

2

Land Use Districts

City of Downey

Downtown Specific Plan



2. Land Use Districts

2.1 Catalytic Opportunities and Recommendations

Six catalytic strategies are envisioned to transform Downtown Downey into a vibrant, family-oriented, and pedestrian-friendly town center:

- ▶ **Retail Development:** A strategy to retain and strengthen local merchants while attracting new retailers to Downtown.
- ▶ **Housing Development:** A plan to attract a wide range of housing types to provide a customer base for retail and create a daytime and nighttime population in Downtown.
- ▶ **Park-Once System:** An approach to consolidate parking and share parking requirements among different land uses.
- ▶ **Public Gathering Spaces:** A policy to provide parks and public spaces for residents, workers, and visitors to enjoy and participate in various events in Downtown.
- ▶ **Religious Institutions as Stakeholders and Catalysts:** As major property owners within Downtown, and service providers in the community, religious institutions and faith-based organizations can leverage their assets to further the vision for Downtown.
- ▶ **Sense of Identity:** Recommended investments to distinguish Downtown as a destination.

2.1.1 Retail Development



The retail core of a downtown is typically located around a pattern of streets accommodating cars and on-street parking. Off-street parking is typically located in a parking structure or lot, where spaces are convenient, but constructed at a pedestrian-scale. Like a retail center, the retail core typically includes one anchor tenant and a mix of national, regional, and local vendors. What makes this type of retail appealing to consumers is the overall pedestrian experience and mix of uses.

Retail cores with a historic and pedestrian-friendly character are rare, which is one of the reasons developers try to re-create them in newer centers such as Victoria Gardens in Rancho Cucamonga, The Grove in Los Angeles, and Americana at Brand in Glendale. Downtown has relatively large parcels of land

Image: Retail development should reflect a main street feel, with specialty retail stores and restaurants promoting a lively environment.

Image:
Streetscapes should be oriented to pedestrians with inviting retail storefronts that draw patrons in.

and buildings offering attractive opportunities for retailers. The introduction of new housing and office development, as well as new residents and workers in Downtown, strengthens existing businesses and attracts new retailers to the area. The retail core will focus on Downey Avenue and the area between Third Street and Firestone Boulevard.



The first priority should be placed on achieving significant transformation in the center of Downtown. Once the revitalization of this central area is visibly underway, the perceived value and attraction of nearby properties will increase dramatically.

During the public outreach process for the Specific Plan, many residents indicated they would spend more time and money in Downtown if the mix of retail businesses were expanded. The following opportunities and recommendations are aimed at strengthening existing retailers and attracting new businesses to Downtown.

Opportunities and Recommendations:

- ▶ Formalize a Business Improvement District or Merchants Association to unite existing business owners to improve the appearance and overall health of Downtown.
- ▶ Encourage a diversity of retail businesses that complement one another and promote resident involvement in multiple activities while visiting Downtown.

2.1.2 Housing Development

A variety of housing choices is necessary for the vitality of Downtown over the long term. To encourage a diverse Downtown population, a variety of housing types will be allowed including: studios, lofts, live/work units, condominiums, townhomes, duplexes, and courtyard or small lot single-family homes. Allowing for a variety of dwelling types can and should provide renter or ownership housing opportunities.

Downtown Downey possesses a number of characteristics that make it an attractive location to introduce a variety of housing choices. Downey has the advantage of being in close proximity to employment-rich centers such as Long Beach and Los Angeles. Downey is central to major transportation corridors including the I-605, I-5, I-710, and the I-105 freeways, as well as the Metro Light Rail Green Line. Downey Regional Medical Center and the Kaiser Permanente Hospital will continue to attract doctors, nurses, and other healthcare workers looking for a wide range of housing locally. Furthermore, the redevelopment of

Downey Landing with a mix of uses, including Kaiser Downey Medical Center, Downey Studios, Downey Landing Retail Center, and the Columbia Memorial Science Learning Center will attract employees to the area who will seek housing choices nearby. There is available land in Downtown to accommodate a greater variety of housing than currently exists, including more ownership opportunities, more upscale housing, and affordable units for young professionals, families, and empty nesters.



Images:
Housing opportunities in Downtown may include a range of product types, including townhomes, live/work units and courtyard housing.

Opportunities and Recommendations:

- ▶ The City of Downey should be an early investor in its own revitalization effort by providing financial and regulatory assistance for key projects or sites that are likely to facilitate the redevelopment of Downtown. Specifically, these projects should include the development of one or several major housing projects in Downtown to demonstrate the possibility of housing in this location.
- ▶ Introduce residential uses into mixed-use developments in conjunction with retail and office development.
- ▶ Use vacant lots, City-owned lots, and parking lots to develop a wide range of mixed-use development.
- ▶ Provide a mix of residential types that respond to both the regional market demand (upscale townhomes) and Downey public policy (rental and ownership for moderate- and low-income families).

Image: Well-integrated parking structures, with retail opportunities on the ground floor, are crucial to a successful "Park-Once" strategy.

2.1.3 Park-Once System

A Park-Once system consists of several well-designed parking structures integrated into a town center that serve to significantly reduce the number of vehicle trips for a given amount of activity. In the conventional sprawl development pattern, the disconnected nature of destinations requires every visit to be a separate trip. With the Park-Once system, trips are combined or replaced by walking trips to multiple stores or



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multiple destinations. Similarly, the number of parking spaces required is reduced or shared among the different uses. Finally, parking spaces are used more efficiently in shared parking structures – for shopping and working during the day, for cultural and entertainment activities in the evening, and by residents at night.

In the Park-Once system, parking is dispersed in a number of parking structures with visible parking entrances and signage that direct drivers to available parking within a manageable walking distance to multiple destinations. A critical element to the Park-Once system is locating the actual parking structures in the interior of blocks where possible, designing the exterior to disguise the interiors, fronting the structure with other uses such as retail or residential and most importantly, providing ample, visible signage. In Downtown, the desired transformation to turn residents from drivers into walkers begins with the design of parking structures that are compatible with retail, residential, office, and civic buildings. Parking structures may be built on existing parking lots, vacant properties, and City-owned land.

Opportunities and Recommendations:

- ▶ Construct a Park-Once parking structure on the east side of Downtown utilizing existing surface parking lots or City-owned land.
- ▶ Line street fronting portions of parking garages with retail and commercial uses that are compatible with surrounding buildings.
- ▶ Maintain a safe and clean environment in the existing parking structure on the west side of Downtown.

2.1.4 Public Gathering Spaces

To create a strategy for public open spaces within Downtown, the first consideration is the character and location of existing public spaces. The City of Downey has a limited amount of open space. Twelve parks attract over 800,000 visitors a year. Downey's goal of providing 1.5 acres of open space per 1,000 residents falls short by approximately 50 acres. As redevelopment occurs, it will be critical to provide a variety of public open spaces, not only for the residents who live within Downtown, but for people who visit as well.

