
11510 LAKEWOOD BOULEVARD	14	3"	73259312	3"			POTABLE	
11510 LAKEWOOD BOULEVARD (6" FS DC)	48	5/8"	38479361	5/8"			FIRE	

BELLFLOWER BOULEVARD - EAST SIDE - STA. 165+50 to Lakewood Boulevard

ADDRESS	CONSTRUCTION NOTES	EX. METER SIZE	EX. METER NO.	NEW METER SIZE	NEW METER NO.	MXU NO.	TYPE	COMMENTS
9024 IOWA STREET	2	5/8"	13699456	5/8"			POTABLE	
9023 IOWA STREET	1	5/8"	24596609	5/8"			POTABLE	CONNECT TO EXISTING 4" WATER MAIN
9019 IOWA STREET	1	5/8"	24596643	5/8"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11440 BELLFLOWER BOULEVARD	3	1"	13350939	1"			POTABLE	CONNECT TO NEW 8" WATER MAIN
11434 BELLFLOWER BOULEVARD	3	1"	32514080	1"			POTABLE	CONNECT TO NEW 8" WATER MAIN

* NOTE:
ALL WATER METERS REMOVED SHALL BE SALVAGED TO CITY UTILITIES YARD. CONTRACTOR TO COORDINATE WITH CITY.
ALL WORK NOTED ABOVE INCLUDES ADJUSTMENT OF METERS AND BOXES TO PROPOSED FINISHED GRADE AS NECESSARY.
NEW METERS/BOXES SHALL NOT BE INSTALLED WITHIN DRIVEWAY OR CURB RAMP LIMITS.

N

GRAPHIC SCALE
40 0 40 120
SCALE: 1" = 40'

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
HALL ROAD TO LAKEWOOD BOULEVARD

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 12 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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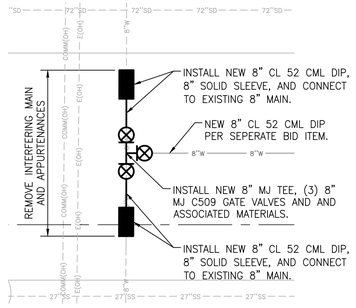
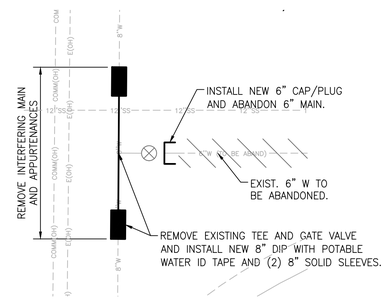


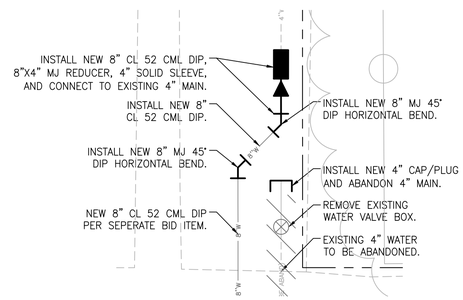
CONNECTION TO 8" W — A1

STA. 84+83
BELLFLOWER BOULEVARD AND FOSTER ROAD (WEST SIDE)
NOT TO SCALE



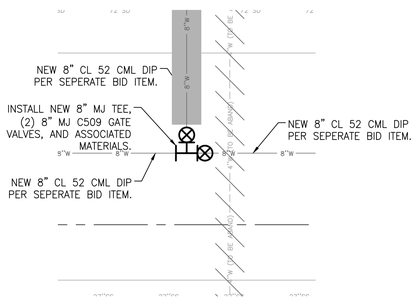
ABANDONMENT OF 6" W — A2

STA. 84+83
BELLFLOWER BOULEVARD AND FOSTER ROAD (EAST SIDE)
NOT TO SCALE



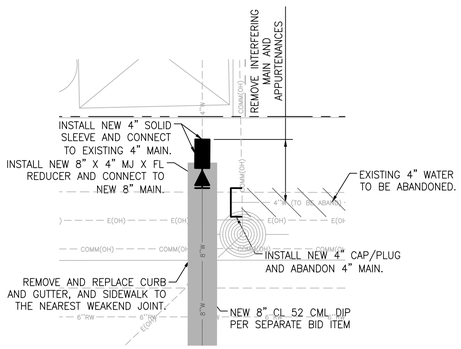
CONNECTION TO 4" W — A3

STA. 86+40
ALLEY BETWEEN FOSTER ROAD AND BELCHER STREET
NOT TO SCALE



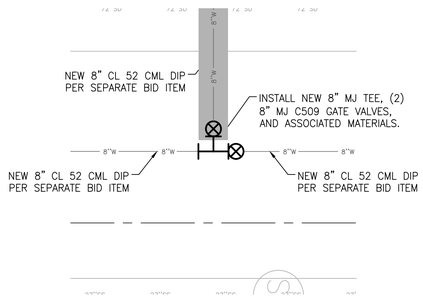
CONNECTION TO 8" W — A4

STA. 86+40
BETWEEN FOSTER ROAD AND BELCHER STREET
NOT TO SCALE



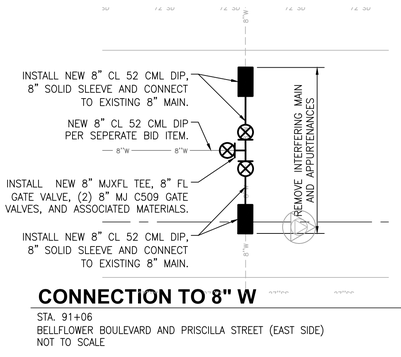
CONNECTION TO 4" W — A5

STA. 89+25
BETWEEN BLECHER STREET AND PRISCILLA STREET (WEST SIDE)
NOT TO SCALE



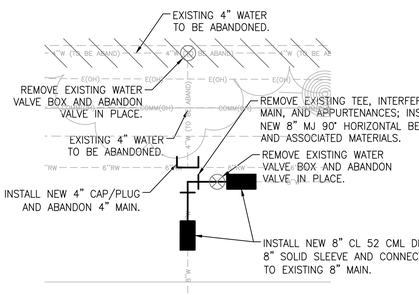
CONNECTION TO 8" W — A6

STA. 89+25
BETWEEN BLECHER STREET AND PRISCILLA SRTEET (EAST SIDE)
NOT TO SCALE



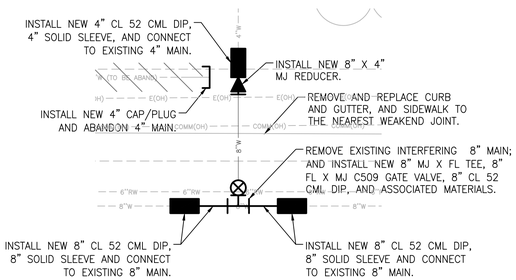
CONNECTION TO 8" W — A7

STA. 91+06
BELLFLOWER BOULEVARD AND PRISCILLA STREET (EAST SIDE)
NOT TO SCALE



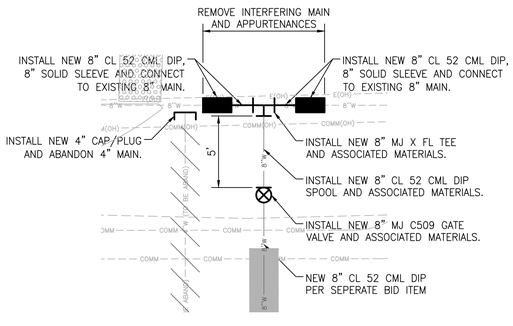
CONNECTION TO 8" W — A8

STA. 91+06
BELLFLOWER BOULEVARD AND PRISCILLA STREET (WEST SIDE)
NOT TO SCALE



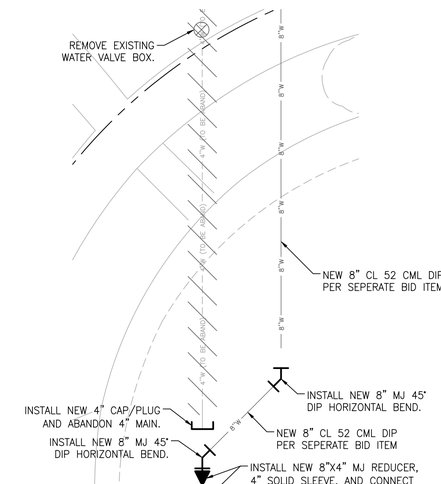
CONNECTION TO 8" W — A9

STA. 91+79
BELLFLOWER BOULEVARD AND PRISCILLA STREET (NORTH SIDE)
NOT TO SCALE



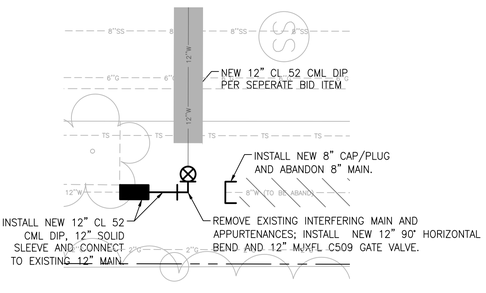
CONNECTION TO 8" W — A10

STA. 103+20
BELLFLOWER BOULEVARD AND DALEN STREET
NOT TO SCALE



CONNECTION TO 4" W — A11

STA. 103+14
BORSON STREET
NOT TO SCALE



CONNECTION TO 12" W — A12

STA. 117+93
BELLFLOWER BOULEVARD AT INDEPENDENCE PARK (SOUTH SIDE)
NOT TO SCALE

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER — DANIEL J. HAYES — No. 63132 — CIVIL — STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ (DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER) — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
POTABLE WATER RECONNECTION DETAILS

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 13 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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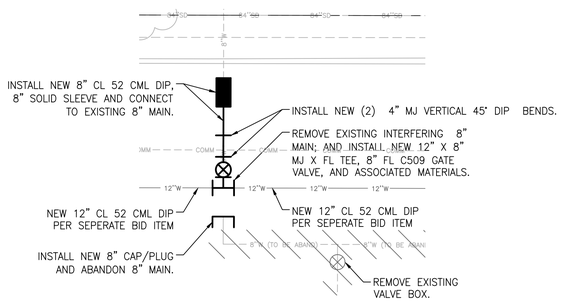
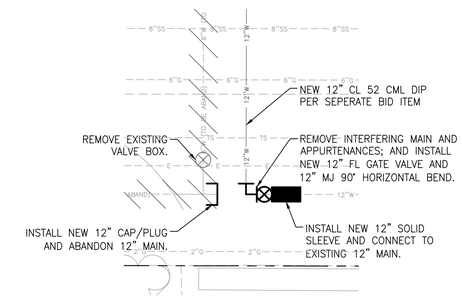


CONNECTION TO 8" W

A13

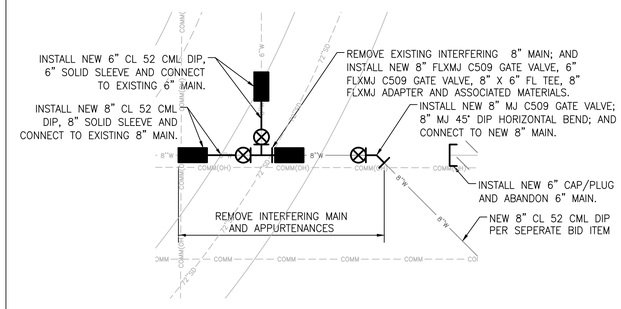
STA. 118+12
BELLFLOWER BOULEVARD AT INDEPENDENCE PARK (WEST SIDE)
NOT TO SCALE



CONNECTION TO 12" W

A14

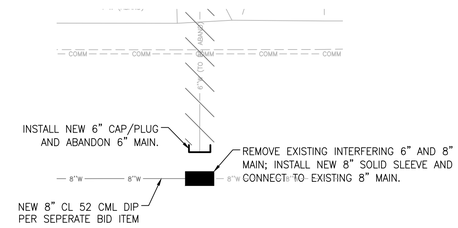
STA. 121+49
BELLFLOWER BOULEVARD AT INDEPENDENCE PARK (NORTH SIDE)
NOT TO SCALE



CONNECTION TO 8" W

A15

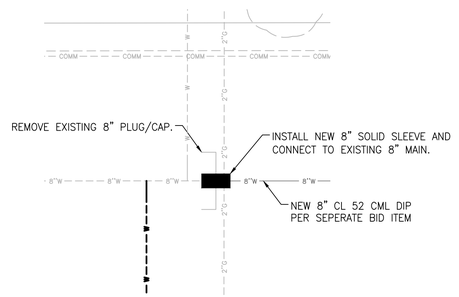
STA. 156+88
BELLFLOWER BOULEVARD AND BUCKLES STREET (SOUTH SIDE)
NOT TO SCALE



CONNECTION TO 6" W

A16

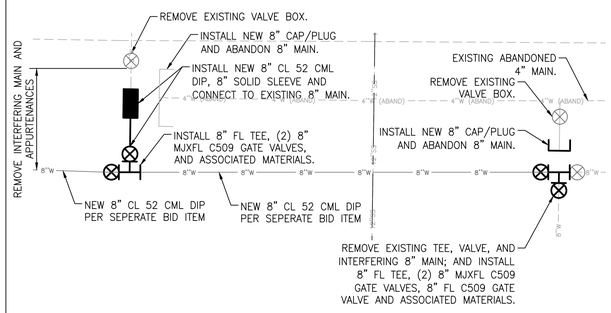
STA. 160+10
BELLFLOWER BOULEVARD AND BUCKLES STREET (NORTH SIDE)
NOT TO SCALE



CONNECTION TO 8" W

A17

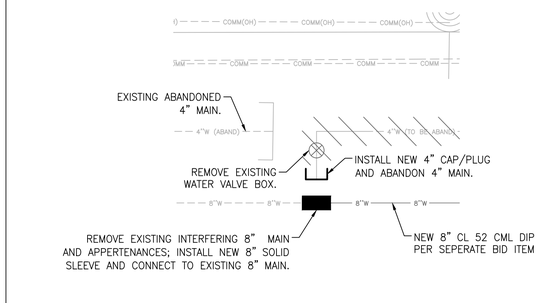
STA. 161+58
BELLFLOWER BOULEVARD AND HALL ROAD (SOUTH SIDE)
NOT TO SCALE



CONNECTION TO 8" W

A18

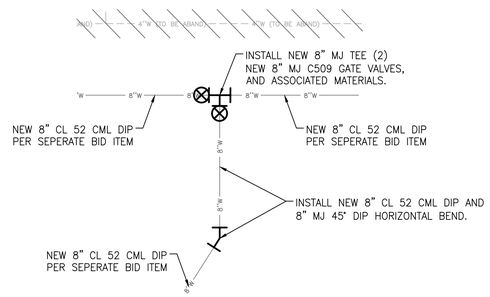
STA. 163+72
BELLFLOWER BOULEVARD AND HALL ROAD (NORTH SIDE)
NOT TO SCALE



CONNECTION TO 8" W

A19

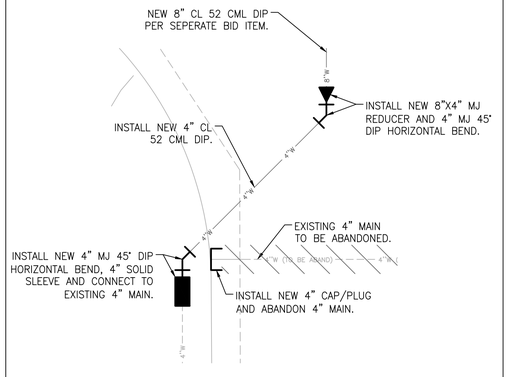
STA. 167+09
BELLFLOWER BOULEVARD AND IOWA STREET (SOUTH SIDE)
NOT TO SCALE



CONNECTION TO 4" W

A20

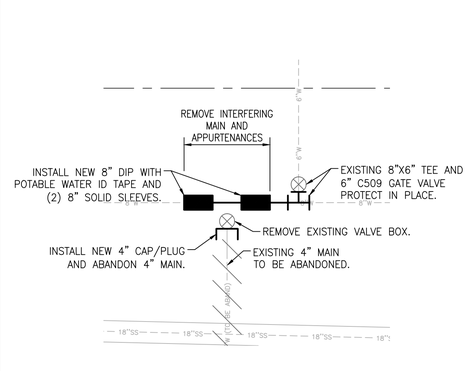
STA. 167+75
BELLFLOWER BOULEVARD AND IOWA STREET (NORTH SIDE)
NOT TO SCALE



CONNECTION TO 4" W

A21

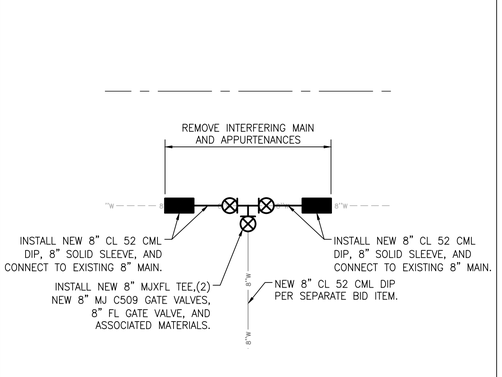
STA. 167+13
IOWA STREET
NOT TO SCALE



4" W ABANDONMENT

A22

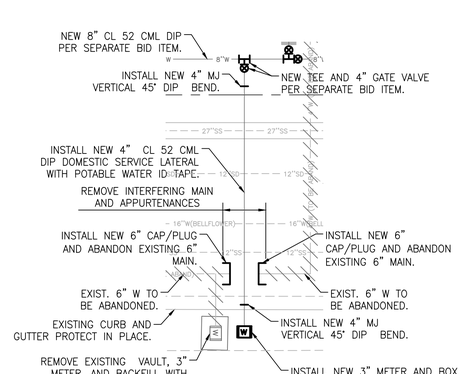
STA. 168+84
LAKEWOOD BOULEVARD
NOT TO SCALE



CONNECTION TO 8" W

A23

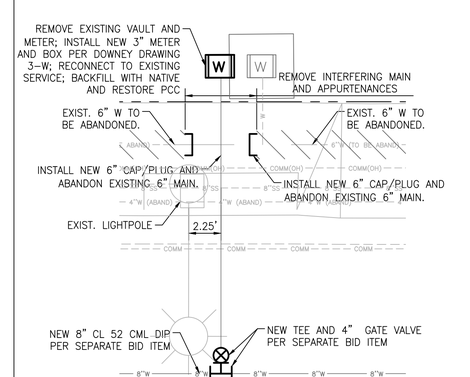
STA. 170+22
BELLFLOWER BOULEVARD AND LAKEWOOD BOULEVARD
NOT TO SCALE



4" W SERVICE RECONNECTION

A24

STA. 86+33
13220 BELLFLOWER BOULEVARD
NOT TO SCALE



4" W SERVICE RECONNECTION

A25

STA. 159+78
11637 BELLFLOWER BOULEVARD
NOT TO SCALE

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
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IRVINE, CA 92618
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NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 RCE — 3/6/26 DATE
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
POTABLE WATER RECONNECTION DETAILS

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 14 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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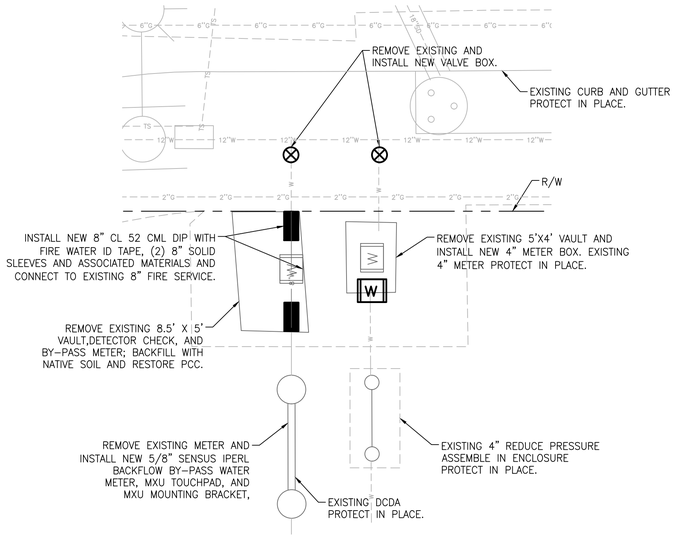
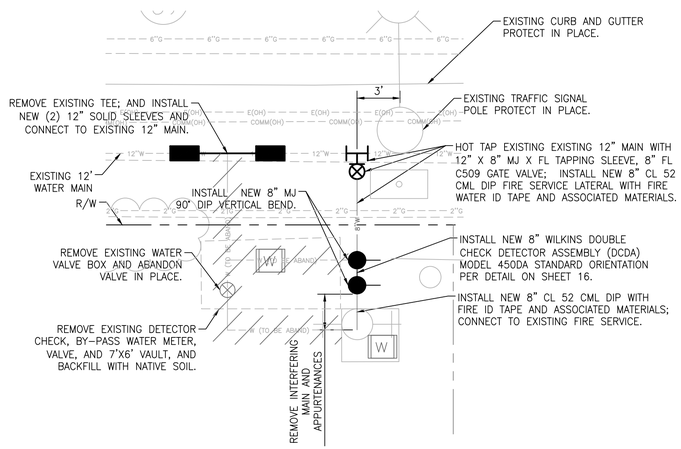


FIRE SERVICE RECONNECTION
STA 125+31

12254 BELLFLOWER BOULEVARD
NOT TO SCALE

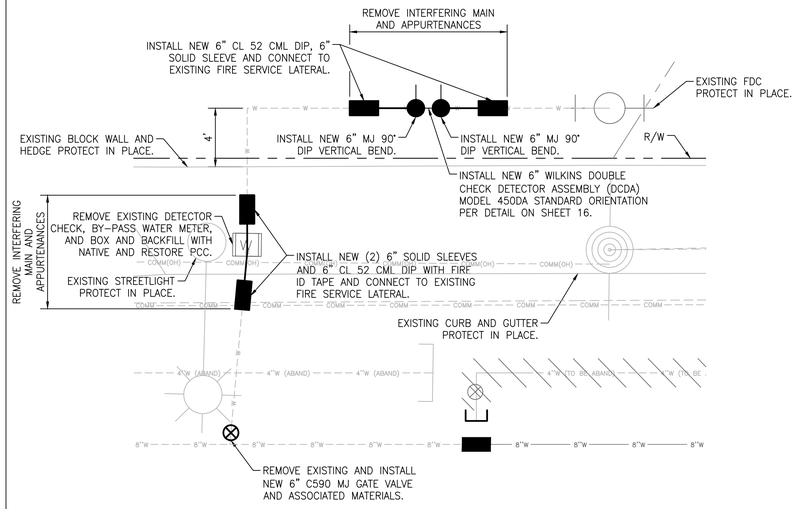
B1



FIRE SERVICE RECONNECTION
STA 131+88

12200 BELLFLOWER BOULEVARD
NOT TO SCALE

B2



FIRE SERVICE RECONNECTION
STA 166+92

11510 BELLFLOWER BOULEVARD
NOT TO SCALE

B3

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 — 3/6/26
NAME & LICENSE NUMBER — DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER — 64892 RCE — 3/6/26 DATE

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS — UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
FIRE SERVICE RECONNECTION DETAILS

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 15 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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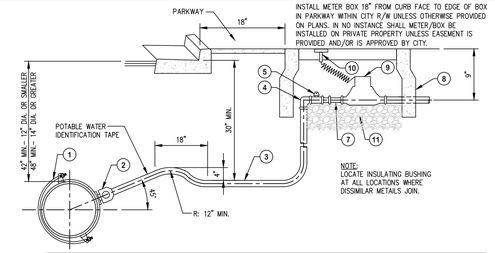
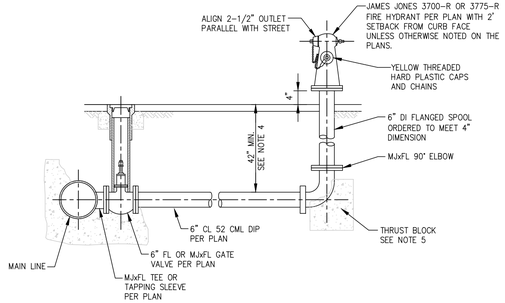


CONSTRUCTION ITEMS / MATERIALS LIST				
ITEM NO.	SIZE AND DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1	DOUBLE STRAP SERVICE SADDLE COMPATIBLE WITH C900 POLYVINYL-CHLORIDE PIPE (PVC) AND DUCTILE IRON PIPE (D.I.P.)	FORD JONES MUELLER	202B J979 BR2B	AWWA/CC
2	1" BRONZE CORPORATION STOP	FORD JONES MUELLER	FB1000-4-Q-NL E19375G H15008N	AWWA/CC x COMP
3	1" COPPER TUBING	-----	TYPE "K" SOFT	CONTINUOUS - COIL
4	1" 90 DEGREE COUPLING	FORD JONES MUELLER	LB44-44-Q-NL E28195G H15531N	COMP x MIP
5	1" BRONZE CURB/METER STOP	FORD JONES MUELLER	B11-444WR-NL E19009 B22020N	FIP x FIP LOCKWING
6	1"x3/4" BUSHING (FOR 5/8" & 3/4" METERS)	FORD MUELLER	C19-344L 47165N	MIP x FIP
7	5/8", 3/4", & 1" METER COUPLING	FORD JONES MUELLER	C38-23-2-5-NL (5/8", 3/4") C38-44-2-625-NL (1") E130 (5/8", 3/4", 1") H10890N (5/8", 3/4", 1")	MIP x METER NUT
8	5/8", 3/4", & 1" POTABLE WATER METER BOX (12"x20"x12")	ARMORCAST (ROTOCAST BODY, RPM FRAME & LID)	BOX: P6000485; LID: A6000484-H7 & A6000484T-H7 (TR. LOADS)	LID MARKED "WATER"
9	5/8", 3/4", & 1" POTABLE WATER METER	SENSUS	SRII ENVIROBRASS II	AMR/AMI REGISTER - 1 CUBIC FOOT RESOLUTION
10	5/8", 3/4", & 1" POTABLE WATER METER TOUCH PAD WITH MXU ASSEMBLY	SENSUS	520M MXU - SINGLE PORT	MOUNT STREET SIDE CORNER OF LID
11	PEA GRAVEL	-----	-----	DEPTH = 8 INCH

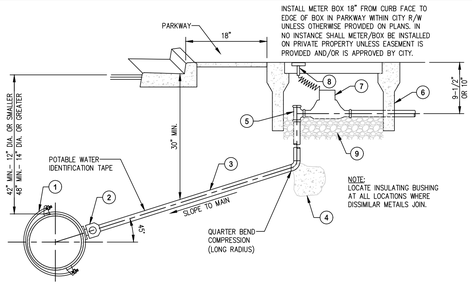
NOTES
1. DOUBLE STRAP SERVICE SADDLE FOR ALL MAINS.
2. INSTALL CORPORATION STOP WITH KEY SIDEWAYS, IN OPEN POSITION (FOR HOT TAP).
3. THE CORPORATION STOP TAP WILL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURER. ALL DRY TAPS WILL BE MADE USING MACHINE GUIDE OR PILOT TAP.
4. THE WATER SERVICE SHALL EXTEND PERPENDICULAR TO THE CENTERLINE OF THE STREET FROM THE WATER MAIN TO THE METER STOP EXCEPT IN CUL-DE-SAC ENDS, WHERE NON-PERPENDICULAR INSTALLATION IS ALLOWED.
5. NO TAP TO MAIN SHALL BE WITHIN 24" OF VALVE, COUPLING, JOINT, FITTING, OR SERVICE.
6. NO SPLICES WILL BE PERMITTED BETWEEN CORPORATION STOP AND CURB/ANGLE METER STOP EXCEPT WHEN SERVICE RUN EXCEEDS 60 FEET OR 100 FEET DEPENDING ON LENGTH OF COIL MOST CLOSELY MATCHING SERVICE LINE RUN, IN WHICH CASE A COMPRESSION COUPLING SHALL BE USED WHEN OPEN TRENCHING AND A SILVER SOLDER COUPLING SHALL BE USED WHEN BORING.
7. SERVICE TERMINATION POINT SHALL NOT BE PLACED IN DRIVEWAYS.
8. TRENCH BACKFILL SHALL BE SAND BEDDING AND BACKFILL IN PIPE ZONE AND NATIVE IN TRENCH ZONE @ MIN. 90% RELATIVE COMPACTION PER DWG. NO. 12-W.
9. ALL MATERIALS INCLUDING METER BOX AND ASSEMBLY TO BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE PROVIDED FOR IN PROJECT SPECIFICATIONS.
10. ALL SWEAT FITTINGS (ONLY WHEN BORING AND SERVICE LINE RUN EXCEEDS COIL LENGTH) SHALL BE ASSEMBLED WITH SILVER SOLDER.
11. FINAL LOCATION OF METER ASSEMBLY SHALL BE CONFIRMED WITH THE CITY PRIOR TO CONSTRUCTION.

CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
5/8, 3/4, AND 1-INCH POTABLE WATER SERVICE, METER, & BOX	DESIGNED BY: DM	11/18	VERT. SCALE	
	DRAWN BY: LP	11/18	HORIZ. SCALE	
	CHECKED BY: DM	11/18	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 1-W	



NOTES
1. PAINT: ALL ABOVE GROUND PORTIONS OF THE FIRE HYDRANT AND RISER SHALL BE PAINTED WITH JAMES JONES MANUFACTURER-APPLIED CITY OF DOWNEY Z-36 PAINT SCHEDULE. ALTERNATIVELY, IT MAY BE PAINTED WITH ONE PRIME COAT AND TWO FINISH COATS IN THE FIELD, AFTER THE FIRE HYDRANT HAS BEEN INSTALLED. THE SECOND FINISH COAT SHALL BE APPLIED JUST PRIOR TO THE FINAL INSPECTION. PRIMER SHALL BE STANDARD WHITE (WH-1) AMERON AMERLOCK 2 VOC HIGH-SOLIDS EPOXY COATING. FINISH COATS SHALL BE SAFETY YELLOW (YE-3) AMERON PSX 700 ENGINEERED SILOXANE COATING.
2. PROVIDE TYPE 316 STAINLESS STEEL "BREAK-AWAY" BOLTS AT HYDRANT FLANGE. FILL BOLTS WITH SILICONE SEALANT.
3. HYDRANT FLANGE GASKET SHALL BE "FULL FACE" AND OF "RUBBER COMPOSITION" THICKNESS.
4. SEE DWG. NO. 12-W FOR TRENCHING/BACKFILL.
5. THRUST BLOCK PER DWG. NO. 7-W.
6. ONE (1) TWO-WAY BLUE REFLECTIVE FIRE HYDRANT RAISED PAVEMENT MARKER SHALL BE INSTALLED ADJACENT TO EACH HYDRANT AND EXISTING BLUE REFLECTIVE PAVEMENT MARKER REMOVED (WHEN PRESENT). REFLECTIVE MARKERS, ADHESIVES, AND METHOD OF INSTALLATION SHALL CONFORM TO CALTRANS STANDARD SPECIFICATIONS. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ON THE SIDE OF THE STREET NEAREST THE FIRE HYDRANT AS PROVIDED BELOW:
   a. TWO-WAY STREETS OR ROADS: PLACE MARKERS 12-INCHES FROM EDGE OF PAINTED CENTERLINE ON THE SIDE NEAREST THE FIRE HYDRANT. IF THE STREET HAS NO CENTERLINE, PLACE THE MARKER 12-INCHES FROM THE APPROXIMATE CENTER OF THE ROADWAY ON THE SIDE NEAREST THE HYDRANT.
   b. STREETS WITH LEFT TURN LANE AT INTERSECTION: PLACE MARKERS 12-INCHES FROM THE EDGE OF PAINTED WHITE CHANNELIZING LINE ON THE SIDE NEAREST THE HYDRANT.
   c. STREET WITH CONTINUOUS TWO-WAY LEFT TURN LANE: PLACE MARKERS 12-INCHES FROM THE EDGE OF THE PAINTED YELLOW BARRIER LINE ON THE SIDE NEAREST THE FIRE HYDRANT.
   d. STREETS WITH RAISED MEDIANS: PLACE MARKER 12-INCHES FROM EDGE OF GUTTER.

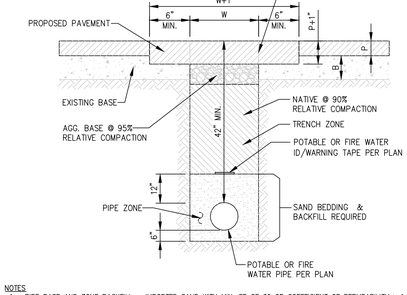
CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
6" FIRE HYDRANT ASSEMBLY	DESIGNED BY: DM	11/20	VERT. SCALE	
	DRAWN BY: LP	11/20	HORIZ. SCALE	
	CHECKED BY: DM	11/20	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 10-W	



CONSTRUCTION ITEMS / MATERIALS LIST				
ITEM NO.	SIZE AND DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1	DOUBLE STRAP SERVICE SADDLE COMPATIBLE WITH C900 POLYVINYL-CHLORIDE PIPE (PVC) AND DUCTILE IRON PIPE (D.I.P.)	FORD JONES MUELLER	202B J979 BR2B	FIP
2	2" BRONZE CORPORATION STOP	FORD JONES MUELLER	FB1100-7-Q-NL E19355G B25028N	MIP x COMP
3	2" COPPER TUBING	-----	TYPE "K" SOFT	CONTINUOUS - COIL (OPEN TRENCH) 20' LENGTHS (BORING)
4	THRUST BLOCK - 0.7 CU. FT.	-----	-----	-----
5	2" BRONZE REDUCING ANGLE CURB/METER STOP	FORD JONES MUELLER	BFA43-777WR-Q-NL E19759G B24276N	COMP x FL LOCKWING
6	1-1/2" AND 2" POTABLE WATER METER BOX (17"x30"x12")	ARMORCAST (ROTOCAST BODY, RPM FRAME & LIDS)	BOX: P6001534X12 LID(S): A6001643G2-H7 & A6000482	LID(S) MARKED "WATER"
7	1-1/2" AND 2" POTABLE WATER METERS	SENSUS	OMNI T² TURBINE (WITH STRAINER)	AMR/AMI REGISTER - 1 CUBIC FOOT RESOLUTION
8	1-1/2" AND 2" POTABLE WATER METER TOUCH PAD WITH MXU ASSEMBLY	SENSUS	520M MXU - SINGLE PORT	MOUNT STREET SIDE CORNER OF LID
9	PEA GRAVEL	-----	-----	DEPTH = 8 INCH

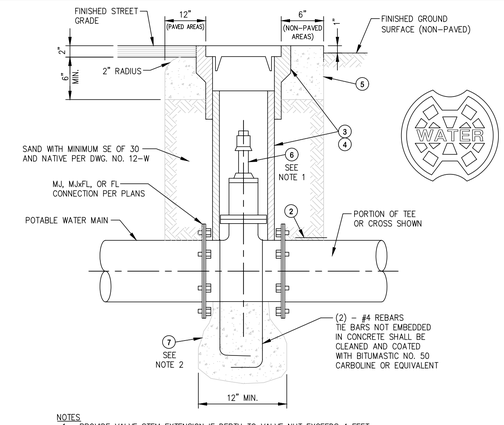
NOTES
1. DOUBLE STRAP SERVICE SADDLE FOR ALL MAINS.
2. INSTALL CORPORATION STOP WITH KEY SIDEWAYS, IN OPEN POSITION (FOR HOT TAP).
3. THE CORPORATION STOP TAP WILL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURER. ALL DRY TAPS WILL BE MADE USING MACHINE GUIDE OR PILOT TAP.
4. THE WATER SERVICE SHALL EXTEND PERPENDICULAR TO THE CENTERLINE OF THE STREET FROM THE WATER MAIN TO THE ANGLE METER STOP EXCEPT IN CUL-DE-SAC ENDS, WHERE NON-PERPENDICULAR INSTALLATION IS ALLOWED.
5. NO TAP TO MAIN SHALL BE WITHIN 24" OF VALVE, COUPLING, JOINT, FITTING, OR SERVICE.
6. NO SPLICES WILL BE PERMITTED BETWEEN CORPORATION STOP AND ANGLE METER STOP EXCEPT WHEN SERVICE RUN EXCEEDS 60 FEET OR 100 FEET DEPENDING ON LENGTH OF COIL MOST CLOSELY MATCHING SERVICE LINE RUN, IN WHICH CASE A COMPRESSION COUPLING SHALL BE USED; OR EXCEPT WHEN BORING IN WHICH CASE A SILVER SOLDER COUPLING SHALL BE USED.
7. SERVICE TERMINATION POINT SHALL NOT BE PLACED IN DRIVEWAYS.
8. TRENCH BACKFILL SHALL BE SAND BEDDING AND BACKFILL IN PIPE ZONE AND NATIVE IN TRENCH ZONE @ MIN. 90% RELATIVE COMPACTION PER DWG. NO. 12-W.
9. ALL MATERIALS INCLUDING METER BOX AND ASSEMBLY TO BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE PROVIDED FOR IN PROJECT SPECIFICATIONS.
10. ALL SWEAT FITTINGS (ONLY WHEN BORING) SHALL BE ASSEMBLED WITH SILVER SOLDER.
11. FINAL LOCATION OF METER ASSEMBLY SHALL BE CONFIRMED WITH THE CITY PRIOR TO CONSTRUCTION.

CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
1-1/2 AND 2-INCH POTABLE WATER SERVICE, METER, & BOX	DESIGNED BY: DM	11/18	VERT. SCALE	
	DRAWN BY: LP	11/18	HORIZ. SCALE	
	CHECKED BY: DM	11/18	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 2-W	



NOTES
1. PIPE BASE AND ZONE BACKFILL - IMPORTED SAND WITH MIN. SE OF 30 OR COEFFICIENT OF PERMEABILITY > 1.4 IN/HR @ MIN. 90% RELATIVE COMPACTION. CERTIFICATION OF IMPORTED MATERIAL REQUIRED.
2. TRENCH ZONE BACKFILL - NATIVE MATERIAL OR IMPORTED SAND WITH MIN. SE OF 30 OR COEFFICIENT OF PERMEABILITY > 1.4 IN/HR @ MIN. 90% RELATIVE COMPACTION. CERTIFICATION OF IMPORTED OR NATIVE MATERIAL REQUIRED.
3. FOR AREAS CURRENTLY PAVED, REPLACE AC/PCC PAVEMENT AND AGGREGATE BASE TO EXISTING CONDITIONS PLUS ONE INCH (P+1") AT MINIMUM 95% RELATIVE COMPACTION. NEW AC PAVEMENT SHALL NOT BE LESS THAN EIGHT INCHES (8"). FOR AREAS NOT CURRENTLY PAVED, SEE STREET IMPROVEMENT PLANS FOR PAVEMENT/BASE REQUIREMENTS. FOR OTHER PAVED AREAS, SEE NOTE 9.
4. FOR AREAS CURRENTLY PAVED, SURFACE COURSE SHALL BE C2-PG-64-10-R10 (1/2") WITH ASPHALT BINDER OF 5.5% TO 5.7% (MIN. THICKNESS = 2"). FOR AREAS NOT CURRENTLY PAVED, SEE STREET IMPROVEMENT PLANS.
5. FOR AREAS CURRENTLY PAVED, BASE COURSE SHALL BE B-PG-64-10-R10 (3/4") WITH ASPHALT BINDER OF 5.2% TO 5.4%. FOR AREAS NOT CURRENTLY PAVED, SEE STREET IMPROVEMENT PLANS.
6. FOR AREAS CURRENTLY PAVED WITH PCC PAVEMENT, PCC SHALL BE CONCRETE MIX DESIGN 520-A-2500 WITH DOWELS PER DOWNEY DWG. NO. 17-W.
7. PERMANENT PAVING SHALL BE COMPLETED WITHIN FIVE (5) DAYS AFTER EXCAVATION. TEMPORARY PAVING SHALL BE TWO-INCH (2") MINIMUM HOT MIX.
8. FINAL SAWCUTS SHALL BE A MIN. 6-INCHES OUTSIDE LIMITS OF TRENCH WITH EXCEPTIONS MADE FOR THE LOCATION OF JOINTS AND SCORE MARKS (SEE SPECIFICATIONS). CRACKED PAVEMENT ADJACENT TO TRENCH SHALL BE REMOVED AND REPLACED.
9. ALL EDGES OF EXISTING PAVEMENT BEING JOINED, SURFACE BEING OVERLAID, AND TRENCH PAVING CUT AREAS SHALL BE SEALED WITH SS 1-H ASPHALTIC EMULSION AT THE RATE OF 0.08 TO 0.10 GALLON PER SQUARE YARD, NOT SOONER THAN 24 HOURS AFTER PLACEMENT OF PAVEMENT.
10. WHERE PLANS SHOW PCC PAVEMENT SUBGRADE (IF ANY) WITH AC PAVEMENT OVERLAY, PCC SECTION SHALL BE REPLACED TO EXISTING CONDITIONS PLUS ONE INCH (P+1"), WITH DOWELS AND EPOXY, AND NEW AC PAVEMENT TO MATCH EXISTING.