Parks are the most identifiable public spaces, but attention should be given to public streets – primarily Downey Avenue and Third Street. The “greening” of streets and the provision of seating areas can transform an otherwise mundane public right-of-way into an enjoyable pedestrian experience.



Image: Open space areas in Downtown should entertain all ages and provide opportunities for a variety of outdoor entertainment.

Opportunities and Recommendations:

- ▶ **Third Street as a Primary Open Space** – Through the addition of new public places, new street furnishings, and improved materials, Third Street can be transformed from its current condition as a throughway to a centerpiece and focal destination. Improvements to Third Street will establish it as a place for people; a pedestrian-oriented parkway where residents chat with their neighbors, where visitors window shop, and where friends can meet up for a bite to eat. Wide sidewalks, landscape amenities, and a pedestrian scale will shift the character of the right-of-way, creating a walkable backbone for pedestrian-oriented Downtown redevelopment.
- ▶ **Open Spaces as Community Gathering Spaces** – Open Spaces for gathering and for recreation should be increased and improved throughout Downtown. The center of Downtown should feature a number of small public spaces distributed along Downey Avenue and Third Street. These will support commercial activities with space for outdoor cafes and vendors and create pocket plazas as gathering places.
- ▶ **Bike Routes** – Bicycle lanes should be provided throughout Downtown wherever possible. Striped lanes are recommended for specific roadways as indicated in Chapter 4, *Mobility Plan*. In addition, route signs to clearly mark the overall bike network are recommended.
- ▶ **Pedestrian Realm** – The pedestrian realm should be enhanced through street improvements along existing streets and a series of paseos that provide connections between major public spaces within Downtown.

2.1.5 Religious Institutions and Faith-Based Organizations

Places of worship have been a significant land use in Downtown since the City's incorporation. In fact, one of the first buildings in the City of Downey was the Christian Church located on the corner of Fourth and New Streets. The construction of the church marked the beginning of the present Downtown.

Religious institutions and other faith-based organizations have and will continue to maintain a significant presence in Downtown. At least six such uses are active within the Specific Plan area, and these organizations own a significant amount of property within Downtown. Some of these properties are large in size, as is the number of people who congregate on Sundays.



Image: First Baptist Church of Downey, one of the active religious institutions in Downtown, is located between Second and Third Streets.

Opportunities and Recommendations:

- ▶ Places of worship or fellowship attract hundreds of people on weekends for services. Retail establishments and restaurants should take advantage of this potential customer base.
- ▶ Existing religious uses and their facilities include large surface parking lots which could be redeveloped into buildings once shared parking strategies are established, providing new development opportunities in Downtown.
- ▶ Religious institutions are active community participants offering various services such as ministries, education, social services, (e.g., day care and homeless services) and sports leagues. When a large amount of property is owned by one organization, the City should encourage these properties to be developed as a cohesive planned campus rather than isolated structures with parking in between.

2.1.6 Sense of Identity

A destination is attractive to people, activities, and development when it has a sense of identity. A place with a sense of identity has character and is memorable to those that experience it. A number of elements contribute to a sense of identity including architecture, scale of buildings, landscaping, sidewalks, and overall pedestrian amenities. Energy emerges out of the mix of land uses for shopping, working, living, and relaxing. At the same time, little details such as lighting, street furniture, and music or sounds can affect the character of a place as much as the quality of architecture.

Downtown possesses many assets: a grid system of interconnected streets, compact blocks that are easily walkable, an abundance of parking, distinct civic services, and an overall pedestrian-scale urban fabric. Many of these qualities

are lost in the shuffle of vacant stores and lots, an excessive number of surface parking lots, inadequate supply of housing and retail destinations, issues with unsafe sidewalks and unkempt parking structures, and inconsistent design quality both in buildings and in landscape.

Opportunities and Recommendations:

- ▶ Identify the gateways into Downtown by designing landmarks and special pavings at the major intersections of:
 - ▷ Firestone Boulevard and Downey Avenue
 - ▷ Firestone and Paramount Boulevards
 - ▷ Firestone Boulevard and Brookshire Avenue
 - ▷ Brookshire Avenue and Civic Center Drive
 - ▷ Third Street and Downey Avenue
 - ▷ Third Street and Paramount Boulevard
 - ▷ Fifth Street and Downey Avenue
- ▶ Increase the amount and quality of the landscaping in Downtown by planting additional street trees and adding new parks and public gathering spaces.
- ▶ Improve the design quality of Downtown through enforcement of the Specific Plan and site plan review for modification of existing structures and new construction.
- ▶ Program events, festivals, and fairs within the Specific Plan area, particularly along Downey Avenue and Third Street, to attract people to Downtown.
- ▶ Incorporate public art, especially by local artists, in the form of murals, statues, and sculptures at key intersections, public gathering spaces, and near parking.



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2.2 Downtown Districts

This chapter introduces the five land use districts established to guide unique development approaches within specific areas of Downtown. The five districts are: Downtown Core, Downtown Residential, Firestone Boulevard Gateway, Paramount Boulevard Professional, and Civic Center. Development standards and design guidelines are provided for each district in Chapter 3.

Exhibit 2.1: Downtown Downey Land Use Districts

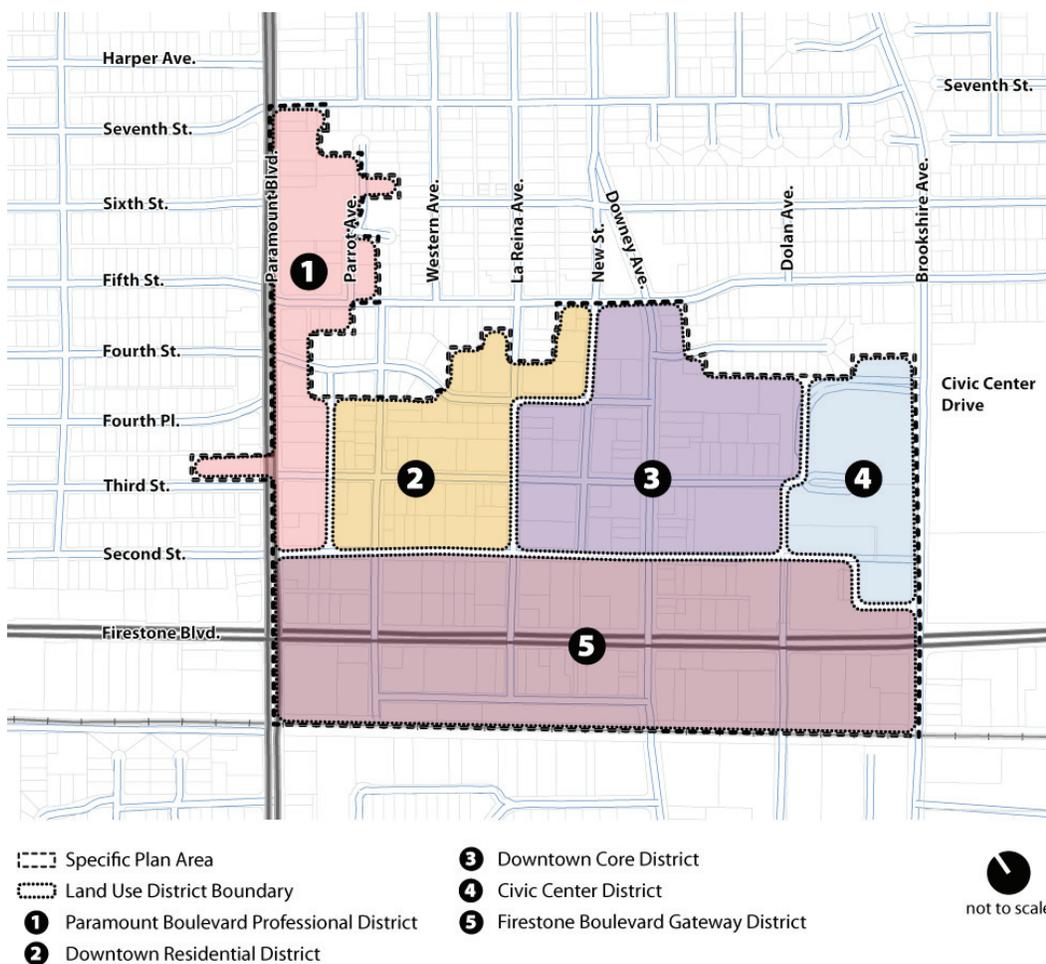


Exhibit 2.1 Downtown Downey Land Use Districts

Section 2 Land Use Districts

2.2.1 Downtown Core

The Downtown Core District is generally located north of Second Street and south of Fifth Street between La Reina Avenue and Civic Center Drive. The Downtown Core is approximately 20 acres in size, and includes the businesses and buildings directly surrounding the central intersection of Downey Avenue and Third Street. This central area has a number of small, locally owned restaurants, various retail and service vendors, financial institutions, and several large religious organizations. The First Baptist Church of Downey, St. George Greek Orthodox Church, United Methodist Church, and the Downey United Masonic Lodge are all located within the Downtown Core District, within one to two blocks walking distance of the main intersection of Downey Avenue and Third Street. The Avenue Theater, as well as a mix of restaurants, hair salons, real estate agents, and other service-oriented businesses line Downey Avenue. From Downey Avenue, Third and Second Street host a number of financial institutions and professional offices, the Krikorian Theater, and a City-owned parking structure.



EXISTING CONDITIONS

Image (top, left): A variety of restaurants exist along Downey Avenue between Second and Third Streets that primarily serve employees working in and around Downtown.

Image (middle, left): Krikorian Theater, located on the southwest corner of Third Street and New Street, is a primary entertainment venue in Downtown.



Image (middle right): St. George Greek Orthodox Church, located on the corner of Downey Avenue and La Villa Street is one of many religious institutions located in Downtown.



Exhibit 2.2: Downtown Core Land Use District

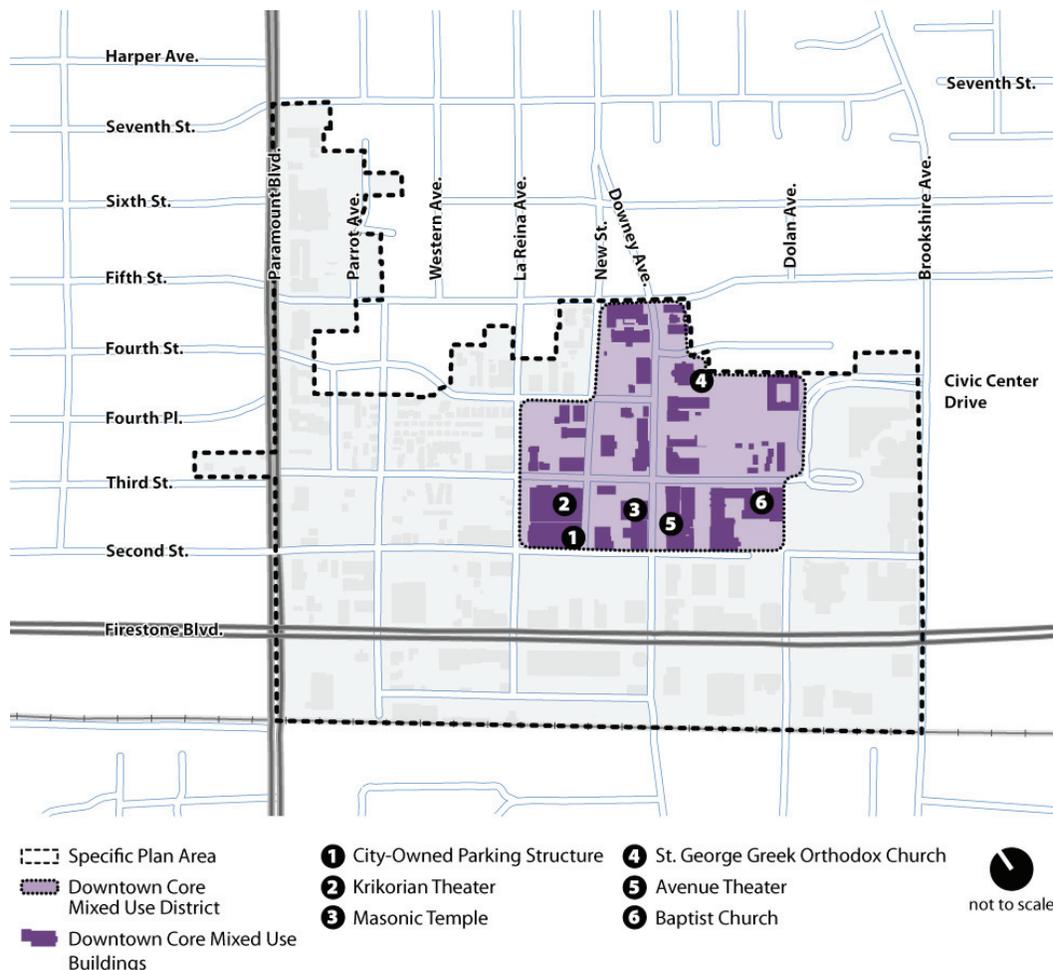


Exhibit 2.2
Downtown Core Land Use District
Section 2 Land Use Districts



VISION

As illustrated in the image to the left, the intent of this district is to create a vibrant, pedestrian-oriented downtown with a mix of uses. The objective is to produce a unique walkable shopping, dining, working, and living experience. The ground floor is reserved for commercial uses, such as boutique retail stores, bookstores, cafes, art galleries, coffee shops, and wine bars) with office and/or residential on the second and third floors.