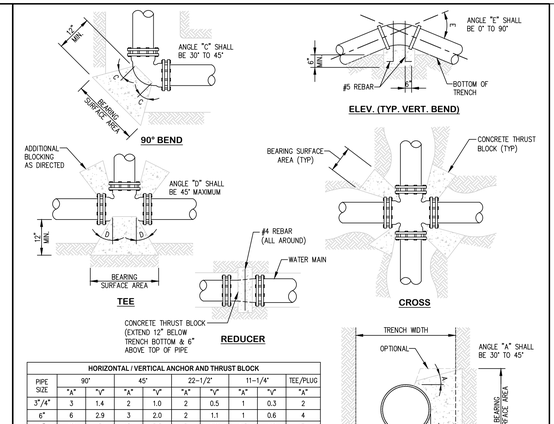
CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
POTABLE WATER TRENCH & PAVING	DESIGNED BY: DM	05/20	VERT. SCALE	
	DRAWN BY: LP	05/20	HORIZ. SCALE	
	CHECKED BY: DM	05/20	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 12-W	



NOTES
1. PROVIDE VALVE STEM EXTENSION IF DEPTH TO VALVE NUT EXCEEDS 4 FEET.
2. ANCHOR BLOCK REQUIRED AT ALL TIMES. ANCHOR BLOCK SHALL BE TRENCH WIDTH PLUS TWO PIPE DIAMETERS WIDE AND SHALL EXTEND VALVE SIZE PLUS SIX INCHES BELOW BOTTOM OF TRENCH.
3. CONTRACTOR PROVIDED BURIED BOLTS FOR FLANGES SHALL BE 304 OR 316 STAINLESS STEEL. CONTRACTOR TO PROVIDE NUTS ON ALL FLANGE BOLTS (304 OR 316 STAINLESS STEEL) WITH NON-GREASE LUBRICATION.

CONSTRUCTION ITEMS / MATERIALS LIST			
ITEM NO.	SIZE AND DESCRIPTION	MANUFACTURER	MODEL NO.
1	RESILIENT WEDGE GATE VALVE PER STANDARD SPECIFICATIONS	MUELLER CLOW US PIPE	2360 SERIES F-6100 SERIES METROSEAL 250
2	POTABLE OR FIRE WATER ID/WARNING TAPE	-----	-----
3 4	SLIP-TYPE CI VALVE BOX & COVER	TYLER UNION	6855 SERIES
5	CONCRETE RING, CLASS 560-C-3250	-----	-----
6	VALVE STEM EXTENSION PER DWG. NO. 6-W	-----	-----
7	ANCHOR BLOCK PER DWG. NO. 7-W	-----	-----

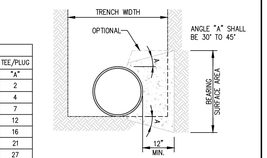
CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
POTABLE WATER GATE VALVE, VALVE BOX, AND COVER	DESIGNED BY: DM	11/18	VERT. SCALE	
	DRAWN BY: LP	11/18	HORIZ. SCALE	
	CHECKED BY: DM	11/18	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 5-W	

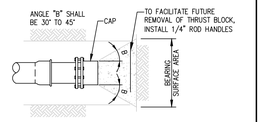


HORIZONTAL / VERTICAL ANCHOR AND THRUST BLOCK										
PIPE SIZE	90°		45°		22-1/2°		11-1/4°		TEE/PLUG	
	"A"	"V"	"A"	"V"	"A"	"V"	"A"	"V"	"A"	
3"/4"	3	1.4	2	1.0	2	0.5	1	0.3	2	
6"	6	2.9	3	2.0	2	1.1	1	0.6	4	
8"	10	5	5	3.5	3	1.9	1.5	1.0	7	
10"	16	7.5	8	5.3	5	2.9	2.5	1.5	12	
12"	21	10.6	12	7.5	6	4.0	3	2.1	16	
14"	30	14.2	16	10	8	5.4	4	2.8	21	
16"	38	18.3	21	13	10	7	5	3.6	27	

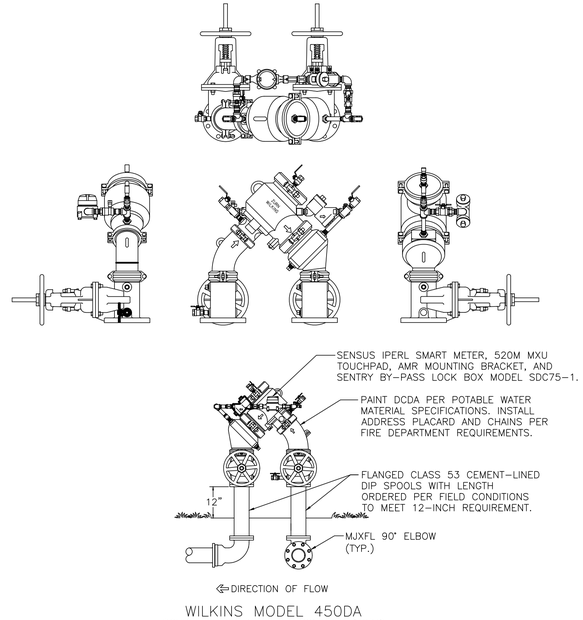
"A" DESIGNATES AREA IN SQ. FT. OF HORIZONTAL THRUST BLOCK.
"V" DESIGNATES VOLUME IN C.Y. OF VERTICAL ANCHOR BLOCK.

NOTES
1. BEARING AREAS ARE BASED ON A TEST OF 200 PSI AND SOIL BEARING CAPACITY OF 2000 PSF. THE RATIO OF WIDTH TO HEIGHT CANNOT EXCEED 1-1/2.
2. CITY'S FIELD REPRESENTATIVE MAY INCREASE THE SIZE OF THRUST BLOCK, IF IN CITY'S OPINION, THE SOIL BEARING VALUE IS LESS THAN THE ASSUMED VALUE.
3. SPECIFIED DIMENSIONS BASED ON NOMINAL DIAMETER OF PIPE AT GASKET.
4. SEE SPECIFICATIONS FOR DIMENSIONS AND TEST PRESSURE.
5. CHECK SIZE OF FITTING TO VERIFY AVAILABLE AREA FOR BEARING ON CONCRETE.
6. THRUST BLOCK WIDTH SHALL BE BETWEEN ONE AND TWO TIMES ITS HEIGHT.
7. CONCRETE SHALL BE POURED AGAINST UNDISTURBED SOIL.
8. CONCRETE SHALL HAVE A 3" MINIMUM CLEARANCE AROUND ALL PIPE JOINTS.
9. ALL CONCRETE FOR THRUST BLOCK TO BE CLASS 560-C-3250.
10. CONCRETE TO BE KEPT CLEAR OF ALL PIPE, NUTS, BOLTS, AND ENDS OF FITTINGS.
11. ALL BEARING AREAS TO BE AGAINST UNDISTURBED SOIL.
12. TIE BARS NOT EMBEDDED IN CONCRETE SHALL BE CLEANED AND COATED WITH BITUMASTIC NO. 50 OR EQUIVALENT.
13. THRUST BLOCK ON CROSSES SHALL ONLY BE USED WHEN THERE IS A STUB-OUT ON ONE OR MORE SIDES.
14. PROVIDE POLYETHYLENE ENCASEMENT (FLAT SHEETS-8 MIL MIN.) BETWEEN FITTINGS AND CONCRETE.





CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION				
POTABLE WATER THRUST/ANCHOR BLOCKS	DESIGNED BY: DM	11/18	VERT. SCALE	
	DRAWN BY: LP	11/18	HORIZ. SCALE	
	CHECKED BY: DM	11/18	SHEET 1 OF 1 SHEETS	
	APPROVED BY: UTILITIES DIVISION		DWG. NO. 7-W	



WILKINS MODEL 450DA
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)
OUTDOOR INSTALLATION
OS&Y GATES

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX
UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 RCE 3/6/26 DATE
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
WATER SYSTEM DETAILS

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 16 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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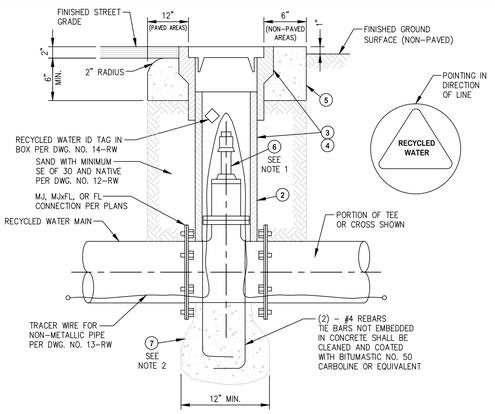


NOTES

1. PROVIDE VALVE STEM EXTENSION IF DEPTH TO VALVE NUT EXCEEDS 4 FEET.
2. ANCHOR BLOCK REQUIRED AT ALL TIMES. ANCHOR BLOCK SHALL BE TRENCH WIDTH PLUS TWO PIPE DIAMETERS WIDE AND SHALL EXTEND VALVE SIZE PLUS SIX INCHES BELOW BOTTOM OF TRENCH.
3. CONTRACTOR PROVIDED BURIED BOLTS FOR FLANGES SHALL BE 304 OR 316 STAINLESS STEEL. CONTRACTOR TO PROVIDE NUTS ON ALL FLANGE BOLTS (304 OR 316 STAINLESS STEEL) WITH NON-GREASE LUBRICATION.

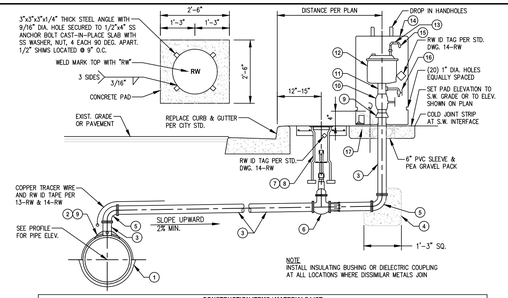
CONSTRUCTION ITEMS / MATERIALS LIST

ITEM NO.	SIZE AND DESCRIPTION	MANUFACTURER	MODEL NO.
1	RESILIENT WEDGE GATE VALVE PER STANDARD SPECIFICATIONS	MUELLER CLOW US PIPE	2360 SERIES F-6100 SERIES METROSEAL 250
2	8" C900 CLASS 305 DR 14 PURPLE PVC	PW/JM EAGLE VINYLTECH	C900 CLASS 305 DR 14
3 4	10 1/4" (ID) BODY AND COVER (BOX LID)	BROOKS/EISEL	4-TT
5	CONCRETE RING, CLASS 560-C-3250	-----	----
6	VALVE STEM EXTENSION PER DWG. NO. 6-RW	-----	----
7	ANCHOR BLOCK PER DWG. NO. 7-RW	-----	----

CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION

RECYCLED WATER VALVE, VALVE BOX, AND COVER

DESIGNED BY: DM	05/25	VERT. SCALE	
DRAWN BY: LP	05/25	HORIZ. SCALE	
CHECKED BY: DM	05/25	SHEET 1 OF 1 SHEETS	
APPROVED BY: UTILITIES DIVISION		DWG. NO. 5-RW	



NOTE
INSTALL INSULATING BUSHING OR DIELECTRIC COUPLING AT ALL LOCATIONS WHERE DISSIMILAR METALS JOIN

CONSTRUCTION ITEMS / MATERIALS LIST

ITEM NO.	SIZE AND DESCRIPTION	MANUFACTURER	MODEL NO.	REMARKS
1	DOUBLE STRAP SERVICE SADDLE COMPATIBLE WITH C900 POLYVINYL-CHLORIDE PIPE (PVC) AND DUCTILE IRON PIPE (D.I.P.)	FORD JONES MUELLER	202B J979 BR2B	FIP
2	2" BRONZE CORPORATION STOP, INSULATING BUSHING	FORD JONES MUELLER	FB1100-7-Q-NL E1935SC B25023BN	MIP x COMP
3	2" COPPER TUBING	-----	TYPE "K" SOFT	CONTINUOUS - COIL (OPEN TRENCH) 20' LENGTHS (BORING)
4	THRUST BLOCK - 0.7 CU. FT.	-----	-----	----
5	2" 90 DEGREE LONG RADIUS COMPRESSION ELBOW, TYP.	-----	-----	COMP x COMP
6	2" BRONZE BALL VALVE	FORD JONES MUELLER	B44-777-WR-Q-NL J1949WSU B25209-3N	NO LEAD; COMP x COMP
7	RW VALVE BOX AND COVER PER DWG. NO. 5-RW	-----	-----	----
8	VALVE STEM EXTENSION PER DWG. NO. 6-RW IF NECESSARY	-----	-----	----
9	2" BRONZE COUPLING	-----	-----	NO LEAD; COMP x MIP
10	2" BRONZE BALL VALVE	FORD JONES MUELLER	B11-777-NB-RTS-NL E1900MH B20283N/H10298-99001	NO LEAD; FIP x FIP
11	2" BRONZE/RED BRASS NIPPLE	-----	-----	NO LEAD; MIP x MIP
12	2" COMBINATION AIR RELEASE AND VACUUM VALVE (CAV)	APCO CRISPEN VALMATIC	145C VA.20 .200C.2	----
13	2" GALVANIZED DISCHARGE NIPPLE [(2) 90 DEGREE ELBOWS, (3) NIPPLES]	-----	-----	----
14	CAV ENCLOSURE (SEE NOTES 2 & 3)	-----	-----	DROP IN HANDLES SWING OPEN
15	STAINLESS STEEL SCREEN OVER INLET/OUTLET WITH S.S. BAND	-----	-----	----
16	SAMPLING PORT: 1/2" CI. 125 CAST BRONZE 90 DEGREE STREET ELBOW AND BRASS CLOSE NIPPLE, 1/2" BRONZE ANGLE VALVE (0-300 PSI) AND 3/4" MALE NATIONAL HOSE THREAD x 1/2" MALE IPT BRASS HOSE NIPPLE	-----	-----	----
17	CONCRETE PAD (560-C-3250)	-----	-----	----

NOTES

1. ALL BURIED BOLTS SHALL BE 304 OR 316 STAINLESS STEEL.
2. PAINT CAV ENCLOSURE WITH 2 PRIME COATS AND 2 FINISH COATS OF PAINT IN FIELD AFTER CAV HAS BEEN INSTALLED. SECOND FINISH COATS SHALL BE APPLIED JUST PRIOR TO FINAL INSPECTION. PRIMER SHALL BE SHERWIN WILLIAMS MACROPOXY 646-100 FAST CURE EPOXY. FINISH COATS SHALL BE PANTONE 512 SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE 100.
3. 18" DIA. x 30" HIGH x 3/16" THICK GALVANIZED STEEL ENCLOSURE WITH DROP IN 1/4" LIFTING HANDHOLES. 3/4" THICK STEEL PLATE WELDED TO TOP OF STEEL TUBE ENCLOSURE.
4. DOUBLE DIP GALVANIZED AFTER FABRICATION. PROVIDE 6" MINIMUM CLEARANCE ABOVE DISCHARGE PIPING.
5. FOR PVC TRANSMISSION MAIN, CONNECT TRACER WIRES FROM MAIN AND A/V VALVE WITH A SILICONE FILLED DIRECT BURIAL WIRE NUT AT CORP STOP. FOR METALLIC TRANSMISSION MAIN, CONNECT A/V VALVE TRACER WIRE DIRECTLY TO PIPE WITH WELD. EXTEND TRACER WIRE TO VALVE BOX AND COVER.
6. NO SPLICES WILL BE PERMITTED BETWEEN CORPORATION STOP AND BALL VALVE EXCEPT WHEN SERVICE RUN EXCEEDS 60 FEET WHEN OPEN TRENCHING, IN WHICH CASE A COMPRESSION COUPLING SHALL BE USED; OR EXCEPT WHEN BORING IN WHICH CASE A SILVER SOLDER COUPLING SHALL BE USED.

CITY OF DOWNEY – DEPT. OF PUBLIC WORKS – UTILITIES DIVISION

2-INCH RECYCLED WATER COMBINATION AIR RELEASE AND VACUUM VALVE (CAV) ASSEMBLY

DESIGNED BY: DM	11/18	VERT. SCALE	
DRAWN BY: LP	11/18	HORIZ. SCALE	
CHECKED BY: DM	11/18	SHEET 1 OF 1 SHEETS	
APPROVED BY: UTILITIES DIVISION		DWG. NO. 9-RW	

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TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER DANIEL J. HAYES No. 63132 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, STE #200
IRVINE, CA 92618
(949) 923-6000 TEL
(949) 923-6121 FAX

UNDER THE SUPERVISION OF:
DANIEL J. HAYES, RCE #63132 3/6/26
NAME & LICENSE NUMBER DATE

DESIGNED BY:	STANTEC	3/6/26
DRAWN BY:	STANTEC	3/6/26
CHECKED BY:	STANTEC	3/6/26

APPROVED BY: _____ 64892 RCE 3/6/26 DATE
DEPUTY DIRECTOR OF PUBLIC WORKS/UTILITIES MANAGER

No	REVISION	DATE	BY	APP

CITY OF DOWNEY
DEPT. OF PUBLIC WORKS UTILITIES DIVISION
CIP 18-10 BELLFLOWER BOULEVARD
WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
RECYCLED WATER SYSTEM DETAILS

VERT SCALE: "AS SHOWN"
HORIZ SCALE: "AS SHOWN"
SHEET 17 OF 17 SHEETS
DWG. NO. 3-49-37W

CIP 18-10 BELLFLOWER BOULEVARD WATER SYSTEM IMPROVEMENTS (FOSTER ROAD TO LAKEWOOD BOULEVARD)
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CAPITAL IMPROVEMENT PROJECT NO. 18-10
Bellflower Boulevard Water System Improvements (Foster Road to Lakewood Boulevard)
BID SUMMARY

April 22, 2026

Item	Description	Qty.	Unit	All Cities Engineering, Inc		T.E. Roberts, Inc.		Williams Pipeline Contractors Inc.		CHI Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Abandon and Reconnect to Existing Water Main by Constructing Per Items 1 to 23											
1	Detail "A1" at Appox. Station 84+83.	1	LS	$ 25,500.00	$ 25,500.00	$ 24,109.00	$ 24,109.00	$ 23,000.00	$ 23,000.00	$ 34,800.00	$ 34,800.00
2	Detail "A2" at Approx. Station 84+83.	1	LS	$ 17,000.00	$ 17,000.00	$ 14,452.00	$ 14,452.00	$ 16,700.00	$ 16,700.00	$ 21,600.00	$ 21,600.00
3	Detail "A3" at Approx. Station 86+33.	1	LS	$ 26,500.00	$ 26,500.00	$ 54,810.00	$ 54,810.00	$ 46,000.00	$ 46,000.00	$ 44,400.00	$ 44,400.00
4	Detail "A4" at Approx. Station 10+60.	1	LS	$ 18,000.00	$ 18,000.00	$ 17,431.00	$ 17,431.00	$ 24,500.00	$ 24,500.00	$ 22,800.00	$ 22,800.00
5	Detail "A5" at Approx. Station 10+46.	1	LS	$ 13,000.00	$ 13,000.00	$ 18,017.00	$ 18,017.00	$ 14,800.00	$ 14,800.00	$ 20,400.00	$ 20,400.00
6	Detail "A6" at Approx. Station 91+06.	1	LS	$ 15,000.00	$ 15,000.00	$ 16,819.00	$ 16,819.00	$ 17,300.00	$ 17,300.00	$ 22,800.00	$ 22,800.00
7	Detail "A7" at Approx. Station 91+06.	1	LS	$ 25,200.00	$ 25,200.00	$ 22,297.00	$ 22,297.00	$ 25,000.00	$ 25,000.00	$ 34,800.00	$ 34,800.00
8	Detail "A8" at Approx. Station 91+79.	1	LS	$ 22,000.00	$ 22,000.00	$ 35,718.00	$ 35,718.00	$ 22,300.00	$ 22,300.00	$ 30,000.00	$ 30,000.00
9	Detail "A9" at Approx. Station 11+36.	1	LS	$ 21,000.00	$ 21,000.00	$ 20,605.00	$ 20,605.00	$ 27,500.00	$ 27,500.00	$ 28,800.00	$ 28,800.00
10	Detail "A10" at Approx. Station 10+06.	1	LS	$ 15,000.00	$ 15,000.00	$ 16,377.00	$ 16,377.00	$ 27,500.00	$ 27,500.00	$ 25,200.00	$ 25,200.00
11	Detail "A11" at Approx. Station 117+70.	1	LS	$ 15,000.00	$ 15,000.00	$ 19,100.00	$ 19,100.00	$ 16,300.00	$ 16,300.00	$ 21,600.00	$ 21,600.00
12	Detail "A12" at Approx. Station 118+12.	1	LS	$ 2,000.00	$ 2,000.00	$ 51,532.00	$ 51,532.00	$ 68,000.00	$ 68,000.00	$ 43,200.00	$ 43,200.00
13	Detail "A13" at Approx. Station 118+12.	1	LS	$ 21,000.00	$ 21,000.00	$ 20,606.00	$ 20,606.00	$ 21,300.00	$ 21,300.00	$ 25,200.00	$ 25,200.00
14	Detail "A14" at Approx. Station 121+78.	1	LS	$ 22,000.00	$ 22,000.00	$ 32,587.00	$ 32,587.00	$ 10,000.00	$ 10,000.00	$ 27,600.00	$ 27,600.00
15	Detail "A15" at Approx. Station 156+82.	1	LS	$ 26,150.00	$ 26,150.00	$ 37,857.00	$ 37,857.00	$ 13,000.00	$ 13,000.00	$ 34,800.00	$ 34,800.00
16	Detail "A16" at Approx. Station 159+78.	1	LS	$ 30,000.00	$ 30,000.00	$ 39,588.00	$ 39,588.00	$ 17,300.00	$ 17,300.00	$ 39,600.00	$ 39,600.00
17	Detail "A17" at Approx. Station 160+10.	1	LS	$ 12,800.00	$ 12,800.00	$ 13,859.00	$ 13,859.00	$ 11,000.00	$ 11,000.00	$ 19,200.00	$ 19,200.00
18	Detail "A18" at Approx. Station 161+58.	1	LS	$ 12,000.00	$ 12,000.00	$ 13,625.00	$ 13,625.00	$ 11,000.00	$ 11,000.00	$ 19,200.00	$ 19,200.00
19	Detail "A19" at Approx. Station 163+72.	1	LS	$ 31,800.00	$ 31,800.00	$ 39,726.00	$ 39,726.00	$ 39,500.00	$ 39,500.00	$ 39,600.00	$ 39,600.00
20	Detail "A20" at Approx. Station 167+09.	1	LS	$ 11,000.00	$ 11,000.00	$ 14,205.00	$ 14,205.00	$ 12,000.00	$ 12,000.00	$ 19,200.00	$ 19,200.00
21	Detail "A21" at Approx. Station 10+02.	1	LS	$ 18,000.00	$ 18,000.00	$ 28,618.00	$ 28,618.00	$ 15,500.00	$ 15,500.00	$ 25,200.00	$ 25,200.00
22	Detail "A22" at Approx. Station 168+84.	1	LS	$ 16,000.00	$ 16,000.00	$ 14,322.00	$ 14,322.00	$ 15,500.00	$ 15,500.00	$ 27,600.00	$ 27,600.00
23	Detail "A23" at Approx. Station 170+35.	1	LS	$ 23,000.00	$ 23,000.00	$ 21,695.00	$ 21,695.00	$ 26,400.00	$ 26,400.00	$ 31,200.00	$ 31,200.00
Reconstruct Fire Service Per Items 24 to 26											
24	Detail "B1" at 12254 Bellflower Boulevard.	1	LS	$ 5,000.00	$ 5,000.00	$ 28,556.00	$ 28,556.00	$ 10,000.00	$ 10,000.00	$ 31,200.00	$ 31,200.00
25	Detail "B2" at 12200 Bellflower Boulevard.	1	LS	$ 5,000.00	$ 5,000.00	$ 70,264.00	$ 70,264.00	$ 42,600.00	$ 42,600.00	$ 60,000.00	$ 60,000.00
26	Detail "B3 at 11510 Bellflower Boulevard.	1	LS	$ 5,000.00	$ 5,000.00	$ 41,856.00	$ 41,856.00	$ 18,800.00	$ 18,800.00	$ 39,600.00	$ 39,600.00
Potable Water Main, Fittings, and Associated Improvements											
27	Furnish and install new 8-inch MJ 45° DIP horizontal bend and thrust block.	4	EA	$ 1,200.00	$ 4,800.00	$ 1,253.00	$ 5,012.00	$ 1,500.00	$ 6,000.00	$ 1,920.00	$ 7,680.00
28	Furnish and install new 12-inch MJ 90° DIP horizontal bend and thrust block.	1	EA	$ 1,900.00	$ 1,900.00	$ 2,658.00	$ 2,658.00	$ 2,200.00	$ 2,200.00	$ 4,200.00	$ 4,200.00
29	Furnish and install new 8-inch MJ 22.5° DIP vertical bend and anchor block.	2	EA	$ 3,000.00	$ 6,000.00	$ 1,957.00	$ 3,914.00	$ 1,800.00	$ 3,600.00	$ 1,800.00	$ 3,600.00
30	Furnish and install new 8-inch MJ 45° DIP vertical bend and anchor block.	16	EA	$ 4,000.00	$ 64,000.00	$ 1,127.00	$ 18,032.00	$ 2,800.00	$ 44,800.00	$ 1,920.00	$ 30,720.00
31	Furnish and install new 12-inch MJ 45° DIP vertical bend and anchor block.	2	EA	$ 5,500.00	$ 11,000.00	$ 1,842.00	$ 3,684.00	$ 4,200.00	$ 8,400.00	$ 4,200.00	$ 8,400.00
32	Furnish and install new 8-inch FL tee and thrust block.	3	EA	$ 2,250.00	$ 6,750.00	$ 2,295.00	$ 6,885.00	$ 3,500.00	$ 10,500.00	$ 3,600.00	$ 10,800.00
33	Furnish and install new 12-inch FL tee and thrust block.	1	EA	$ 4,000.00	$ 4,000.00	$ 4,379.00	$ 4,379.00	$ 5,000.00	$ 5,000.00	$ 8,400.00	$ 8,400.00
34	Furnish and install new 4-inch x 12-inch FL reducer and anchor block.	1	EA	$ 5,250.00	$ 5,250.00	$ 2,694.00	$ 2,694.00	$ 1,800.00	$ 1,800.00	$ 25,200.00	$ 25,200.00
35	Furnish and install new 8-inch MJxFL adapter.	4	EA	$ 1,000.00	$ 4,000.00	$ 1,248.00	$ 4,992.00	$ 1,200.00	$ 4,800.00	$ 15,600.00	$ 62,400.00
36	Furnish and install new 12-inch MJxFL adapter.	2	EA	$ 1,500.00	$ 3,000.00	$ 1,786.00	$ 3,572.00	$ 1,650.00	$ 3,300.00	$ 2,640.00	$ 5,280.00
37	Furnish and install new 8-inch MJxFL C509 gate valve and anchor block.	6	EA	$ 2,800.00	$ 16,800.00	$ 4,343.00	$ 26,058.00	$ 4,200.00	$ 25,200.00	$ 6,480.00	$ 38,880.00
38	Isolate, cut, and dewater existing 4-inch water service lateral, remove existing valve; and furnish and install new 4-inch MJ C509 gate valve and associated materials.	1	EA	$ 16,000.00	$ 16,000.00	$ 13,477.00	$ 13,477.00	$ 10,500.00	$ 10,500.00	$ 7,200.00	$ 7,200.00
39	Isolate, cut, and dewater existing 12-inch main, remove existing tee, valve, and valve box; furnish and install new 12-inch CL 52 CML DIP with 12-inch solid sleeves and associated materials.	1	EA	$ 18,000.00	$ 18,000.00	$ 16,235.00	$ 16,235.00	$ 16,500.00	$ 16,500.00	$ 9,120.00	$ 9,120.00
40	Remove existing, furnish and install new 2-inch potable water combination air release and vacuum valve (reuse existing service and enclosure).	1	EA	$ 10,000.00	$ 10,000.00	$ 12,294.00	$ 12,294.00	$ 2,500.00	$ 2,500.00	$ 6,540.00	$ 6,540.00
41	Remove existing, furnish and install new potable water valve box.	8	EA	$ 2,000.00	$ 16,000.00	$ 941.00	$ 7,528.00	$ 2,000.00	$ 16,000.00	$ 960.00	$ 7,680.00
42	Remove existing valve box to abandon valve in place.	5	EA	$ 1,500.00	$ 7,500.00	$ 499.00	$ 2,495.00	$ 700.00	$ 3,500.00	$ 600.00	$ 3,000.00
Potable Water Ductile Iron Pipe											
43	Furnish and install new 8-inch CL 52 CML DIP with potable water ID tape.	1,859	LF	$ 250.00	$ 464,750.00	$ 348.00	$ 646,932.00	$ 450.00	$ 836,550.00	$ 192.00	$ 356,928.00
44	Furnish and install new 12-inch CL 52 CML DIP with potable water ID tape.	412	LF	$ 362.00	$ 149,144.00	$ 333.00	$ 137,196.00	$ 550.00	$ 226,600.00	$ 216.00	$ 88,992.00
Fire Hydrants											
45	Furnish and install new James Jones 3700-R fire hydrant assembly (8-inch x 6-inch Hot Tap).	1	EA	$ 10,000.00	$ 10,000.00	$ 18,383.00	$ 18,383.00	$ 31,800.00	$ 31,800.00	$ 40,800.00	$ 40,800.00
46	Furnish and install new James Jones 3700-R fire hydrant assembly (8-inch x 6-inch Tee).	2	EA	$ 12,800.00	$ 25,600.00	$ 16,934.00	$ 33,868.00	$ 20,000.00	$ 40,000.00	$ 33,600.00	$ 67,200.00
47	Furnish and install new James Jones 3775-R fire hydrant assembly (8-inch x 6-inch Tee).	1	EA	$ 16,000.00	$ 16,000.00	$ 17,694.00	$ 17,694.00	$ 26,500.00	$ 26,500.00	$ 36,000.00	$ 36,000.00
48	Furnish and install new fire hydrant assembly (12-inch x 6-inch Tee) (reuse existing fire hydrant head).	1	EA	$ 12,000.00	$ 12,000.00	$ 12,608.00	$ 12,608.00	$ 18,000.00	$ 18,000.00	$ 28,800.00	$ 28,800.00
49	Furnish and install new 8-inch x 6-inch MJ reducer and James Jones 3775-R fire hydrant assembly (reuse existing lateral).	1	EA	$ 22,000.00	$ 22,000.00	$ 18,324.00	$ 18,324.00	$ 15,000.00	$ 15,000.00	$ 32,400.00	$ 32,400.00
50	Isolate, cut, and dewater existing 8-inch main, remove existing fire hydrant assembly from main; furnish and install new James Jones 3700-R fire hydrant assembly (8-inch x 6-inch Tee).	3	EA	$ 25,000.00	$ 75,000.00	$ 22,292.00	$ 66,876.00	$ 22,500.00	$ 67,500.00	$ 32,400.00	$ 97,200.00

ATTACHMENT C

Item	Description	Qty.	Unit	All Cities Engineering, Inc		T.E. Roberts, Inc.		Williams Pipeline Contractors Inc.		CHI Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
51	Isolate, cut, and dewater existing 8-inch main,remove existing fire hydrant assembly from main; furnish and install new James Jones 3775-R fire hydrant assembly (8-inch x 6-inch Tee).	1	EA	$ 27,000.00	$ 27,000.00	$ 23,756.00	$ 23,756.00	$ 24,500.00	$ 24,500.00	$ 34,800.00	$ 34,800.00
52	Isolate, cut, and dewater existing 12-inch main, remove existing fire hydrant assembly from main; furnish and install new James Jones 3775-R fire hydrant assembly (12-inch x 6-inch Tee).	2	EA	$ 27,500.00	$ 55,000.00	$ 24,057.00	$ 48,114.00	$ 26,500.00	$ 53,000.00	$ 32,400.00	$ 64,800.00
53	Remove existing fire hydrant riser from and including 90-degree elbow to fire hydrant head, furnish and install new James Jones 3700-R fire hydrant.	1	EA	$ 12,000.00	$ 12,000.00	$ 13,704.00	$ 13,704.00	$ 12,500.00	$ 12,500.00	$ 27,600.00	$ 27,600.00
54	Remove existing fire hydrant riser from and including 90-degree elbow to fire hydrant head, furnish and install new James Jones 3775-R fire hydrant.	2	EA	$ 13,000.00	$ 26,000.00	$ 15,383.00	$ 30,766.00	$ 14,500.00	$ 29,000.00	$ 30,000.00	$ 60,000.00
55	Remove existing and furnish and install new fire hydrant riser (reuse existing 90° elbow and fire hydrant head).	5	EA	$ 13,500.00	$ 67,500.00	$ 5,360.00	$ 26,800.00	$ 7,500.00	$ 37,500.00	$ 3,600.00	$ 18,000.00
56	Remove existing fire hydrant riser from and including 90° elbow to fire hydrant head, plug remaining portion of fire hydrant lateral, and remove fire hydrant valve box.	5	EA	$ 3,000.00	$ 15,000.00	$ 4,130.00	$ 20,650.00	$ 1,000.00	$ 5,000.00	$ 720.00	$ 3,600.00
57	Paint private fire hydrant with one coat of Standard White (WH-1) Ameron Amerlock 2 VOC High Solids Epoxy Coating and two finish coats of Safety Red (RD-2) Ameron PSX 700 Engineered Siloxane coating.	3	EA	$ 1,500.00	$ 4,500.00	$ 1,797.00	$ 5,391.00	$ 1,800.00	$ 5,400.00	$ 600.00	$ 1,800.00
Potable Water Main, Fittings, Meters and Services											
58	Remove existing and furnish and install new 5/8-inch Sensus iPerl backflow by-pass water meter, 520M MXU touchpad, and MXU mounting bracket on existing fire service backflow.	2	EA	$ 1,200.00	$ 2,400.00	$ 3,736.00	$ 7,472.00	$ 1,200.00	$ 2,400.00	$ 2,520.00	$ 5,040.00
59	Furnish and install new 5/8-inch Sensus iPerl backflow by-pass water meter, 520M MXU touchpad, and MXU mounting bracket on existing fire service backflow.	1	EA	$ 1,100.00	$ 1,100.00	$ 3,736.00	$ 3,736.00	$ 1,200.00	$ 1,200.00	$ 2,520.00	$ 2,520.00
60	Remove existing and furnish and install new curb stop, 5/8-inch meter, and box.	5	EA	$ 3,000.00	$ 15,000.00	$ 7,405.00	$ 37,025.00	$ 2,700.00	$ 13,500.00	$ 3,600.00	$ 18,000.00
61	Remove/Abandon existing and furnish and install new 1-inch potable water service, 5/8-inch meter, and box.	16	EA	$ 5,500.00	$ 88,000.00	$ 8,543.00	$ 136,688.00	$ 9,000.00	$ 144,000.00	$ 9,000.00	$ 144,000.00
62	Remove existing and furnish and install new curb stop, 1-inch potable water meter, and box.	3	EA	$ 4,900.00	$ 14,700.00	$ 2,796.00	$ 8,388.00	$ 3,000.00	$ 9,000.00	$ 3,600.00	$ 10,800.00
63	Remove existing and furnish and install new 1-inch potable water meter and box.	3	EA	$ 1,800.00	$ 5,400.00	$ 2,637.00	$ 7,911.00	$ 2,800.00	$ 8,400.00	$ 3,600.00	$ 10,800.00
64	Remove existing and furnish and install new 1-inch meter and lid only (reuse existing box).	11	EA	$ 1,500.00	$ 16,500.00	$ 1,314.00	$ 14,454.00	$ 1,500.00	$ 16,500.00	$ 3,240.00	$ 35,640.00
65	Remove/Abandon existing and furnish and install new 1-inch potable water service, 1-inch meter, and box.	5	EA	$ 5,000.00	$ 25,000.00	$ 3,710.00	$ 18,550.00	$ 9,500.00	$ 47,500.00	$ 7,920.00	$ 39,600.00
66	Remove/Abandon existing and furnish and install new 2-inch potable water service, 1-1/2-inch meter, and box.	10	EA	$ 11,000.00	$ 110,000.00	$ 9,208.00	$ 92,080.00	$ 12,000.00	$ 120,000.00	$ 30,000.00	$ 300,000.00
67	Remove existing and furnish and install new curb stop, 2-inch potable water meter and box.	2	EA	$ 6,500.00	$ 13,000.00	$ 8,389.00	$ 16,778.00	$ 5,800.00	$ 11,600.00	$ 12,000.00	$ 24,000.00
68	Remove existing and furnish and install new 2-inch potable water meter and box.	9	EA	$ 4,500.00	$ 40,500.00	$ 4,092.00	$ 36,828.00	$ 5,000.00	$ 45,000.00	$ 12,000.00	$ 108,000.00
69	Remove/Abandon existing and furnish and install new 2-inch potable water service, 2-inch meter, and box.	5	EA	$ 15,000.00	$ 75,000.00	$ 10,706.00	$ 53,530.00	$ 12,000.00	$ 60,000.00	$ 16,800.00	$ 84,000.00
70	Remove/Abandon existing service, meter (if any), and box from main.	2	EA	$ 5,000.00	$ 10,000.00	$ 2,809.00	$ 5,618.00	$ 1,500.00	$ 3,000.00	$ 1,440.00	$ 2,880.00
71	Remove existing and furnish and install new 4-inch potable water service and 3-inch meter (reuse existing box).	1	EA	$ 28,000.00	$ 28,000.00	$ 19,295.00	$ 19,295.00	$ 17,000.00	$ 17,000.00	$ 22,800.00	$ 22,800.00
72	Remove existing and furnish and install new 3-inch potable water meter, 3-inch meter box and downstream 3-inch MJxFL C509 gate valve (reuse existing service).	1	EA	$ 25,000.00	$ 25,000.00	$ 13,383.00	$ 13,383.00	$ 17,000.00	$ 17,000.00	$ 28,800.00	$ 28,800.00
73	Furnish and install new 1-inch copper building supply line downstream of new water meter up to closest hose bibb and remove backyard water source connection to old meter to be removed.	5	EA	$ 4,400.00	$ 22,000.00	$ 7,054.00	$ 35,270.00	$ 4,000.00	$ 20,000.00	$ 4,200.00	$ 21,000.00
74	Furnish and install new 2-inch copper building supply line downstream of new water meter up to closest hose bibb and remove backyard water source connection to old meter to be removed.	13	EA	$ 10,600.00	$ 137,800.00	$ 8,376.00	$ 108,888.00	$ 5,500.00	$ 71,500.00	$ 4,320.00	$ 56,160.00
Recycled Water Main, Fittings, and Associated Improvements											
75	Remove existing and furnish and install new recycled water valve box.	2	EA	$ 2,200.00	$ 4,400.00	$ 1,615.00	$ 3,230.00	$ 1,500.00	$ 3,000.00	$ 960.00	$ 1,920.00
76	Remove existing and furnish and install new 2-inch recycled water combination air release and vacuum valve and enclosure (reuse existing service).	1	EA	$ 10,000.00	$ 10,000.00	$ 12,179.00	$ 12,179.00	$ 3,000.00	$ 3,000.00	$ 8,400.00	$ 8,400.00
Recycled Water Meters											
77	Remove existing and furnish and install new 3-inch recycled water meter and box (reuse existing service).	2	EA	$ 20,000.00	$ 40,000.00	$ 14,188.00	$ 28,376.00	$ 15,000.00	$ 30,000.00	$ 6,000.00	$ 12,000.00
78	Remove existing and furnish and install new 3-inch recycled water meter, 3-inch meter box and downstream 3-inch MJ C509 gate valve (reuse existing service).	1	EA	$ 21,000.00	$ 21,000.00	$ 15,021.00	$ 15,021.00	$ 20,000.00	$ 20,000.00	$ 24,000.00	$ 24,000.00
Miscellaneous Improvements											
79	Remove existing and construct new 6-inch thick concrete.	1,937	SF	$ 25.00	$ 48,425.00	$ 22.00	$ 42,614.00	$ 25.00	$ 48,425.00	$ 12.00	$ 23,244.00
80	Place class 450-C-2000 concrete backfill.	2	LS	$ 12,500.00	$ 25,000.00	$ 8,321.00	$ 16,642.00	$ 1,500.00	$ 3,000.00	$ 6,000.00	$ 12,000.00
81	Place class 450-C-2000 concrete blanket.	2	LS	$ 12,500.00	$ 25,000.00	$ 8,321.00	$ 16,642.00	$ 1,500.00	$ 3,000.00	$ 7,200.00	$ 14,400.00
	TOTAL BASE BID – Items 1 to 81				**$ 2,433,669.00**		**$ 2,734,200.00**		**$ 2,904,275.00**		**$ 2,997,624.00**

Engineer's Estimate $ 2,659,021.00

ALL BIDS RECEIVED:

CONTRACTOR	TOTAL BASE BID
All Cities Engineering, Inc	$ 2,433,669.00
T.E. Roberts, Inc.	$ 2,734,200.00
Williams Pipeline Contractors Inc.	$ 2,904,275.00
CHI Construction	$ 2,997,624.00
Big Ben Engineering	$ 3,399,610.00
J.A. Salazar Construction and Supply Corp.	$ 4,249,480.00
Mike Bubalo Construction Co., Inc.	$ 4,451,460.00

Item No. 6.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**APPROVAL OF A CONSTRUCTION CONTRACT WITH BERNARDS BROS. INC. FOR THE INSPIRATION SHUTTLE EXHIBIT AND EDUCATION BUILDING, CAPITAL IMPROVEMENT PROJECT NO. 21-18**

EXECUTIVE SUMMARY

The City Council will consider approving a construction contract with Bernards Bros. Inc. in the amount of $17,957,000 for the Inspiration Shuttle Exhibit and Education Building, Capital Improvement Project (CIP) No. 21-18. The expansion of the existing Columbia Memorial Space Center will create two new buildings, the larger of which will be home to the Space Shuttle Inspiration mock-up and several education exhibits. This contract and these services are necessary for the construction of the buildings and all pertinent improvements to complete the museum expansion. Full construction is anticipated to begin in summer 2026 and be completed by December 2027, with an expected grand opening in Summer 2028.