2.2.2 Downtown Residential

The Downtown Residential District is located north of Second Street and south of Fifth Street between College Avenue and La Reina Avenue. The Downtown Residential District is approximately 14.5 acres in size and supports a variety of residential, commercial, and professional office uses. Existing housing types include: detached single family units, duplexes, and a multifamily senior complex known as the Heritage Court Apartments. In addition to housing, several law, insurance, and medical offices function well, as do daycare centers in the northern portion of the District.

Image: New commercial development along Myrtle Street between Second and Third Streets.



EXISTING CONDITIONS

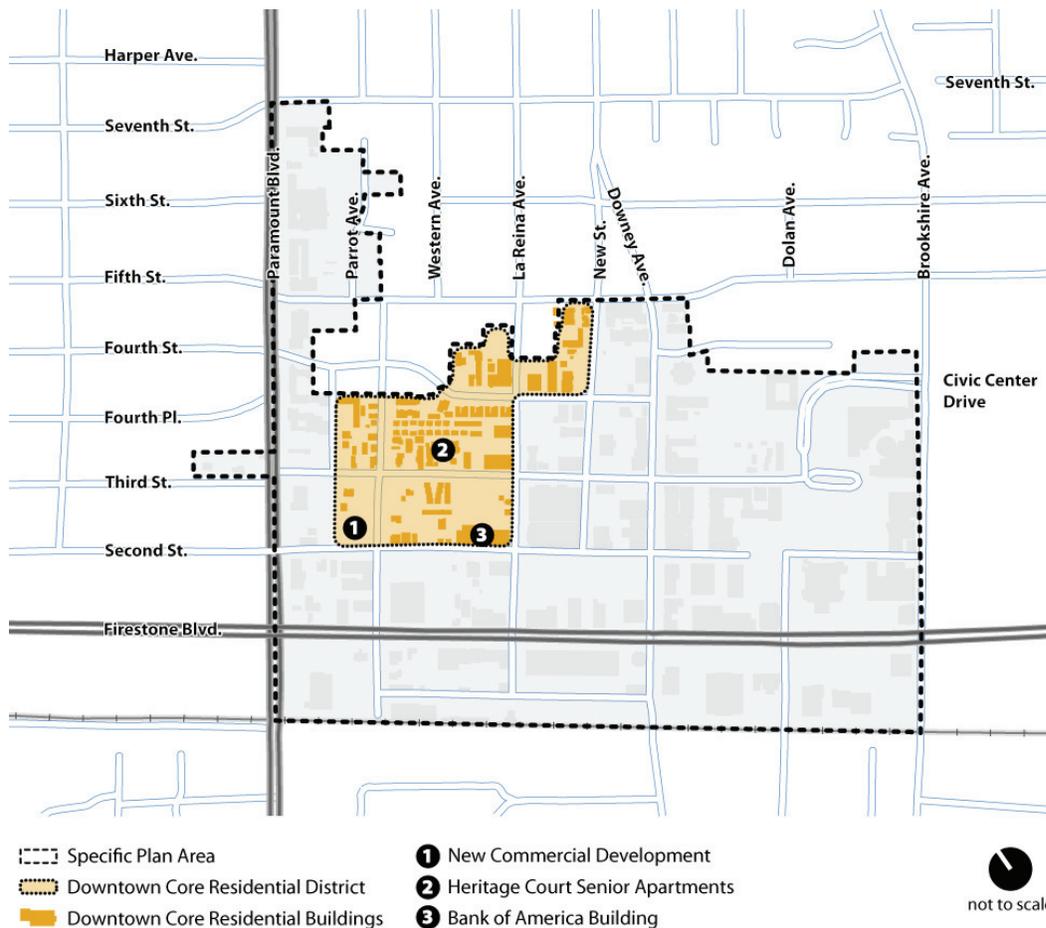
Image (middle, left): Heritage Court Senior Apartments on Third Street

Image (bottom, left): Existing multifamily courtyard housing in the Downtown Residential District



Image (bottom, right): Existing single-family home in the Downtown Residential District

Exhibit 2.3: Downtown Residential Land Use District



VISION

The primary intent of this district is to establish a residential neighborhood within Downtown. Neighborhood-serving commercial uses such as dry cleaners, markets, coffee shops, and newsstands are permitted on the ground floor only.

Image (top): The Downtown Residential District promotes service-oriented commercial uses with residential uses above.

Image (bottom): Compact residential development, such as courtyard housing, is encouraged.



Exhibit 2.3 Downtown Residential Land Use District Section 2 Land Use Districts

2.2.3 Firestone Boulevard Gateway

The Firestone Boulevard Gateway District is located north of the Union Pacific railroad right-of-way and south of Second Street, between Paramount Boulevard and Brookshire Avenue. Firestone Boulevard Gateway District is approximately 39 acres in size. Established uses include: general commercial, ranging from locally owned stores to larger chain retailers, from grocery stores to furniture wholesale to a variety of restaurants and financial institutions. Many of these businesses are located in small strip-mall structures facing the street with parking in rear of the building, although some of the larger retailers are housed in stand-alone structures with parking directly in front of their store.

Major retailers and employers along the Firestone corridor include Embassy Suites Hotel, two CVS Pharmacies, a Fresh and Easy Market, Portos Bakery, AAA, and a U.S. Post Office. The Downey Depot is located along Nance Avenue between La Reina Avenue and Downey Avenue, bringing residents from the surrounding community to Downtown. Generally, Firestone Boulevard serves as a major corridor through the City, with fast-moving traffic and commercial uses capable of supporting the region.