RECOMMENDATION

That the City Council:

1. Award a construction contract to Bernards Bros. Inc. (Bernards) in the amount of $17,957,000; and
2. Authorize the City Manager, or his designee, to execute the Construction Contract with Bernards in the amount of $17,957,000, including up to a 10% contingency, for any non-substantive extensions, change orders, purchase orders, and amendments up to the authorized budget amount of $21,951,700.

BACKGROUND

The Columbia Memorial Space Center is embarking on a second building expansion project (Project) to create a hub of creative and critical thinking for the youth and families of Southeast Los Angeles. This Project intends to create an integrated campus that includes a new building dedicated to bringing the community together through hands-on learning to serve the region. The expansions includes: (1) a 39,725 square-foot building that will house the Space Shuttle “Inspiration” along with several exhibits, (2) a 15,300 square-foot building that will include two youth STEM classrooms, and (3) outdoor gathering spaces.

To date, there has been significant work to get the project ready for construction bid, including:

- January 2022, LPA, Inc, the project Architect, began the design of the Project.
- 2022, Rachlin Partners LLC/Huckabee, the Project Management/Construction Management firm, began providing its management services.
- 2023, UltraSystems, Inc, the Environmental Consultant, began the environmental analysis of the Project.
- 2024, Knight Building Systems, the Pre-Engineered Metal Building (PEMB) manufacturer, began its design of the PEMB structure for the building.

Today, the environmental analysis and design of the project are completed, while Knight Building System is currently completing the fabrication of the PEMB structure offsite.

ANALYSIS

On October 28, 2025, the City Council approved plans and specifications and granted authority to advertise the Project for construction bids. Due to the high-profile nature of the facility, the sensitivity of the assets to be protected, and the complexity of the shuttle sequencing constraint, staff determined that prequalification of bidders was warranted to ensure that only contractors with demonstrated experience constructing comparable high-profile facilities, a proven record of protecting large or sensitive assets, and the financial capacity, bonding strength, and safety performance necessary to deliver a project of this scale would be eligible to bid, thereby reducing the risk of construction delays, cost overruns, and damage to the irreplaceable Space Shuttle "Inspiration" components during construction.

The prequalification process was conducted in conformance with the California Department of Industrial Relations for Public Works projects.

The Notice Requesting Prequalification was issued on January 5, 2026. Prequalification Packages were received through PlanetBids on February 3, 2026. The City received 12 Packages which were evaluated by a committee against a combination of Pass/Fail essential requirements and points-based scoring criteria. On March 11, 2026, the City adopted the final list of three (3) prequalified bidders which included: Balfour Beatty Construction LLC, Bernards Bros, Inc., and PCL Construction Services, Inc.

On March 17, 2026, staff issued the Notice Inviting Bids in a closed bidding session to the prequalified bidders. Bids were received and publicly opened on May 18, 2026. The bid results were as follows:

Contractor	Bid Amount
Bernards Bros, Inc.	$17,957,000
PCL Construction Services, Inc.	$18,057,453
Balfour Beatty Construction LLC	$18,964,630

The lowest responsive and responsible bidder is Bernards in the amount of $17,957,000. Bernards has satisfactorily completed projects of similar scale and complexity for the County of Riverside, Yorba Linda, Kern Community College District, and the County of Fresno. They have demonstrated that they are capable of delivering this project safely and successfully. Therefore, staff recommends that the City Council award a contract to Bernards for the construction of the Inspiration Shuttle Exhibit and Education Building, CIP No. 21-18 (Attachment A).

Full construction is anticipated to begin in summer 2026 and be completed by December 2027, with an expected grand opening in Summer 2028.

The second building expansion project represents a key milestone of Phase 1 of the Columbia Memorial Space Center Capital Campaign program. Completion of the construction of the second building expansion and the concurrent restoration of the Space-shuttle Inspiration, which will be housed within the facility, constitutes the completion of Phase I of the project. Phases II and III will follow thereafter. Funding for the follow-on phases of the project, to raise the approximate need of $20 million, is currently underway and ramping up.

CITY COUNCIL PRIORITIES

Quality of Life, Safety & Infrastructure
Public Engagement

FISCAL IMPACT

Approval of the recommended action will result in an expenditure of approximately $26,108,954 as shown in the table below:

Description	Amount
Design and Preliminary Engineering	$1,500,000
Design and Fabrication of PEMB	$3,876,254
Construction Contract	$17,957,000
Contingencies (10%)	$1,795,700
Environmental Services (Estimate)	$30,000
Special Inspection Services (Estimate)	$150,000
Construction Engineering and Contract Administration	$800,000
Total Project Cost:	**$26,108,954**

There will be sufficient fund balances for the recommended actions as shown in the table below:

Account No.	Funding Source	Amount
26-1-6829	CA State Natural Resources Grant GF1909-0	$5,000,000
26-1-6829	CA State Natural Resources Grant GF2337-0	$2,718,000
26-1-6829	HUD Grant B-23-CP-CA-0201	$1,000,000
40-1-6829	Capital Projects Fund	$14,673,455
	Future Funding - Fundraising Efforts Underway	$2,717,499
	Total Project Funding:	**$26,108,954**

Item No. 7.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**VANIAH DE ROJAS, ASSISTANT CITY MANAGER**
DATE:	**MAY 26, 2026**
SUBJECT:	**APPROVAL TO PURCHASE ADDITIONAL 700TB OF DATA STORAGE FOR CITYWIDE OPERATIONS**

EXECUTIVE SUMMARY

The City Council will consider approving the purchase of 700 terabytes of additional data storage to support Citywide operational needs. The added capacity will accommodate long-term retention of camera footage, enhance backup capabilities, and expand storage for various departmental data needs. The total cost for this purchase is $48,509, with no recurring annual maintenance costs until April 2027, after which the storage system will require annual support services estimated at $14,000 to $16,000 per year.

RECOMMENDATION

That the City Council:

1. Approve the purchase of 700TB of storage from Stonefly for a total cost of $48,509, and annual maintenance costs after April 2027 estimated at $14,000 to $16,000 per year; and,

2. Authorize the City Manager to execute all necessary purchase documents, including any non-substantive amendments.

BACKGROUND

The Information Technology Division (I.T.) has identified the need to expand the City's storage capacity to support increasing operational demands. Growing volumes of long-term camera footage, departmental backups, and large geospatial datasets have exceeded the limits of the current environment.

Following evaluation of available options, staff determined that the most effective and cost-efficient approach is to expand the City's existing StoneFly storage system. This upgrade is performed by installing new high-capacity hard drives into the current storage chassis, allowing the City to significantly increase available storage without purchasing an entirely new appliance.

ANALYSIS

The proposed storage expansion is a turnkey solution that includes full vendor support through April 2027. During this period, the system will receive firmware updates, hardware diagnostics, and technical support at no additional cost.

Beginning after April 2027, the system will require an annual support and maintenance agreement estimated between $14,000 and $16,000 per year, consistent with preliminary cost information received from StoneFly.

This support ensures continued access to technical assistance, hardware coverage, and system updates for the life-cycle of the appliance.

Stonefly was selected as a sole source because it is the storage platform already deployed within the City's environment and current storage vendor. The City maintains several Stonefly appliances under active support and warranty agreements. This expansion builds directly on the existing architecture, ensuring seamless integration, full compatibility, and continuity with established channels.

Leveraging the City’s current StoneFly infrastructure maximizes prior investments, avoids the need for additional vendor evaluations or migration work, and maintains a consistent storage ecosystem for operational, security, and archival needs

CITY COUNCIL PRIORITIES

Fiscal Responsibility

Efficiency & Adaptability

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

Approval of the recommended action will result in an appropriation of $48,509 from General Fund balance to account no.10-4-1380-0144. There are no recurring annual costs until after April 2027, at which point the City should anticipate annual maintenance and support costs of approximately $14,000 to $16,000 per year.

Attachments

Attachment A: StoneFly Quotation - AAAQ12146-01.pdf

Attachment B: Re Purchasing additional 700TB of storage.htm.pdf

StoneFly Quotation # AAAQ12146-01

Prepared For:

City of Downey, CA
P.O. Box 7016
Downey, CA 90241

Contact: Michael Albelo
Phone: (562) 904-7266
Email: MAlbelo@DowneyCA.org

Prepared By:

StoneFly, Inc.
Sales Rep: Chris Jones
Phone: 510.962.5012
Email: Chris.Jones@StoneFly.com

Quotation valid through May 13, 2026 @ 11:59 pm

Below is a short synopsis of the solution quoted.

To view or download the full quotation in PDF format which includes the details and specifications of the solution, please click here or on the PDF image to the left.

Line Item Detail

Qty	Description	Picture	Unit Price	Ext Price
1	**System Upgrades for StoneFly XD-Series USO 60-Bay Appliance [S/N D5007340], Includes:**		$37,790.00	$37,790.00
	(Qty 30) - 24TB Enterprise 12Gb SAS 3.5" Drive Pack			
	(Qty 242) - Upgrade StoneFly Appliance License to Support 1TB Additional Storage			
	(Qty 1) - Special Discount on Upgraded Max Capacity License with Purchase of StoneFly Drive Packs			
1	Service Upgrade, Silver Support Service, Co-Termed with Appliance through 04/29/2027		$0.00	$0.00
1	**System Upgrades for StoneFly XD-Series USS 60-Bay Appliance [S/N D5007339], Includes:**		$4,060.00	$4,060.00
	(Qty 406) - Upgrade StoneFly Appliance License to Support 1TB Additional Storage			
	(Qty 1) - Special Discount on Upgraded Max Capacity License with Purchase of StoneFly Drive Packs			
1	Service Upgrade, Silver Support Service, Co-Termed with Appliance through 04/29/2027		$0.00	$0.00
1	Professional Services: Remote Installation, Configuration, Testing, Training (Up to 10-Hours)		$1,500.00	$1,500.00
1	California Sales Tax		$4,394.26	$4,394.26

SubTotal: $47,744.26
Shipping: $765.00
Total: $48,509.26
Amount Due Today: $48,509.26

Payment Options

○	Prepay - Company Check Purchase (purchase amount $48,509.26)	$48,509.26

○ Prepay - ACH Purchase (purchase amount $48,509.26)	$48,509.26
○ Net 30 Purchase (purchase amount $48,509.26)	$48,509.26

Ready to Accept?

Order Confirmation

All prices are in U.S. Dollars (USD). This quotation is valid through the expiration date listed above. 1TB = 1 trillion bytes; actual formatted capacity is less. Price includes 1 Year Parts & Labor Warranty unless otherwise stated above. All StoneFly products are custom-built to the customer's requirements; orders cannot be canceled or withdrawn by the customer after StoneFly begins order processing. Neither StoneFly nor its affiliates are responsible for any misprints. All prices are subject to change. We reserve the right to cancel orders arising from errors, inaccuracies, or omissions. For more information, contact your StoneFly Representative.

☐ I agree to the terms and conditions of the above document and PDF attachment with an electronic signature below and certifiy that I am authorized to do so on behalf of City of Downey, CA.

IP Address 64.60.105.4

PO Number

(Optional: Enter PO Number as your reference only.)

Comments

Email Address MAlbelo@DowneyCA.org

Printed Name

Signature

"signatures" could include: /john smith/; /js/; /js123/, etc

Click to Accept

(Note: After accepting you will have the opportunity to provide payment.)

Have Questions?

Not Ready To Accept? Have Questions?

Submit

(Note, you will receive a copy of your message by email.)

Michael Albelo said April 29, 2026 @ 7:24 am

Can we please get an updated qwuote? Thank you.

Time expressed in Pacific Daylight Time UTC-07:00

From: Vaniah De Rojas
Sent: Monday, May 4, 2026 9:36 AM
To: Dominic Vu
Cc: Mohammad Ahmed
Subject: Re: Purchasing additional 700TB of storage

Yes move forward, but let's talk more at our next meeting.

Vaniah De Rojas
Assistant City Manager
City Manager's Office

CityofDowney

11111 Brookshire Avenue | Downey, CA 90241
(562) 904-7284
vderojas@downeyca.org
www.downeyca.org

From: Dominic Vu <dvu@downeyca.org>
Sent: Friday, May 1, 2026 10:25 AM
To: Vaniah De Rojas <vderojas@downeyca.org>
Cc: Mohammad Ahmed <mahmed@downeyca.org>
Subject: Purchasing additional 700TB of storage

Hi Vaniah,
Happy Friday! Are you OK if we move forward with purchasing the storage that we had mentioned in our last biweekly meeting? The cost would be about 45K. We had talked to some of the department heads chipping in roughly 8K to 10K, and the ones that we have talked to were onboard. With the rising costs of hard drives and everything, I am advising we make the purchase now. If we wait longer, we may not get as much storage as we would now.

We would use this 700TB of storage mostly for storing camera footage. We can also use this for City Clerk's backups as well as to store GIS and Parks/Rec data. If approved, how do you suggest we move forward with billing codes?

Sincerely,

Dominic Vu
Information Technology Division Manager
CityofDowney
11111 Brookshire Avenue
Downey, CA 90241
Phone: (562) 299-6639
Email: dvu@downeyca.org

Item No. 8.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**ANTHONY HILDEBRAND, FIRE CHIEF**
DATE:	**MAY 26, 2026**
SUBJECT:	**AMENDMENT NO. 2 TO AGREEMENT WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR REGIONAL TASK FORCE RESPONSE TRAINING AND EXERCISE**

EXECUTIVE SUMMARY

The City Council will consider approving Amendment No. 2 to an existing agreement with the California Governor's Office of Emergency Services for Urban Search and Rescue response training and exercises. This amendment extends the term of the agreement by two years to June 30, 2028 and increases allotted funding from $247,200 to $324,450. This training supports the response capability of Regional Task Force-2, of which Downey Fire Department is a participating agency.

RECOMMENDATION

That the City Council:

1. Authorize the City Manager, or his designee, to execute Amendment No. 2 to Agreement A231012253 with the State of California Department of General Services in the amount of $324,450 including any subrecipient agreements necessary for the equitable distribution of the funds to participating agencies in Regional Task Force-2 training and operations: and,

2. Authorize the City Manager, or his designee, to execute any future amendments to Agreement A231012253 related to the term or budgeted amount.

BACKGROUND

Initially conceptualized in 1996, the 10 California Regional Urban Search and Rescue (US&R) Task Forces provide Statewide response to major emergencies within 4 hours. These 30-member teams are comprised of highly trained rescue specialists from different agencies, grouped by geographical location. Downey Fire Department, along with resources from Santa Fe Springs, Compton, Torrance, Montebello, and West Covina comprise Urban Search and Rescue Regional Task Force-2 (RTF-2).

In the past several years, the Regional Task Force has responded to multiple natural disasters including mudslides in San Bernardino County and floodings in central California. It maintains a strong operational readiness, with a 45-minute response window upon receiving a request for assistance. Most recently, RTF-2 responded to the Palisades and Eaton Fires to perform search operations in the fire-impacted areas.

Until 2022, these teams have been self-funded, receiving minimal to no support from the State. In 2022, the California Governor's Office of Emergency Services (CalOES) drafted a Budget Change Proposal (0690-065-BCP-2022-GB) to request ongoing funding for these critical resources. The proposal was accepted and this revenue stream for regional response assets is now an item in the State's budget. Distributed by CalOES, the funds are administered by the California Specialized Training Institute (CSTI), the training branch of the agency. In agreeing to accept these funds, the City of Downey agrees to serve as the administrator of funds allocated for RTF-2. In this capacity, the City will provide reimbursement from the allotted funds to participating agencies for personnel and equipment used in annual mobilization and training of the team.

On June 11, 2024, the City Council approved an agreement between the City of Downey and the CalOES that provided $169,950 in funding to support the training of RTF-2. The term of this agreement expired on June 30, 2025. On May 13, 2025, the City Council approved Amendment 1 to the agreement which extended the term of the original agreement through June 30, 2026, and increased the funding amount to $247,200. Amendment No. 2, once again, extends the term through June 30,2028 and increases the funding amount to $324,450.

ANALYSIS

As 1 of 10 task forces located throughout the state, RTF-2 is responsible for response to local areas, with the possibility of being requested outside of the region based off of operational capabilities and availability. Without the approval of the proposed funds, the team will remain operational, but costs associated with training and mobilization will be incurred by the individual agencies. Between January 2024 and April 2025, Downey Fire Department received $17,778 in reimbursement expenses from the $169,950 provided by the existing agreement. In the same period, Downey Fire Department coordinated the reimbursement of $10,689 to three partner agencies that comprise RTF-2.

Amendment No. 1 to Agreement A231012253 extended the term of the agreement through June 30, 2026 and increased the budgeted amount by $77,250. During the period covered by Amendment No. 1, Downey Fire Department received $35,759 in reimbursement for personnel and equipment costs related to US&R training. An additional $2,878 was received as administrative reimbursement for the staff hours required for program management.

Amendment No. 2 extends the term of the agreement by two years and increases the total value by $77,250. These changes to the term and value of the agreement will allow mandatory training to be provided to all six RTF-2 partner agencies, allowing operational personnel to achieve the minimum standard for deployment. Additionally, and administrative fee of $2,318 (3% of the appropriated amount) will be allotted to the City for acting as the custodian of the funds.

The benefit to Downey Fire Department and regional partner agencies through the use of the agreement and the associated amendments is felt both locally and statewide. Within the region, firefighters are trained in specialized rescue operations, making resource deployment to significant incidents faster and more effective. On a larger scale, firefighters from RTF-2 respond to support the statewide mutual aid system for major disasters across the state that require the training subsidized by the agreement.

CITY COUNCIL PRIORITIES

Fiscal Responsibility

Efficiency & Adaptability

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

Approval of the recommended actions will result in an estimated revenue and expenditure increase in the amount of $77,250, which has been included in the proposed Fiscal Year 2026–2027 Budget and will be recorded in Account No. 14-4-5139-0480, with corresponding reimbursement revenue recorded in Account No. 14-3-5139. These funds will be distributed among participating agencies within Regional Task Force 2 to support training, equipping, and mobilizing the team.

Attachments

Attachment A: Amendment No. 2 to Agreement A231012253 with the State of California Department of General Services

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT - AMENDMENT

SCO ID: 0690-A231012253-A2

STD 213A (Rev. 4/2020)

☒ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 18 PAGES

AGREEMENT NUMBER	AMENDMENT NUMBER	Purchasing Authority Number
A231012253	2	GOES-0690

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
California Governor's Office of Emergency Services (Cal OES)

CONTRACTOR NAME
City of Downey Fire Department

2. The term of this Agreement is:

START DATE
June 19, 2024

THROUGH END DATE
June 30, 2028

3. The maximum amount of this Agreement after this Amendment is:
$324,450.00
Three Hundred Twenty Four Thousand Four Hundred and Fifty Dollars and Zero Cents

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

I. Pursuant to Exhibit A, Statement of Work (SOW); Section 2, Term/Period of Performance; Paragraph C., Cal OES hereby extends the end date of the period of performance from June 30, 2026 to June 30, 2028.

Current Term: 06/19/2024 -06/30/2026
New Term: 06/19/2024 -06/30/2028

II. Pursuant to Exhibit A, Statement of Work (SOW); Section 3, Budgeted Amount; Cal OES hereby increases the budgeted amount from 247,200.00 to $324,450.00.

Previous contract value: $247,200.00
New contract value: $324,450.00

III. Cal OES hereby amends Exhibit A, Statement of Work (SOW), to update Section 1, Objective, Section 2 Term/Period of Performance, Section 3, Budgeted Amount, Section 4, Project Tasks and Deliverables, Section 9, Problem Escalation, update Section 12, Authorized Representatives; amends Exhibit B, Budget Detail and Payment Options, to update Section 8; and amends Exhibit B-1, Cost-Sheet, with the changes indicated in red font.

All other terms and conditions shall remain the same.

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Downey Fire Department

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
11111 Brookshire Ave.	Downey	CA	90241

PRINTED NAME OF PERSON SIGNING	TITLE
Roger Bradley	City Manager, City of Downey

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

SCO ID: 0690-A231012253-A2

STANDARD AGREEMENT - AMENDMENT

STD 213A (Rev. 4/2020)

☒ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED 18 PAGES

AGREEMENT NUMBER	AMENDMENT NUMBER	Purchasing Authority Number
A231012253	2	GOES-0690

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME			
California Governor's Office of Emergency Services (Cal OES)			
CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
10391 Peter A McCuen Blvd.	Mather	CA	95655
PRINTED NAME OF PERSON SIGNING	TITLE		
Mary Rucker	Assistant Director, Administrative Services		
CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED		
CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)		

EXHIBIT A
STATEMENT OF WORK (SOW)

REGIONAL URBAN SEARCH AND RESCUE (US&R) RESPONSE TRAINING & EXERCISE REIMBURSEMENT -
REGIONAL US&R TASK FORCE TWO (RTF 2)

1. OBJECTIVE

The California Governor's Office of Emergency Services, hereinafter referred to as "Cal OES" requires Downey Fire Department, hereinafter referred to as "Fire Agency", to govern the reimbursements for the Fire Agency's costs of providing training, exercises, backfilling positions, overtime, and travel costs to allow Fire Agency staff to attend, and successfully complete US&R response training and/or Mobilization Exercise (MOBEX) required by Cal OES specifically related to the Regional US&R program. Cal OES and the Fire Agency will use the most cost-effective means for providing funding for training, exercises, backfill, overtime and travel costs. The intent is to provide the Fire Agency reimbursement for the least extraordinary costs incurred to send Fire Agency staff ~~to Cal OES~~ for provided urban search and rescue response training and/or MOBEX.

The reimbursement will allow the Fire Agency to maintain regular staffing to avoid degradation of services or reduction in emergency response capabilities to the local Fire Agency community during the training due to the absence of one (1) or more trainees. The staff attending the training courses will help assure that the Fire Agency is prepared for response to larger or more complex urban search and rescue events within the State of California. The MOBEX will provide initial training for new team members and continual education for existing personnel to maintain competency and prepare for readiness to respond to any local, regional, or state disaster or catastrophe at which their specialized US&R and technical rescue capabilities are required in support of first responder units, as needed. ~~The staff attending the MOBEX will ensure that the Fire Agency is prepared for response to US&R event within the State of California.~~ The Fire Agency will ensure that personnel attending the MOBEX are properly trained and prepared to respond to an Urban Search and Rescue (US&R) event within the State of California.

The contract includes training dollars for the Fire Agency to attend/host and complete their certified Regional Task Force Leader (RTFL), Regional Technical Search Specialist (RTSS), Plans Team Training (PTT), Heavy Equipment Rigging Specialist (HERS), and Safety Officer (SO) courses provided by California Specialized Training Institute (CSTI) or any mutually agreed upon US&R or other acceptable training/exercise that meets CSTI requirements/standards and is approved by Cal OES Contract Manager.

2. TERM/PERIOD OF PERFORMANCE

A. The period of performance for the Agreement shall be June 19, 2024 through June 30, 2026~~8~~.

B. The Fire Agency shall not be authorized to deliver or commence the performance of services as described in this SOW until the Agreement has been fully executed. Any delivery or performance of service that is commenced prior to the execution of the Agreement shall be considered voluntary on the part of the Fire Agency and non-compensable.

C. Consistent with the terms and conditions of the original solicitation, and upon mutual consent, Cal OES and the Fire Agency may execute written amendments to alter the method, price, or schedule of the work, subject to the limitations set forth by California Public Contract Code, section 100 et seq, and the California State Contracting Manual, Volume 1.

3. BUDGETED AMOUNT

The initial award of this Agreement shall not exceed ~~$247,200.00~~ 324,450.00 and there is no obligation on Cal OES' part to utilize the entire amount. Any increases in the budgeted amount will be at the rates evaluated and considered herein.

4. PROJECT TASKS AND DELIVERABLES

The Fire Agency must perform project tasks and/or deliverables including, but not limited to, the following:

I. Urban Search & Rescue (US&R) Training

A. The Fire Agency will schedule urban search and rescue response courses at the direction of Cal OES Contract Manager. The courses will provide initial training for new team members and continual education for existing personnel to maintain competency and prepare for emergency readiness. Attendees must be a rostered member of RTF 2.

B. In order to maximize the training benefit and build response capability statewide, Fire Agency and Cal OES agree that in any case offered under this Agreement, excess training spaces (up to normal class fill) will be open to enrollment for other agencies/RTF teams from other jurisdictions, at no tuition charge to those agencies/RTFs or their personnel. Priority is RTF 2 team hosting the training and responders from the hosting jurisdiction.

C. The Fire Agency will ensure the members of the RTF 2 complete the following certified trainings pertinent to team need and Firefighting Resources of California Organized for Potential Emergencies Incident Command System (FIRESCOPE ICS)162 requirements

and National Fire Protection Agency (NFPA) 1006 Standard for Technical Rescue Personnel Qualifications (2021) or any other training identified by the Fire Agency and approved by Cal OES Contract Manager. These training courses include but not limited to:

i. Regional Task Force Leader (RTFL)

ii. Regional Technical Search Specialist (RTSS)

iii. Plans Team Training (PTT)

iv. Heavy Equipment Rigging Specialist (HERS)

v. Safety Officer (SO)

vi. Any additional US&R training or continuing education (CE) approved by Cal OES Manager

D. The Fire Agency will ensure the members of the RTF 2 complete the required State Fire Marshall certified trainings pertinent to team need and Firefighting Resources of California Organized for Potential Emergencies Incident Command System (FIRESCOPE ICS)162 requirements, and National Fire Protection Agency (NFPA) 1006 Standard for Technical Rescue Personnel Qualifications (2021), or any other training identified by the Fire Agency and approved by Cal OES Contract Manager. These training courses include but not limited to:

i. Rope Rescue Awareness/Operations (RRA/O)

ii. Structural Collapse Specialist 1 (SCS1)

iii. Confined Space Rescue Operations/Technician (CSRO-T)

iv. Structural Collapse Specialist 2 (SCS2)

v. Trench Rescue Technician (TRT)

vi. Rope Rescue Technician (RRT)

vii. Machinery Rescue Technician/Heavy Vehicle Rescue Technician (MRT/HVRT)

viii. Water Rescue Technician (WRT)

ix. Motorized Watercraft Rescue Technician (MWRT)

x. Tower Rescue Technician (TRT)

xi. Common Passenger Vehicle Rescue Technician (CPVRT)

xii. Animal Technical Rescue Awareness/Technician (ATRA/O)

xiii. Any additional US&R training or CE approved by Cal OES Manager

E. When required, the Fire Agency shall conduct and host the State Fire Marshall certified trainings described in section D., and will be reimbursed for travel, backfill, overtime, instructor fees, facility rental fees, equipment rental fees, and consumables related to the trainings including the training material such as print outs, office supplies, etc. The Fire Agency shall submit the related costs for approval to the Cal OES Contract Manager using agreed upon reimbursement process.

F. The Fire Agency shall ensure the members of the RTF 2 are receiving continual educational opportunities and/or refresher training to maintain competency utilizing the certified trainings required by Fire scope Incident Command System (ICS) 162 requirements and National Fire Protection Agency (NFPA) 1006 Standard for Technical Rescue Personnel Qualifications (2021) or any other training approved by Cal OES Contract Manager.

G. The Fire Agency shall submit a training calendar and/or staff's training certifications that reflects the completion of training courses included in the above sections (C and D) in order to be reimbursed for the costs of training.

H. The Fire Agency shall provide staff's training certifications upon Cal OES Contract Manager's request.

I. The Fire Agency shall ensure that staffing of the RTF meets the RTF response capabilities and training requirements established within the Firescope ICS 162 standards and NFPA 1006 Standard for Technical Rescue Personnel Qualifications (2021). The list of personnel that the Fire Agency selects for training must be submitted at a minimum of thirty (30) calendar days prior to the start of class/training for approval by Cal OES / CSTI Fire and Rescue Training Unit.

J. The Fire Agency shall ensure the reimbursable training courses are successfully completed so that the requisite number of certified US&R personnel shall be available to activate and deploy through the Cal OES Fire and Rescue Mutual Aid System to provide mutual aid to larger or more complex US&R events in accordance with the California State Mutual Aid Plan.

K. Upon activations by Cal OES Fire and Rescue, the Fire Agency shall provide the required personnel needed to fill an RTF team. The provided personnel's qualifications must meet the equivalent to the requirements found in the Fire scope ICS 162 and NFPA 1006 Standard for Technical Rescue Personnel Qualifications (2021) position description and requirements for Technical Search and Rescue.

II. Mobilization Exercises (MOBEX)

A. Provide Training Exercise Plan (TEP) to include:

   i. Initial plan no later than six (6) months prior to MOBEX execution;

   ii. Midterm plan no later than three (3) months prior to MOBEX execution;

   iii. Final plan no later than thirty (30) days prior to MOBEX execution.

B. The Fire Agency shall conduct a survey of site location for capabilities, confirm address of location, and provide proposed scenarios no later than three (3) months prior to MOBEX execution.

C. The Fire Agency shall identify the number of evaluators and controllers needed to meet objectives, which RTF teams are providing them; and create an evaluator/controller roster no later than thirty (30) days prior to MOBEX execution.

D. The Fire Agency shall conduct a site walk, exercise brief, orientation of site; and review exercise scenarios with the evaluators / controllers one (1) to three (3) days prior to MOBEX execution.

E. The Fire Agency shall complete exercise set up to include staging and positioning of personnel, equipment, and consumables prior to MOBEX execution.

F. The Fire Agency, in conjunction with Cal OES, shall schedule MOBEX training to maintain sustainability for the Regional US&R Task Force.

G. The training shall consist of one (1) twelve (12) hour Mobilization Exercise which includes pre and post exercise planning; mobilization (transportation of personnel and cache); exercise operational period (establishment of base operations and onsite operations); and demobilization of personnel and cache.

H. The staff attending the MOBEX shall ensure that the Fire Agency is prepared for response to US&R event within the State of California.

I. The hosting Fire Agency shall confirm that all attendees are rostered members of the Regional US&R Task Force.

J. The Fire Agency shall invoice for consumable items ~~to include, but not limited to,~~ such as lumber, concrete, steel, tool bits/blades, chain, batteries, or items that require replacement during normal wear and tear expended during training, not to exceed the amount for consumables contained in Exhibit B-1, Cost Sheet.

K. The Fire Agency shall produce and provide an After Action Report (AAR) utilizing Homeland Security Exercise and Evaluation Program (HSEEP) format to Cal OES Contract Manager within sixty (60) days from training exercise completion.

L. The Fire Agency shall provide exercise evaluators to support partner Regional Task Force teams for their MOBEX requirements.

i. The Lead Evaluator shall manage the Evaluation Team, produce the Evaluation Summary for the participating Task Force(s), and submit the evaluation results to the Fire Agency and Cal OES at the end of the training.

M. The Fire Agency shall ensure that all reimbursable training meets the California Specialized Training Institute (CSTI) requirement/standards or receive pre-approval from Cal OES.

N. The Fire Agency shall provide Cal OES a team roster along with documentation that all students have completed the required MOBEX.

III. The Fire Agency shall submit invoices using the Sample Invoice in Attachment 1.

5. ACCEPTANCE OF SERVICES

Payment for services performed under this Agreement shall be in accordance with the Cost Sheet, Exhibit B-1. The approval process is outlined in the Performance Section of this SOW. Acceptance criteria shall consist of the following:

A. The Fire Agency is responsible for obtaining approval from Cal OES Contract Manager before beginning any services.

B. The Fire Agency shall meet all timelines and deliverable due dates as described herein.

C. It shall be Cal OES' sole determination as to whether services have been successfully completed and are acceptable.

D. The Fire Agency costs related to rework of unacceptable work products shall be costs of the Fire Agency and shall not be billed to Cal OES.

E. In the event that not all Fire Agency staff successfully complete training, Cal OES reserves the right to reduce the invoice by the number of Fire Agency staff who did not successfully complete the training. The Fire Agency costs related to failure by staff to successfully complete the training shall be costs of the Fire Agency and shall not be billed to Cal OES.

F. Invoices shall be due and payable, and payment should be made, only after satisfactory completion of the training and acceptance of the invoices by Cal OES.

G. Invoices shall be submitted as needed utilizing the Fire and Rescue Training Unit Reimbursement documents and in arrears, identifying staff by name, classification, period of service, and cost per category, as shown on Exhibit B-1, Cost Worksheet.

H. Payment for the tasks performed under this agreement shall be as stated in Exhibit B-1, Cost Worksheet.

I. The Fire Agency shall provide Cal OES with documentation that all members have completed required training.

6. FIRE AGENCY RESPONSIBILITIES

A. This serves as a notice under Executive Order N-6-22 that as a contractor or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the Executive Order and the sanctions identified on the U.S. Department of the Treasury website (https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions). Failure to comply may result in the termination of contracts or grants, as applicable.

B. The Fire Agency shall provide all equipment and/or software necessary to perform the required duties outlined herein.

C. The Fire Agency shall designate a primary contact person to whom all project communications may be addressed and who has the authority to act on all aspects of the services.

D. The Fire Agency shall backfill positions as required due to Fire Agency staff attending the training provided by Cal OES that are approved by Cal OES Contract Manager using the most cost-effective means.

E. The Fire Agency shall initially pay any costs associated for any positions that require backfill or for any overtime cost incurred by the Fire Agency employees for attending the training or exercises.

F. The Fire Agency shall pay civilian personnel, not otherwise covered by the California Fire Assistance Agreement (CFAA), at the rate and method formally negotiated and agreed upon prior to the training or exercise between the Fire Agency and the Civilians rostered or the training or exercise in those positions.

G. If a Fire Agency employee is unable to perform due to illness, resignation, or other factors beyond the Fire Agency's control, the Fire Agency shall provide qualified and suitable substitute personnel.

7. CAL OES RESPONSIBILITIES

A. Cal OES shall designate a person to whom all Fire Agency communication will be addressed, and who has the authority to act on all aspects of the services. This person will review the SOW and associated documents with the Fire Agency to ensure understanding of the responsibilities of both parties.

B. Cal OES shall provide access to department staff and management, offices and operation areas, as required, to complete the tasks and activities defined under this Agreement.

C. In order to allow the Fire Agency the ability to maintain its regular staffing and response capabilities necessary to protect the health and safety of their communities, Cal OES shall reimburse the Fire Agency for any vacated positions that require backfilling, overtime, any related travel costs incurred by Fire Agency employees for attending training or exercise, instructor fees, facility rental fees, equipment rental fees, and consumables costs up to the amount contained in Exhibit B-1, Cost Sheet. (e.g., for on-duty staff attending training, Cal OES will reimburse backfill costs; for off-duty staff attending training, Cal OES will reimburse overtime costs for trainees)

8. PERFORMANCE

Cal OES will be the sole judge of the acceptability of all work performed and all work products produced by the Fire Agency as a result of this SOW. Should the work performed, or the products produced by the Fire Agency fail to meet Cal OES' conditions, requirements, specifications, guidelines, or other applicable standards, the following resolution process will be employed, except as superseded by other binding processes:

Cal OES will notify the Fire Agency of such problems in writing within five (5) business days.

The Fire Agency must respond to Cal OES within five (5) business days after initial problem notification. The response shall include a corrective action plan and detailed explanation of how the Fire Agency plans to mitigate the issue.

i. Failure by the Fire Agency to respond to Cal OES' initial problem notification within the required time limit may result in immediate termination of the Contract. In the event of such termination, Cal OES shall pay all amounts due the Fire Agency for all work accepted prior to termination.

Cal OES will, within five (5) business days after receipt of the Fire Agency's corrective action plan, notify the Fire Agency in writing whether it accepts or rejects the plan.

i. If Cal OES rejects the corrective action plan, the Fire Agency will submit a revised plan within three (3) business days. Failure by the Fire Agency to respond to Cal OES' notification may result in immediate termination of the Agreement.

Upon receipt of the revised corrective action plan, Cal OES will notify the Fire Agency in writing whether it accepts or rejects the revised plan within three (3) business days.

i. Rejection of the revised corrective action plan will result in immediate termination of the Agreement.

In the event of Agreement termination, Cal OES shall pay all amounts due to the Fire Agency for all work accepted prior to termination.

9. PROBLEM ESCALATION

The parties acknowledge and agree that certain technical and project related problems or issues may arise, and that such matters shall be brought to Cal OES' attention. There may be instances where the severity of the problem(s) justifies escalated reporting. To this extent, the Contractor will determine the level of severity and notify the appropriate Cal OES personnel. Cal OES personnel notified, and the time period taken to report the problem or issue shall be at a level commensurate with the severity of the problem or issue. The relevant Cal OES personnel include, but are not limited to, the following:

First level: Jack Fry, Deputy Chief
(916) 628-7015
Jack.Fry@CALOES.ca.gov

Second level: ~~Justin Freiler, Deputy Superintendent~~ Jill Barnes, Superintendent
~~(805) 594-2148~~ (916) 364 - 4687
~~Justin.Freiler@CalOES.ca.gov~~ Jill.barnes@caloes.ca.gov

Third level: Lori Nezhura, Deputy Director
(916) 261-4535
Lori.Nezhura@CalOES.ca.gov

10. TERMINATION OF AGREEMENT

Cal OES reserves the right to terminate this Agreement, subject to thirty (30) days written notice to the Fire Agency. In the event of termination, Cal OES shall pay all amounts due the Fire Agency for all services rendered and accepted prior to termination.