EXISTING CONDITIONS

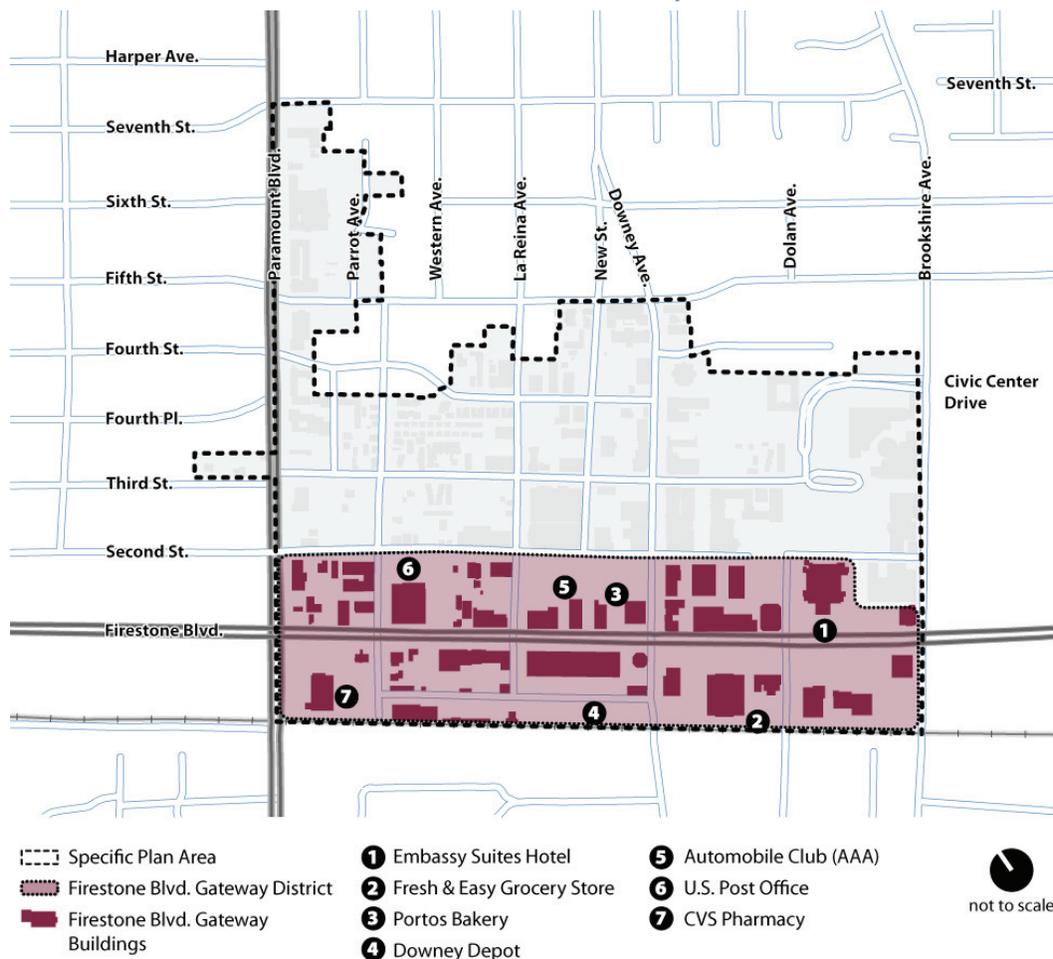
Image (top left): The Embassy Suites Hotel located along Firestone Boulevard is a main hotel in the City and is utilized by companies conducting business in the Los Angeles region.

Image (top, right): A typical streetscape along Firestone Boulevard with small retail stores fronting the street.

Image (middle, left): The Downey Depot transit center on Nance Avenue serves Metro buses as well as the Downey Link.



Exhibit 2.4: Firestone Boulevard Gateway Land Use District



VISION

The Firestone Boulevard District will be a lively area consisting of high-intensity/density development with flexible retail, office, and residential space. Entertainment uses such as bowling, sports bars, and dancing may also be located in this District. Along Firestone Boulevard, the ground floor is reserved for office and commercial uses; residential uses may be located on the second floor and above. Rental opportunities and creative residential products such as live/work units and lofted studios are encouraged. Firestone Boulevard will continue to facilitate through traffic; however special attention will be given to roadway treatments to facilitate pedestrian connections to Downtown.

Image: Development along Firestone Boulevard should include higher density buildings with retail uses on the ground floor and office or residential units on the second floor and up.



Exhibit 2.4 Firestone Boulevard Gateway Land Use District Section 2 Land Use Districts

2.2.4 Paramount Boulevard Professional

The Paramount Boulevard Professional District is located east of Paramount Boulevard and generally west of Parrot Avenue between Second and Seventh Streets. Within Downtown, the Paramount Boulevard Professional District includes approximately 12 acres and hosts a variety of commercial and professional office uses. The northern half of Paramount Boulevard consists primarily of the former Gallatin Medical site, which is comprised of vacant medical office buildings and surface parking lots. In recent years, there have been discussions regarding the future of the site and potential redevelopment opportunities. The City ideally would like the site to remain primarily as professional office uses, although the incorporation of residential would be considered. Farther south along Paramount is a mix of professional office (e.g. escrow, law, and real estate offices) as well as a number of popular local restaurants. The Rives Mansion, which has most recently been used as an event space, is also included in Paramount Boulevard District.



EXISTING CONDITIONS

Image (top): The Rives Mansion, located on Paramount Blvd at Third Street, has historical significance for many long-time residents