Additional conditions for termination include, but are not limited to, the following:

A. This Agreement can be immediately terminated for cause. The term "for cause" shall mean that the Fire Agency fails to meet the terms, conditions, and/or responsibilities of the Agreement. In this instance, the Agreement termination shall be effective as of the date indicated on Cal OES' notification to the Fire Agency.

B. This Agreement may be suspended or cancelled without notice, at the option of the Fire Agency, if the Fire Agency or Cal OES' premises or equipment are destroyed by fire or other catastrophe, or so substantially damaged that it is impractical to continue service, or in the event the Fire Agency is unable to render service as a result of any action by any governmental authority.

C. Cal OES may terminate performance of work under this Agreement for its convenience in whole or, from time to time, in part, if Cal OES determines that a termination is in the State's interest.

i. Cal OES shall terminate by delivering to the Fire Agency a Notice of Termination specifying the extent of termination and the effective date thereof. The parties agree that, as to the terminated portion of the Agreement, the Agreement shall be deemed to remain in effect until such time as the termination settlement, if any, is concluded and the Agreement shall not be void.

ii. After receipt of a Notice of Termination, and except as directed by Cal OES, the Fire Agency shall immediately proceed with the following obligations, as applicable, regardless of any delay in determining or adjusting any amounts due under this clause. The Fire Agency shall:

a) Stop work as specified in the Notice of Termination.

b) Place no further subcontracts for materials, services, or facilities, except as necessary to complete the continued portion of the Contract.

c) Terminate all subcontracts to the extent they relate to the work terminated.

d) Settle all outstanding liabilities and termination settlement proposals arising from the termination of subcontracts; the approval or ratification of which will be final for purposes of this clause.

D. The Fire Agency may submit a written request to terminate this Agreement only if Cal OES should substantially fail to perform its responsibilities as provided herein.

E. This Agreement may be terminated at any time upon mutual written agreement between Cal OES and the Fire Agency.

11. SUBCONTRACTING PROVISIONS

A. The Fire Agency will act as prime contractor under this Agreement. In addition to identifying all personnel proposed to work under this Agreement, the Fire Agency shall also identify its subcontractor affiliation, as applicable.

B. Cal OES reserves the right to approve all subcontractors prior to the performance of any work by the subcontractor.

C. Nothing contained in this Agreement shall create any contractual relationship between Cal OES and any subcontractors, and no subcontract shall relieve the Contractor of its responsibilities and obligations hereunder. The Fire Agency is fully responsible to Cal OES for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them.

D. If a subcontractor is a California Certified Small Business and/or Disabled Veteran Business Enterprise, then those amounts paid to certified subcontractors shall be identified on the Fire Agency's invoice(s).

E. If a subcontractor is a California Certified DVBE, the Fire Agency shall provide proof of payments made to DVBE subcontractor(s) at the request of Cal OES.

F. If the Contractor has committed to the use of DVBE subcontractors, upon completion of Agreement, the Contractor shall certify that all payments have been made to the DVBE subcontractors by submitting the DVBE Subcontracting Report (STD 817). Cal OES will withhold $10,000 from the final payment, or the full payment if the final payment is less than $10,000, until the complete and accurate STD 817 is received. Failure to submit this certification after given the opportunity to cure, will result in Cal OES permanently deducting $10,000 from the final payment or the full payment if less than $10,000.

G. The Fire Agency's obligation to pay its subcontractors is an independent obligation from Cal OES' obligation to make payments to the Fire Agency. As a result, Cal OES shall have no obligation to pay or to enforce the payment of any monies to any subcontractor.

H. The services may be subcontracted without limitation only when 1) the primary agreement is a subvention agreement or 2) the total of all subcontracts does not exceed $50,000 or 25% of the total Agreement amount, whichever is less, and that subcontracting is not done for the purpose of circumventing competitive bidding requirements; or all subcontracts are with one of the following entities:

   i. A California State agency, State college or State university

   ii. A state agency, state college or state university from another state

   iii. A local governmental entity, including those created as a Joint Powers Authority (JPA), and including local government entities from other states.

   iv. An auxiliary organization of the CSU, or a California community college.

   v. The Federal Government

vi. A foundation organized to support the Board of Governors of the California Community Colleges

vii. An auxiliary organization of the Student Aid Commission established under Education Code § 69522.

l. If the total of all subcontracts exceeds $50,000 or 25% of the total Agreement amount, whichever is less, then higher levels of subcontracting are permissible if the subcontract is justified and not for the purpose of circumventing state contracting requirements, and:

i. Certification by the Fire Agency that the subcontractor has been selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders; or

ii. Approval by the Cal OES' Director explaining the reason the subcontract(s) are included in this Agreement rather than being separately bid and contracted for by Cal OES and attesting that the selection of the subcontractor(s) without competitive bidding was necessary to promote the Cal OES' needs and was not done for the purpose of circumventing competitive bidding or other state contracting requirements.

12. AUTHORIZED REPRESENTATIVES

The authorized representatives during the term of this Agreement are identified in the tables below. Changes to the Authorized Representatives are allowed without contract amendment via written notice to the representatives written below.

For service-related inquiries:

The California Governor's Office of Emergency Services		**Downey Fire Department**	
NAME:	Jason Kindt, Contract Mgr. / Emergency Management Coordinator Instructor II	**NAME:**	Fire Chief, Anthony Hildebrand
ADDRESS:	10391Peter A McCuen Blvd Mather, CA 95655	**ADDRESS:**	11111 Brookshire Ave. Downey, CA 94973
PHONE:	(916) 628 - 3701	**PHONE:**	(562) 299-5463

EMAIL:	Jason.kindt@caloes.ca.gov	**EMAIL:**	Ahildebrand@downeyca.org

For Agreement administrative inquiries:

The California Governor's Office of Emergency Services		**Downey Fire Department**	
NAME:	Contract Analyst, ~~Jairo Turnil~~ Ines Silva	**NAME:**	Fire Chief, Anthony Hildebrand
ADDRESS:	10391 Peter A McCuen Blvd Mather, CA 95655	**ADDRESS:**	11111 Brookshire Ave. Downey, CA 94973
PHONE:	(916) ~~845-8932~~ 364-4659	**PHONE:**	(562) 299-5463
EMAIL:	~~Jairo.Turnil@caloes.ca.gov~~ Ines.silva@caloes.ca.gov	**EMAIL:**	Ahildebrand@downeyca.org

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

1. Payment for services performed under this Agreement shall be in accordance with the Cost Sheet, Exhibit B-1. It shall be Cal OES' sole determination as to whether a service has been successfully completed and is acceptable.

2. Invoices shall be submitted after services are rendered and shall include the following information:

   A. Agreement No.

   B. Fire Agency Name / Team Name and Team Number (RTF 2)

   C. Description of the Services provided

   D. Itemized Cost

   E. Invoice Date

   F. Invoice Number

   G. Point of Contact and Contact Information

   H. Address where the reimbursement is to be mailed

   I. Total Reimbursement Amount

   J. Reference billed to Cal OES

   Invoices shall be due and payable, and payment shall be made, only after Cal OES' Contract Manager's acceptance of services.

3. The Fire Agency will be reimbursed for actual incurred travel expenses based on the per diem rates used for State employees, on receipt and approval of an itemized invoice. Travel reimbursement rates and applicable restrictions are identified on the Employee/Travel Reimbursement section of the California Department of Human Resources (Cal HR) website:

   http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx

   Travel reimbursement rates as identified by Cal HR can vary from year to year. Rates for future years will conform to Cal HR rates for the corresponding contract year.

4. Submit invoices to:

California Governor's Office of Emergency Services
Accounting Unit
CSTIinvoice@caloes.ca.gov & csti-fr-training@caloes.ca.gov

5. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall be of no further force and effect. In this event, Cal OES shall have no liability to pay any funds whatsoever to the Fire Agency or to furnish any other considerations under this Agreement and the Fire Agency shall not be obligated to perform any provisions of this Agreement.

6. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, Cal OES shall have the option to either cancel this Agreement with no liability occurring to Cal OES or offer an amendment to the Fire Agency to reflect the reduced amount.

7. All payments will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.

8. The Fire Agency understands that in order to ensure final payment for work performed as part of this agreement, the Cal OES Contract Manager must receive all final closeout invoices no later than June 30, 202~~6~~8.

EXHIBIT B-1
COST SHEET

The Contractor shall provide all labor, materials, equipment, and every other item of expense, direct or indirect (including any applicable taxes), necessary to complete the services in accordance with the specifications described in the Statement of Work, Exhibit A, at the rates specified below. Cal OES makes no guarantee, expressed or implied, on the actual amount of services/hours that shall be required for this Agreement, and reserves the right to omit portions or quantities of work, as may be deemed necessary. Payment for service performed under this Agreement shall be for actual expenditures incurred. The rates referenced below shall be binding for the term of the Agreement.

ITEM NO.	DESCRIPTION	EXTENDED PRICE
1	Reimbursement for US&R training, development, and evaluation, including administrative fees**, backfill***, overtime***, instructor fees, facility rental fees, equipment rental fees, consumables****, and travel for attending the training courses described in Exhibit A, sections 4.I.C, 4.I.D, 4.I.E and 4.II	~~$247,200.00~~ 324,450.00
	Grand Total	**~~$247,200.00~~ 324,450.00**

*The allowable cost for reimbursement under this Agreement are travel (as applicable and specified by Cal HR on their website: http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx), backfill, overtime, instructor fees, facility rental fees, equipment rental fees, and consumables costs. All reimbursable costs must be supported by itemized invoices. The Fire Agency shall provide receipts for the expenditures related to facility rentals, equipment rentals, travel, and consumables. The maximum allowable reimbursable amount under this Agreement is ~~$247,200.00~~ 324,450.00.

**The Fire Agency is approved to add a 3% administrative fee for processing invoices for reimbursement.

***The backfill and overtime cost will be reimbursed based on the staff's classification levels utilized at the Fire Agency according to the rates specified in California Fire Assistance Agreement (CFAA): https://www.caloes.ca.gov/office-of-the-director/operations/response-operations/fire-rescue/administration-reimbursement/

**** Receipts shall be submitted for expenditures related to consumable purchases.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

The General Terms and Conditions (GTCs) are hereby incorporated by reference and can be accessed by visiting the following links:

Non-IT Services General Terms and Conditions (02/2025):

https://www.dgs.ca.gov/-/media/Divisions/OLS/Resources/GTC-Updates/GTC-225-February-2025.pdf

ATTACHMENT 1
SAMPLE INVOICE

TEAM/FIRE AGENCY NAME

INVOICE

Street Address
City, ST ZIP Code
Phone Enter phone | Fax Enter fax
Email | Website

INVOICE # Invoice No
DATE Enter date

TO
Cal OES
3650 Schriever Ave
Mather, CA 95655
CSTIInvoices@caloes.ca.gov
CSTI-fr-training@caloes.ca.gov

FOR Project or service description
CONTRACT # A2310XXXXX

Description	Amount
Class #1 name, date, # of students	
Lodging	$XX.XX
Tuition	$XX.XX
Travel	$XX.XX
Class #2 name, date, # of students	
Lodging	$XX.XX
Tuition	$XX.XX
Travel	$XX.XX
3% Admin Fee	$XX.XX
Total	**$XX.XX**

Make all checks payable to 1BTEAM/FIRE AGENCY NAME
Payment is due within 45 days.
If you have any questions concerning this invoice, contact Name | Phone | Email

Item No. 9.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**JASON CHACON, DIRECTOR OF PARKS & RECREATION**
DATE:	**MAY 26, 2026**
SUBJECT:	**APPROVAL OF SECOND AMENDMENT TO AGREEMENT WITH STAR-DUST TOUR INC. FOR YOUTH AND ADULT FIELD TRIP TRANSPORTATION SERVICES**

EXECUTIVE SUMMARY

The City Council will consider the approval of a one-year extension to the professional services agreement with Star-Dust Tour, Inc. for the continued transportation services for youth and adult field trips. Star-dust has provided adequate services over the past 29 months for field trips and tours. The proposed one-year extension to the professional services agreement, will ensure uninterrupted transportation services in support of ongoing youth and adult programming and community field trip activities.

RECOMMENDATION

That the City Council:

> Authorize the City Manager, or his designee, to execute Amendment No. 2, and extension of the Professional Services Agreement with Star-Dust Tours, Inc., dba The Bus, extending the term for an additional one-year period through June 30, 2027, in the amount of $193,440.

BACKGROUND

Parks and Recreation offers field trips for the public through different divisions with the Department. The goal of the recreational trips is to provide one-day opportunities for youth and adults to attend a variety of entertainment and educational venues. This program, by making congregate trips to the various destinations, reduces the number of vehicles on the highway, and aids in the elimination of air pollutants and traffic congestion by providing a single mode and provider of transport for attendees.

For example, there are trips for adults to casinos/museums, specialty trips to the Dodger game, trips for the youth sports programs to colleges, and youth day camp trips to amusement parks. Staff from each Parks and Recreation division books their trips independently, which led to multiple vendors used to supply buses.

In an effort to enter into a contract and streamline the process, a Request for Proposal was opened for charter buses. The resultant proposals were scored by a review panel, and Star-Dust Tour, Inc., dba The Bus, was selected and subsequently entered in a Professional Services agreement with the City on January 9, 2024, until June 30,2025, with the option to extend for two, one-year extensions through June 30, 2027.

ANALYSIS

Star-Dust Tours, Inc. was desirable due to the long-term experience of similar work with city and school agencies. They are based out of Montebello, CA, providing the desired proximity and shorter response time to Downey. They have many buses in their fleet and are able to provide ADA accessible buses upon request. Their pricing has remained competitive of $1,200 per 56 passenger charter bus for a five-hour day trip, $180 for each overtime hour, no fuel costs, and no additional fees.

Star-Dust Tour is expected to be utilized to book approximately 136 buses for Fiscal Year (FY) 2026-2027. This is an increased amount from the previous 117 buses in FY 2025-2026 as more interest and registrations have occurred for Parks programs with some trips maintaining a wait list.

The majority of Parks and Recreation Department field trips are scheduled during the summer months, and, therefore, the continuation of services with Star-Dust Tours Inc. will allow for a seamless transition from June to July and allow trips to remain scheduled.

CITY COUNCIL PRIORITIES

Efficiency & Adaptability
Quality of Life, Safety & Infrastructure
Public Engagement

FISCAL IMPACT

Approval of the recommended action will result in a total appropriation of $193,440 from both Proposition A and Measure R funds that can only be spent on transit and transit related programs and projects. No general funds will be used. Funding has been included in the proposed Fiscal Year 2026-2027 Budget, with applicable accounts listed in the table below.

Fund	Account Number	Amount
Prop A	55-4-6230-0700	$180,480
Measure R	56-4-3305-0700	$12,960
Total		$193,440

Attachments

Attachment A: Second Amendment to Agreement with Star-Dust Inc. and City of Downey

Docusign Envelope ID: C260F4D4-35A1-80F9-838E-F069596238CE

SECOND AMENDMENT TO AGREEMENT WITH STAR-DUST TOURS, INC. FOR YOUTH AND ADULT FIELD TRIP TRANSPORTATION SERVICES

THIS SECOND AMENDMENT to the above-referenced agreement is entered into on July 1, 2026, by and between Star-Dust Tours, Inc. dba The Bus ("Consultant"), and the City of Downey, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California ("City"). Together, the City and Consultant shall be referred to as the "Parties."

RECITALS

A. On January 9, 2024, the City entered into an Agreement with Star-Dust Tours, Inc. dba The Bus to provide Youth and Adult Field Trip Transportation services ("Agreement").

B. On July 1, 2025, the Parties amended the Agreement to extend the term of the Agreement through June 30, 2026.

C. The Parties now wish to further amend the Agreement to expand the term and schedule of services and provide compensation on account thereof.

The Parties therefore agree:

1. **Section 3.1.2, Term,** is amended to extend the term of the Agreement for the one-year period beginning July 1, 2026.

2. **Section 3.2.2, Schedule of Services**, is amended to include the Schedule of Services appearing in the attached "Exhibit A."

3. **Section 3.3.1, Compensation,** is amended to increase compensation in the total amount not to exceed $193,440 for the one-year period beginning July 1, 2026, as appearing in the attached "Exhibit B."

4. Except as modified by this Second Amendment and all prior amendments, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date and year first written above.

Docusign Envelope ID: C260F4D4-35A1-80F9-838E-F069596238CE

ATTEST

Alicia Duarte
City Clerk

CITY OF DOWNEY

Claudia Frometa
Mayor

APPROVED AS TO FORM

Signed by:
John Funk
2113120E28854FB...

John M. Funk
City Attorney

CONTRACTOR

DocuSigned by:
Frank Gonzalez Jr.
2EC500D95B87419...

Frank Gonzalez Jr.
President

Docusign Envelope ID: C260F4D4-35A1-80F9-838E-F069596238CE

EXHIBIT "A"
SCHEDULE OF SERVICES

Tentative Schedule

Camp/Youth Trips	Notes	Total Bus Quantity	Type Preferred
Summer Camp: 9 weeks July, Aug 2026 & June 2027	Excursion (2), mini trips (2), Shuttle (1)	45	School Bus
Camp: Thanksgiving Week 2026, February Week 2027, Spring Week 2027	Excursion (2), mini trips (2), Shuttle (1)	15	School Bus
Camp: Winter Break	Excursion (4), mini trips (4), Shuttle (2)	10	School Bus
Playground Adventures: July, Aug 2026	Buses to locations in Downey	9	School Bus
Playground Adventures: June 2027	Buses to locations in Downey	2	School Bus
Teen Program	1 excursion	4	School Bus
Lifeguard Program	1 excursion	1	School Bus
Preschool: Fall 2026	Indoor Playground/Museum	2	School Bus
Preschool: Spring 2026	Indoor Playground/Museum	2	School Bus
Sports: Seal Beach Pier, Griffith Park, College Tours	Excursion (2) Campus Tour 9	9	School Bus
Youth Trips (ADA needed)	**Notes**	**Total Bus Quantity**	**Type Required**
Adaptive Recreation	Excursion (2), Local trip (1), Local trip (1)	5	Charter
Adult Trips (ADA needed)	**Notes**	**Total Bus Quantity**	**Type Required**
Adult Excursions: one Sunday a month	Excursion (2)	24	Charter Bus
Hollywood Bowl	Excursion (1)	2	Charter Bus
Senior Mingle	Weekday	1	Charter Bus
Southeast Senior Ball	Weekend May 2027	1	Charter Bus
Dodger Game: Summer 2026 & Summer 2027	Excursion (2)	4	Charter Bus

Approximate Total from July 1, 2026 – June 30, 2027 136

Docusign Envelope ID: C260F4D4-35A1-80F9-838E-F069596238CE

Approximately 86 buses were used for FY 2024-2025.
Approximately 117 buses will be used for 2025-2026.
Approximately 136 buses will be used for 2026-2027.

Docusign Envelope ID: C260F4D4-35A1-80F9-838E-F069596238CE

EXHIBIT "B"
COMPENSATION

Star-Dust Tours cost:

July 1, 2026-June 30, 2027
Total Cost for Day: $1,200.00 (5-hour minimum)
Hourly Rate beyond 5 hours: $180.00 (Overtime)

136 buses @ $1,200.00 for 5 hours = $163,200
168 overtime hours @ $180/hour = $30,240

Fiscal Year	Amount of Buses that seat 56 passengers	Base Cost for 5 hours	Subtotal Base Cost	Amount of Overtime Hours	Overtime rate per hour beyond 5 hour base	Subtotal Overtime Cost	Approximate Total Amount for Fiscal Year 2026-2027
2026-2027	135	$1,200	$163,200	168	$180/hour	$30,240	$193,440

Item No. 10.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH CANNON CORPORATION FOR DESIGN OF UTILITIES YARD STRUCTURAL RETROFIT AND BUILDING RENOVATION**

EXECUTIVE SUMMARY

The City Council will consider approving a Professional Services Agreement with Cannon Corporation for structural engineering services for the design of the Utilities Yard structural retrofit and building renovation. The proposed improvements are necessary to bring the Utilities Yard offices and storage building into compliance with the seismic building code, and to provide improvements necessary to ensure reliable administrative and storage functionality for the Utilities Division Operations.

RECOMMENDATION

That the City Council:

1. Approve a professional services agreement with Cannon Corporation in the amount of $100,900 for the design of the Utilities Yard Structural Retrofit and Building Renovation;

2. Authorize the Mayor to execute the agreement; and,

3. Authorize the City Manager to execute any and all amendments to the agreement as deemed necessary.

BACKGROUND

The Utilities Yard (Yard) functions as the administrative and storage center of the City's water, sanitary sewer, and stormwater operations. The Yard includes offices used for administrative purposes and building space used for the storage of materials, vehicles, and equipment used to operate and maintain the City's water distribution and supply system, sanitary sewer system, and stormwater system.

The Yard is in need of certain improvements, which are necessary to bring the office and storage space into compliance with the latest seismic code as well as to provide improvements to replace fire-damaged office and storage space. The improvements include seismic upgrading of the building and replacement of damaged office and storage space including: renovating the air conditioning system, installation of roll-up doors for storage areas, a single-car carport for storage of the sewer camera truck, roof restoration, wall mounted data cabinet, and associated electrical improvements.

ANALYSIS

To initiate the Utilities Yard structural retrofit and building renovation, a Request for Proposals (RFP) for structural design services was released to five consultants experienced in the design of such projects.

Staff received responses from three consulting firms, two of which expressed interest, but were not able to provide proposals due to lack of staff availability from ongoing design projects. The proposal received from the third firm, Cannon Corporation was therefore reviewed and evaluated and found to include a comprehensive scope of services that demonstrated a clear understanding of the project goals and objectives necessary for the successful completion of the project. Cannon Corporation has been performing engineering services for 50 years and demonstrated experience with structural design projects for private and public clients throughout the United States. In addition, Cannon Corporation possesses the necessary licenses and meets all other requirements for the project.

The scope of Cannon's engineering services includes the following tasks to produce the plans necessary to permit, bid, and construct the Utilities Yard improvements:

- Documentation and Gathering Information
    - Architectural and Structural Design
    - Mechanical and Electrical Design
- Building Retrofit Design, Coordination, and Construction Documents
    - Architectural and Structural Design
    - Carport Design
- Mechanical and Electrical Design
- Construction Administration Support
    - Architectural and Structural
    - Mechanical and Electrical

Staff is recommending that the City Council approve a professional services agreement with Cannon Corporation in the amount of $100,900 for the design of the Utilities Yard structural retrofit and building renovation. Design is anticipated to begin in July 2026 and be completed by the end of 2026.

CITY COUNCIL PRIORITIES

Quality of Life, Safety and Infrastructure

FISCAL IMPACT

Approval of the recommended actions will result in an appropriation of approximately $100,900, as listed in the table below.

Description	Amount
Structural Design Services	$100,900
Total Estimated Design Cost:	$100,900

Funding from the Fiscal Year (FY) 2025-26 Liability Insurance Public Works Construction Contract funds will be utilized to cover the Total Estimated Design Cost as shown in the table below.

Account No.	Funding Source	Amount

76-1-1510	FY 2025-26 Liability Insurance Public Works Construction Contract funds	$100,900
	Total Project Funding:	$100,900

Attachments

ATT A - Professional Services Agreement with Cannon.pdf

CITY OF DOWNEY
PROFESSIONAL SERVICES AGREEMENT
WITH CANNON CORPORATION FOR STRUCTURAL ENGINEERING SERVICES

1. PARTIES AND DATE.

This Agreement is made and entered into this 23rd day of June, 2026 by and between the **City of Downey**, a California municipal corporation and charter city with its principal place of business at 11111 Brookshire Avenue, Downey California 90241 ("City") and Cannon Corporation**,** a California corporation**,** with its principal place of business at 1050 Southwood Drive, San Luis Obispo, CA 93401 ("Consultant"). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties.”

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional structural engineering services required by City on the terms and conditions set forth in this Agreement. Consultant represents that it has demonstrated competence and experience in providing structural engineering services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such services for the Structural Design for Fire Apparatus Garage Pre-Engineered Metal Building (PEMB)(“Project”) as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional structural engineering services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A", Consultant’s Proposal for Structural Design for Fire Apparatus Garage Pre-Engineered Metal Building (PEMB) attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be effective on the date of

issuance of the City's written notice to proceed and shall continue in effect until December 31, 2027, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The term of this Agreement may be extended by written amendment to this Agreement signed by the City Manager and the Consultant.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of City, Consultant shall indemnify, defend, and hold harmless CITY for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

3.2.2 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "A" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services. The parties acknowledge that the Schedule of Services may be amended by mutual agreement due to changes in circumstances, including changes in the performance schedules of other third parties performing work for the City on the Project, which affect the timing of Consultant's performance of the Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by

Consultant shall be subject to the approval of City.

Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City.

3.2.4 City's Representative. The City hereby designates City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.5 Consultant's Representative. Consultant hereby designates Hooman Tavallali, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.6 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.7 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the

standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner consistent with the standard of care set forth herein, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.8 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all applicable local, state and federal laws, rules and regulations in force at the time the Services are performed by Consultant and in any manner affecting the performance of the Project or the Services, including all applicable Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the applicable indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations. Consultant's violation of such laws, rules and regulations shall also constitute a material breach of this Agreement.

3.2.9 Insurance.

3.2.9.1 Time for Compliance. Consultant shall not commence the Services or the Project under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this section. The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience with insurer, coverage or other special circumstances.

3.2.9.2 Minimum Requirements. Consultant shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement, the Services or the Project by the Consultant, its agents, representatives, employees or subcontractors. Consultant shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

(A) Minimum Scope of Insurance. (1) *Commercial General Liability (CGL)*: Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis including products and completed operations, property damage, bodily injury and personal and advertising injury; (2) *Automobile Liability*: Insurance Services Office Form

Number CA 0001 covering Code 1 (any auto) or if Consultant owns no autos, Code 8 (hired) and 9 (non-owned); and (3) *Workers' Compensation* : Workers' Compensation insurance as required by the State of California with Statutory Limits; and (4) Employer's Liability Insurance.

(B) Minimum Limits of Insurance. Consultant shall maintain limits no less than: (1) *Commercial General Liability (CGL):* No less than $2,000,000 per occurrence for products and completed operations, bodily injury, property damage and personal and advertising injury. If Commercial General Liability Insurance or other form with general aggregate limit applies, either the general aggregate limit shall apply separately to this Agreement/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability:* No less than $2,000,000 per accident for bodily injury and property damage; and (3) *Workers' Compensation:* Workers' Compensation limits as required by the Labor Code of the State of California with Statutory Limits; (4) Employer's Liability: Employer's Liability limits of no less than $2,000,000 per accident for bodily injury or disease. Employer's Liability coverage may be waived by the City if City receives written verification that Consultant has no employees.

If the Consultant maintains broader coverage and/or higher limits than the minimum shown in this subdivision 3.2.10.2, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

3.2.9.3 Professional Liability (Errors & Omissions). Consultant shall procure and maintain, and require its sub-consultants to procure and maintain, for a period of five (5) years following completion of the Services or the Project, errors and omissions liability insurance appropriate to its profession. Such insurance shall be in an amount not less than $2,000,000 per occurrence or claim and $2,000,000 in the aggregate and shall be endorsed to include contractual liability. If the Consultant maintains broader coverage and/or higher limits than the minimum shown in this subdivision 3.2.10.3, the City requires and shall be entitled to the broader coverage and/or higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

3.2.9.4 Insurance Endorsements. The insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Additional Insured Status. The Commercial General Liability policy shall be endorsed to state that: (1) the City, its directors, officials, officers, employees, agents and volunteers shall be covered as additional insureds with respect to liability arising from the work, Services, Project or operations performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work, Services. Project or operations; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Consultant's scheduled

underlying coverage. Commercial General Liability insurance coverage may be provided in the form of an endorsement to the Consultant's insurance (at lease as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33 or CG 20 38; and CG 20 37 forms if later revisions are used).

(B) Waiver of Subrogation. Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under said insurance policies set forth herein. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(C) All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except with written notice by mail to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents and volunteers.

3.2.9.5 Primary Coverage. For any claims related to this Agreement, the Consultant's insurance coverage shall be primary insurance and primary coverage at least as broad as ISO CG 20 01 04 13 with respect to the City, its directors, officials, officers, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents and volunteers shall be excess of the Consultant's insurance and shall not be called upon to contribute with it in any way.

3.2.9.6 Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors officials, officers, employees, agents and volunteers.

3.2.9.7 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. City may require Consultant to provide proof of ability to pay losses and related investigations, claim administration and defense expenses and costs within the retention. The policy language shall provide or be endorsed to provide that the self-insured retention may be satisfied by either the named insured or City.

3.2.9.8 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VII, authorized to do business in California, and satisfactory to the City.

3.2.9.9 Verification of Coverage. Consultant shall furnish City with original certificates of insurance, including all required amendatory endorsements (or copies

of the applicable policy language effective coverage required by this provision) and a copy of the Declarations and Endorsement Page of the Commercial General Liability policy listing all policy endorsements to the City before the commencement of work under this Agreement. However, failure to obtain the required documents prior to the commencement of work under this Agreement shall not waive the Consultant's obligation to provide them to the City. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, at any time.

3.2.9.10 Claims-Made Policies. If any of the policies provide coverage on a claims-made basis:

(A) The retroactive date must be shown and must be before the date of this Agreement or the date work commences under this Agreement, whichever is earliest;

(B) Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Services provided under this Agreement;

(C) If coverage is canceled, non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of this Agreement or the date work commences under this Agreement, whichever is earliest, the Consultant must purchase extended reporting coverage for a minimum of five (5) years after completion of the Services under this Agreement.

3.2.10 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life-saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "A" attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Hundred Eleven Thousand Seven Hundred Fifty Dollars ($111,750.00)** without written approval of the City. Extra Work may be authorized, as described below, and if authorized, said Extra Work will be compensated at the rates and manner set forth in Exhibit "A" attached to this Agreement.

3.3.2 Payment of Compensation. Consultant shall submit to City a monthly

itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within thirty (30) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City Manager.

3.3.5 Prevailing Wages. Pursuant to Downey Municipal Code Section 2935, the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects, shall apply to the Project. Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the Project site. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. If applicable, Consultant shall be registered at all times with the Department of Industrial Relations under the Public Works Contractor Registration Program for Labor Compliance.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time either for cause or for the City's convenience and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Consultant may only terminate this Agreement for cause upon giving the City not less than seven (7) calendar days' written notice.

Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. The City shall within fifteen (15) calendar days following termination pay the Consultant for all services adequately rendered and all reimbursable costs incurred by Consultant up to the date of termination, in accordance with the payment provisions of this Agreement.

The following reasons shall constitute "cause" for which either party may terminate this Agreement as provided herein:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project or the Consultant's Services by the City for more than ninety (90) calendar days, consecutive or in the aggregate, without good cause;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such Documents and Data and other information within fifteen (15) days of the City's request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant:

Cannon Corporation
19000 MacArthur Boulevard, Suite 400
Irvine, CA 92614
Phone: (949) 668-1687
Attn: Hooman Tavallali, P.E., Director

City:

City of Downey
11111 Brookshire Avenue
Downey, California 90241
Phone: (562) 904-7286
Fax: (562) 904-7296
Attn: Matt Baumgardner, P.E.,
Director of Public Works/City Engineer

With a courtesy copy to:

City of Downey
City Attorney's Office
11111 Brookshire Avenue
Downey, California 90241

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any

way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.4 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.5 Attorney's Fees. In the event of any litigation, whether in a court of law, administrative hearing, arbitration, or otherwise, arising from or related to this Agreement of the services provided under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation.

3.5.6 Indemnification.

3.5.6.1 General Indemnification. Except as provided in subdivision 3.5.6.2 below which is applicable to "design professionals" only, Consultant shall defend (with counsel acceptable to City), indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, errors, omissions or willful misconduct of Consultant, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys' fees and other related costs and expenses. The Consultant's duty to indemnify shall extend to any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity that Consultant and/or its personnel are employees of the City, have been misclassified as an independent contractors, or failed to pay any or all necessary state or federal withholdings and/or taxes. Consultant shall defend, at Consultant's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Consultant shall pay and

satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Consultant shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, and agents or volunteers. Consultant shall not be obligated to defend, indemnify or hold the City harmless in any manner whatsoever for any claims or liability arising solely out of the City's own negligent acts, errors or omissions or willful misconduct.

3.5.6.2 Design Professionals. The provisions of this subdivision 3.5.6.2 shall apply only in the event that Consultant is a "design professional" within the meaning of California Civil Code section 2782.8(c). If Consultant is a "design professional" within the meaning of Section 2782.8(c), then, notwithstanding subdivision 3.5.6.1 above, to the fullest extent permitted by law (including, without limitation, Civil Code sections 2782 and 2782.6), Consultant shall defend (with legal counsel reasonably acceptable to City), indemnify and hold harmless City and City's officers, officials, employees, volunteers and agents from and against any Claim that arises out of, pertains to, or relates to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of Consultant, any subconsultant, subcontractor or any other person directly or indirectly employed by them, or any person that any of them control, arising out of Consultant's performance of any task or service for or on behalf of City under this Agreement. The Consultant's duty to indemnify shall extend to any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity that Consultant and/or its personnel are employees of the City, have been misclassified as an independent contractors, or failed to pay any or all necessary state or federal withholdings and/or taxes. Such obligations to defend, hold harmless and indemnify City or any City officers, officials, employees or volunteers shall not apply to the extent that such Claims are caused in part by the sole active negligence or willful misconduct of City or such City officers, officials, employees, volunteers and agents. Consultant's cost to defend City and/or City's officers, officials, employees or volunteers against any such Claim shall not exceed Consultant's proportionate percentage of fault with respect to that Claim; however, pursuant to Civil Code section 2782.8(a), in the event that one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, Consultant shall meet and confer with City (and, if applicable, other parties) regarding any unpaid defense costs. To the extent Consultant has a duty to indemnify City or any City officers, officials, employees, volunteers and/or agents under this subdivision 3.5.6.2, Consultant shall be responsible for all incidental and consequential damages resulting directly or indirectly, in whole or in part, from Consultant's negligence, recklessness or willful misconduct.

3.5.7 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.5.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be the courts in Los Angeles County.

3.5.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.5.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.5.12 Assignment or Transfer. Neither party shall assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the other party. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.5.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not workdays. All references to Consultant include all personnel, employees, agents, and subcontractors of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.5.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.5.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit,

privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.5.16 No Third Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

3.5.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid, nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.19 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of any City Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.5.20 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5.21 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.22 Counterparts. This Agreement may be executed in counterparts, each of which shall constitute one and the same instrument.

3.5.23 Effect of Conflict. In the event of any conflict, inconsistency, or incongruity between any provision of this Agreement, any of its exhibits, attachments, purchase order, or notice to proceed, the provisions of this Agreement will govern and control.

3.6 Subcontracting.

3.6.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Consultant shall require and verify that all subcontractors maintain insurance meeting all of the requirements set forth in this Agreement. Consultant shall ensure

that City is an additional insured as required in Section 3.2.10.4. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

CITY OF DOWNEY,
a California municipal corporation and charter city

By: _____
Claudia M. Frometa, Mayor

Attest:

_____
Maria Alicia Duarte, CMC City Clerk

Approved as to Form:

_____
John Funk, City Attorney

CANNON CORPORATION,
a California Corporation

By: _____
Hooman Tavallali
Its: Director

Attest:

_____
Secretary

Approved as to Form:

_____
Legal Counsel

May 4, 2026

Timothy Birthisel, P.E.
Principal Civil Engineer
City of Downey – Public Works Department
11111 Brookshire Avenue
Downey, CA 90241

PROJECT: **STRUCTURAL DESIGN FOR FIRE APPARATUS GARAGE PRE-ENGINEERED METAL BUILDING (PEMB)**

Dear Mr. Birthisel:

Cannon has reviewed the City of Downey's (City) Request for Proposal No. 26-050 for structural engineering services associated with the proposed Fire Apparatus Bay Garage at the Fire Training Yard located at 12334 Bellflower Boulevard. We understand the City intends to construct a new pre-engineered metal building (PEMB) with approximately 4,800 sf, consisting of three (3) apparatus bays to be used for storage of reserve and out-of-service fire apparatus and equipment. Based on the intended use, the facility is classified as a Risk Category II structure in accordance with the California Building Code (CBC).

We are aware that the City's primary objective for this project is to deliver a functional and durable storage facility in a cost-effective manner. The selection of a Pre-Engineered Metal Building (PEMB) system is consistent with this objective, and we believe it provides an efficient approach for this type of low-occupancy structure.

The success of this delivery method relies on proper coordination between the geotechnical recommendations, foundation design, the PEMB vendor's delegated superstructure design, and the supporting architectural and Mechanical, Electrical and Plumbing (MEP) performance criteria.

The Cannon team, together with our geotechnical, architectural, and MEP subconsultants, have extensive experience in the delivery of PEMB and similar municipal support facilities throughout Southern California. We will utilize in-house staff and experienced subconsultants to provide a coordinated geotechnical investigation, foundation and slab-on-grade design, architectural building performance criteria, and MEP design for water, electrical, and ventilation systems.

We appreciate the opportunity to provide structural engineering services for the new Fire Apparatus Bay Garage and look forward to working with the City of Downey on this project. The fees quoted in this proposal are valid for 60 days from this date. If this project is subject to California Prevailing Wages; please provide us with the DIR Project ID.

Sincerely,

H. Tavallali

Hooman Tavallali, Ph.D., PE, SE
Director, Structural Engineering
S 6738

19000 MacArthur Blvd., Suite 400,
Irvine, CA 92612
T 949.753.8111
CannonCorp.us

PROJECT UNDERSTANDING AND APPROACH

In order to store reserve and out-of-service fire apparatus and equipment, the City of Downey (City) plans to build a new, approximately 4,800 sf Fire Apparatus Bay Garage at the Fire Training Yard. The proposed structure will consist of a pre-engineered metal building (PEMB) with multiple roll-up doors and supporting site improvements, including an apparatus apron and driveway interface. Based on the intended use, the facility is classified as a Risk Category II structure in accordance with the California Building Code (CBC).

We understand that the project will be delivered using a delegated-design PEMB system, with the building superstructure designed by the manufacturer and the foundation, slab-on-grade, and anchorage systems designed by the Engineer of Record. The project also includes a project-specific geotechnical investigation and coordination with architectural and MEP systems to support water, electrical, and ventilation requirements.

We recognize that maintaining cost control and minimizing construction challenges are essential considerations for the City. Our approach will focus on developing efficient foundation solutions based on project-specific geotechnical data, and work in close coordination with the PEMB supplier to reconcile reactions, anchor bolt layouts, and shop drawings early in the process. Concurrently, we will coordinate architectural and MEP requirements with the PEMB performance specifications to ensure all building systems are integrated without unnecessary modifications during fabrication or construction. This coordination will help reduce the potential for redesign, delays, or change orders during construction. Our approach is structured to address these interfaces early and maintain alignment throughout design and construction.

Our proposed design work to successfully deliver this project is to closely follow the phases identified in the RFP.

Phase 1 – Site Investigation, Geotechnical Exploration and Document Verification

Cannon will conduct a site visit to verify existing conditions, access constraints, and the proposed building footprint. Our geotechnical subconsultant will perform a project-specific subsurface investigation, including contacting Underground Service Alert, obtaining required permits if applicable, and marking exploration locations. The field investigation will consist of one (1) CPT sounding and one (1) exploratory boring within the proposed building site to depths of approximately 50 feet, along with sampling and laboratory testing.

The investigation will evaluate subsurface conditions, groundwater, and geologic hazards, including potential liquefaction and seismic-related risks. Laboratory testing will include classification, strength, expansion, and corrosion screening to support foundation and slab design.