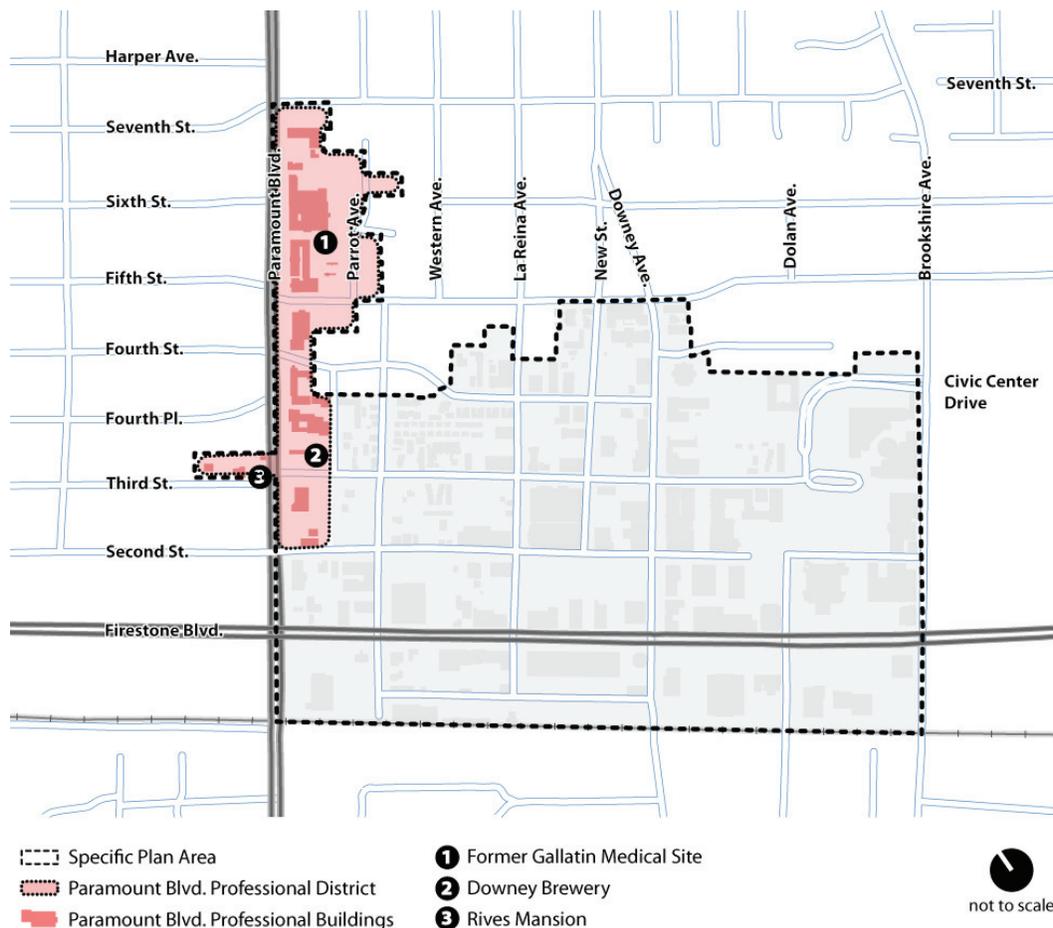


Image (middle, left): The former Gallatin Medical site on Paramount Boulevard north of Fifth Street.



Image (middle, right): Professional office building in the Paramount Boulevard Professional District.

Exhibit 2.5: Paramount Boulevard Professional Land Use District



VISION

The primary intent of this District is to create a professional office environment with related service uses (quick lunch dining, coffee, and juice bars). While the ground floor is reserved for office and commercial uses for properties fronting Paramount Boulevard, residential uses may be located on the second and third floors, as illustrated in the image to the right.



Exhibit 2.5 Paramount Blvd. Professional Land Use District Section 2 Land Use Districts

2.2.5 Civic Center

The Civic Center District is located west of Brookshire Avenue and east and south of Civic Center Drive. The Civic Center area is approximately 13 acres in size and is intended to provide for civic-related uses in Downey. Existing uses include City Hall, the Library, the Police Department, and the Downey Civic Theater. A significant amount of area consists of surface parking spaces for the high traffic uses in the area.



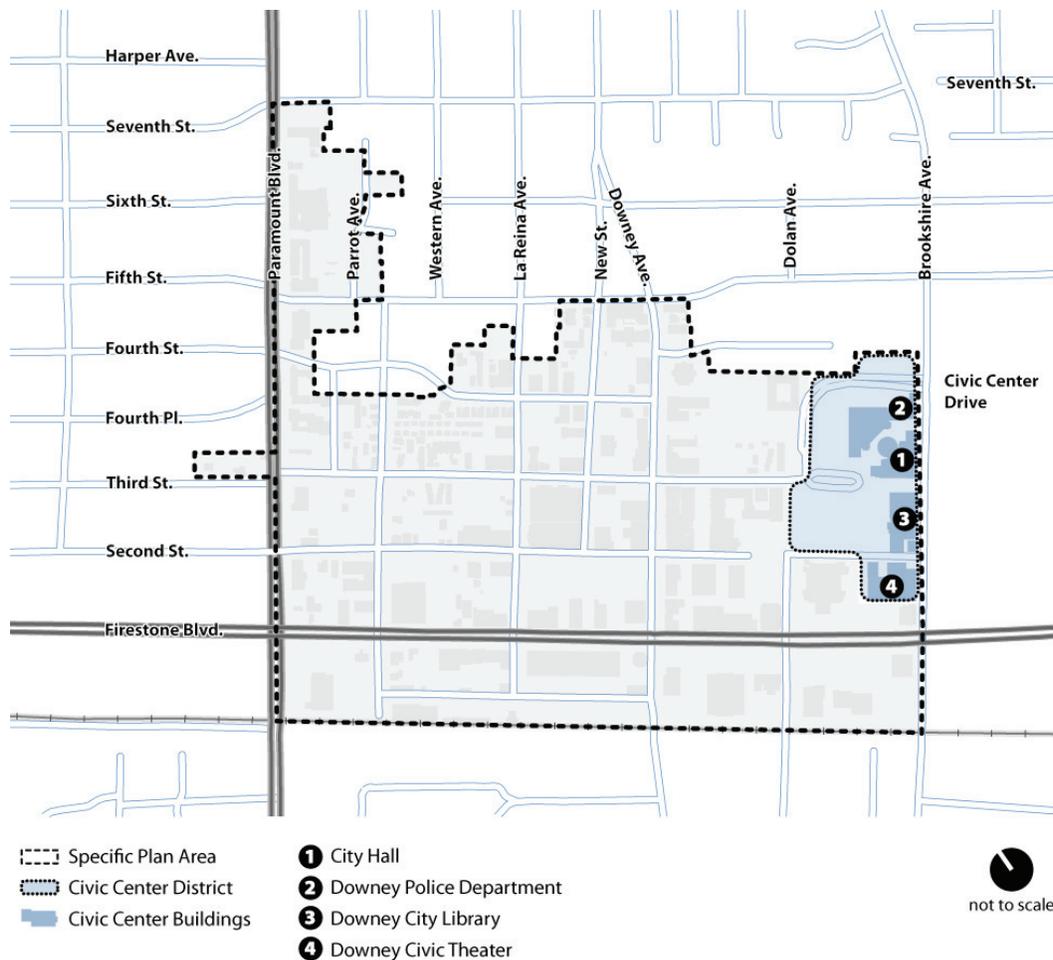
EXISTING CONDITIONS

Image (top): City Hall located between Civic Center Drive and Brookshire Avenue

Image (bottom, left): The Downey Civic Theater

Image (bottom, right): The Downey City Library

Exhibit 2.6: Civic Center Land Use District



VISION

The Civic Center District permits government facilities, public parks, and a transit center. Envisioned embellishments may include a large public gathering space, similar to the example shown in the image to the right, to provide a space for community festivals, fairs, and events; constructing a parking structure; and relocating the transit center to this District.

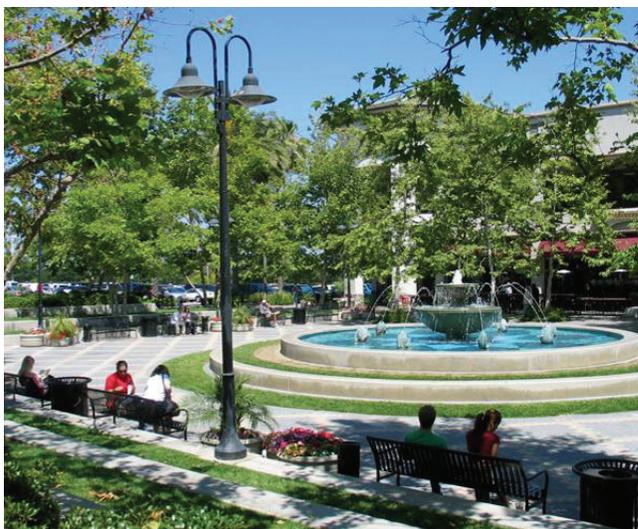


Exhibit 2.6 Civic Center Land Use District Section 2 Land Use Districts

2.3 Permitted Uses

Exhibit 2-1 shows the location and extent of land use districts within the Downtown Downey Specific Plan area. The five land use districts that compose the Specific Plan are as follows:

- ▶ Downtown Core
- ▶ Downtown Residential
- ▶ Firestone Boulevard Gateway
- ▶ Paramount Boulevard Professional
- ▶ Civic Center

Permitted uses for each land use district are identified in this chapter. Following an application submittal, the City Planner or designee shall make the determination as to whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use to a permitted use.

- ▶ A Permitted Use (P) is one that can be established as the primary use of a building without discretionary approval.
- ▶ A Second Floor Permitted Use (2nd) is a primary use that can be established on the second floor or above of a building. This applies only to uses in buildings fronting Firestone Boulevard, Downey Avenue, or Paramount Boulevard. The ground floor of buildings along these major roadways shall be reserved for nonresidential uses only. For all other streets in a given district, the identified use is permitted on any floor.
- ▶ A Conditionally Permitted Use (C) requires discretionary approval in the form of a Conditional Use Permit approved by the Planning Commission following review and a determination that the nature of the proposed use, at the location proposed, is subject to conditions of use and occupancy that may be set, and can be conducted without detriment to nearby properties and uses.
- ▶ A Prohibited use (NP) refers to a use or activity that is not permitted.
- ▶ A Temporary Use (T) refers to a use of limited duration that may be permitted as a primary or accessory use of a property. A temporary use shall require approval by the City Planner or designee prior to issuance of a temporary use permit and/or special event permit. A temporary use permit and/or special event permit application shall be submitted no later than thirty (30) days prior to the opening date of the temporary use and/or event.

- ▶ An Accessory Use (A) refers to a use customarily incidental and subordinate to the primary use of the land or building and located on the same lot with the primary use or building. If exterior modification and/or new construction is anticipated, an accessory use shall require approval by the City Planner or designee prior to issuance of a building permit.
- ▶ Any use not specifically listed in the table shall be interpreted as not permitted in the Specific Plan area.

Table 2.1: Permitted Uses by Land Use District	Permitted Uses by District				
	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Permitted Uses Key:					
C – Conditionally Permitted					
P – Permitted Use					
2nd – Permitted Use on Second Floor or above					
NP – Use Not Permitted					
T – Temporary Use					
A – Accessory Use					
EATING AND DRINKING ESTABLISHMENTS					
Alcoholic Beverage Sales, On-site					
License Type 41 and Type 47	P	P	P	P	P
All other license types	C	NP	C	C	NP
Catering Services	C	C	P	C	NP
Restaurants	P	P	P	P	P
Drive-thru Restaurants	NP	NP	NP	NP	NP
Outdoor Patio Seating or Dining	P	P	P	P	P
EDUCATIONAL USES					
Colleges and Continuing Education Facilities	NP	NP	C	C	NP
Cultural Institutions	P	P	P	P	P
Tutoring Facilities/Educational Activity Centers	P	NP	P	P	NP
ENTERTAINMENT USES					
Bar/Night Club/Live Entertainment	C	NP	C	C	NP
Conference Facilities	NP	NP	NP	C	C
Commercial Recreation Facilities	C	NP	P	NP	NP
Fitness Studios	C	C	C	C	NP
Hookah/Cigar Lounge	P	NP	P	NP	NP

Table 2.1:
Permitted
Uses by Land
Use District

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	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Permitted Uses Key: C – Conditionally Permitted P – Permitted Use 2nd – Permitted Use on Second Floor or above NP – Use Not Permitted T – Temporary Use A – Accessory Use					
FINANCIAL AND PROFESSIONAL OFFICE USES					
Financial Services/Banks/Credit Unions	P	P	P	P	P
Laboratories	NP	NP	2nd	P	NP
Office, Business and Professional	2nd	2nd	2nd	P	P
Office, Medical and Dental	2nd	2nd	2nd	P	NP
Research and Development	NP	NP	NP	P	NP
PUBLIC/INSTITUTIONAL USES					
Government Facilities	NP	NP	P	NP	P
Open Space	P	P	P	P	P
Parks and Recreational Facilities	P	P	P	P	P
Public Utilities	NP	NP	NP	NP	P
Transit Centers (City-owned and operated)	P	NP	P	NP	P
RESIDENTIAL USES					
Apartments	2nd	P	2nd	P	NP
Condominiums	2nd	P	2nd	P	NP
Courtyard Housing	NP	P	NP	P	NP
Daycare Homes (Large, 9 to 14 children) ¹	C	C	C	C	NP
Daycare Homes (Small, 8 or fewer children)	P	P	P	P	NP
Duplex Dwelling Units	NP	P	NP	NP	NP
Live/Work Units	P	P	P	P	NP
Residential Care Facilities (Small, 6 or fewer)	P	P	P	P	NP
Single-Family Dwelling Units (Detached)	NP	P	NP	NP	NP
Townhomes	NP	P	NP	P	NP

¹ Large Daycare Homes are subject to additional development standards and regulations as identified in the Downey Municipal Code Section 9814.

Table 2.1: Permitted Uses by Land Use District	Permitted Uses by District				
	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Permitted Uses Key: C – Conditionally Permitted P – Permitted Use 2nd – Permitted Use on Second Floor or above NP – Use Not Permitted T – Temporary Use A – Accessory Use					
Home Occupations ²	P	P	P	P	NP
RETAIL COMMERCIAL USES					
Alcoholic Beverage Sales, off-premises	C	C	C	C	NP
Animal Sales/Feed and Supplies/Pet Stores	P	P	P	NP	NP
Antique and Collectible Stores	P	NP	NP	NP	NP
Art Galleries	P	P	P	P	P
Banquet Facility	NP	NP	C	C	NP
Bicycle Sales and Repair Shops	P	NP	P	NP	NP
Bookstores (New and used)	P	P	P	P	NP
Drug Stores/Pharmacies	P	P	P	P	NP
Florist Shops	P	P	P	P	NP
General Retail/Specialized Retail (New)	P	P	P	P	NP
General Retail/Specialized Retail (Used)	C	NP	C	C	NP
Grocery Stores (Less than 10,000 sq ft)	P	P	P	P	NP
Grocery Stores (Greater than 10,000 sq ft)	NP	NP	P	NP	NP
Hardware/Home Improvement Stores	P	NP	P	NP	NP
Jewelry Stores	P	NP	P	NP	NP
Nurseries and Garden Supply Stores	NP	NP	C	NP	NP
SERVICE COMMERCIAL USES					
Animal Boarding Facilities/Doggie Daycare	NP	NP	C	NP	NP
Animal Grooming	P	P	P	NP	NP
Cyber Cafes	P	P	P	NP	NP
Day Care Centers (Adult and Child)	NP	C	NP	C	NP
Dry Cleaning and Laundry Services	P	P	P	NP	NP

² Home Occupations are subject to additional development standards and regulations as identified in the Downey Municipal Code Section 9408.