The resulting geotechnical report will provide site-specific design parameters, including allowable bearing capacity, lateral earth pressures, seismic design criteria, slab-on-grade support recommendations, and pavement sections for the apparatus apron and driveway. The report also will include recommendations for earthwork and any remedial measures, if required. Coordination with the City's civil engineer will be maintained to align grading, drainage, and building pad elevations with the geotechnical recommendations.

Phase 2 – Structural Engineering and Design Coordination

In accordance with the current California Building Code (CBC 2025) and ASCE 7-22 for Risk Category II structures, a Structural design will be performed. Cannon will provide gravity and lateral performance criteria and design the foundation system, slab-on-grade, and anchorage to support PEMB column reactions. Foundation systems will be selected based on geotechnical recommendations and building reactions provided by the PEMB manufacturer.

We will develop structural performance specifications for the PEMB superstructure in the form of "Basis of Design", including design criteria, loading parameters, deflection limits, and interface requirements. While not specifically identified in the RFP, after our discussion with the City, we understand that Architectural Performance Criteria and limited MEP design are required. Additionally, we will be assisting the City with selecting the PEMB manufacturer and leading the coordination with the PEMB fabricator. We have contacted FCP Structures (FCP), the PEMB fabricator, to quickly get them on board as subconsultants to directly coordinate the PEMB design with the PEMB manufacturer (NUCOR Corp).

As the building supplier, FCP will act as the technical liaison between Cannon and the manufacturer. The primary goal is to ensure the building's specifications align with both the manufacturer's structural capabilities and the local municipal requirements for permitting and construction. The structural performance specifications will be coordinated with the architectural building performance criteria and the project's MEP requirements. Coordination with the architectural and MEP team will ensure that building systems, openings, and utility interface points are incorporated without requiring modifications to the PEMB system during fabrication or construction.

MEP design will include an exhaust ventilation system with CO/NO_2 controls, hose bibs, and electrical systems consisting of power distribution, interior and exterior lighting, and required load calculations and Title 24 documentation.

Phase 3 – Construction Documents and Quality Assurance Planning

Structural drawings, specifications, calculations, and an engineer's ROM estimate suitable for bidding and permitting will be provided. The structural plan set will include general structural notes, foundation and slab plans, and anchorage details, together with PEMB performance specifications.

MEP drawings will be prepared by subconsultants and coordinated with the structural documents to provide a complete permit package. MEP deliverables will include mechanical, plumbing, and electrical plans, and required load and energy calculations as described in the scope of work. Design submittals will be prepared at the 50%, 95%, and IFC stages for review and coordination.

A Statement of Special Inspections and Quality Assurance Plan will be developed in accordance with CBC Chapter 17, identifying required inspections for concrete, reinforcement, and anchorage systems.

Phase 4 – Plan Check Support and Agency Approval

Cannon will support the City throughout the plan review process by responding to Building & Safety and Public Works comments for up to two (2) review cycles. As needed for permit approval, coordination with the MEP team will be maintained to address discipline-specific issues, such as structural, electrical, and mechanical review comments. Responses will be organized to provide a consistent and complete resubmittal package, minimizing review time and avoiding conflicting revisions between disciplines.

Phase 5 – Construction Administration and Observation

During construction, we will review structural submittals, including shop drawings, anchor bolt layouts, and reinforcing details. The MEP and electrical consultants will review equipment and material submittals within their respective scope, including ventilation systems and electrical components.

We will respond to Requests for Information related to structural design and coordinate with the design team for interdisciplinary items. Structural observations will be performed at key construction milestones, and Structural Observation Reports indicating items that are not in general conformance with approved construction documents will be submitted to the Building Official as required. MEP construction assistance will be limited to submittal review and responses to RFIs within the defined scope.

SCOPE OF WORK

Phase 1 - Site Investigation and Geotechnical Exploration & Document Verification

TASK 1 Site Visit, Coordination and Project Management:

- Conduct a site visit for verification of existing conditions, utility interfaces and proposed building footprint (Cannon).
- Project management and coordination with subconsultants and the City civil engineer for grading, drainage, and building pad interface.
- On-Site field investigation (Arc Flash SD).

TASK 2 Geotechnical Investigations (LOR):

- Review the data created for the project, if any, and work with the City to arrange subsurface investigation sites.
- If required obtain a no-fee permit from the (City), and markings of the CPT and boring locations and contacting Underground Service Alert of Southern California.
- Conduct one (1) CPT sounding in an accessible area of the proposed structure to a depth of approximately 50 to 60 feet, or refusal, whichever occurs first.
- Conduct one (1) exploratory boring utilizing a track mounted drill rig equipped with 8-inch diameter hollow stem augers to a maximum depth of approximately 50 feet or refusal within the area of the proposed structure.
- Sampling and in-place density testing of the natural earth materials encountered within the exploratory borings placed at the site.
- Laboratory testing of soil samples obtained during the field investigation including, but not limited to, in-place density and moisture content, laboratory compaction characteristics, direct shear, expansion index, and corrosion screening.
- Development of geotechnical and geologic conclusions and recommendations for site development.
- Preparation of a report summarizing our investigation, with our conclusions and recommendations for site development.

Phase 2 – Structural Engineering and Design Coordination

TASK 3 Structural Engineering (Cannon):

- Develop structural performance specifications (Basis of Design) for the delegated-design PEMB super structure including:
  - Design criteria and load requirements (gravity, wind and seismic)
  - Deflection limits and drift criteria
  - Interface requirements for delegated design system
  - Early engagement of the PEMB fabricator as subcontractor and direct coordination with fabricator.
- Design foundation system, slab-on-grade, and anchorage based on:
  - Geotechnical recommendations
  - PEMB vendor reactions
  - CBC 2025 and ASCE 7-22
- Prepare Structural calculations package (at 95% submittal)
- Project management coordination with:
  - Architectural subconsultant for building performance criteria

- MEP subconsultants for system and interface requirements (ventilation, hose bibs, electrical power and lighting)
- Project Management and coordination with PEMB vendor to reconcile:
  - Column reactions
  - Base plate and anchor bolt layouts
  - Shop drawing assumptions and design compatibility

TASK 4 Architectural Basis of Design (WHA):

- Develop Architectural performance specifications (Basis of Design) for the delegated-design PEMB super structure.

TASK 5 Mechanical, Electrical and Plumbing Design (DDA and Arc Flash SD):

- Mechanical design will include an exhaust ventilation system with time clock and CO / NO2 systems controls.
- Plumbing design will include hose bibs on each side of the building.
- Provide mechanical, plumbing and electrical load calculations as required.
- Provide envelope and electrical energy calculations as required.
- Provide basic engineering ROM cost as required.

TASK 6 PEMB Fabricator (FCP):

- Attend minimum of two (2) coordination meetings with Cannon and the City as needed
- PEMB design coordination with Cannon and other subconsultants during the design phase
- Facilitate the selection of Nucor Corp. building systems, including primary and secondary framing, and finish materials.
- Provide preliminary foundation reactions to Cannon for foundation design.
- Assist the project team in choosing the desired materials and finishes.

Phase 3 – Construction Documents and Quality Assurance Planning

TASK 7 Structural Engineering (Cannon):

- Prepare 50% set of foundation structural drawings including:
  - General notes and structural specifications.
  - Statement-of-Special Inspections and structural observations.
  - Foundation and slab on grade plans based on preliminary PEMB reactions.
- Typical details
  - Prepare preliminary Engineer Probable Construction Cost Estimate (ROM).

- Address City comments on 50% submittal set.

- Prepare 95% set of set of foundation structural drawings for permit submission including:
  - General notes and structural specifications.
  - Statement-of-Special Inspections and structural observations.
  - Foundation and slab on grade plans based on final PEMB reactions and soils report recommendations.
  - Typical details and interface specific details.
- Anchorage details
  - Project management, QA/QC and coordination with MEP and the PEMB manufacturer.
  - Prepare Engineer Probable Construction Cost Estimate (ROM).
  - Two (2) Teams meetings with the City during the design as needed.

TASK 8 Mechanical, Electrical and Plumbing (DDA and Arc Flash SD):

- Prepare 50% set of MEP plans.
- Address City comments on 50% submittal set.
- Prepare 95% set of MEP plans for permit submission.
- Provide MEP specifications as required.
- Prepare Engineer Probable Construction Cost Estimate (ROM).

TASK 9 PEMB Fabricator (FCP):

- Prepare 50%, 95% and 100% set of PEMB structural drawings
- Prepare PEMB material and erection cost estimates

TASK 10 Architecture (WHA):

- Prepare an emergency egress plan showing the PEMB and surrounding elements at 95% and 100% set submittal milestones.
- Prepare architectural general notes for the "Builder Set" of drawings.

Phase 4 – Plan Check Support and Agency Approval

TASK 11 Structural Engineering (Cannon):

- Submit structural package for City of Downey Building & Safety and Public Works review.
- Respond to plan check comments for up to two (2) review cycles.
- Coordinate interdisciplinary responses with MEP subconsultants.
- Resolve structural review comments as required for permit approval and submit IFC set of structural drawings.
- Project Management and Coordination with subconsultants.

TASK 12 Mechanical, Electrical and Plumbing (DDA and Arc Flash SD):

- Submit MEP package for City of Downey Building & Safety and Public Works review.
- Respond to plan check comments for up to two (2) review cycles.
- Resolve MEP review comments as required for permit approval and submit IFC set of MEP drawings.

TASK 13 PEMB Fabricator (FCP):

- Respond to plan check comments.
  - Update PEMB construction drawings and calculations and issue IFC set of drawings (see assumptions and exclusions) and relay to the City feedback to the Nucor engineering team to ensure shop drawings are prepared for a successful permit submittal.

Phase 5 – Construction Administration and Observation

TASK 14 Structural Engineering (Cannon):

- Review structural submittals including PEMB shop drawings, anchor bolt plans, and reinforcing details.
- Respond to Structural RFIs
- Coordinate interdisciplinary RFIs involving structural, MEP, and PEMB vendor interfaces.
- Perform one (1) structural observation prior to pouring foundation.
- Submit structural observation reports to Building Official as required.

TASK 15 Mechanical, Electrical and Plumbing (DDA and Arc Flash SD):

- Review equipment and material submittals.
- Respond to Requests for Information (RFI).

TASK 16 Architecture (WHA):

- Respond to Requests for Information (RFI).
- Review shop drawings

DELIVERABLES

The following deliverables will be provided:

- Signed and stamped Geotechnical report.
- PEMB performance specification (i.e. Basis of Design for delegated design criteria, loads, deflection limits, interface requirements).
- 50% set of structural (Foundation), mechanical, electrical and plumbing plans.
- 95% set of structural (Foundation), mechanical, electrical and plumbing plans.
- Stamped and signed IFC Drawings (structural (Foundation), mechanical, electrical and plumbing plans).
- Stamped and signed PEMB IFC drawings (see assumptions and exclusions)
- Stamped and signed calculations sufficient to obtain permit.
- Engineer Probable Construction Cost Estimate (ROM) at 50% and 95% submittals.
- Written response to two (2) rounds of City plan check comments.
- Written response to RFI's during construction.
- Review shop drawings and submittals.

ASSUMPTIONS AND EXCLUSIONS

- The project will consist of a pre-engineered metal building (PEMB) system with the superstructure designed by the PEMB manufacturer under a delegated design approach. We understand that the City will select the PEMB manufacturer and facilitate our coordination with the manufacturer. On-time selection and involvement of the PEMB manufacturer is important to meet the project schedule milestones. Cannon can help with the PEMB manufacturer selection and direct coordination with them upon City's request and approval as an additional service.
- The facility is classified as Risk Category II in accordance with the California Building Code (CBC) and ASCE 7-22.
- Structural scope is limited to the foundation system, slab-on-grade, and anchorage design, and development of PEMB performance specifications.
- Builder's set: The scope of services under this agreement is limited to providing a "Builder's Set" of plans. This set of plans is sufficient to obtain a building design approval; however, all materials and methods of construction necessary to complete the project are not necessarily described in this "Builder's Set". The implementation of the plans requires a general contractor that is thoroughly knowledgeable with the applicable building codes, industry standards, manufacturers' requirements, and methods of construction.
- Cannon will coordinate directly with the PEMB fabricator FCP to convey the required performance criteria for the design of the PEMB superstructure. FCP will serve as the facilitator for the PEMB superstructure and will prepare 50%, 95%, and final design drawings and calculations. However, issuance of the final signed and stamped drawings and calculations is contingent upon execution of a procurement contract between the City and FCP. Initiation of this procurement is tied to material ordering

and carries an approximate 20% cancellation fee. Consequently, obtaining the signed and stamped PEMB drawings and calculations will require either: (1) execution of a procurement contract directly between the City and FCP, or (2) deferral of the final signed and stamped drawings and calculations as a deferred submittal package until such time that a contract between the City and FCP is in place.

- PEMB vendor will provide complete and coordinated design reactions, anchor loads, and shop drawings for integration with foundation design.
- Required soils parameters will be based on the Geotechnical report recommendations.
- Geotechnical investigation scope is limited to:
    - One (1) CPT sounding and one (1) exploratory boring within the building footprint.
- It is assumed that the PEMB can be supported by conventional shallow foundations (i.e. pile design is not considered as part of the scope of the work).
- As required by State law, LOR will take precautions to avoid damage to subsurface structures and/or utilities by contacting Underground Service Alert of Southern California (DigAlert) at least two days prior to conducting any subsurface explorations. If in public right-of-way, LOR will contact the jurisdictional agency in an attempt to identify any subsurface structures and/or utilities not identified by USA, such as non-pressurized sewer or storm drain, or other non-pressurized drain lines. LOR and Cannon will not be responsible for any damage to subsurface structures and or utilities which are not called to our attention and/or not duly and accurately described and located on any plans furnished to LOR prior to excavating. Private subsurface structures and/or utilities which are not under purview of USA should be identified to Cannon by the City prior to excavation activities by LOR. If requested by the City, Cannon can provide services to assist in locating such subsurface structures and/or utilities, for an additional fee.
- Jurisdiction – the completed permit calculations and drawings package will be reviewed by the City. Plan check revisions will be made at no additional cost with the following exception - plan check review comments that result in design revisions that are not the responsibility of Cannon or are beyond the original structural design scope will be reviewed with Client. The additional design work will be coordinated with Client and/or completed on a time and material basis (T&M). Two (2) rounds of plan check comments is expected and included in the scope.
- Excessive plan check comments and reviews will be reviewed with Client. If the comments are a result of inadequacies of the Cannon design, the revisions will be made at no additional cost. All other review comments will be coordinated with the client and/or completed on a time and material (T&M) basis.
- Specifications - Development of a separate specification booklet in this proposal are not included. General structural notes, submittal requirements, material properties, and inspection requirements will be included in the structural drawings. Project specifications, including MEP specifications, will be included on the plan sheets.

- Any concrete flatwork adjacent to any buildings or any decorative concrete design work is not included in this proposal. Cannon can provide on a Time and Materials (T&M) basis if needed.
- Fire sprinkler requirements as well as fire service requirements have not been defined at this time and are excluded, however this can be provided if needed as an additional scope of work upon City's request and approval.
- The need for garage area sumps/pumps, grease traps and oil/water separators have not been defined.
- Coordination with the City's civil engineer on grading, drainage and apron interface at the building permitter is included, however we understand that it is the City's intention to provide the required Civil Engineering services in-house.
- Although it is not included in this proposal, Cannon can provide planning and civil engineering, or survey services for this project. If you have need for any of these professional services on this project or in the future, please notify us and we will provide additional proposals as appropriate.
- Detailed construction cost estimates are excluded (basic engineering ROM cost estimate is included).
- Cannon will coordinate directly with the City's representative for site access and scheduling.
- Submittal reviews include only two (2) rounds of contractor-provided submittals. Additional submittal reviews may require additional funds at our hourly rate.
- The following MEP scope is not included:
    - Utility coordination/service upgrades (assumed the service size is adequate).
    - Gas system design.
    - Hot water system design.
    - Waste and vent system design.
    - Storm drain system design (gutters and downspouts are assumed basis of design).
    - DDC system design.
    - Fire Sprinkler system design.
    - Fire Alarm and/or Mass Notification system design.
    - Cybersecurity system design.
    - Low Voltage design.
    - Arc Flash studies.
    - Coordination studies.
    - LEED Documentation.
    - Value Engineering.
    - Commissioning.

SCHEDULE

Our team is prepared to begin work immediately upon Notice-to-Proceed (NTP). The following schedule outlines major project milestones:

Phase No.	Phase Descriptions	No. of Weeks
Phase 1	Site Investigation and Geotechnical Exploration & Document Verification	6 weeks
Phase 2	Structural Calculations and Design	Concurrent with phase 3
Phase 3	Construction Documents and Quality Assurance Planning	4 weeks
Phase 4	Plan Check Support and Agency Approval	2 weeks
Phase 5	Construction Administration and Observation	As needed

Total Design Duration

Approximately twelve (12) weeks, not including the time for City review and plan check review. It should be noted that this timeline may be impacted by the City's' review process and coordination.

Assuming one to two-week review intervals, the major project milestones are expected to be as described below:

Milestone	**Week No.**
Notice to Proceed (NTP)	Week 0
Kickoff meeting and Site Visit	Week 1
Receiving Preliminary Soils Design Parameter	Week 5
Final Soils Report Submittal	Week 7
50% Submittal	Week 7
City Review	Week 8
95% Submittal	Week 10
City and Plan Check Review – Round 1	Week 12
Addressing City Comment and Issue	Week 13
City and Plan Check Review – Round 2	Week 14
Issue IFC drawings	Week 15

FEES

The following fixed fee includes all reimbursable expenses except for those indicated in the exclusions. See "Reimbursable Rate Schedule" and our hourly time rate for additional services as needed.

Fixed Fee:

Phase	Description	Estimated Fees
Phase 1	Site Investigation and Geotechnical Exploration & Document Verification	
	Structural (Cannon)	$ 6,400
	MEP (Subconsultant)	$ 1,000
	Geotechnical Investigations (Subconsultant)	$ 18,500
Phase 2	Structural Calculations and Design	
	Structural (Cannon)	$ 12,500
	MEP (Subconsultant)	$ 9,500
	Architectural (Subconsultant)	$ 2,000
	PEMB Fabricator (Subconsultant)	$ 1,000
Phase 3	Construction Documents and Quality Assurance Planning	
	Structural (Cannon)	$ 15,800
	MEP (Subconsultant)	$ 10,500
	Architectural (Subconsultant)	$ 6,250
	PEMB Fabricator (Subconsultant)	$ 3,000
Phase 4	Plan Check Support and Agency Approval	
	Structural (Cannon)	$ 6,800
	MEP (Subconsultant)	$ 1,000
Phase 5	Construction Administration and Observation	
	Structural (Cannon)	$ 13,500
	MEP (Subconsultant)	$ 3,000
	Architecture (Subconsultant)	$ 1,000
FIXED FEES	**TOTAL**	**$111,750**

Reimbursables: Time and Materials

Reimbursable Rate Schedule

Black Line Plots	$2.00 per page
Outside Reproduction	Cost + 15%
Mylar Plots	$12.00 per sheet
Automation & Electrical Materials	Cost + 25% (+tax)
Subconsultant Fees	Cost + 10%
Technology Fee	$30/Day
Color Plots	$5.00 per page
Travel and Related Subsistence	Cost + 15%
Standard Mileage Rate	IRS Rate per mile
Airplane Mileage Rate	GSA Rate per mile

Expenses, such as special equipment, shipping costs, travel other than by automobile, parking expenses, and permit fees will be billed at the actual cost plus 15%. The stated rates are subject to change, typically on an annual basis.

CALIFORNIA PREVAILING WAGE

It is our understanding that this project qualifies for California Prevailing Wages.

If the scope of our work requires the skilled trades which are subject to Prevailing Wage requirements, then our rates will reflect this. If the scope of our work does not require skilled trades which are subject to Prevailing Wage requirements, our rates will not reflect prevailing wage rates.

We will need a DIR Project ID so that we can file our 72-hour notification prior to performing on-site work.

Firm Rates

2025/2026 Fee Schedule
Bill Rate Ranges
Subject to change

Assistant Resident Engineer I - II	$ 173 - $ 201
Associate Engineer	$ 196 - $ 235
Associate Land Surveyor	$ 230 - $ 245
Automation Specialist	$ 180 - $ 195
Automation Technician	$ 140 - $ 155
CAD Tech	$ 127 - $ 142
CAD Manager	$ 145 - $ 160
Construction Coordinator I - II	$ 138 - $ 153
Construction Inspector I - III	$ 132 - $ 176
Construction Manager	$ 215 - $ 230
Design Engineer	$ 160 - $ 185
Director/ Department Manager	$ 247 - $ 307
Dry Utilities Coordinator I - II	$ 189 - $ 204
Engineering Assistant I - IV	$ 122 - $ 153
Grant Funding Manager I - II	$ 175 - $ 205
Information Systems Admin/Manager	$ 138 - $ 160
Land Surveyor	$ 218 - $ 233
Lead Automation Specialist	$ 194 - $ 209
Lead Automation Technician	$ 170 - $ 185
Lead Designer	$ 155 - $ 193
Office Engineer / Document Control I-III	$ 138 - $ 171
Plan Check Engineer I - II	$ 152 - $ 202
Principal Automation Specialist	$ 212 - $ 227
Principal Automation Technician	$ 190 - $ 205
Principal Construction Manager	$ 247 - $ 262
Principal Designer	$ 147 - $ 195
Principal Engineer	$ 239 - $ 269
Project Designer	$ 143 - $ 172
Project Engineer	$ 172 - $ 198

Other Direct Charges

Black Line Plots	$2.00 per page
Outside Reproduction	Cost + 15%
Mylar Plots	$12.00 per sheet
Automation & Electrical Materials	Cost + 25% (+tax)
Subconsultant Fees	Cost + 10%
Technology Fee	$30/Day
Color Plots	$5.00 per page
Travel and Related Subsistence	Cost + 15%
Standard Mileage Rate	IRS Rate per mile
Airplane Mileage Rate	GSA Rate per mile

Resident Engineer	$ 223 - $ 238
Sr. Associate Architect	$ 239 - $ 254
Sr. Associate Engineer	$ 212 - $ 254
Sr. Associate Land Surveyor	$ 235 - $ 250
Sr. Automation Specialist	$ 200 - $ 215
Sr. Automation Technician	$ 175 - $ 190
Sr. CAD Tech	$ 138 - $ 153
Sr. Construction Manager	$ 233 - $ 248
Sr. Consultant / Principal-in-Charge	$ 307 - $ 335
Sr. Land Surveyor	$ 247 - $ 262
Sr. Plan Check Engineer	$ 193 - $ 208
Sr. Principal Designer	$ 162 - $ 211
Sr. Principal Engineer I - III	$ 239 - $ 307
Sr. Project Designer	$ 143 - $ 185
Sr. Project Engineer	$ 185 - $ 223
Sr. Resident Engineer	$ 239 - $ 254
Survey Assistant	$ 133 - $ 148
Survey Manager	$ 253 - $ 268
Survey Technician I - V	$ 152 - $ 211
Technical Writer I - IV	$ 150 - $ 165

Survey Crew Rates - Regular

One-Man Field	$ 231 - $ 246
Two-Man Field	$ 312 - $ 327
Three-Man Field	$ 417 - $ 432
Two-Man - HDS	$ 373 - $ 388

Survey Crew Rates - Prevailing Wage

One-Man Field	$ 278 - $ 293
Two-Man Field	$ 415 - $ 430
Three-Man Field	$ 570 - $ 585

Electrical - Prevailing Wage

Electrician	$ 238 - $ 253

Building and Construction Inspector - Prevailing Wage

BCI Construction Inspector	$ 176 - $ 191

Forensics Engineering / Expert Testimony Fee Schedule Available Upon Request.

Expenses, such as special equipment, shipping costs, travel other than by automobile, parking expenses, and permit fees will be billed at the actual cost plus 15%. If the client requests, or the client's schedule requires work to be done on an overtime basis, a multiplier of 1.5 will be applied to the stated rates for weekdays for daily hours in excess of 8 as well as weekends, and a multiplier of 2.0 for daily hours in excess of 12 and holidays. If the client requests field services to be provided outside of normal working hours, a multiplier of 1.5 will be applied to the stated rates. For prevailing wage projects, if the client requests field services to be provided on any given Sunday, a multiplier of 2.0 will be applied to the stated rates; on or around an observed holiday, other rates may be applied. Survey Crews and Automation Field staff are billed portal to portal. A minimum charge of four hours will be charged for any Automation Field Service calls outside of normal working hours. The stated rates are subject to change, typically on an annual basis.

(effective 7/1/2025)

Project Experience

EUC Warehouse Grading

Anaheim, California

The City of Anaheim (City) planned to demolish an existing warehouse and construct a new prefabricated 15,000-square-foot metal building on the project site. Drainage concerns drove the need for engineering support, including analysis of the existing drainage system, review of feasible alternatives, and coordination of a preferred design that met the City's delivery goals. A localized low point at the south end of the property created potential cross-lot drainage impacts, and the project required evaluation of surface drainage, limited off-site grading, and a possible storm drain connection in East South Street.

Zero lot conditions created challenges in foundation design which was coordinated with the soils engineer to eliminate the need for temporary shoring for pouring the PEMB foundations. The new building used high-load storage racks. In addition to foundation engineering and coordination with PEMB manufacturer, we also designed the new slab-on-grade to support the storage racks. Anchorage of the rack to the slab was also designed by Cannon.

Cannon provided civil and structural engineering services to support grading, drainage, utility coordination, and building foundation design. We evaluated drainage alternatives, researched record drawings, coordinated with utility providers, prepared base mapping, and identified potential utility conflicts early in design. The team worked with the prefabricated building team on slab and foundation details, and supported the project, with electrical, survey, potholing, geotechnical, and architectural site plan review services.

Reference: Michelle Chavez, Project Manager
City of Anaheim - Public Works
200 S Anaheim Blvd, Suite 276, Anaheim, CA 92805
☎ 714.765.4311 ✉ MiChavez@anaheim.net

Building 398 West Bay Fairing Expansion

Vandenberg Space Force Base, California

A space technology company operating at Vandenberg Space Force Base (VSFB) requested a turnkey, design-build expansion for its fairing processing area. The project included a new metal building with 160-foot by 100-foot usable interior space, designed to support a 10-ton overhead bridge crane with 40 feet of hook height. The building connected to the existing facility and required weather-sealed joints, insulation, roofing, siding, and interior finishes to match the current fairing processing area. The work required coordination around flight operations and a dynamic launch schedule. The scope included dust control, hot work coordination, scheduled utility outages, selective demolition at the end of the project, foundation work, personnel doors, a 25-foot by 25-foot rollup door, epoxy floor coating, power distribution, lighting, grounding, low-voltage pathways, HVAC, fire protection modifications, a new asphalt road around the building, and evaluation of the main water line for possible relocation.

Cannon supported the design-build scope for the building expansion, including structural, electrical, mechanical, fire protection, communications, civil, and utility-related design elements described in the statement of work. The project also required close coordination with the space technology company for outages, electrical tie-ins, hot work, and work near flight hardware.

Reference: Armando Robles, Project Manager
Bragg Companies
1326 Jason Way, Santa Maria CA 93455
☎ 805.922.7717 ✉ armando.robles@braggcrane.

Building 394 Addition

Lompoc, California

A space technology company operating at Vandenberg Space Force Base (VSFB) needed additional storage space adjacent to Building 394, located outside the fence of Space Launch Complex 6. The project added a prefabricated metal building on concrete foundations along the east side of the existing 185-foot by 85-foot building. The addition measured 80 feet by 100 feet and had a minimum height of 30 feet.

The site's proximity to the ocean and the slope rising from the ocean required the new building to account for Exposure D wind conditions. The design also included a gap between the existing and new buildings to support roof drainage. The interior floor slab needed to support heavy forklift loads, and the work included a sloped approach slab for rolling door access and porch slabs outside two man-doors.

Cannon provided structural, civil, mechanical, electrical, and project management services. The team designed the foundations and interior slab, prepared grading and drainage plans, developed utility modifications, designed the HVAC system, and provided electrical plans for lighting, power distribution, HVAC power, and panels. Cannon also coordinated the design team and prepared stamped drawings and calculations for permit and construction.

Reference: Steve Rarig, President/Managing Partner
Rarig Construction
4540 Broad Street, Ste 110, San Luis Obispo, CA 93401
☎ 805.543.9397 ✉ srarig@rarig.com

Organizational Chart

The following organizational chart illustrates our personnel who will provide structural services. We have selected personnel who are not only experts in their respective disciplines but also have extensive experience collaborating on similar projects. The team members listed will be principally responsible for working with the City. Our team will be led by Stuart Tomeny, PE. Hooman Tavallali, SE will serve as Principal-in-Charge, and Marshall Pihl, SE will provide QA/QC.

🔑 Key Team Members

City of Downey

Principal-in-Charge
Hooman Tavallali, SE 🔑

QA/QC Manager
Marshal Pihl, SE 🔑

Project Manager
Stuart Tomeny, PE 🔑

Project Engineer
Scott Kuhlman, EIT 🔑

Design Engineer
Rebecca Li

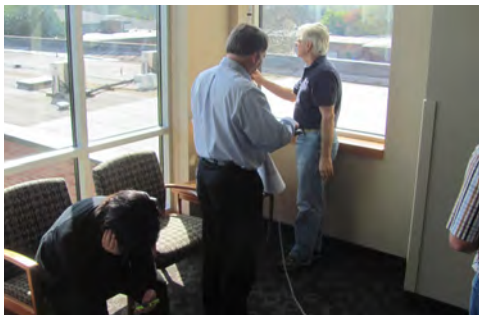
Subconsultants

LOR
Soils Engineer
Andrew Tardie, PG, CEG

DDA and Arc Flash SD
MEP
Ryan Heather, PE
Matt Samar, PE, LEED AP

WHA
Architect
Peter Gabrich

FCP
PEMB Fabricator
Daniel Martinez, PE



Hooman Tavallali, SE Principal-in-Charge

Professional Registration

- Civil Engineer, California, No. 82160; Florida, No. 99958
- Structural Engineer, California, No. 6738; Nevada No. 027089; Arizona, No. 79532; Hawaii, No. 19379

Education

- Doctor of Philosophy, Architectural Engineering (Structures), Pennsylvania State University, University Park, Pennsylvania
- Master of Science, Civil Engineering, Sharif University of Technology, Tehran, Iran
- Bachelor of Science, Civil Engineering, Shiraz University, Shiraz, Iran

Professional Affiliations

- Member, American Concrete Institute (ACI)
- Board Member Structural Engineering Association of Southern California (SEAOSC)
- Co-Chair, SEAOSC Disaster Emergency Services Committee, 2022-2023
- Vice Chair, Professional Practice Committee, SEAONC, 2021-2022

Mr. Tavallali has 20 years of combined academic and industry experience, leading and managing structural design, including projects such as high-rise buildings, schools, hospitals, multi-family housing facilities, and commercial office buildings. His expertise includes reinforced concrete, steel, post-tensioned construction, masonry, deep foundation and shoring, and wood and cold form steel construction. Mr. Tavallali is responsible for tasks such as project budget and time management, quality control, providing design guidelines and employee training, and client service management.

Structural Assessment and Shoring Design for Water Utilities Office Downey, California: The City of Downey (City) needed structural engineering services to evaluate its Water Utilities Division office. The facility is a single-story, wood-framed structure with partially reinforced CMU perimeter walls. A fire compromised the roof, interior framing, and portions of the building's lateral force resisting system. The City selected Cannon to provide a preliminary coordination and hazard survey, structural observation and damage assessment, temporary shoring design, and construction support during temporary shoring installation. Mr. Tavallali served as Project Manager.

Transportation Services-Storage Building Roof Collapse Repair, El Monte, California: The City of El Monte (City) currently uses an abandoned building for storage purposes. A portion of the building's roof collapsed. Cannon conducted a site visit to investigate the roof collapse. We provided construction documents and specifications for the repair of the roof. Mr. Tavallali served as Project Manager.

MRAR Maintenance Shop Project, Denver, Colorado: As part of the U.S. Army Corps of Engineers' Area Maintenance Support Activity effort, the MRAR Maintenance Shop project involved reroofing the administration building and adding new port of loading racks to improve safety and functionality. Working as a subconsultant to Ravatt, Albrecht & Associates, Inc., Cannon provided structural engineering services, including structural analysis, permitting support, and coordination with the architect and consultants. We evaluated the existing structure for reroofing, designed the skylight removal, and prepared drawings for the new loading racks. We also confirmed that the design met local codes and structural standards. At the contractor's request, Cannon designed temporary shoring for the 20-foot CMU walls and provided demolition sequencing guidance to support safe removal of the old roof and construction of the new system. Mr. Tavallali served as Project Manager.

Select Project Experience Summary

Mr. Tavallali has served as Project Manager on the following projects:

- Seismic Retrofit and Renovation of Utility Building, City of Downey, California
- Ventura Police Headquarters Seismic Evaluation, Ventura, California
- Conversion of Naval Facilities - (BEQ) 33612, Camp Pendleton, Area 33, California
- M Motel and Budget Inn Structural Integrity and Complete Seismic Requirement Assessments, City of El Monte, California
- Port of Long Beach Pier J Berths 243-247 Wharf Concrete Repairs, Long Beach, California

Marshall Pihl, SE QA/QC Manager

Professional Registration

- Civil Engineer:
  - California, No. 61406;
  - Washington, No. 625440
- Structural Engineer:
  - California, No. 5101
  - Colorado, No. 42873
  - Washington, No. 25440
  - Oregon, No. 60887PE
  - Texas, No. 12118
- Safety Assessment Program Evaluator CAL EMA, No. 67614

Education

- Master of Science, Civil Engineering (Structural), Columbia University, New York
- Bachelor of Engineering Science, Pacific Lutheran University, Tacoma, Washington
- Bachelor of Science, Civil Engineering, Columbia University, New York

Professional Affiliations

- Professional Member, International Code Council American Concrete Institute (ACI)
- American Institute of Steel Construction

Mr. Pihl has provided structural engineering services since 1984. He is knowledgeable in design and analysis for different types of new construction, renovations, and repair of structural damage due to water, rot, fire, and natural disasters. His experience includes design and analysis of wood, concrete, masonry, and steel structures. In addition to structural design and analysis, he has been involved in a number of projects as a structural engineering expert witness and consultant concerning various insurance claims and repairs.

Ventura Parking Garage Seismic Evaluation, Ventura, California: Cannon was selected to provide structural engineering services related to the evaluation and repair of a beach-front parking structure. The structure has experienced extensive cracks, corrosion, and concrete spalling due to the harsh exposure. Cannon's evaluation process followed the ASCE 41 process.

The three-tier process identifies performance expectations for the evaluation and retrofit of existing buildings. The process identifies weaknesses in the vertical and lateral force systems of the structure. From this process, a performance-based repair plan is developed. The City of Ventura will evaluate the construction cost for the repairs to determine a long-term plan for the parking structure. Mr. Pihl served as Project Manager.

Transportation Services-Storage Building Roof Collapse Repair, El Monte, California: The City of El Monte (City) currently uses an abandoned building for storage purposes. A portion of the building's roof collapsed. Cannon conducted a site visit to investigate the roof collapse. We provided construction documents and specifications for the repair of the roof. Mr. Pihl served as Principal-in-Charge / QA/QC.

Vandenberg Space Force Base Residential Fire Report, Vandenberg, California: A single-family residence located at Vandenberg Space Force Base experienced a fire that caused structural damage. Cannon visited the site and visually evaluated the structure to determine which parts were salvageable. After the site visit and review of available existing construction drawings of the structure, Cannon developed a report identifying the extent of the damage and scope of repair. Mr. Pihl served as Project Manager.

Select Project Experience Summary

Mr. Pihl has served as Project Manager or Structure Representative on the following projects:

- City of Ventura Olivas Adobe Repair, Ventura, California
- Buenaventura Golf Course Evaluation/Report, Ventura, California
- M Motel and Budget Inn Structural Integrity and Complete Seismic Requirement Assessments, City of El Monte, California
- Ventura Police Headquarters Seismic Evaluation, Ventura, California
- Conversion of Naval Facilities - (BEQ) 33612, Camp Pendleton, Area 33, California

Stuart Tomeny, PE Project Manager

Professional Registration

- Civil Engineer, California, No. 68454

Education

- Bachelor of Science, Civil Engineering, Structural Engineering (ARCE), California Polytechnic State University, San Luis Obispo, California

Professional Affiliations

- SEAOSC

Software Skills

- Enercalc
- Ram Elements
- Risa/ SAP
- CAD/ Revit

Mr. Tomeny has over 23 years of experience in structural and civil engineering design for public and private infrastructure projects across California. Before joining Cannon, he served as Principal Engineer at Solid Structures Engineering, leading design and construction support for more than 1,600 projects. His work included the design of bridges, retaining walls, pump stations, and municipal buildings, as well as seismic and wind analysis, foundation design, and structural review during construction. Stuart coordinates with public agencies and design teams to develop efficient, code-compliant structural systems using steel, concrete, masonry, and timber. He is dedicated to providing stable structures to the community for anticipated conditions and the lifetime of the structure.

Structural Assessment and Shoring Design for Water Utilities Office Downey, California: The City of Downey (City) needed structural engineering services to evaluate its Water Utilities Division office. The facility is a single-story, wood-framed structure with partially reinforced CMU perimeter walls. A fire compromised the roof, interior framing, and portions of the building's lateral force resisting system. The City selected Cannon to provide a preliminary coordination and hazard survey, structural observation and damage assessment, temporary shoring design, and construction support during temporary shoring installation. Mr. Tomeny served as Senior Associate.

Select Project Experience Summary

Mr. Tomeny has served as Project Manager or Senior Associate on the following projects:

- Garage Vehicle Barrier Repair, Ventura, California
- Maintenance Yard Roof Repair, Ventura, California
- Ventura Olivas Adobe Wall Repair, Ventura, California
- Starbase Air Separation Unit (Asu) - Retaining Wall Foundation Design Revision To IFC Drawings For Increased Launch Loads, Starbase, Texas
- VSFB Building Foundation Design for Building 398 East Bay Addition, Lompoc, California
- Civic Center Main Parking Lot Expansion - CIP Project, Irvine, California
- Civic Center Main Parking Lot Expansion - EV Charging Station Design, Irvine, California
- Civic Center Secured Parking Lot - Foundation Design for Shade Structures, Irvine, California
- VSFB Building Foundation Design for Building 398 East Bay Addition, Lompoc, California

Scott Kuhlman, EIT Project Engineer

Professional Registration

- Engineer-in-Training, NCEES 13-992-71

Education

- Master of Science, Structural Engineering, University of Arizona, Tucson, Arizona
- Bachelor of Science, Civil Engineering, University of Arizona, Tucson, Arizona

Professional Affiliations

- American Society of Civil Engineers

Software Skills

- AutoCAD
- Enercalc
- Ansys

As Project Engineer, Mr. Kuhlman will work as part of the design team responsible for the majority of initial design, plan preparation, development of technical specifications and estimates, and data compilation. In addition, he will assist with the development of proposals and fee estimates; provides field observation and generate reports; conduct project research; deliver communications to clients, agencies, and vendors; and provide calculations and modeling services performed under supervision of the project manager.

Transportation Services-Storage Building Roof Collapse Repair, El Monte, California: The City of El Monte (City) currently uses an abandoned building located at for storage purposes. A portion of the building's roof collapsed. Cannon conducted a site visit to investigate the roof collapse. We provided construction documents and specifications for the repair of the roof. Mr. Kuhlman served as Project Engineer.

Irvine Civic Center Secured Parking Lot Expansion, Irvine, California: Cannon was selected to provide engineering services for the City of Irvine Civic Center Secured Parking Lot. In addition to improving access control, the lot is being upgraded with new storm drains and water quality best management practices facilities. The scope includes design, grading and drainage, water quality management plan requirements, and utility coordination. Mr. Kuhlman served as Structural Project Engineer.

Select Project Experience Summary

Mr. Kuhlman has served as Project Engineer on the following projects:

- Structural Assessment and Shoring Design for Water Utilities Office Downey, California
- BLDG PM735, Complete Building Renovation, Naval Air Station, Pt. Mugu, California
- Structural Integrity and Complete Seismic Requirement Assessments, M Motel and Budget Inn, El Monte, California
- MRAR Maintenance Shop Project, Denver, Colorado
- Lake Forest Zone 4 El Toro Tank 1 and 2 Rehabilitation Project, Lake Forest, California
- Jed Smith 1, McCoy, and Calabasas Tank Rehabilitation Project, Calabasas, California

Andrew A. Tardie

Vice President/Project Manager

atardie@lorgeo.com

Mr. Tardie will be the principal in charge of assessing the project goals and establishing and implementing the procedures to obtain these goals.

As a geologist for LOR Geotechnical Group, Inc., since 1999, Andrew Tardie has been involved in all phases of geotechnical projects, ranging from initial site investigations to inspection and testing of soils/materials within the field and laboratory during construction for both the public and private sectors. Mr. Tardie has performed hundreds of geotechnical, geologic, and environmental investigations throughout the Inland Empire. This work has included geophysical surveys, slope investigations, liquefaction analysis, seismic hazard analysis, including fault surface rupture, and rock fall analysis. He has proposed on, planned, supervised, and conducted geotechnical projects including hillside investigations, flat land explorations, and earthwork monitoring projects in Riverside, San Bernardino, Orange, Los Angeles, and San Diego Counties. Specialized detail in Mr. Tardie's experience has included logging exploratory borings and trenches, obtaining and documenting field samples, percolation and infiltration feasibility testing, pavement evaluation, and subsequent geotechnical report writing. Mr. Tardie holds a B.A. degree in Geology from California State University, San Bernardino and is a licensed Professional Geologist and Certified Engineering Geologist in the State of California.

Mr. Tardie is a member of the Geological Society of America (GSA), the Association of Environmental and Engineering Geologists (AEG), South Coast Geological Society (SCGS), and the Inland Geological Society (IGS).

FIRM
LOR Geotechnical Group, Inc.

EDUCATION
B.A. degree in Geology from California State University, San Bernardino

REGISTRATIONS
PG 10144
CEG 2794

AFFILIATIONS
Mr. Tardie is a member of the Geological Society of America (GSA), the Association of Environmental and Engineering Geologists (AEG), South Coast Geological Society (SCGS) and the Inland Geological Society (IGS).

YEARS IN INDUSTRY
28 years

YEARS W/CURRENT FIRM
27 years

Matt Samar, PE, LEED AP

ARC FLASH SD

Electrical Engineer

Matt has provided electrical engineering expertise to education, healthcare, municipal and commercial facilities throughout Southern California. His design experience includes new buildings, central plant upgrades, infrastructure assessments and renovations. He has been responsible for overseeing projects from design through construction, research and application of building, electrical codes, calculations, equipment selection, sizing, project scheduling, specification writing, design document review, and punch list observations. Along with his extensive knowledge in commercial electrical engineering design, Matt also brings experience from other project types including public and private educational facilities.

EXPERIENCE
15 Total

EDUCATION
Masters of Electrical Engineering & MBA San Diego State University

Budapest University of Technology and Economics, BS Electrical Engineering

REGISTRATIONS
Professional Engineer
California (E21648)

ACCREDITATIONS
LEED Accredited Professional
Design-Build Institute of America, DBIA Certified

AFFILIATIONS
International Association of Electrical Inspectors(IAEI)

PROJECT EXPERIENCE

Acushnet, Carlsbad, CA
- Tenant Improvements for existing facility at Carlsbad

Makena MOB – Temecula CA *
- New 60,000-sf 2-story – Core & Shell and Tenant Improvements

Scripps La Jolla MOB, La Jolla CA*
- New 7-story Medical Office Building . The new MOB consisted of a basement level for Radiology and imaging, 1st floor GI labs and offices, 2nd floor Cath Labs, and 3rd thru 6th floor medical offices and specialty suits

Crenshaw MOB – Los Angles CA *
- New 30,000-sf 2-story – Core & Shell and Tenant Improvements

Retina Center – Chula Vista CA*
- Major modernization of existing building for American Eye Associates

Intuit Inc -Tenant Improvement – San Diego CA *
- Major tenant improvement for Intuit Inc at Torrey Santa FE Rd

San Diego County Administration Center - San Diego CA*
- $180 million major system remodeling

Psychiatric Hospital of San Diego County, San Diego CA *
- Major system remodeling

Geneal Atomic building G95, San Diego CA
- Tenant improvements for office spaces in building G95

Geneal Atomic building G97, San Diego CA
- Tenant improvements for office spaces in building G97

Illumina Building 6 San Diego, CA *
- Tenant improvement for office spaces in building 6

(* denotes projects completed prior to joining Arc Flash San Diego)

RYAN HEATHER, P.E.

CONTACT

2129 Tiffany Drive
Oceanside, CA 92056
e: rheather2010@gmail.com
c: 760.500.7739

LICENSURE

P.E. – CA M 34801
P.E. – FL M 103188
P.E. – TX M 159359

CERTIFICATIONS

NCEES Registered – I.D.: 19-082-07

EDUCATION

CSU California Maritime Academy
BSME – June 2003

Carlsbad High School
Graduate – May 1998

WORK EXPERIENCE

DDA Consulting Professional Engineers, Inc.
President
August 2023 to Present

ELEN Consulting, Inc.
Chief Mechanical Engineer
January 2016 to August 2023

Jacobs
Mechanical Engineer
September 2014 to December 2015

T-Squared Professional Engineers, Inc.
Mechanical Engineer
December 2006 to July 2013

KMA Consulting
Mechanical Designer
June 2004 to December 2006

CAREER SNAPSHOT

Mr. Heather's career in the Mechanical HVAC, Plumbing and Process Engineering industry has been a very broad career. He has not specialized in any one aspect, but rather focused on learning all aspects of engineering approached to perform the next project to a higher standard and expectation. This thought process is not only a goal for the Company, but for Mr. Heather's extremely high personal set standard.

KNOWLEDGE

Mr. Heather's arsenal of engineering includes, but is not limited to;
- variable air volume (VAV) systems
- air and water cooled VRV (VRF) systems
- 4-pipe chilled water (CHW)
- heating hot water (HHW) systems
- condenser water (CDW) systems
- single zone packaged and split systems
- site and building natural gas distribution systems
- domestic cold and hot water systems
- sanitary waste and vent systems
- compressed air systems
- lab gas systems
- deionized (DI) water systems
- medium temperature hot water (MTHW) systems
- steam and condensate return systems
- chemical drain systems
- general building and garage exhaust systems
- tail-pipe exhaust systems
- kitchen hood exhaust systems
- process hood exhaust systems
- vehicle exhaust systems

These systems are at Mr. Heather's disposal for any number of project types and applications.

RESPONSIBILITIES

Mr. Heather's responsibilities involve all aspects of a project from load calculations to client, project and team management. Not only is Mr. Heather well versed with mechanical and plumbing management, he is very adept to overall team management with full A&E services. He knows what other disciplines need so he can anticipate what is needed to streamline project cohesiveness.

Mr. Heather has been managing projects since 6-months into his career and maintains many relationships he has had since that time. He performs on the job mentoring and training for engineers, designers and drafters working on Mr. Heather's team. It is Mr. Heather's philosophy the more the team as a whole understands the project and tasks at hand, the higher quality the work will be achieved and the faster the end product will be produced.

RICK AIKEN

AIA, NCARB

VICE PRESIDENT | URBAN STUDIO

EDUCATION:

Bachelor of Science in Architecture
University of Oregon
Eugene, Oregon

REGISTRATIONS:

Licensed Architect: CA, NC, OR

National Council of Architectural Registration Boards, NCARB

AFFILIATIONS:

American Institute of Architects
Building Industry Association
Long Beach Camber of Commerce

CONTACT:

P: 949.622.8784
E: ricka@whainc.com

Rick Aiken, the Vice President of Los Angeles/Urban Studio, directs the WHA LA Urban Mixed-Use Design Studio. With over 35 years of experience and a large body of work in and around the West Coast, Rick has become a leader in urban design with a focus on higher density and mixed-use projects. His expertise has led to speaking engagements to share his skills and insight in the area of urban infill design. It is Rick's firm belief that the scale of these projects is bigger than one person and ultimately it is tenacity, discipline, and good communication that result in success.

With his diversity of experience in commercial, institutional, and residential projects, Rick integrates different architectural and planning philosophies while achieving programmatic and economic objectives of the client.

Rick encourages balanced responsibilities and skill sets for those on his team. He identifies staff best suited to each project and keeps them involved from conceptual design through production. Ultimately this provides a better flow of information and builds stronger client relationships.

PROJECT EXPERIENCE:

BLU
Urban Mixed Use
Intracorp | Long Beach, CA

Jefferson Square
Mixed Use
Thomas Safran & Associates | Los Angeles, CA

Prisma
Urban Apartments
Wood Partners | Santa Ana, CA

Triada Gardens at Station District
Townhomes
Related Companies of California | Santa Ana, CA

PETER GABRICH

ARCHITECT, NCARB

SENIOR PRINCIPAL

EDUCATION:

California State Polytechnic University
Pomona, CA

REGISTRATIONS:

Licensed Architect: CA

National Council of Architectural
Registrations Board, NCARB

AFFILIATIONS:

Building Industry Association

CONTACT:

P: 949.622.8759

E: peterg@whainc.com

Peter possesses over 25 years of experience in architecture and design. He served in the United States Army from 1990 to 1994 and was honorably discharged. His project experience ranges from tenant improvements to residential multi-family construction, including all phases from schematic design to construction administration.

As a senior principal of WHA's Urban Studio Peter focuses on podium, multifamily, and mixed-use projects.

Peter has been instrumental in integrating BIM into the design workflow at WHA, which results in more accurate and complete documentation, as well as increased efficiencies. He is currently overseeing the construction of several podium and on-grade projects totaling over $100 million, working hand in hand with clients and contractors.

PROJECT EXPERIENCE:

Canby Woods
Affordable Apartments
Thomas Safran and Associates | Contra Costa, CA

Danville Hotel
Mixed Use
Castle Companies | Danville, CA

Prisma
Podium Apartments
Wood Partners | Santa Ana, CA

Coastline Ventura
Apartments
JDA West | Ventura, CA

Item No. 11.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF RESOLUTION APPROVING THE LIST OF PROJECTS IN THE PROPOSED FISCAL YEAR (FY) 2026-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) TO BE FUNDED BY SENATE BILL 1 (SB1), THE ROAD REPAIR AND ACCOUNTABILITY ACT**

EXECUTIVE SUMMARY

The City Council will consider adopting a Resolution approving the list of projects in the proposed Fiscal Year 2026-2027 Capital Improvement Project to be funded by SB1: The Road Repair and Accountability Act of 2017. The City will receive $3,196,371 in SB1 revenues for FY 2026-2027 that will be used to fund street rehabilitation and other infrastructure-related projects.

RECOMMENDATION

That the City Council:

> Adopt Resolution No. 26-8351, approving the list of projects in the proposed Fiscal Year 2026-2027 Capital Improvement Program to be funded by Senate Bill 1: The Road Repair and Accountability Act of 2017.

BACKGROUND

Senate Bill 1 (SB1), The Road Repair and Accountability Act of 2017, is a transportation funding bill passed by the State Legislature and signed into law by the Governor in April 2017, which provides approximately $52 billion in funding raised through gasoline, diesel fuel, and sales tax increases over the first 10 years of the law, in order to address significant multi-modal transportation funding shortfalls Statewide.

ANALYSIS

In order to receive SB1 funding approval for Fiscal Year (FY) 2026-2027, the City must adopt a resolution approving a list of projects proposed to be funded through SB1. The project list must include a description and location of each proposed project, a proposed schedule for the project's completion, and estimated useful life of the proposed improvements. The City is required to submit a copy of the adopted resolution to the California Transportation Commission by July 1, 2026. The City's SB1 funding allocation for FY 2026-2027 is estimated at $3,196,371.

The projects proposed to be funded with SB1 revenues are listed in Exhibit A of the attached Resolution. Staff recommends adoption of the attached Resolution to secure SB1 funds for FY 2026-2027. The street improvement projects have been selected based on the results of the City's Pavement Management Program and as they appear in the City's approved Capital Improvement Program.

CITY COUNCIL PRIORITIES

Quality of Life, Safety and Infrastructure

FISCAL IMPACT

Approval of the recommended action will result in the City receiving SB 1 revenues in the amount of $3,196,371, within the SB1 Transportation Fund 32 under various accounts for the proposed Fiscal Year 2026-2027 Budget.

Attachments

Attachment A: Resolution No. 26-8351 - FY 26-27 SB1

RESOLUTION NO. 26-8351

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING THE LIST OF PROJECTS IN THE PROPOSED FISCAL YEAR 2026/2027 CAPITAL IMPROVEMENT PROGRAM TO BE FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB1), the Road Repair and Accountability Act of 2017 was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB1 includes accountability and transparency provisions that will ensure the residents of the City of Downey are aware of the projects proposed for funding in our community and which projects are in progress or have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated $3,196,371 in RMRA funding in Fiscal Year 2026/2027 from SB1; and

WHEREAS, this is the ninth year in which the City is receiving SB 1 funding, which will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities; and

WHEREAS, the City used a Pavement Management System to develop the SB1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB1 will help the City maintain and rehabilitate a number of street pavement rehabilitation projects and add active transportation infrastructure throughout the City this year and hundreds of similar projects into the future; and

WHEREAS, the 2021 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an at-risk condition, and this revenue will help the City increase the overall quality of its road system and over the next decade will bring the City's streets and roads into a good condition; and

WHEREAS, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

WHEREAS, police, fire, and emergency medical services all need safe reliable, roads to react quickly to emergency calls, and a few minutes of delay can be a matter of life and death; and

WHEREAS, restoring roads before they fail also reduces construction time which results in less air pollution from heavy equipment and less water pollution from site run-off; and

WHEREAS, the SB 1 project list, attached herein as Exhibit A, and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

SECTION 1. The City Council of the City of Downey hereby approves the list of newly proposed projects appearing on Exhibit A to be funded in Fiscal Year 2026/2027 with RMRA revenues.

SECTION 2. The City Council hereby approves the list of projects previously proposed and adopted from Fiscal Year 2025/2026 appearing on Exhibit A, for which revenues from Fiscal Year 2026/2027 RMRA may be used in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State the City's intent to fund these projects with RMRA revenues.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall attest to and certify the vote adopting this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

_____
CLAUDIA M. FROMETA, Mayor

ATTEST:

_____
MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

John M. Funk

_____
JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a regular meeting held on the 26th day of May, 2026, by the following vote, to wit

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

_____
MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 12.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF RESOLUTION ORDERING PREPARATION OF ENGINEER'S REPORT FOR RENEWAL OF LANDSCAPING AND STREET LIGHTING ASSESSMENT DISTRICT NO. 121 FOR THE FISCAL YEAR 2026-2027**

EXECUTIVE SUMMARY

The City Council will consider adopting a resolution ordering the preparation of the Engineer's Report for the City's Lighting and Landscaping Assessment District for Fiscal Year 2026-2027.

RECOMMENDATION

That the City Council:

> Adopt Resolution No. 26-8352, ordering preparation of the Engineer's Report in accordance with Article 4 of Chapter 1 of the "Landscaping and Lighting Act of 1972" (Streets & Highways Code Section 22500, et, seq.), being Division 15, Part 2 of the Streets and Highways Code of the State of California for the maintenance, operation, and servicing of street and public facility landscaping, lighting, traffic signals, and appurtenant work in the City of Downey for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

BACKGROUND

The cost of maintaining and servicing many of the street lights, traffic signals, and landscaping throughout the City is paid through assessments on individual parcels under the Landscaping and Lighting Act of 1972 as well as revenues from general property taxes.

There are approximately 6,655 street lights that provide illumination for vehicular traffic and pedestrian safety in the City. Of said total, 2,144 street lights are owned by the City, 57 are owned by Caltrans, 45 are shared with other municipalities, and 4,409 are owned by Southern California Edison Company (SCE). Moreover, the City has a total of 115 traffic signals, including 9 that are operated and maintained by Caltrans and 14 that are shared with adjoining agencies. The City also has a total of 18 (9 pairs) flashing beacons and 32 (16 pairs) solar-powered vehicle speed feedback signs.

The existing assessment district designated as "The Landscaping and Street Lighting District No. 121" is made up of 7 zones. Zones I through VI provide funding for the maintenance and operation of streetlights and traffic signals. Zone L provides funds for tree trimming, tree removals, and other landscaping maintenance along parkways and medians of public streets in the City.

ANALYSIS

The California Streets and Highways Code requires that the City prepare an Engineer's Report every year to evaluate the assessment rates for the various zones within the District. The City Council will review the results of the Engineer's Report and subsequently set a public hearing date. At said public hearing, the assessment rates will be confirmed and set for the various zones within the District for the ensuing year. Staff recommends adoption of the attached Resolution ordering the preparation of the Engineer's Report.

CITY COUNCIL PRIORITIES

Fiscal Responsibility

Quality of Life, Safety & Infrastructure

FISCAL IMPACT

The financial impact will be presented at future meetings together with the results of the Engineer's Report.

Attachments

Attachment A: Resolution No. 26-8352 - AD 121 Ordering Eng Report_26-27

RESOLUTION NO. 26-8352

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY ORDERING PREPARATION OF THE ENGINEER'S REPORT IN ACCORDANCE WITH ARTICLE 4 OF CHAPTER 1 OF THE LANDSCAPING AND LIGHTING ACT OF 1972 (STREETS & HIGHWAYS CODE SECTIONS 22500-22679) FOR THE MAINTENANCE, OPERATION AND SERVICING OF STREET AND PUBLIC FACILITY LANDSCAPING, LIGHTING, TRAFFIC SIGNALS AND APPURTENANT WORK IN THE CITY OF DOWNEY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

WHEREAS, the City Council of the City of Downey has, by previous resolution, established the "City of Downey Landscaping and Street Lighting District, No. 121" pursuant to the "Landscaping and Lighting Act of 1972" (Streets & Highways Code Sections 22500-22679); and

WHEREAS, the City Council has determined that the public interest, convenience, and necessity require the continued levy of assessments within the City of Downey Landscaping and Street Lighting District No. 121 for the purpose of operating, maintaining and servicing the assessment district, including the operation, maintenance and servicing of landscaping, street lighting, traffic signals and appurtenant facilities within the assessment district.

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

SECTION 1. The City Council hereby initiates proceedings pursuant to the "Landscaping and Lighting Act of 1972" to levy and collect annual assessments for Fiscal Year 2026-2027 on property within the assessment district for the operation, maintenance and servicing of landscaping, street lighting, traffic signals and appurtenant facilities within the assessment district.

SECTION 2. A report must be prepared for each fiscal year for which assessments are to be levied and collected to pay the costs of these improvements.

SECTION 3. The improvements associated with the City of Downey Landscaping and Street Lighting District No. 121 for FY 2026-2027 are substantially the same improvements as described in the report for Fiscal Year 2025-2026 and will also include the addition of new streetlights, traffic signals, flashing beacons and vehicle speed feedback signs.The planned quantities, costs and zone locations of the additional improvements will be further described in the Fiscal Year 2026-2027 Engineer's Report.

SECTION 4. The Director of Public Works/City Engineer is hereby ordered to prepare and file the Engineer's report in accordance with Article 4 of Chapter 1 of the "Landscaping and Lighting Act of 1972" (Streets & Highways Code Section 22500-22679) for the maintenance, operation, and servicing of street and public facility landscaping, lighting, traffic signals and appurtenant facilities located within the assessment district for Fiscal Year commencing July 1, 2026 and ending June 30, 2027 all as set forth in this Resolution.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and the City Clerk shall attest to and certify the vote adopting this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

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

MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 13.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**JAMES MCQUEEN, DIRECTOR OF HUMAN RESOURCES**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF RESOLUTION AUTHORIZING THE CITY OF DOWNEY TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY**

EXECUTIVE SUMMARY

The City Council will consider adopting a resolution authorizing the City to provide notice of intent to withdraw from the Independent Cities Risk Management Authority (ICRMA) which currently provides pooled insurance services to the City.

RECOMMENDATION

That the City Council:

Adopt Resolution No. 26-8353, authorizing the City to provide notice of the City's intent to withdraw from the Independent Cities Risk Management Authority.

BACKGROUND

The City of Downey, like many municipalities in California, is a member of a joint powers authority which provides a combination of self- insurance, pooled coverage and other risk management products and programs to member agencies. The City is currently a member of the Independent Cities Risk Management Authority (ICRMA). ICRMA currently provides services to a total of twelve Southern California cities.

ANALYSIS

Over recent years, the cost of coverage has continued to increase while the pool has also decreased in the total number of member agencies. As a result, these rising costs have to be spread among the remaining membership. Recently, two additional member agencies have also issued notice of their intent to withdraw in the upcoming program year. There is also a possibility that other agencies will soon be following suit, further decreasing the membership. The primary factor these other agencies are electing to pursue other options appears to be due to increasing costs. As the membership continues to decrease the continued benefit of pooling is reduced for the remaining member agencies.

In an effort to retain membership and streamline operations ICRMA will conduct a comprehensive review of current structure and member costs to be completed in the next 6 months. This review is being undertaken with the intent to restructure operations in an effort to retain current membership and minimize increasing costs which may have significant impacts to remaining members. In an effort to preserve the City's rights during this process, staff is recommending the filing of this notice of intent to with draw from the pool. ICRMA bylaws require the adoption of a resolution indicating an agency's intent to withdraw to be filed by July 1st in order to be effective at the start of the following program year. As such, the City is required to adopt this notice of intent to withdraw by July 1, 2026, in order to preserve the City's rights to withdraw by July 1, 2027, if determined to be in the City's best interest.

Following the adoption of this resolution, staff is committed to working with ICRMA to ensure the conditions are met for the City's continued membership. Additionally staff will research other potential coverage options to determine if continued membership with ICRMA is in the City's best interest. The City last issued a notice of intent to withdraw in November of 2017 in order to review other potential coverage options. The following January the City elected to rescind this notice and stay with the ICRMA. In addition to the potential structural changes to the pool, this additional review is timely as it has been over 8 years since the City last completed a review of these services. If continued membership is determined to be in the best interest of the City, the appropriate withdrawal notice shall be provided by the December 1, 2026 deadline as authorized by this resolution.

CITY COUNCIL PRIORITIES

Fiscal Responsibility

FISCAL IMPACT

There is no fiscal impact.

Attachments

Attachment A: Resolution No. 26-8353 - Notice of Intent to Withdraw ICRMA

RESOLUTION NO. 26-8353

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY PROVIDING NOTICE OF THE CITY'S INTENT TO WITHDRAW FROM THE INDEPENDENT CITIES RISK MANAGEMENT AUTHORITY

WHEREAS, the Independent Cities Risk Management Authority (ICRMA) provides a variety of pooled insurance products to its member cities; and

WHEREAS, the City of Downey is currently an ICRMA Governing Board Member and participates in various ICRMA insurance programs; and

WHEREAS, the Joint Exercise of Powers Agreement for Insurance and Risk Management Purposes and the bylaws of the ICRMA establish the guidelines for participation in the insurance and other related programs offered by ICRMA and further provide the process for withdrawal from the ICRMA; and

WHEREAS, the ICRMA program bylaws require a member to provide specific notification of intent to withdraw by the adoption of a governing body resolution; and

WHEREAS, the City is currently performing a due diligence analysis of its current method for providing insurance and related programs; and

WHEREAS, the City wishes to preserve its right to withdraw from ICRMA should the current analysis show that withdrawal would be advantageous to the City; and

WHEREAS, the City is required to provide notice of its intent to withdraw from ICRMA by July 1, 2026 if it wishes to withdraw effective July 1, 2027; and

WHEREAS, the City may elect to rescind this notice to withdraw by December 1, 2026, should the analysis show that withdrawal would not be advantageous to the City.

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

SECTION 1. The City of Downey hereby provides written notice of its intent to withdraw membership from ICRMA effective July 1, 2027.

SECTION 2. The City Manager shall be authorized to rescind this notice of intent to withdraw by December 1, 2026, if it is determined that withdrawal from ICRMA would not be in the best interest of the City as determined by further analysis.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

_____

CLAUDIA FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 14.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY CLERK**
BY:	**ALICIA DUARTE, CITY CLERK**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF RESOLUTIONS PERTAINING TO THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION FOR COUNCIL DISTRICTS 2 AND 4**

EXECUTIVE SUMMARY

The City Council will consider adopting resolutions that will call the General Municipal Election to be held November 3, 2026, for Council Districts 2 and 4, including resolutions requesting Consolidation of the Election from the Los Angeles County Board of Supervisors with the Statewide California General Election and adopting regulations for candidates' statements submitted to the voters at the General Municipal Election.

RECOMMENDATION

That the City Council:

1. Adopt Resolution No. 26-8354, calling for the holding of a General Municipal Election to be held on Tuesday, November 3, 2026 for the Election of Certain Officers as required by the provisions of the City of Downey Charter;

2. Adopt Resolution No. 26-8355, requesting the Board of Supervisors of the County of Los Angeles to consolidate the City's General Municipal Election to be held on Tuesday, November 3, 2026, with the Statewide General Election to be held on the same date pursuant to Section 10403 of the California Elections Code; and,

3. Adopt Resolution No. 26-8356, adopting regulations for candidates for elective office pertaining to Candidates' Statements submitted to the voters at a General Municipal Election to be held on Tuesday, November 3, 2026.

DISCUSSION

Attached for City Council consideration are three resolutions that satisfy the requirements for the City's General Municipal Election pursuant to the Downey City Charter. The first Resolution calls for the holding of the General Municipal Election for two (2) City Council seats, one from Council District 2 and one from Council District 4, to be held on Tuesday, November 3, 2026; the second Resolution requests the Board of Supervisors of Los Angeles County to consolidate the City's election with the Statewide General Election and requests the Los Angeles County Registrar-Recorder/County Clerk canvass the returns of the election. The final Resolution establishes regulations for candidate statements and includes requirements of the Voting Rights Act relative to the foreign language policy.

ANALYSIS

The offices for Council District Nos. 2 and 4 to be filled for this election are for a full term of four (4) years. The filing period for nomination papers and candidate statements is July 13 to August 7, 2026.

Pursuant to Sections 10400 - 10418 of the Elections Code of the State of California and provisions of law in the California Government Code, these Resolutions must be adopted in order to proceed with the General Municipal Election. Therefore, it would be appropriate for the City Council to call the election, request its consolidation with the Statewide General Election, and establish regulations for candidate statements.

CITY COUNCIL PRIORITIES

Public Engagement

FISCAL IMPACT

Approval of the recommended actions will have no immediate fiscal impact. Funding in the amount of $125,000 for the November 2026 Election has been included in Account No. 10-4-1135-0700 as part of the proposed Fiscal Year 2026–2027 Budget. The actual cost of the Election will be invoiced to the City by the Los Angeles County Registrar-Recorder/County Clerk after the election concludes and expenditures are calculated and divided among the other cities consolidating their city election with the Los Angeles County Registrar-Recorder/County Clerk.

Attachments

Attachment A: Resolution No. 26-8354 - Calling for Election 2026

Attachment B: Resolution No. 26-8355 - Consolidating with LA County

Attachment C: Resolution No. 26-8356 - Candidate Statement 2026

RESOLUTION NO. 26-8354

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE CITY OF DOWNEY CITY CHARTER

WHEREAS, City of Downey City Charter Section 1300 provides that all General Municipal Elections for the election of officers of the City and for such other purposes as the City Council may prescribe shall be held on the same date and at the same time as the Statewide General Election; and

WHEREAS, Charter Section 1302 provides that all municipal elections shall be governed by State law except as otherwise provided in the City Charter or ordinance enacted by the City Council and not inconsistent with the Charter.

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

SECTION 1. Pursuant to Downey City Charter Sections 1300 and 1302 and the laws of the State of California applicable to charter cities, the City Council of the City of Downey hereby calls and orders to be held in the City of Downey, California, a General Municipal Election on Tuesday, November 3, 2026, for the purpose of electing two (2) members of the City Council for a full term of four (4) years. One member shall be elected from and by the voters of District 2; and one member shall be elected from and by the voters of District 4.

SECTION 2. The ballots to be used at the election shall be in form and content as required by law.

SECTION 3. The City Clerk is authorized, instructed and directed to coordinate with the County of Los Angeles Registrar-Recorder/County Clerk to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. The vote center locations and hours of operations, ballot drop box locations and hours of operations, vote-by-mail procedures and timing, the election officers, and all other persons and procedures for the General Municipal Election shall be the same as those utilized by the County of Los Angeles and in compliance with the Elections Code of the State of California. In addition, the polls/vote centers for the election shall be open at seven o'clock a.m. of the same day of the election and shall remain open continuously from that time until 8 o'clock p.m. when the polls shall be closed pursuant to Elections Code Section 10242, except as provided in Section 14401 of the Elections Code.

SECTION 5. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. The notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.

SECTION 7. In the event of a tie vote if any two or more persons receive an equal and the highest number of votes for an office as certified by the County of Los Angels Registrar-Recorder/County Clerk, the City Council, in accordance with Elections Code Section 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear and will determine the tie by lot.

SECTION 8. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution and shall cause notice of the election, the offices to be filled, and other matters relating to the election to be given as required by the California Elections Code.

SECTION 10. The City Clerk shall, not later than the 88th day prior to the General Municipal Election to be held on Tuesday, November 3, 2026, file with the Board of Supervisors of the County of Los Angeles and the County of Los Angeles Registrar-Recorder/County Clerk a certified copy of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

John M. Funk

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026 by the following vote, to wit:

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

MARIA ALICIA DUARTE, CMC
City Clerk

RESOLUTION NO. 26-8355

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE CITY'S GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE

WHEREAS, the City Council of the City of Downey called a General Municipal Election to be held on Tuesday, November 3, 2026, for the purpose of the election of two (2) Members of the City Council, for full terms of four (4) years. One member shall be elected from and by the voters of District 2; and one member shall be elected from and by the voters of District 4; and.

WHEREAS, it is desirable that the City's General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the City the precincts, polling places (vote centers) and election officers of the two elections be the same, and that the County of Los Angeles Registrar-Recorder/County Clerk canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

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

SECTION 1. Pursuant to the requirements of Section 10403 of the California Elections Code, the Board of Supervisors of the County of Los Angeles is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election to be held on Tuesday, November 3, 2026 for the purpose of the election of two (2) Members of the City Council, for a full term of four (4) years.

SECTION 2. The County of Los Angeles Registrar-Recorder/County Clerk is authorized to canvass the returns of the General Municipal Election of the City of Downey. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. Pursuant to Section 10418 of the California Elections Code, the election will be held and conducted in accordance with the provisions of law regulating the Statewide General Election.

SECTION 3. The County of Los Angeles Board of Supervisors is requested to issue instructions to the County of Los Angeles Registrar-Recorder/County Clerk to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. The City of Downey recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County of Los Angeles for any costs upon presentation of reasonably detailed invoices.

SECTION 5. The City Clerk is hereby directed to forward a certified copy of this Resolution to both the Board of Supervisors of the County of Los Angeles and the County of Los Angeles County Registrar-Recorder/County Clerk.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026 by the following vote, to wit:

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

MARIA ALICIA DUARTE, CMC
City Clerk

RESOLUTION NO. 26-8356

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency shall adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates' statement; and

WHEREAS, the City of Downey seeks to adopt the regulations below as applicable to the November 3, 2026 General Municipal Election.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DOWNEY DOES HEREBY RESOLVEAS FOLLOWS:

SECTION 1. GENERAL PROVISIONS. Pursuant to Sections 13307 and 13308 of the Elections Code of the State of California, each candidate for elective office to be voted for at the General Municipal Election to be held in the City of Downey on Tuesday, November 3, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of no more than two hundred (200) words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed, in typewritten format, in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. **CITY OF DOWNEY CHARTER PROVISION**. In addition to Section 1, pursuant to Section 1307 of the City of Downey City Charter, any candidate for an elective City office may prepare a statement of qualifications in accordance with the restrictions set forth by State law and subject to the following additional restriction: A statement of qualifications shall be limited to a recitation of the candidate's own personal background and qualifications and shall not in any way make reference to other candidates or to other candidate's qualifications, character or activities. The City Clerk shall not cause to be printed or circulated any candidate's statement of qualifications which the City Clerk determines is not so limited or which includes any such references.

SECTION 3. ELECTRONIC STATEMENTS. Pursuant to Section 13307(c) of the California Elections Code, the governing body of the City of Downey authorizes the preparation of candidate statements for nonpartisan elective office for the purpose of electronic distribution. Candidates will prepare statements for electronic distribution pursuant to Section 13307(a) of the Elections Code. A statement prepared pursuant to this subdivision shall be posted on the internet website of the County Elections Official. Pursuant to Section 13307.7(a) of the Elections Code, candidates shall provide payment of the requisite fee to cover the duties and procedures set forth in Sections 13307(b) and (d) of the Elections Code.

SECTION 4. FOREIGN LANGUAGE POLICY.

A. Pursuant to the Federal Voting Rights Act, candidates' statements will be translated into all languages required by the County of Los Angeles. The County is required to translate candidates' statements into the following languages:

Spanish, Chinese and Korean.

B. The County will mail separate voter information guides and candidates' statements in Spanish, Chinese and Korean to only those voters who are on the county voter file as having requested a voter information guide in a particular language. The County will make the voter information guides and candidates' statements in the required languages available at all polling places (vote centers), on the County's website, and in the Election Official's office.

SECTION 5. PAYMENT.

A. Translations:

1. The candidate shall be required to pay for the cost of translating the candidate's statement into any required foreign language as specified in Section 4 above pursuant to Federal and State law.

2. The candidate shall be required to pay for the cost of translating the candidate's statement into any foreign language that is not required as specified in Section 4 above, pursuant to Federal and State law, but is requested as an option by the candidate.

B. Printing:

1. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter information guide.

2. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required in (A) of Section 4 above, in the main voter information guide.

3. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language requested by the candidate per (B) of Section 4 above, in the main voter information guide.

4. The candidate shall be required to pay for the cost of printing the candidate's statement in a foreign language required by (A) of Section 4 above, in the facsimile voter information guide.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidates' statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of underpayment, the City Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the City Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

SECTION 6. MISCELLANEOUS.

A. All translations shall be provided by professionally certified translators as set forth in Elections Code 13307(b).

B. The City Clerk shall comply with formatting and submission guidelines provided by the City Clerk and the Los Angeles County Registrar-Recorder/County Clerk.

C. The City Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

SECTION 7. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot or voter information guide.

SECTION 8. The City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 9. All previous resolutions establishing City Council policy on payment for candidate's statements are hereby repealed.

SECTION 10. This Resolution shall apply only to the General Municipal Election to be held on Tuesday, November 3, 2026.

SECTION 11. The City Clerk shall certify to the passage and adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026 by the following vote, to wit:

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

MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 15.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY CLERK**
BY:	**ALICIA DUARTE, CITY CLERK**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF A RESOLUTION APPROVING APPOINTMENT TO THE PUBLIC WORKS COMMITTEE FOR COUNCIL DISTRICT 5**

EXECUTIVE SUMMARY

The City Council will consider adopting a resolution to appoint Ms. Primavera Banuelos to the Public Works Committee for Council District 5.

RECOMMENDATION

That the City Council:

> Adopt Resolution No. 26-8357, approving the appointment of Primavera Banuelos to the Public Works Committee for Council District 5.

BACKGROUND

Pursuant to the Downey City Charter Section 902, Council Member Mario Tujillo recommends approval of the appointment of Primavera Banuelos to the Public Works Committee for Council District 5.

CITY COUNCIL PRIORITIES

Quality of Life, Neighborhood & Infrastructure
Public Engagement

FISCAL IMPACT

There is no fiscal impact.

Attachments

Attachment A: Resolution No. 26-8357 - Appointment of Primavera Banuelos to the PW Committee - D5

RESOLUTION NO. 26-8357

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING THE APPOINTMENT OF PRIMAVERA BANUELOS TO THE PUBLIC WORKS COMMITTEE FOR COUNCIL DISTRICT 5

THE CITY COUNCIL OF THE CITY OF DOWNEY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Primavera Banuelos is hereby appointed to the Public Works Committee for Council District 5 for the term expiring December 2028.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution and transmit a copy thereof to the appointee.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

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

MARIA ALICIA DUARTE, CMC
City Clerk

Item No. 16.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**MATTHEW BAUMGARDNER, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER**
DATE:	**MAY 26, 2026**
SUBJECT:	**SECOND READING AND ADOPTION OF ORDINANCE GRANTING A FRANCHISE AGREEMENT RENEWAL WITH TESORO SOCAL PIPELINE COMPANY LLC**

EXECUTIVE SUMMARY

The City Council will consider adopting an ordinance declaring its intention to grant an oil pipeline franchise agreement to Tesoro SoCal Pipeline Company LLC (Tesoro) which expired on February 10, 2026. The proposed term of this renewal is for 10 years through February 2036. If the franchise agreement is renewed, the estimated first-year franchise fee revenue would be $32,387 which would be adjusted annually in subsequent years by the Consumer Price Index (CPI).

RECOMMENDATION

That the City Council:

> Adopt Ordinance No. 26-1542, granting a renewal of an Oil Pipeline Franchise Agreement to Tesoro Socal Pipeline Company LLC.

BACKGROUND

On January 10, 2006, the City Council adopted Ordinance No. 06-1184, granting a 10-year franchise to BP West Coast Products, LLC to construct, operate, maintain, inspect, repair, remove, replace, and abandon an eight inch oil pipeline within certain streets of the City. On July 23, 2013, the City Council subsequently adopted Resolution No.13-7430 granting a transfer of the franchise from BP West Coast Products LLC to Tesoro.

On October 12, 2015, Tesoro submitted a letter to the City requesting the renewal of their franchise agreement for another 10 years. On December 8, 2015, the City Council adopted a resolution declaring its intention of renewing an oil pipeline franchise with Tesoro and setting the date of public hearing for January 12, 2016. Subsequently, on January 12, 2016, the City Council introduced an ordinance upon conclusion of a public hearing on the matter. On January 26, 2016, the City Council adopted Ordinance No. 16-1351 (Attachment A), granting a 10-year franchise to Tesoro. In late 2025, Tesoro submitted a letter to the City requesting the renewal of their franchise agreement for an additional 10 years. The existing agreement expired on February 10, 2026. On May 12, 2026, the City Council introduced the attached ordinance at a public hearing to discuss the proposed oil pipeline franchise agreement renewal. The pipeline is part of an underground system through several cities that transports oil. It will continue to be operated and maintained by Tesoro. The attached map shows the location of Tesoro Pipeline within the City (Attachment B).

ANALYSIS

The proposed franchise would be for a 10-year term and contains the rules under which Tesoro would operate the pipeline. Ultimately, the City Council may, at its sole and absolute discretion, approve, deny, or condition the approval of any such request. The term of the new franchise, if granted, will be effective February 10, 2026. Per letter dated October 29, 2025 (Attachment C), the Office of the State Fire Marshal (OSFM) confirms that the subject pipeline, which passes through the City of Downey, is in compliance with applicable federal and state laws and regulations governing pipeline maintenance and operation. On May 12, 2026, a public hearing was held to afford the community an opportunity to provide feedback regarding the proposed oil pipeline franchise agreement renewal.

In accordance with the terms of the franchise agreement, an annual franchise fee shall be paid by Tesoro every year within sixty (60) days after the end of each calendar year, including the year of granting. Within thirty (30) days following the adoption of the ordinance, Tesoro will pay the City a base granting fee in the amount of $10,300. Additionally, a base annual fee shall be paid every year within sixty (60) days after the end of each calendar year, including the year of granting. The initial base annual fee for the 19,748 feet of eight (8) inch pipeline within the City of Downey right of way will be $32,387. A penalty at the rate of ten percent (10%) per month or fraction there of beyond the sixty (60) day payment date will be charged.

The annual payment for each lineal foot of pipeline will be adjusted at the time payment is due by the percentage change in the CPI, all Urban Consumers for the Los Angeles-Long Beach-Anaheim area. In no event shall any base fee be charged which is less than the base fee amount of $1.64 per lineal foot. This rate is consistent with the base fee per lineal foot that is charged by other public agencies in the region.

CITY COUNCIL PRIORITIES

Fiscal Responsibility

FISCAL IMPACT

Approval of the recommended actions will result in an increase in revenues of $42,687 in Fund 10 (General Fund) in Fiscal Year 2025–26 recorded in Revenue Account No. 10-3-1860. In subsequent fiscal years, the City will budget for and receive ongoing annual franchise revenues of approximately $32,387, subject to annual Consumer Price Index adjustments.

Attachments

Ordinance No. 26-1542 - Tesoro Pipeline.pdf
Attachment B - Project Location Map.pdf
Attachment C - Letter from Fire Marshall.pdf
Attachment D- Notice of Public Hearing.pdf

ORDINANCE NO. 26-1542

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY GRANTING AN OIL PIPELINE FRANCHISE TO TESORO SOCAL PIPELINE COMPANY LLC

WHEREAS, under Section 1400 of the Downey City Charter, the City Council, by ordinance, "may grant a franchise to any person, partnership, corporation, or other legal entity capable of exercising the privilege conferred, whether operating under an existing franchise or not, and may prescribe the terms, conditions, and limitations of such grant, including the compensation to be paid in the City therefor"; and

WHEREAS, on September 26, 1995, through Ordinance No. 1006, the Downey City Council granted a ten-year franchise to the Atlantic Richfield Company ("Arco") to construct and operate a pipeline system for the transportation of gas, petroleum oil and other hydrocarbon substances and general operations incidental to the oil industry within certain streets of the City of Downey; and

WHEREAS, on January 10, 2006, through Ordinance No. 06-1184, the Downey City Council granted another ten-year franchise for this same purpose to Arco's successor-in-interest, BP West Coast Products LLC; and

WHEREAS, in 2013, this franchise was assigned and transferred to Tesoro SoCal Pipeline Company LLC ("Tesoro"); and

WHEREAS, in 2015, Tesoro requested and was granted another ten-year franchise for its pipeline system within the City, through Ordinance No. 16-1351, as adopted on January 26, 2016; and

WHEREAS, the current franchise expires on February 16, 2026, and Marathon Pipe Line LLC, the operator of the pipeline system, has requested another ten-year franchise for this pipeline system on behalf of Tesoro, which remains the owner of the system; and

WHEREAS, pursuant to Section 1403 of the City Charter, before granting any franchise, the City Council must pass a resolution declaring its intention to do so and fixing the time, date, and place for a public hearing at which the matter will be considered; and

WHEREAS, on April 28 2026, the City Council adopted a Resolution declaring its intention to grant an oil pipeline franchise to Tesoro on terms and conditions similar to the existing franchise and fixing a public hearing for May 12, 2026; and

WHEREAS, on May 12, 2026, the City Council held a duly noticed public hearing to consider adopting an ordinance granting the franchise.

.

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

SECTION 1. Definitions. For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number.

a. "Applicable Law" shall mean all present or future federal, state, municipal, or local laws, rules, regulations, ordinances, orders, policies, actions, guidelines, permit requirements, directives, judgments, injunctions, or decrees, or any judgment or order or decree by a court applicable to the Franchisee or any of Franchisee's Facilities or activities that are subject to this Franchise.

b. "Claims" shall mean all claims, losses, liabilities, causes of action, demands, damages, suits, judgments, debts, costs, claims for payment, contribution or indemnity, expenses (including but not limited to attorney's fees and costs), fines, penalties, judgments, orders, injunctions and liens of every kind and nature, whether based in tort, equity, contract, strict liability or statute, whether seeking judicial, arbitral, administrative, or equitable relief, and including, but not limited to, claims relating to any Environmental Condition or any Release of any Contaminant, claims for personal or bodily injury, wrongful death, injury to real or personal property, natural resources damages, and including claims based on active or passive negligence, gross negligence, contractual or statutory liability, or otherwise, and any claims seeking judicial or administrative relief, or relating to any formal or informal administrative proceedings by any governmental agency, and whether or not any such claim is ultimately defeated.

c. "Contaminant" shall mean any substance or constituent, chemical or waste, whether solid, liquid, semisolid, or gaseous in nature, including any hazardous substance or waste, hazardous material, chemical compound or element, petroleum (or fraction thereof), or any hydrocarbon substance, pollutant or contaminant, as those terms are defined in their broadest sense by any federal, state or local law, rule, regulation or order.

d. “City” shall mean the City of Downey

e. “Council” shall mean the City Council of the City of Downey.

f. "Day" shall mean calendar day unless otherwise provided.

g. "Environmental Condition" shall mean the presence or likely presence of any Contaminant originating from any Facility or from Franchisee's activities, in

surface water, ground water, drinking water supply, soil, land surface, subsurface strata or the air.

h. "Facilities" shall mean all property owned or used by the Franchisee in connection with the franchise, including, but not limited to, pipelines, pump stations, valves, communication equipment to remotely control valves, pipeline monitoring equipment, cathodic protection devices to control electrolytic deterioration, and service connections with the Franchisee's Facilities, whether installed by the Franchisee or not, erected, constructed, laid, operated or maintained in, upon, over, under, along or across any Street pursuant to any right or privilege granted by the franchise.

i. "Franchisee" shall mean Tesoro SoCal Pipeline Company LLC, to whom the franchise is granted, and any person to whom the franchise is subsequently lawfully assigned.

j. "Franchise Payment Period" shall mean the time period between the effective date of this ordinance granting the franchise through and including December 31 of that same year, and each calendar year thereafter, during the life of the franchise.

k. "Franchise Report Period" in all cases shall mean the time period between the effective date of this ordinance granting the franchise through and including December 31 of that same year, and each calendar year thereafter, during the life of the franchise.

l. "Major street" shall mean any street or portion thereof designated as a major Secondary Highway in the Circulation Element of the Downey General Plan.

m. "Minor street" shall mean all streets in the City other than those designated as "Secondary Highways" in the Circulation Element of the Downey General Plan.

n. "Person" shall mean any individual, person, firm, partnership or corporation.

o. "Release" shall mean any "release" (as that term is defined in Section 101(22) of CERCLA [42 U.S.C. Section 9601(22)]), or "disposal" (as that term is defined in Section 1004(3) of RCRA [42 U.S.C. Section 6903(3)]), or any discharge, active or passive migration, deposit, storage, burial, emplacement, seepage, filtration or disposal of a Contaminant into the environment originating from any Facility or from Franchisee's activities.

p. "Remediation Costs" shall mean all costs and expenses, including overhead costs, incurred by the City in performing and monitoring any Remedial Work.

q. "Remedial Work" means all "Remedial Action", as that term is defined in Section 101(24) of CERCLA [42 U.S.C. Section 9601], and all other actions as

are necessary or required to fully remediate a Release or threatened Release of any Contaminant or an Environmental Condition to a condition which would allow unimpaired and unrestricted use and development and would comply with Applicable Law, including but not limited to all actions necessary to "Respond" to, "Remove", or "Remedy", as those terms are defined in Sections 101(23), 101(24) and 101(25) of CERCLA [42 U.S.C. Section 9601], a Release of a Contaminant or Environmental Condition.

r. "Shall" is mandatory, "may" is permissive.

s. "Street" shall mean any street, road, highway, alley, lane or court or other public easement, which now exists or may hereafter exist in the City of Downey and in which the City has the authority to grant a franchise.

SECTION 2. Term. The term of this franchise shall be ten (10) years effective February 17, 2026.

SECTION 3. Acceptance of Franchise. The Franchisee shall, within thirty (30) days after the passage of this ordinance, file with the City Clerk of the City of Downey a written acceptance of the terms and conditions of this ordinance. The franchise shall be null and void if the written acceptance is not filed within the prescribed time.

SECTION 4. Change in Status. If, after granting the franchise, the Franchisee qualifies before the Public Utilities Commission of the State of California as a common carrier, the Franchisee shall then have no right to continue to operate under the franchise after the date of such qualification, except with the consent of the Council, granted upon such additional terms and conditions as the Council may deem proper. Such additional terms and conditions must be expressed by ordinance.

SECTION 5. Forfeiture. This franchise is granted and shall be held and enjoyed upon each and every condition contained in this ordinance, and shall be strictly construed against the franchisee. Nothing shall pass thereby unless it be granted in plain and unambiguous terms. Any neglect, failure or refusal to comply with any of the conditions of the franchise, including the failure to comply with all Applicable Law, shall constitute grounds for the suspension or forfeiture of the franchise. The Council, prior to any suspension or forfeiture of the franchise, shall give to the Franchisee at least thirty (30) days' notice in writing of any default. If the Franchisee does not, within the noticed period, begin the work of compliance therewith or after beginning fails to prosecute the work with due diligence to completion, the Council may hold a hearing, at which the Franchisee shall have the right to appear and be heard, and thereupon the Council may determine, in its sole discretion, whether such conditions are material and essential to the franchise and whether the Franchisee is in default with respect thereto and may declare the franchise suspended or forfeited. Notice of hearing shall be given to the Franchisee by certified mail not less than five (5) days before the hearing.

SECTION 6. Value of Franchise. The Franchisee, by accepting the terms and conditions of this ordinance, stipulates and agrees that in any proceeding for the purpose of adjusting the rates of the Franchisee, no greater value shall be placed upon the franchise than the actual dollar amount paid by the Franchisee.

SECTION 7. State Highways. If any street or portion thereof becomes a state highway, except for such rights as by law remain with the City, the state shall succeed to all rights reserved to the City by the franchise. This subsection does not apply to any change of location in a state highway for a temporary purpose.

SECTION 8. Eminent Domain. The City's grant of franchise shall not impair or affect the right of the City or any successor in authority to acquire the property rights of the Franchisee by purchase or condemnation, and nothing contained in the franchise shall be construed to contract away, modify or abridge either for a term or in perpetuity the City's right of eminent domain in respect to any public utility or other franchise.

SECTION 9. Assignment. The Franchisee shall not directly or indirectly sell, transfer, assign or lease the franchise or any part thereof, or allow another Person or entity to operate any Pipeline or related Facility subject to the franchise, except with the consent of the Council. Such sale, transfer, assignment, lease or agreement shall be made only by filing with the Council a copy of the duly executed instrument of such sale, transfer, assignment, lease or agreement and a written request for the consent of the Council to such sale, transfer, assignment, lease or agreement. If such duly executed instrument and such written request is not filed with the Council before the expiration of sixty (60) days after the effective date of such sale, transfer, assignment, lease or agreement then, upon the expiration of said sixty (60) days, the franchise shall be subject to forfeiture and the Council may, without notice, by this ordinance, repeal the franchise. As a condition to the granting of consent to such sale, transfer, assignment, lease or agreement, the Council may impose such additional terms and conditions upon the franchise and upon the Franchisee or assignee, which the Council may deem to be in the public interest. Such additional terms and conditions shall be expressed by ordinance. The Franchisee shall have no right to sell, transfer, assign or lease the franchise, or any part thereof, except in the manner permitted by this ordinance. This ordinance applies to any assignment, whether by operation of law, by a voluntary act of the Franchisee or otherwise, which includes a transfer of more than fifty percent (50%) of the voting stock of any corporate grantee or the change in identity of any general partner of a Franchisee which is a partnership. Notwithstanding any of the foregoing, Franchisee may agree, contract or arrange with any affiliate or third party Person in connection with the operation or maintenance or the performance of any other services or work on behalf of Franchisee with respect to the Pipeline or any related Facility.

SECTION 10. Prior Franchises. All Facilities erected, constructed, laid, operated or maintained by the Franchisee in the streets of the City, whether installed by the Franchisee or not, prior to the effective date of this ordinance, except those maintained under prior right other than franchise, shall become subject to all the terms and conditions of this ordinance.

SECTION 11. City Officers. Any right or power conferred, or duty imposed upon any officer, employee or Department of the City shall be subject to transfer to any other officer, employee, or Department of the City.

SECTION 12. Severability. If any part of this ordinance or its application thereof to any Person or circumstances is for any reason held invalid by a court of competent jurisdiction, the validity of the remainder of the ordinance shall not be affected and the application of such valid provisions to other Persons or circumstances shall also not be affected.

SECTION 13. Hazardous Substances. Prior to the issuance of any excavation permit for the construction or installation of any Pipelines for the intrastate transmission of hazardous liquid substances in a gaseous state, except natural gas, or prior to the transmission of such a substance, approval shall be obtained from the Downey City Engineer. Such approval will be granted if the Downey City Engineer determines that the Pipeline will create no hazard or potential hazard to life or property. The Franchise shall be exempt from this requirement for all Pipeline maintenance activities including, but not limited to, the use of nitrogen to displace petroleum hydrocarbons.

SECTION 14. Council Approval of Location of Facilities. The Franchisee may not install or operate any Facilities except such Facilities including, but not limited to, valves, valve operators, pressure transmitters, cathodic protection devices and any other equipment deemed necessary by Franchisee to enhance the safety, integrity, and operating efficiency of the existing Pipeline, in any public street, highway, road, alley or other public place without first obtaining the prior approval of the City Council by resolution or ordinance. Such approval must be obtained separately and is not implied by the City Council's approval of this franchise. For such facilities including, but not limited to, valves, valve operators, pressure transmitters, cathodic protection devices and any other equipment deemed necessary by Franchisee to enhance the safety, integrity and operating efficiency of the existing Pipeline, Franchisee shall not install or operate such facilities without first obtaining approval by the City Engineer, which may be granted subject to conditions.

SECTION 15. Release of Contaminants. The Release of a Contaminant from any Facility of Franchisee is a trespass and a public nuisance. Notwithstanding any other provision herein, in the event of Release of a Contaminant by Franchisee or from any Facility of Franchisee, except such Release of a Contaminant or discovery of an Environmental Condition caused by third party infliction of damage to any Facility of Franchisee, or the discovery of an Environmental Condition caused by Franchisee or by any Facility of Franchisee, Franchisee shall immediately conduct such Remedial Work and pay all Remediation Costs, at its sole expense, as is necessary to fully mitigate and remediate the same in accordance with all Applicable Law, administrative order or regulation. Nothing herein shall be construed as waiving Franchisee's rights to seek recovery from a third party for any such release.

SECTION 16. Compliance with Applicable Laws. Until such time as (i) the franchise terminates; and (ii) the Franchisee removes all of its Facilities; and (iii) completes any necessary Remedial Work, Franchisee will comply with all Applicable Laws.

SECTION 17. Notices and Records. Franchisee will transmit to City copies of all notices, orders or statements, other than those relating to taxes, sent to or received from any governmental agency concerning any Facility or operation conducted by Franchisee in the City pursuant to the franchise. Franchisee shall send to the City copies of any documents it sends to any other governmental agency concurrently with sending them to that other governmental agency and shall send to City documents it receives from such agencies within fifteen days of its receipt.

SECTION 18. Access to Records and Property. At all reasonable times, the Franchisee shall permit the City or its duly authorized representative to examine all of Franchisee's Facilities, together with any appurtenant property of the Franchisee, and to examine and transcribe any and all books, accounts, papers, maps, and other records kept or maintained by the Franchisee or kept under its control which concern the Facilities, operations, affairs, transactions or property of the Franchisee with respect to the franchise granted by this ordinance. All accounting type records are maintained at the Franchise's Office in La Palma, California, and all other records of the type described in this Section are maintained at the Franchise's Office in La Palma, California. All such records shall be made available to the City for inspection at that location or such other locations where Franchisee has designated to City in writing, as long as such other location is within 50 miles of Franchise's current location.

SECTION 19. Removal or Abandonment of Facilities.

a. At the expiration, revocation or termination of this franchise or upon the permanent discontinuance of the use of all or a portion of its Facilities, the Franchisee shall, within thirty (30) days, make written application to the Downey City Engineer for authority, as determined by the Franchisee, either: (1) to abandon all or a portion of such Facilities in place; or (2) to remove all or a portion of such Facilities. Such application shall describe the Facilities desired to be abandoned or removed by reference to the map or maps required by Section 42 of this ordinance and shall also describe with reasonable accuracy the physical condition of such Facilities.

b. The Downey City Engineer shall determine whether the abandonment or removal which is proposed may be effected without detriment to the public interest and the conditions under which such proposed abandonment or removal may be safely effected. The Downey City Engineer shall then notify the Franchisee of his determination. The Franchisee shall pay to the City the cost of all tests, permits, and other fees required to determine whether the Facilities shall be abandoned or removed.

c. Within thirty (30) days after receipt of such notice, the Franchisee shall apply for a permit from the City to abandon or remove all or a portion of the Facilities and shall pay all fees and costs related thereto. The permit shall contain all such reasonable conditions of abandonment or removal as may be prescribed by the City Engineer. These conditions shall be fully complied with to the satisfaction of the City Engineer before the Facilities shall be considered abandoned or removed. Until so abandoned or removed, fees applicable to the franchise shall continue to accrue. Any abandonment shall be conditioned, in part, upon Franchisee's agreement to comply with all applicable provisions of this ordinance.

d. The Franchisee shall, within ninety (90) days after obtaining such permit, commence and diligently prosecute to completion the work authorized by the permit.

e. If the Franchisee applies for authority to abandon all or a portion of its Facilities in place, and the City Engineer determines that abandonment in place of all or part of the Facilities may be effected without detriment to the public interest, the Franchisee shall pay to the City a fee which shall be computed as follows:

Pipelines with an Internal Diameter of	$ Amount Per Lineal Foot
0-12 inches	$25.00
14-18 inches	$36.00
20-30 inches	$45.00

f. Facilities abandoned "in place" shall be subject to the condition that if, at any time after the effective date of the abandonment, the City Engineer determines that the facility, or a portion thereof, may interfere with any public project, Franchisee or its successor in interest must remove the conflicting portion of the facility at its own expense when requested to do so by the City or pay the City for the cost of such removal. In such event, the City shall refund to the applicant the reasonable cost of removing the facility, not to exceed the total abandonment fee the Franchisee paid pursuant to subsection (e) of this section.

g. If any Facilities to be abandoned "in place" subject to prescribed conditions shall not be abandoned in accordance with all such reasonable conditions, the City Engineer may make additional appropriate orders, including an order that the Franchisee shall remove any or all such Facilities. The Franchisee shall comply with such additional orders and bear the associated costs and expenses.

h. In the event that the Franchisee shall fail to comply with the terms and conditions of abandonment or removal as may be required by this section and within such time as may be prescribed by the City Engineer, then the City may remove or cause to be removed such Facilities at the Franchisee's expense. The Franchisee shall then pay to the City the cost of such work plus the current rate of overhead being charged by the City for reimbursable work.

i. If, at the expiration, revocation or termination of this franchise, or of the permanent discontinuance of the use of all or a portion of its Facilities, the Franchisee shall, within thirty (30) days thereafter, fail or refuse to make written application for abandonment in place or removal, the City Council shall make the determination as to whether the Facilities shall be abandoned in place or removed. The City Engineer shall then notify the Franchisee of the City Council's determination. The Franchisee shall thereafter comply with the applicable provisions of this section.

SECTION 20. Appeal. Any decision made by the City Engineer pursuant to the authority delegated in this ordinance may be appealed by any interested person to the City Council.

SECTION 21. Indemnification.

a. Franchisee shall indemnify to the fullest extent permitted by law, and defend and hold the City, and its Council members, employees, contractors, agents, attorneys and representatives free and harmless from and against all Claims

arising from or in any way related to the franchise or activities conducted by or on behalf of Franchisee.

b. The City and the other parties indemnified herein shall have the right to select attorneys of their own choice to represent them at Franchisee's expense.

c. The indemnity provided by the Franchisee shall survive the expiration or other termination of the franchise.

SECTION 22. Insurance. On or before commencement of any franchise operations, Franchisee shall obtain or provide satisfactory evidence of having policies of commercial liability, general contractor's sudden and accidental pollution legal liability and worker's compensation insurance from financially sound stock or mutual insurers of recognized responsibility.

a. The policy of liability insurance shall:

1. Be issued to Franchisee and name the City, and its officers, agents, and employees, as additional insureds.

2. Defend and indemnify the insureds against all liability for personal injury, bodily injury, wrongful death and property damage arising from Franchisee's activities conducted pursuant to the franchise by providing coverage therefore, including but not limited to, coverage for:

(a) Negligent acts or omissions of Franchisee and the agents, servants and employees thereof, committed in the conduct of franchise operations;

3. Provide a combined single limit liability insurance in the amount of twenty million dollars ($20,000,000.00).

4. Be non-cancellable without thirty (30) days' written notice thereof directed to the Downey City Clerk.

b. The contractor's sudden and accidental pollution legal liability policy shall:

1. Be issued to the Franchisee and name the City, and its officers, agents, and employees, as additional insureds.

2. Defend and indemnify the insureds against all liability for personal injury, bodily injury, wrongful death and property damage (including but not limited to damages and costs relating to site remediation) caused by sudden and accidental pollution conditions arising from or related to operations performed by or on behalf of the Franchisee.

3. Provide a combined single limit in the amount of twenty million dollars ($20,000,000.00).

4. Provide coverage on an "occurrence" basis, as opposed to a "Claims made" basis.

5. Provide coverage for damage to the "owned premises" of any insured.

6. Be non-cancellable without thirty (30) days' written notice thereof directed to the Downey City Clerk.

c. The policy of worker's compensation insurance shall:

1. Have been previously approved as to substance and form by the California Insurance Commissioner.

2. Cover all employees of Franchisee who in the course and scope of their employment are to conduct or do work pursuant to the franchise operations.

3. Provide for every benefit and payment presently or hereinafter conferred by Division 4 of the Labor Code of the State of California upon an injured employee, including vocational rehabilitation and death benefits.

4. Be non-cancellable without thirty (30) days' written notice thereof directed to the Downey City Clerk.

d. Franchisee shall file with the City Clerk prior to commencement of any franchise operations certificates of insurance for each of the required policies executed by the company issuing the policy, certifying that the policy is in force and providing the following information with respect to said policy:

1. The policy number.

2. The date upon which the policy will become effective and the date upon which it will expire.

3. The names of the named insured and any additional insured or a blanket additional insured endorsment.

4. The subject of the insurance.

5. The type of coverage provided by the insurance.

6. The amount of limit of coverage provided by the insurance.

e. Franchise operations shall not commence until Franchisee has complied with the aforementioned provisions of this section, and any such operations shall be suspended during any period that Franchisee fails to maintain said policies in full force and effect.

f. Notwithstanding anything to the contrary contained herein, subject to approval by the City’s Risk Management Authority, the Franchisee may provide a program of self-insurance for commercial liability and any pollution exposure including sudden and accidental and such approval shall not be unreasonably withheld. Any self-insurance program maintained by the Franchisee shall be

consistent with the provisions and the specified limits contained herein. Grantee may effect for its own account any insurance not required by this Ordinance.

SECTION 23. Faithful Performance Bond. On or before the effective date of the ordinance granting the franchise, Franchisee shall file and thereafter at all times during the life of the franchise keep on file with the Downey City Clerk a corporate surety bond approved by the City Attorney running to the City in the penal sum of one hundred thousand dollars ($100,000.00), with a surety licensed to do business in California and approved by the Downey City Clerk. The bond shall provide that Franchisee shall well and truly observe, fulfill and perform each condition of the franchise and that in case of any material breach of any condition of the Franchise, actual damages up to the whole bond amount of the penal sum shall be deemed to be liquidated damages and shall be recoverable from the principal and sureties of the bond. If said bond is not filed prior to the effective date of the ordinance granting the franchise, the award of the franchise may be set aside and the ordinance granting the franchise repealed at any time prior to the filing of said bond and any money paid in consideration for said award of franchise shall be deemed forfeited. In the event that said bond, after it has been so filed, shall at any time during the life of the franchise become insufficient, in the sole opinion of the City Council, Franchisee agrees to renew said bond within ten (10) days after receipt of written notice to do so from the Downey City Clerk.

SECTION 24. Liability. Franchisee shall be fully liable to the City for damage to City property, including but not limited to damage to any Street, or any other cost incurred by the City caused by Franchisee, any of Franchisee's Facilities or by any Person acting on Franchisee's behalf. The Franchisee shall be held to a standard of strict liability to City for any activity conducted pursuant to or in connection with the franchise. Franchisee's strict liability shall extend to any consequential damages incurred by the City, and to any costs, including Remediation Costs, incurred by the City for control or abatement of any Environmental Condition, Release of Contaminants, Remedial Work or any fire or explosion resulting from any activity conducted by or on behalf of Franchisee pursuant to the franchise.

SECTION 25. Attorney's Fees. Franchisee shall pay all reasonable attorney's fees incurred by City to enforce any term of the franchise, including, but not limited to, any requirements imposed by this ordinance.

SECTION 26. Obligations of Affiliated Entities. All affiliates, parent companies, or subsidiaries of any Franchisee (except for those Persons or entities whose interest is strictly as the holder of stock of a limited partnership interest) shall be jointly and severally liable to the City in the event that the Franchisee cannot fully satisfy any requirement arising out of the franchise.

SECTION 27. Damage to Public Property. Any damage done directly or indirectly to property of any public agency by Franchisee in exercising directly or indirectly any right, power, or privilege under this franchise, or in performing any duty under or pursuant to the provisions of this ordinance, shall be promptly repaired by Franchisee at its sole cost and expense to as good a condition as it was before such damage was incurred, to the satisfaction of the City Engineer. If the Franchisee, within ten (10) days after receipt of written notice from the City, instructing it to repair such damage, shall fail

to commence to comply with such instructions, or, thereafter, shall fail diligently to prosecute such work to completion, then the City immediately may do whatever work is necessary to carry out said instructions at the cost and expense of the Franchisee, which cost and expense, by the acceptance of this franchise, the Franchisee agrees to pay upon demand. If such damage constitutes an immediate danger to the public health or safety requiring immediate repair, the City without notice may repair such damage and the Franchisee agrees to pay all costs and expenses incurred.

SECTION 28. Rates. As consideration for the franchise granted, the Franchisee shall pay to the City in lawful money of the United States the following:

a. Non Public Utility Franchise Rates. The Franchisee, as further consideration for such franchise including the extension, renewal, or continuation of a previously granted franchise, shall pay to the City in lawful money of the United States the following fees:

1. In the case of an initial grant of franchise, or franchises which extend, renew, or continue previously granted franchises, a base granting fee of ten thousand three hundred dollars ($10,300) for Pipelines with a total length of 1/4 mile or more or one thousand thirty dollars ($1,030) for Pipelines with a total length of less than 1/4 mile shall be paid within thirty (30) days after the Council adopts the ordinance granting the franchise and prior to signing the written acceptance of the franchise pursuant to Section 3 of this ordinance. If at any time during the first five (5) years following the grant of a franchise, additional Pipeline is voluntarily added which will result in a total length of pipeline of 1/4 mile or more, the ten thousand three hundred dollars ($10,300) granting fee shall be required at the same time said footage is added.

2. A base annual fee shall be paid within sixty (60) days after the end of each calendar year and during the life of the franchise for each and every year, including the year of granting the franchise, according to the "Franchise Payment Period" as defined in this ordinance, in the following amounts:

Pipelines with a Nominal Internal Diameter of	Amount Per Linear Foot
0-4 inches	$0.49
8 inches	$1.64

3. The base annual rate applicable to pipelines with an internal diameter falling between two (2) incremental size categories shall pay a rate determined by adding the price corresponding to the lower size to a figure computed by multiplying the difference between the higher and lower price times the "multiplier." The "multiplier" will be determined by dividing the difference between the size of the pipe and the lower size category by the difference between the two (2) size categories. In determining the number of feet of pipeline upon which the annual fee will be computed, the greatest number

of feet of pipeline covered by the franchise during the calendar year for which payment is due will be utilized. The base annual fee shall be paid no later than seventy-five (75) days following the end of the calendar year and a penalty at the rate of ten percent (10%) per month or fraction thereof beyond the payment date shall be charged, but in no event shall said penalty exceed fifty percent (50%).

4. The City reserves the right to adjust the base fees established hereunder at any time with 30 days written notice after the effective date of this ordinance, but the base fees applicable to the franchise may only be changed five (5) times during the life of the franchise.

b. Base Construction Charges. The Franchisee shall pay at the time of voluntary installation, relocation, or replacement of any pipeline or other facility covered by the franchise, a base construction charge of four thousand five hundred dollars ($4,500) for each 2 mile of Pipeline or fractional part thereof installed, replaced or relocated on Major Streets and two thousand five hundred and twenty-five dollars ($2,525) per 2 mile or fractional part thereof, on Minor Streets. The City reserves the right to change the base fees established hereunder at any time after the effective date of this ordinance, but the base fees may only be changed five (5) times during the life of the franchise.

c. Adjustments.

1. The amount of each base fee specified in Subsection (a)(2) above shall be adjusted at the time payment is due by the percentage change in the Consumer Price Index, all Urban Consumers for the Los Angeles-Long Beach area, applicable to the period sixty (60) days prior to the due date of the fee. The Consumers Price Index for the most recent month prior to the effective date of this ordinance shall be the beginning index for purposes of calculating any increase.

2. In no event shall any fee be charged which is less than the base fee amount established by subsections (a) and (b).

3. The Consumer Price Index specified in paragraph 1 above is calculated and published by the United States Department of Labor, Bureau of Labor Statistics. If the Bureau discontinues the calculation or publication of the Consumer Price Index, all Urban Consumers for the Los Angeles-Long Beach-Anaheim area, and no transposition table is available to convert to another index, then the amount of each annual adjustment in base fees shall be computed by using a comparable governmental index.

d. Publication and Administrative Issuance Costs. The Franchisee shall pay to the City within thirty (30) days after receiving a statement therefore, all administrative and other costs in excess of the base granting fee incurred by the City in processing the application for a franchise, including but not limited to the preparation of any reports, statements or studies pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000, et seq.,) and any similar Federal statute, or any successor statute, and for any all advertising

and publishing costs, including the cost of publishing the ordinance, if necessary, incurred in connection with the granting of the franchise.

SECTION 29. Permit Fees. The Franchisee shall pay all permit fees and other fees mandated by Applicable Law in connection with constructing, operating, maintaining, repairing, removing or abandoning any franchise Facility.

SECTION 30. Proration of Payments. In the event of abandonment of Facilities with the approval of the City as elsewhere in this ordinance, or in the event of removal of such Facilities by the Franchisee, or in the event of the grant of a franchise with an initial Franchise Payment Period of less than one year, the annual franchise fee required by this ordinance shall be prorated for the calendar year in which such removal or abandonment or grant occurs as of the end of the calendar month in which removed, abandoned or granted.

SECTION 31. Prospective Statutory Rate Changes. In the event that the Applicable Law controlling franchise fees and rates for non-public utilities changes in the future, such changes shall be applied prospectively only and shall not be applied retroactively.

SECTION 32. Records. Franchisee shall keep and preserve for a period of five (5) years subsequent to the date of the most recent franchise fee determination all the records necessary to determine the amount of such franchise fee.

SECTION 33. Construction Requirements. Pipelines and all other Facilities shall be constructed and maintained in a good workmanlike manner in conformity with all Applicable Law. All pipes laid under the franchise shall comply with Applicable Law. Nothing in this ordinance shall be construed to permit the Franchisee to construct new poles or other above ground Facilities unless specifically provided herein.

SECTION 34. New Installation or Replacement. New installation or replacement of Pipelines and all other Facilities necessary for the installation, operation, maintenance, and safety of Pipelines and conduits shall be laid and maintained only pursuant to any necessary permits issued by the City. All such installations or replacements shall be reviewed by the City Engineer as to the most desirable location in the streets of the City and his or her decision shall be final and binding on the Franchisee. The City Engineer shall exercise such final and binding decision-making authority in a reasonable and non-arbitrary or non-capricious manner, and in compliance with applicable Federal and State laws, rules and regulations.

SECTION 35. Permits. Where the provisions of any Applicable Law, which shall be in force at the time, requires the issuance of an excavation, encroachment or other type of permit, the Franchisee shall not commence any excavation or encroachment work under the Franchisee until it shall have obtained such permits, except in cases of emergency affecting public health, safety or welfare or the preservation of life or property, in which case the franchise shall apply for such permits not later than the next business day, but the Franchisee may proceed with the emergency-related work. Franchisee's application for a permit to the City shall show the length and proposed location of the

pipeline and/or other Facility intended to be installed, and such other facts as the City may require. The Franchisee shall pay any and all permit and inspection fees.

SECTION 36. Work on and Restoration of Streets. The work of constructing, laying, replacing, maintaining, repairing or removing all Pipelines and other Facilities authorized under the provisions of this ordinance in, over, under, along or across any street or sidewalk shall be conducted with the least possible hindrance to the use of the street for purposes of travel, and as soon as such work is completed, all portions of the street which have been excavated or otherwise damaged thereby shall promptly and in a workmanlike manner be repaired, replaced or restored and placed in as good condition as the same was before the commencement of such work. Such restoration, repair or replacement work shall require the resurfacing, slurry sealing or other treatment of the entire width of the Street, unless the City Engineer shall find that the nature of the Franchisee's activities in the Street is such that it will not be necessary to perform such work on the entire width of the Street in order to protect the integrity of the Street, and all such work shall be done to the satisfaction of the City Engineer at the expense of the Franchisee. All work shall comply with the requirements of a City-issued permit.

In the event that the Franchisee shall fail or neglect to make such Street repair, replacement, or restoration work, then ten (10) days after notice therefore has been given Franchisee by the City Engineer, the City may repair, replace or restore said Street at the expense of Franchisee. Franchisee agrees to pay to the City the cost and expense of performing such work. The amount so chargeable shall be the direct cost of such work plus the current rate of overhead being charged by the City for reimbursable work.

SECTION 37. Failure to Timely Comply. In the event that the Franchisee fails to complete the work within the time specified in the permit, the City may require the Franchisee to pay to the City Five Hundred Dollars ($500.00) per day as liquidated damages for each day construction extends beyond the time specified in the permit. Whenever the Franchisee fails to complete any work required by the terms and conditions of this franchise, and the permits issued there under within the time limits required, the City may complete or cause to be completed any and all such work at the expense of the Franchisee. The Franchisee agrees to pay to the City the cost of performing such work. The amount so chargeable to Franchisee shall be the direct cost of such work plus the current rate of overhead being charged by the City for reimbursable work.

SECTION 38. Completion Statement. Upon the completion of the construction of any Pipelines or other Facilities constructed pursuant to the franchise, the Franchisee shall submit a statement to the City Engineer, identifying the permit or permits issued by the City, the total length of pipeline, pipeline material, diameter of pipeline, the construction of which was authorized under such permit or permits, the total length of pipeline or other Facility actually laid, and as-built drawings.

SECTION 39. Shoring. If the City or any other public entity constructs or maintains any storm drain, sewer structure, or other facility or improvement under or across any facility of the Franchisee maintained pursuant to the franchise, the Franchise shall provide at no expense to the City or other public entity such shoring or other support as shall be reasonably required to support, maintain and protect Franchisee's facility.

SECTION 40. Maps. Within ninety (90) days following the date in which any Facilities have been laid, removed or abandoned under the franchise, the Franchisee shall file a map or maps with the City's Director of Public Works showing the location, depth, and size of the Facilities so laid, removed or abandoned.

SECTION 41. Facilities. The Franchisee shall have the right to construct, maintain and repair such traps, manholes, conduits, valves, appliances, attachments and other Facilities as may be necessary or convenient for the proper maintenance and operation of the pipelines, with exception of communication and cathodic protection facilities, portions of which may need to be installed above ground, under said franchise, and said Facilities shall be kept flush with the surface of the street and so located as to conform to any ordinance, rule or regulation of the City, or of any permit issued by the City in regard thereto and shall not interfere with the use of the street for travel. The Franchisee shall have the right, subject to such ordinances, rules or regulations as are now or may hereafter be in force, to make all necessary excavations in said streets for the construction, maintenance and repair of said Facilities; provided, however, that the Franchisee shall first obtain an excavation permit from the City for doing any such work.

SECTION 42. Ordinary Repair. The Franchisee shall obtain an excavation permit from the City's Public Works Department to perform repair work.

SECTION 43. Relocation. Whenever, during the existence of this Franchise, the City shall lawfully change the grade, alignment, width, or location of any public street, way, alley or place, including the construction of any subway or viaduct owned or operated by the City, the Franchisee shall, at its own cost and expense, remove or relocate its facilities. However, no such change of location shall be required for a temporary purpose, nor shall the City require the Franchisee to remove its pipeline entirely from the street, way, alley or place. The City shall specify in a written demand a reasonable time within which the work of relocation shall be commenced and the Franchisee shall commence the relocation within the time specified in the demand and thereafter diligently prosecute it to completion. In the decision process necessary to determine if the Franchisees Pipeline and/or appurtenances thereto are required to be relocated, the City shall also consider all known future projects that, if done separately, may cause multiple relocation of the pipeline and/or appurtenances. If such known future projects can be identified, full consideration of concurrent projects shall be given by the City. If the City requires the relocation within the public street, way, alley or place more than once within a period of ten (10) years, the City shall pay the cost of the second and all subsequent relocations within such ten (10) year period.

When the City requires a rearrangement of the Franchisees Pipeline and/or appurtenances, and such rearrangement is done for the accommodation of any person, firm, public agency other than the City, or corporation, the cost of such rearrangement shall be borne by the accommodated party. Such accommodated party, in advance of such rearrangement, shall (a) deposit with the Grantee either cash or a corporate surety bond in an amount, as in the reasonable discretion of the Franchisee, to pay the costs of such rearrangement; and (b) execute an instrument agreeing to indemnify and hold harmless the Franchisee from any and all damages or claims caused by such rearrangement. This provision shall not be construed to require the Franchisee to rearrange its pipeline and/or appurtenances. Any accommodation for rearrangement of

the Franchisees Pipeline and/or appurtenances shall be made at the discretion of the Franchisee.

Nothing in this Franchise contained herein shall be construed to require the City to move, alter, or relocate any of the facilities upon the City's streets, at the City's own expense, for the convenience, accommodation or necessity of any other public utility, person, firm or corporation now or hereafter owning a public utility system of any type or nature, or to move, alter, or relocate any part of the City's pipelines or infrastructure upon said streets for the convenience, accommodation or necessity of the Franchisee.

SECTION 44. Applicability of Ordinance. This franchise ordinance shall apply to all Pipelines as defined in Subdivision (a) of Section 51010.5 of the California Government Code and including those Pipelines excluded from said definition under paragraphs (1), (3), and (6) of Subdivision (a) of Section 51010.5. This ordinance does not authorize the transportation of a hazardous liquid substance in a gaseous state, or the use of an existing Pipeline for the transmission of such a substance, except when necessary to maintain and/or repair the pipeline. Nothing in this ordinance shall be construed to prevent City from adopting an ordinance imposing impact fees for trench cuts.

SECTION 45. Force Majeure. Notwithstanding any other term or provision of this Franchise or Ordinance, if the performance of any obligation of a party (other than the obligation to make payments) is prevented in whole or in part by causes beyond the reasonable control of such party, including but not limited to wars (declared or undeclared), hostilities, revolution or civil commotion, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, storms, floods, washouts, strikes or labor disputes, fire, explosion, flood, inability to obtain raw materials or fuel, embargo, sinking of vessel or any act, proclamation, regulation or ordinance of any government or governmental agency, having, or claiming to have, jurisdiction of the subject of this Franchise or Ordinance or of the parties to this Agreement, or any Act of God or any other cause whether of a similar or dissimilar nature beyond the reasonable control of the party affected, then such party shall not be held responsible for the non-performance of such obligation during the continuance of the delay, provided prompt notice and full particulars of such delay have been given to the other party. The period of performance of the delayed party shall be extended by the duration of the delay. In addition, notwithstanding any other term or provision of this Franchise or Ordinance, neither party shall be obligated to settle or resolve any strike or labor dispute.

SECTION 46. Severability. If any sections, subsections, sentences, clauses, phrases or portions of this ordinance are for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause of this ordinance whether or not any one or more sections, subsections, phrases or clauses may be declared invalid or unconstitutional on their face or as applied.

SECTION 47. This Ordinance shall become effective thirty (30) days from the date of its adoption.

SECTION 48. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published in the manner prescribed by law.

APPROVED AND ADOPTED this 12th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

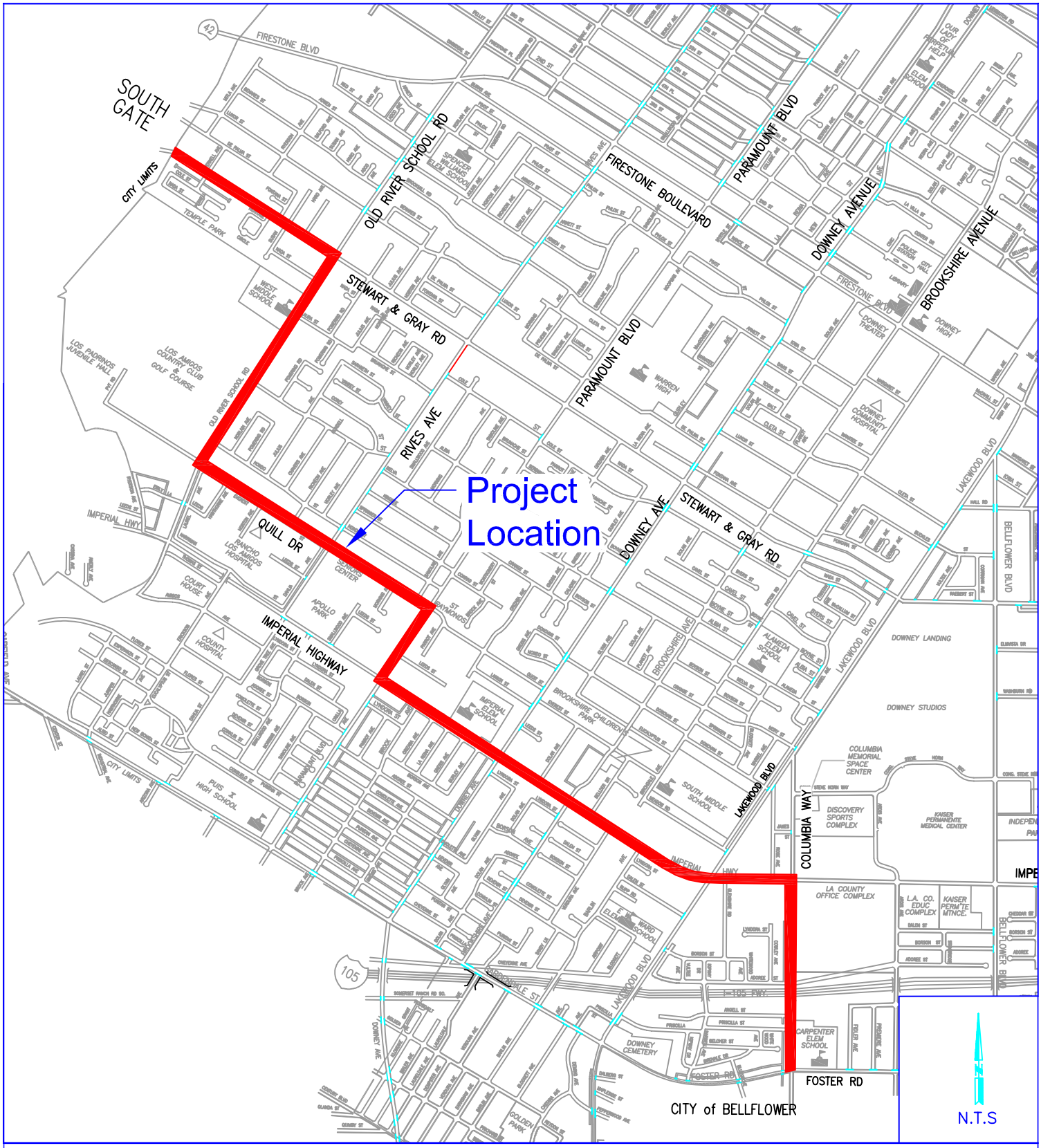
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss:
CITY OF DOWNEY)

I HEREBY CERTIFY that the foregoing Ordinance No. 26-1542, was introduced at a Regular Meeting of the City Council of the City of Downey held on the 12th day of May, 2026, and adopted at a Regular meeting of the City Council of the City of Downey held on the 26th day of May, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

I FURTHER CERTIFY that a Summary of the foregoing Ordinance No. 26-1542, was published in the Downey Patriot, a newspaper of general circulation in the City of Downey, on April 30, 2026, (before adoption) and on May 28, 2026 (after adoption). It was also posted in the regular posting places in the City of Downey on the same dates.

MARIA ALICIA DUARTE, CMC
City Clerk



CITY OF DOWNEY

DEPARTMENT OF PUBLIC WORKS — ENGINEERING DIVISION

LOCATION MAP

TESORO SoCAL PIPELINE COMPANY LLC FRANCHISE REQUEST FOR AGREEMENT RENEWAL

ATTACHMENT B

Docusign Envelope ID: 61C99F18-4117-4ADD-ABBC-F0841F298E13

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
Pipeline Safety Division
3780 Kilroy Airport Way, Suite 500
Long Beach, California 90806
(562) 497-0350
Website: www.fire.ca.gov

CERTIFIED MAIL NO.: 7022-0410-0000-6649-3673

October 29, 2025

Josef Kekula
Superintendent of Maintenance and Facilities
City of Downey
12324 Bellflower Boulevard
Downey, California 90242

SUBJECT: COMPLIANCE CONFIRMATION FOR MARATHON PIPE LINE'S LINE 34 (OSFM #0114)

Dear Josef Kekula:

CAL FIRE – Office of the State Fire Marshal (OSFM) confirms that the subject pipeline, which passes through the City of Downey, is in compliance with applicable federal and state laws and regulations governing pipeline maintenance and operation. This determination is based on the Standard Annual Pipeline Inspection conducted under Inspection Unit 0140B:

- Inspection Unit 0140B: April 7–11, 2025

No violations or deficiencies were identified during this inspection. Additionally, the subject pipeline successfully completed a hydrostatic pressure test on September 11, 2024.

If you have any questions regarding this issue, please contact Andy Chau, Supervising Pipeline Safety Engineer, at (562) 497-0366.

Sincerely,

DocuSigned by:
James Hosler
980F8D3AE95C42E...

JAMES HOSLER
Assistant Deputy Director
Chief of Pipeline Safety and CUPA Programs

ATTACHMENT C

Docusign Envelope ID: 61C99F18-4117-4ADD-ABBC-F0841F298E13

cc: Alin Podoreanu, Supervising Pipeline Safety Engineer, OSFM
Andy Chau, Supervising Pipeline Safety Engineer, OSFM
Brendan Feery, Supervising Pipeline Safety Engineer, OSFM
Doug Allen, Supervising Pipeline Safety Engineer, OSFM
Huy Nguyen, Supervising Pipeline Safety Engineer, OSFM

The Downey Patriot
10927 Downey Avenue
Suite C
Downey, CA 90241

CITY OF DOWNEY
CITY CLERK
ALICIA DUARTE
11111 BROOKSHIRE AVENUE
DOWNEY, CA 90241

COPY OF NOTICE

Notice Type: **CITY OF DOWNEY - CITY CLERK - CITY OF DOWNEY - NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY GRANTING AN OIL PIPELINE FRANCHISE TO TESORO SOCAL PIPELINE COMPANY LLC

To the right is a copy of the notice you sent to us for publication in THE DOWNEY PATRIOT. Please read this notice carefully and call with any corrections. The Proof of Publication will be mailed to you after the last date below. Publication date(s) for this notice are:

4/30/26

The charge for this order is as follows. An invoice will be sent to you after the last date of publication.

Publication Fee **$352.00 each**

Total Amount: **$352.00**

CORRECTIONS ARE DUE BACK WEDNESDAY BY 11:00 AM PRIOR TO THE FIRST DATE OF PUBLICATION.

Approved By: _____

Date:_____

FOR REVIEW AND APPROVAL

CITY OF DOWNEY
NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DOWNEY GRANTING AN OIL PIPELINE FRANCHISE TO TESORO SOCAL PIPELINE COMPANY LLC

Notice is hereby given that a Public Hearing will be held before the Downey City Council, on May 12, 2026, at 6:30 p.m. in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California, 90241, to consider the adoption of an Ordinance granting an oil pipeline franchise to Tesoro SoCal Pipeline Company LLC. The following is a summary of the proposed Ordinance:

Under Section 1400 of the Downey City Charter, the City Council by Ordinance may grant a franchise to any person, partnership, corporation, or other legal entity capable of exercising the privilege conferred, whether operating under an existing franchise or not, and may prescribe the terms, conditions, and limitations of such grant, including the compensation to be paid to the City. The City has previously granted a ten-year franchise to Tesoro SoCal Pipeline Company LLC for the operation of a pipeline system for the transportation of gas, petroleum oil and other hydrocarbon substances and general operations incidental to the oil industry within certain streets of the City of Downey. This franchise is scheduled to expire on February 16, 2026. The proposed Ordinance would grant another ten-year franchise to this same entity for the same purposes on terms and conditions similar to the existing franchise.

Note: The above is a summary of the Ordinance. To obtain a full understanding of the Ordinance, it should be read in its entirety. A copy of the full text of the Ordinance is posted in the City Clerk's Office at 11111 Brookshire Ave., Downey, CA 90241, or on the City's website at https://www.downeyca.org/.

All interested persons may present oral comments and information at the Public Hearing or may e-mail public comments to ccpubliccomment@downeyca.org or, submit their written comments to the City Clerk's Office in person at 11111 Brookshire Ave. Downey, CA 90241, no later than 2:00 p.m. on the day of the Public Hearing.

M. Alicia Duarte, CMC
City Clerk

The Downey Patriot
4/30/26

ATTACHMENT D

Item No. 17.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY MANAGER**
BY:	**SCOTT LOUGHNER, POLICE CHIEF**
DATE:	**MAY 26, 2026**
SUBJECT:	**FISCAL YEAR 2025-2026 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)**

EXECUTIVE SUMMARY

The City Council will receive notification that the Downey Police Department has applied for the Fiscal Year (FY) 2025–2026 Edward Byrne Memorial Justice Assistance Grant (JAG) funding, and if awarded, accept the $30,681 in grant funds. Grant funding would support the Department's neighborhood preservation assignment, community education programs, and crime prevention/suppression efforts.

RECOMMENDATION

That the City Council:

1. Receive notice that the Downey Police Department has applied for the Fiscal Year 2025-2026 Edward Byrne Memorial Justice Assistance Grant (JAG);and,

2. Increase the Fiscal Year 2026-2027 Budget by $30,681 to account for these revenues and accompanying expenses, if awarded.

BACKGROUND

The Edward Byrne Memorial Justice Assistance Grant (JAG) program was established as a partnership among federal, state, and local governments to support efforts that enhance public safety and reduce crime. The program is administered by the U.S. Department of Justice, Bureau of Justice Assistance (BJA), and provides funding to state and local jurisdictions based on a statutory formula.

The JAG program is named in honor of New York City Police Officer Edward Byrne, who was killed in the line of duty in 1988. Since its creation in 2004, the program has served as a primary source of federal criminal justice funding to local agencies.

Historically, the Downey Police Department has utilized JAG funding to support enforcement activities, community education programs, and crime prevention initiatives. Over the past 10 years, the Downey Police Department has annually received $25,000 to $30,000 from the JAG program. Annual funding levels are determined by a federal allocation formula and may vary from year to year.

ANALYSIS

The Downey Police Department has submitted an application for Fiscal Year (FY) 2025-2026 JAG funding to continue supporting targeted enforcement efforts related to priority crime categories, including street robberies, auto theft, and burglary, as well as community-based prevention and education programs. While this grant is through JAG program's FY 2025-2026 budget, the funds received would apply to the City's FY 2026-2027 Budget. There is no local match requirement associated with this grant.

The JAG program does not require formal City Council approval to submit an application. However, federal requirements provide that notification of the application be made to the City's governing body and the public.

To be eligible for award consideration, the Downey Police Department must submit a Certification and Assurances Agreement (Attachment A) to the Bureau of Justice Assistance prior to the award decision.

CITY COUNCIL PRIORITIES

Fiscal Responsibility
Quality of Life, Safety & Infrastructure
Public Engagement

FISCAL IMPACT

If awarded, the recommended actions will result in an appropriation and estimated revenue increase in the amount of $30,681 to the Police Department's Fiscal Year 2026-2027 Budget revenue account 11-3-5100, and split between expense accounts 11-4-2113 and 11-4-2176.

Attachments

Attachment A - FY 25 Local JAG Certification.pdf

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS

Edward Byrne Memorial Justice Assistance Grant Program FY 2025 Local Solicitation

Certifications and Assurances by the Chief Executive of the Applicant Government

On behalf of the applicant unit of local government named below, in support of that locality's application for an award under the FY 2025 Edward Byrne Memorial Justice Assistance Grant ("JAG") Program, and further to 34 U.S.C. § 10153(a), I certify to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf as chief executive and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.

2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.

3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (*e.g.*, city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.

4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.

5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.

6. I have carefully reviewed 34 U.S.C. § 10153(a)(5), and, with respect to the programs to be funded by the award (if any), I hereby make the certification required by section 10153(a)(5), as to each of the items specified therein.

7. If the applicant named below is not the unit of local government itself, I certify that it is an instrumentality of the unit of local government and is approved to serve as the applicant and recipient of FY 2025 JAG funding on behalf of the unit of local government.

_____ _____
Signature of Chief Executive of the Applicant Unit of Local Government — Date of Certification

_____ _____
Printed Name of Chief Executive — Title of Chief Executive

_____
Name of Applicant Unit of Local Government

Item No. 18.

TO:	**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY ATTORNEY**
BY:	**ALICIA DUARTE, CITY CLERK** **JOHN M. FUNK, CITY ATTORNEY**
DATE:	**MAY 26, 2026**
SUBJECT:	**ADOPTION OF RESOLUTION APPROVING A POLICY REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS AND RELATED ACTIONS AND UPDATES TO THE BROWN ACT UNDER SB 707**

EXECUTIVE SUMMARY

The City Council will consider adopting a resolution approving a policy regarding disruption of telephonic or internet service during City Council meetings, designate the means for remote public participation at City Council meetings occurring after July 1, 2026, and receive a report regarding recent updates made to the Ralph M. Brown Act by Senate Bill 707.

RECOMMENDATION

That the City Council:

1. Adopt Resolution No. 26-8358, approving a Policy Regarding Disruption of Telephonic or Internet Service during City Council meetings; and,

2. Designate Town Voice, a two-way audiovisual platform, as the means for remote public participation at City Council meetings occurring after July 1, 2026.

BACKGROUND

On October 3, 2025, Governor Newsom signed into law Senate Bill (SB) 707, a significant update to local government meeting requirements contained in the Ralph M. Brown Act. SB 707 is intended to diversify and increase public engagement in local government and also modernize the Brown Act in the face of technological advancements. While some provisions of SB 707 took effect on January 1, 2026, the most significant changes in SB 707 will become effective on July 1, 2026 and remain so until January 1, 2030.

SB 707 amends numerous provisions of the Brown Act and places new restrictions, expectations, and duties on legislative bodies. While SB 707 generally applies to all cities, including charter cities, the most significant changes in SB 707 apply to newly defined "eligible legislative bodies." Beginning July 1, 2026, eligible legislative bodies will be subject to new requirements relating to the conduct of public meetings.

In pertinent part, SB 707 defines an "eligible legislative body" as a city council of a city with a population of 30,000 or more. The Downey City Council falls within this definition and is therefore subject to the requirements of SB 707 discussed below.

DISCUSSION

Effective July 1, 2026, SB 707 imposes several new requirements concerning the conduct and protocols of City Council meetings. These requirements apply exclusively to the proceedings of the City Council and not those of any other City boards, committees, or commissions. Implementation of SB 707 will be overseen primarily by the Clerk's Office.

Remote Public Attendance and Comment

Under SB 707, the City must provide members of the public the opportunity to attend council meetings and comment through either a two-way telephonic service or a two-way audiovisual platform. A two-way telephonic service means a telephone service that does not require internet access and allows participants to dial a telephone number to listen and verbally participate. A two-way audiovisual platform means an online platform that provides participants with the ability to participate in a meeting by both an interactive video conference and a two-way telephonic service. If an automatic captioning function is included with the two-way audiovisual platform, it must be activated. Remote public comments have the same time allotment as in-person comments and may be limited or otherwise regulated based upon the same authority available to the City for in-person comment.

Currently, City Council meetings are broadcast view-only on a dedicated YouTube channel without the opportunity for remote public comment. While this livestream may continue, standing alone, it does not satisfy SB 707. As explained above, beginning on July 1, 2026, the City must provide remote public attendance and comment by either two-way telephonic service or two-way audiovisual platform. City Staff recommends TownVoice, a two-way audiovisual platform that will be integrated with the City's agenda management software. The first meeting at which remote participation by the public will be offered is anticipated to be July 28, 2026, as the City Council is not scheduled to meet on July 14, 2026.

The current rules of conduct for City Council meetings, as set forth in Downey Municipal Code Section 2105, will operate and apply to remote public comment in the same manner as in-person comment. Should any changes prove necessary, Section 2105 will be separately amended.

Disruption of Telephonic or Internet Service

SB 707 requires the adoption, in open session and not on the consent calendar, a policy regarding disruption of telephonic or internet service occurring during City Council meetings. The policy must include the following items:

- If a disruption prevents public participation through two-way telephonic or audiovisual platforms, the legislative body must recess the open session for at least one hour and make a good faith attempt to restore the service.
- The body may meet in closed session during the recess.
- Open session may not reconvene until at least one hour has passed or service is restored, whichever comes first.
- Upon reconvening the open session, if service has not been restored, the body may resume proceedings only after adopting, by roll call vote, a finding that good faith efforts to restore service were made and that continuing the meeting outweighs the public interest in remote public access.

A policy that is compliant with SB 707 is attached for approval by the City Council.

Reasonable Translation Assistance

Included in SB 707's new requirements is the obligation to "reasonably assist" members of the public who wish to translate a City Council meeting into any language or wish to receive interpretation provided by another member of public, so long as the interpretation does not disrupt the meeting. Instructions on how to request assistance must be publicized and may include the following:

- Arranging space for one or more interpreters at the meeting.
- Allowing extra time during the meeting for interpretation to occur.
- Ensuring participants may utilize their personal equipment or reasonably access facilities for participants to access commercially available interpretation services.

The City itself is not required to provide interpretation services; nor is the City responsible for the content or accuracy of any interpretation that may be facilitated, assisted with, or provided.

Local Outreach to Encourage Public Participation

Under SB 707, to encourage participation in City Council meetings by residents, including those in underrepresented communities and non-English-speaking communities, the City is required to take the following actions:

- Provide a system to electronically accept and fulfill requests for meeting agendas and documents through e-mail or an integrated agenda management platform, with instructions accessible through a prominent direct link on the City's website.
- Maintain an accessible webpage for public meetings that includes or links to a general explanation of the meeting process, instructions for submitting in-person or remote oral public comment or written public comment, the date, time and location of each meeting, posted agendas, and a link to this webpage from the City's main website.
- Make reasonable efforts to invite groups that do not traditionally participate in City Council meetings, which may include media organizations providing local coverage, "good government," civil rights, and other community groups that are active in the City.

It should be noted that the City has broad discretion in the choice of reasonable efforts in the above respects and that no legal action can be taken against the City for failing to provide information to any specific group.

Agenda Translation and Posting

SB 707 requires the agenda for each City Council meeting to be translated into "all applicable languages," with each translation posted in accordance with the ordinary posting protocols. Only the agenda itself must be translated and not the entire agenda packet. For purposes of SB 707, "applicable languages" means languages, according to data from the most recent Census Bureau's American Community Survey, spoken jointly by 20 percent or more of the City's population that also speaks English less than "very well." The City's webpage for public meetings must be translated into all applicable languages as well. A translation using a digital translation service satisfies all these requirements (the City's agenda management software offers this service for the agenda). Finally, there must be a physical location freely accessible to the public in reasonable proximity to the location where council agendas are posted where members of the public are allowed to post additional translations of the agenda.

Legislative Body Teleconferencing

Under various circumstances, the Brown Act permits legislative body teleconferencing, defined as "a meeting of a legislative body, the members of which are in different locations, connected by electronic means, through either audio or video or both." SB 707 continues and updates this practice. Special requirements apply to all forms of teleconferencing.

In the traditional type of teleconferencing historically allowed under the Brown Act, the agenda must specify each teleconference location and must be posted at each location, which must be accessible to the public. All votes taken at a teleconference must be by roll call. The councilmember participating remotely ordinarily does not count toward quorum. Finally, the remote participant must be able to interactively speak, discuss, or deliberate on matters through either call-in or internet service. The teleconferenced meeting must comply in all other respects with the Brown Act and is in all respects the same as a meeting where the members are physically present in one location. The traditional teleconferencing rules do not apply when the member is participating remotely as a reasonable accommodation for a disability.

SB 707 also authorizes teleconferencing under alternative circumstances, such as during a state proclaimed emergency or a local emergency, with less stringent requirements than traditional teleconferencing. The same is true for "just cause" circumstances, when a councilmember is participating remotely because of a physical or family medical emergency, a childcare or caregiving need, a contagious illness, an immunocompromised family member, or a military service obligation that is at least 50 miles away.

Following the return of in-person public meetings after the COVID-19 state of emergency, teleconferencing has not been utilized by the members of the City Council for Council meetings. While the Brown Act authorizes teleconferencing by members of the legislative body, it does not require this practice, meaning that the City Council may elect whether or not to allow it (except where the member is eligible to use teleconferencing as a reasonable accommodation for a disability).

CITY COUNCIL PRIORITIES

Efficiency & Adaptability
Public Engagement

FISCAL IMPACT

The two-way audiovisual platform recommended for compliance with SB 707 is estimated to cost approximately $6,000 annually, in addition to a one-time fee of approximately $13,500 to setup the system.

Attachments

Attachment A: Resolution No. 26-8358 - Adopting Policy re Service Disruption

RESOLUTION NO. 26-8358

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY APPROVING A POLICY REGARDING DISRUPTION OF TELEPHONIC OR INTERNET SERVICE DURING CITY COUNCIL MEETINGS

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707, a significant update to local government meeting requirements contained in the Ralph M. Brown Act as codified in the California Government Code; and

WHEREAS, SB 707 is intended to diversify and increase public engagement in local government and also modernize the Brown Act in the face of technological advancements; and

WHEREAS, SB 707 imposes several new requirements on "eligible legislative bodies," meaning in pertinent part a city council of a city with a population of 30,000 or more, like Downey; and

WHEREAS, among these requirements is to provide members of the public the opportunity to attend council meetings and comment through either a two-way telephonic service or a two-way audiovisual platform and to adopt in open session a policy by July 1, 2026 addressing disruption of telephonic or internet service occurring during city council meetings; and

WHEREAS, the City of Downey currently conducts livestreamed, in-person meetings without the opportunity for remote public comment remotely but will begin to allow both in-person and two-way remote public participation in response to SB 707, effective July 1, 2026; and

WHEREAS, to comply with SB 707, and to ensure continuity of public participation during technology interruptions, a proposed policy addressing disruption of telephonic or internet service occurring during City Council meetings has been prepared that satisfies the requirements of Government Code Section 54953.4, a copy of which is attached as Exhibit A.

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

SECTION 1. The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein

SECTION 2. The City Council hereby approves the City of Downey Policy Regarding Disruption of Telephonic or Internet Service during City Council Meetings, a copy of which is attached as Exhibit A.

SECTION 3. If any section, subsection, clause or phrase in this Resolution or the application thereof to any person or circumstances is for any reason held invalid, the validity of the remainder of this Resolution or the application of such provisions to other persons or circumstances shall not be affected thereby. The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 4. This Resolution shall become effective upon its adoption.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

MARIA ALICIA DUARTE, CMC
City Clerk

EXHIBIT A

City of Downey Policy Regarding Disruption of Telephonic
or Internet Service during City Council Meetings

I. BACKGROUND

Senate Bill 707 (2025) amended the Ralph M. Brown Act to require the City Council to adopt, on or before July 1, 2026, a policy addressing how the City will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a City Council meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

II. PURPOSE

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City Council, as required by the Brown Act as amended by SB 707. The policy ensures transparency, public participation, and continuity of government during technology disruptions.

III. DEFINITIONS

For purposes of this policy, the following definitions apply:

“Disruption” means a disruption of telephonic or internet service that prevents members of the public from attending or observing the meeting by these remote access services.

“Remote access services” means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

IV. APPLICABILITY

This policy pertains to telephone or internet services that provide two-way remote public access to meetings of the City Council. This policy does not apply to one-way television broadcasts or one-way internet streams of City Council meetings. This policy does not apply to any other City appointive board, committee, or commission.

V. PROCEDURES IN THE EVENT OF A SERVICE DISRUPTION

1. Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a disruption to the City’s remote access services that prevents members of the public from attending or observing the meeting remotely:

a. The Presiding Officer or City Clerk shall immediately announce the disruption to the public.

b. The Presiding Officer may then call for a recess of the open session or convene the City Council in properly noticed and announced closed session, consistent with the Brown Act.

c. City Staff or designated contractors shall begin efforts to diagnose and restore the disrupted service.

d. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

2. Efforts to Restore Service

City staff or designated contractors shall make good faith efforts to restore remote access services, which may include without limitation:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

The City Clerk, in consultation with staff or designated contractors from the Information Technology Department, shall document the restoration efforts undertaken.

VI. RECONVENING THE OPEN SESSION

1. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

2. If Service is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

3. If Service is not Restored

If service has not been restored after one hour, the City Council may reconvene and:

a. Adjourn the meeting; or
b. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of Downey has made good faith efforts to restore telephonic or internet service in accordance with the adopted City Council policy, and the public interest in continuing the meeting outweighs the public interest in remote public access.”

Upon adoption of this finding, the City Council may continue the open session despite the fact that remote access services have not been restored.

VII. RECORDKEEPING

The City Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section VI

Item No. 19.

TO:	**MEMBERS OF THE CITY COUNCIL**
FROM:	**OFFICE OF THE CITY COUNCIL**
BY:	**CLAUDIA FROMETA, MAYOR**
DATE:	**MAY 26, 2026**
SUBJECT:	**RESOLUTIONS AMENDING THE CITY OF DOWNEY CODE OF ETHICS AND CONDUCT FOR MEMBERS OF THE DOWNEY CITY COUNCIL AND CITY COMMISSIONS, COMMITTEES, AND BOARDS**

EXECUTIVE SUMMARY

The City Council will consider resolutions amending the City of Downey Code of Ethics and Conduct governing members of the City Council and City Commissions, Committees, and Boards. The Council discussed these amendments at the meeting held on May 12, 2026 and, by majority vote, directed their preparation for consideration by the Council.

RECOMMENDATION

That the City Council:

1. Adopt Resolution No. 26-8359, Amending the City of Downey Code of Ethics and Conduct for Members of the Downey City Council; and,

2. Adopt Resolution No. 26-8360, Amending the City of Downey Code of Ethics and Conduct for Members of City Commissions, Committees, and Boards.

This is a City Council-initiated action that is entirely within the City Council's discretion and is therefore not accompanied by any staff recommendation.

BACKGROUND

On April 13, 2021, the City Council adopted the existing Code of Ethics and Conduct for members of City Commissions, Committees, and Boards. On April 27, 2021, the City Council adopted the same Code of Ethics and Conduct for itself. Both remain in effect.

The City's Code of Ethics and Conduct is a values-based document that focuses on behaviors to be demonstrated rather than a rules-based document with a punitive focus. Both members of the City Council and those appointed to the City's Commissions, Committees, and Boards must review and sign the Code of Ethics when their Oath of Office is administered. The Code of Ethics and Conduct is a self-enforcing document, meaning that the City Council enforces compliance. It is subject to amendment by the City Council itself.

DISCUSSION

At the City Council meeting on May 12, 2026, the Council discussed amending the Code of Ethics and Conduct in various respects. Based on that discussion, and by majority vote, the Council directed that amendments be prepared concerning the unauthorized use of business cards and clothing apparel bearing the City logo and the use of social media promoting violence, threats, intimidation, or harassment. The same amendments were to be included in the Code of Ethics and Conduct for both members of the City Council and City Commissions, Committees, and Boards.

Attached are the respective Codes containing the amendments requested by the City Council and accompanying approval resolutions. Additions are shown in **underline bold** text; there are no deletions. If amended, all members of the City Council and Commissions, Committees, and Boards would be required to sign the amended Code of Ethics and Conduct by August 1, 2026.

FISCAL IMPACT

There is no fiscal impact at this time.

Attachments

Attachment A: Resolution No. 26-8359 - Amending Code of Ethics and Conduct for Councilmembers

Attachment B: Resolution No. 26-8360 - Amending Code of Ethics and Conduct for Commissions, Committees, and Boards

RESOLUTION NO. 26-8359

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING THE CITY OF DOWNEY CODE OF ETHICS AND CONDUCT FOR MEMBERS OF THE DOWNEY CITY COUNCIL

WHEREAS, on April 27, 2021, the City Council adopted the City of Downey Code of Ethics and Conduct for members of the Downey City Council; and

WHEREAS, the purpose of a Code of Ethics and Conduct is to assure that all members of the Downey City Council, while exercising their office, conduct themselves in a manner that will instill public confidence and trust in the fair operation and integrity of the City; and

WHEREAS, the City's Code of Ethics and Conduct is a values-based document that focuses on behaviors to be demonstrated rather than a rules-based document with a punitive focus; and

WHEREAS, following discussion at its meetings held on May 12, 2026, and May 26, 2026, the City Council wishes to amend the Code of Ethics and Conduct to include provisions concerning the unauthorized use of business cards and clothing apparel bearing the City logo and the use of social media promoting violence, threats, intimidation, or harassment by its members.

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

SECTION 1. The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein

SECTION 2. The City Council hereby amends the City of Downey Code of Ethics and Conduct for members of the Downey City Council, as reflected on Exhibit A, with additions shown in **bold underline**; there are no deletions.

SECTION 3. All current members of the Downey City Council shall execute the Code of Ethics and Conduct no later than August 1, 2026. All future members of the Downey City Council shall execute the Code of Ethics and Conduct at the time the Oath of Office is administered by the City Clerk or his/her designee authorized or deputized for such purpose.

SECTION 4. It is the intent of the City Council that the Code of Ethics and Conduct be implemented in conjunction with, and pursuant to, any and all other City policies, laws, and regulations that pertain to the rights and obligations of the Downey City Council.

SECTION 5. To the extent that there is a conflict with existing policies adopted by the City Council, the Code of Ethics and Conduct adopted by this Resolution shall control.

SECTION 6. This Resolution shall become effective upon its adoption.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th of May, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

MARIA ALICIA DUARTE, CMC
City Clerk

EXHIBIT A

CITY OF DOWNEY

CODE OF ETHICS AND CONDUCT

ADOPTED APRIL 13, 2021

AMENDED MAY 26, 2026

CERTIFICATION

As an elected official of the City Council of the City of Downey, California, I herein certify that I have received a copy of the Code of Ethics and Conduct of the City of Downey, have been offered assistance in understanding this Code, and am aware of the provisions of the Code and its application to my responsibilities. Consistent with the Code, I pledge the following in the conduct of my duties:

INTEGRITY/HONESTY

- I am honest with my fellow officials, the public and others.
- I do not promise what I believe to be unrealistic.
- I am prepared to make unpopular decisions when my sense of the public's best interests requires it.
- I credit others' contributions to moving our community's interests forward.
- I do not knowingly use false or inaccurate information to support my position or views.
- I safeguard the ability to make independent, objective, fair and impartial judgments by scrupulously avoiding financial and social relationships and transactions that may compromise, or give the appearance of compromising, objectivity, independence, and honesty.

RESPONSIBILITY/PROTECTING THE PUBLIC'S INTERESTS

- I do not accept gifts, services or other special considerations because of my public position.

- I excuse myself from participating in decisions when my or my family's financial interests may be affected by my agency's actions.
- I do not give special treatment or consideration to any individual or group beyond that available to any other individual.
- I refrain from disclosing confidential information concerning litigation, personnel, property, or other affairs of the City, without proper legal authority, nor use such information to advance my financial, non-financial or other personal interests.

FAIRNESS/ACCOUNTABILITY

- I promote meaningful public involvement in the City's decision-making processes.
- I treat all persons, claims and transactions in a fair and equitable manner. I make decisions based on the merits of the issue.
- If I receive substantive information that is relevant to a matter under consideration from sources outside the public decision-making process, I publicly share it with my fellow officials and staff.
- I work to contribute to a strong organization that exemplifies transparency and open communication.

RESPECT FOR FELLOW APPOINTED OFFICIALS, STAFF, AND THE PUBLIC

- I treat my fellow officials, staff and the public with patience, courtesy and civility, even when we disagree on what is best for the community.
- I work towards consensus building and gain value from diverse opinions.
- I respect the distinction between the role of office holder and staff; I involve staff in meetings with individuals, those with business before the agency, officials from other agencies and legislators to ensure proper staff support and to keep staff informed.
- I conduct myself in a courteous and respectful manner at all times during the performance of my official City duties.
- I encourage full participation of all persons and groups. I am aware and observe important celebrations and events which reflect the values of our diverse population.
- I shall be engaged during city council meetings, and when participating virtually, I shall keep my camera in the "on" position, except when the city council meeting is in recess.
- **I do not use social media for the purposes of promoting violence, threats, harassment, intimidation, or discrimination against my fellow officials, individuals, or groups, including posting, sharing, endorsing, or amplifying content that has this effect.**

PROPER AND EFFICIENT USE OF PUBLIC RESOURCES

- I do not use public resources, such as agency staff time, equipment, supplies or facilities, for private gain or personal purposes.

- I make decisions after prudent consideration of their financial impact, taking into account the long-term financial needs of the agency, especially its financial stability.
- I demonstrate concern for the proper use of agency assets (such as personnel, time, property, equipment, funds) and follow established procedures.
- I am a prudent steward of public resources and actively consider the impact of my decisions on the financial and social stability of the City and its residents.
- **Any use of business cards or clothing apparel reflecting my office and/or bearing the City's logo, seal, or other marks will only be used if issued by and with the express authorization from the City and not in any fraudulent manner.**

Signature: _____ Dated: _____

Print Name: _____

Name of Council Member:

_____

_____

RESOLUTION NO. 26-8360

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DOWNEY AMENDING THE CITY OF DOWNEY CODE OF ETHICS AND CONDUCT FOR MEMBERS OF CITY COMMISSIONS, COMMITTEES, AND BOARDS

WHEREAS, on April 13, 2021, the City Council adopted the City of Downey Code of Ethics and Conduct for members of City Commissions, Committees, and Boards; and

WHEREAS, the purpose of a Code of Ethics and Conduct is to assure that all members of City Commissions, Committees, and Boards, while exercising their office, conduct themselves in a manner that will instill public confidence and trust in the fair operation and integrity of the City; and

WHEREAS, the City's Code of Ethics and Conduct is a values-based document that focuses on behaviors to be demonstrated rather than a rules-based document with a punitive focus; and

WHEREAS, following discussion at its meetings held on May 12, 2026, and May 26, 2026, the City Council wishes to amend the Code of Ethics and Conduct to include provisions concerning the unauthorized use of business cards and clothing apparel bearing the City logo and the use of social media promoting violence, threats, intimidation, or harassment by members of City Commissions, Committees, and Boards.

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

SECTION 1. The City Council finds and determines that the foregoing Recitals are true and correct and incorporates the Recitals herein

SECTION 2. The City Council hereby amends the City of Downey Code of Ethics and Conduct for members of the City Commissions, Committees, and Boards, as reflected on Exhibit A, with additions shown in **bold underline**; there are no deletions.

SECTION 3. All current members City Commissions, Committees, and Boards shall execute the Code of Ethics and Conduct no later than August 1, 2026. All future members of City Commissions, Committees, and Boards shall execute the Code of Ethics and Conduct at the time the Oath of Office is administered by the City Clerk or his/her designee authorized or deputized for such purpose.

SECTION 4. It is the intent of the City Council that the Code of Ethics and Conduct be implemented in conjunction with, and pursuant to, any and all other City policies, laws, and regulations that pertain to the rights and obligations of the Downey City Council.

SECTION 5. To the extent that there is a conflict with existing policies adopted by the City Council, the Code of Ethics and Conduct adopted by this Resolution shall control.

SECTION 6. This Resolution shall become effective upon its adoption.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 26th day of May, 2026.

CLAUDIA M. FROMETA, Mayor

ATTEST:

MARIA ALICIA DUARTE, CMC
City Clerk

APPROVED AS TO FORM:

JOHN M. FUNK
City Attorney

I HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of Downey at a Regular meeting held on the 26th day of May, 2026, by the following vote, to wit:

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NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

MARIA ALICIA DUARTE, CMC
City Clerk

EXHIBIT A

CITY OF DOWNEY

CODE OF ETHICS AND CONDUCT

ADOPTED APRIL 13, 2021

AMENDED MAY 26, 2026

CERTIFICATION

As an appointed official of a commission, committee or board of the City of Downey, California, I herein certify that I have received a copy of the Code of Ethics and Conduct of the City of Downey, have been offered assistance in understanding this Code, and am aware of the provisions of the Code and its application to my responsibilities. Consistent with the Code, I pledge the following in the conduct of my duties:

INTEGRITY/HONESTY

- I am honest with my fellow officials, the public and others.
- I do not promise what I believe to be unrealistic.
- I am prepared to make unpopular decisions when my sense of the public's best interests requires it.
- I credit others' contributions to moving our community's interests forward.
- I do not knowingly use false or inaccurate information to support my position or views.
- I safeguard the ability to make independent, objective, fair and impartial judgments by scrupulously avoiding financial and social relationships and transactions that may compromise, or give the appearance of compromising, objectivity, independence, and honesty.

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- I do not accept gifts, services or other special considerations because of my public position.
- I excuse myself from participating in decisions when my or my family's financial interests may be affected by my agency's actions.

- I do not give special treatment or consideration to any individual or group beyond that available to any other individual.
- I refrain from disclosing confidential information concerning litigation, personnel, property, or other affairs of the City, without proper legal authority, nor use such information to advance my financial, non-financial or other personal interests.

FAIRNESS/ACCOUNTABILITY

- I promote meaningful public involvement in the City's decision-making processes.
- I treat all persons, claims and transactions in a fair and equitable manner. I make decisions based on the merits of the issue.
- If I receive substantive information that is relevant to a matter under consideration from sources outside the public decision-making process, I publicly share it with my fellow officials and staff.
- I work to contribute to a strong organization that exemplifies transparency and open communication.

RESPECT FOR FELLOW APPOINTED OFFICIALS, STAFF, AND THE PUBLIC

- I treat my fellow officials, staff and the public with patience, courtesy and civility, even when we disagree on what is best for the community.
- I work towards consensus building and gain value from diverse opinions.
- I respect the distinction between the role of office holder and staff; I involve staff in meetings with individuals, those with business before the agency, officials from other agencies and legislators to ensure proper staff support and to keep staff informed.
- I conduct myself in a courteous and respectful manner at all times during the performance of my official City duties.
- I encourage full participation of all persons and groups. I am aware and observe important celebrations and events which reflect the values of our diverse population.
- **I do not use social media for the purposes of promoting violence, threats, harassment, intimidation, or discrimination against my fellow officials, individuals, or groups, including posting, sharing, endorsing, or amplifying content that has this effect.**

PROPER AND EFFICIENT USE OF PUBLIC RESOURCES

- I do not use public resources, such as agency staff time, equipment, supplies or facilities, for private gain or personal purposes.
- I make decisions after prudent consideration of their financial impact, taking into account the long-term financial needs of the agency, especially its financial stability.
- I demonstrate concern for the proper use of agency assets (such as personnel, time, property, equipment, funds) and follow established procedures.
- I am a prudent steward of public resources and actively consider the impact of my decisions on the financial and social stability of the City and its residents.

- **Any use of business cards or clothing apparel reflecting my office and/or bearing the City's logo, seal, or other marks will only be used if issued by and with the express authorization from the City and not in any fraudulent manner.**

Signature: _____ Dated: _____

Print Name: _____

Name of Commission, Committee, or Board:_ _____
_____