Table 2.1: Permitted Uses by Land Use District	Permitted Uses by District				
	Downtown Core	Downtown Residential	Firestone Boulevard Gateway	Paramount Boulevard Professional	Civic Center
Permitted Uses Key: C – Conditionally Permitted P – Permitted Use 2nd – Permitted Use on Second Floor or above NP – Use Not Permitted T – Temporary Use A – Accessory Use					
General Commercial Services	P	P	P	P	NP
Hotels (Less than 30 rooms)	C	C	C	C	NP
Hotels (More than 30 rooms)	NP	NP	C	NP	NP
Motels	NP	NP	NP	NP	NP
Mail and Shipping Services/Post Box Rentals	P	P	P	P	NP
Massage Establishment	C	C	C	C	NP
Personal Improvement Services	P	NP	P	P	NP
Personal Services	P	P	P	P	NP
Printing and Photocopy Services	P	P	P	P	NP
Tailor Services/Shoe Repair Shops	P	P	P	NP	NP
Tanning Salon	C	C	C	C	NP
Travel Agencies	P	P	P	P	NP
Veterinary Offices	NP	NP	C	C	NP
TEMPORARY USES					
Arts and Crafts Fairs	T	NP	NP	NP	NP
Carnivals (Outdoor)	T	NP	NP	NP	NP
Farmers' Markets ³	T	NP	NP	NP	NP
Fireworks Stands	NP	NP	T	NP	NP
Swap Meets/Flea Markets	T	NP	NP	NP	NP
ACCESSORY USES					
Kiosks (Permanent and Temporary)	C	NP	C	C	C
Newsstands	A	A	NP	NP	NP

³ Farmer's Markets are subject to additional development standards and regulations as identified in the Downey Municipal Code Section 9420.16.

2.4 Uses with Special Regulations

2.4.1 Live/Work Units

Live/work units are a modern version of the traditional downtown living arrangement in which shopkeepers operated their businesses on the lower levels of a building while living in apartments above. As the cost of commuting increases, both monetarily and environmentally, more residents may consider a live/work unit a viable option allowing them to work and live in the same location. Live/work units vary from traditional home occupations, in which someone works out of their house or apartment, in that a live/work unit has a portion of the unit allocated for living and a separate portion in which to operate a business such as an office, gallery or studio that is accessible to the public like a commercial use. A typical example of a live/work unit includes an office or studio space on the ground floor with a small living space in an upstairs or back portion of the unit.

2.4.1.A Uses permitted in live/work units:

- ▶ Art studios, graphic design studios, and galleries;
- ▶ Professional and administrative offices;
- ▶ Business services, such as, but not limited to accounting, bookkeeping, advertising and public relations agencies, commercial photography, word processing, web site publishing, travel agencies, and party and event planning;
- ▶ Financial services, including credit reporting and collection services, escrow services, financial planning and investment services, mortgage brokers and similar uses, but excluding check cashing and payday loan businesses;
- ▶ Insurance agents and brokers, real estate agents and brokers, title services;
- ▶ Personal services, including individual and family counseling, group counseling, academic counseling, one-on-one tutoring or other similar services;
- ▶ Limited retail uses such as art galleries, interior design studios, specialty antiques or collectibles dealers, tailor, dressmaker, specialty clothing, jewelry or millinery design studio, catering (preparation for off-site consumption only), and other similar services; and
- ▶ Beauticians and barbers, limited to one chair.

2.4.1.B The following uses are prohibited in live/work units:

- ▶ Secondary living quarters (designated ground floor work space shall not be converted into living quarters);

- ▶ Secondary work space (designated above ground floor living quarters shall not be converted into additional work space);
- ▶ Medical offices or practices;
- ▶ Food services for on-site consumption;
- ▶ Child day care facilities;
- ▶ Adult businesses;
- ▶ Motor vehicle maintenance or repair;
- ▶ Welding and/or machining;
- ▶ Dry cleaning; and/or
- ▶ Other similar uses as determined by the City Planner as prohibited, other than those identified as permitted.

2.4.1.C Standards for Live/Work Units

- ▶ Live/work units may not be converted to exclusive residential uses nor may the portion of a live/work unit devoted to residential space be increased.
- ▶ It is not intended that the residential component become the primary or dominant use of the building. Residential uses are permitted only in combination with work space in a manner that provides an integrated working and living environment.
- ▶ Each live/work unit shall be a minimum 1,000 square feet in size.
- ▶ Two exits shall be provided for in each live/work unit.
- ▶ Living and working spaces shall not be sold or rented separately.
- ▶ Internal connection between living and working portions of the unit is required.
- ▶ Client and customer visits are permitted.
- ▶ The residential component of each live/work unit shall meet the following standards:
 - ▷ The residential portion shall be a minimum 400 square feet in size.
 - ▷ No more than 40 percent of an individual live/work unit shall be used or arranged for residential purposes such as a sleeping area, kitchen, bathroom and closet space.
 - ▷ Separate kitchen facilities including a kitchen sink, cooking appliances, and refrigerator shall be provided.
 - ▷ A separate bathroom/sanitation facilities including a toilet, lavatory, shower, and/or bathtub shall be provided.
- ▶ The non-residential component of each live/work unit shall meet the following standards:
 - ▷ A separate entrance is required.

- ▶ A business registration certificate shall be obtained.
- ▶ Live/work businesses are subject to limited hours of operation from 7:00 AM to 9:00 PM Sunday through Thursday and until 11:00 pm on Friday and Saturday nights.
- ▶ Disabled Access shall be provided in compliance with Title 24 of the California Code of Regulations.
- ▶ Noise Regulations.
 - ▶ Residential units shall be constructed so that interior noise levels do not exceed forty-five (45) dB(A) CNEL in any habitable room.
 - ▶ Commercial uses shall be designed and operated, and hours of operation limited where appropriate, so that neighboring residents are not exposed to offensive noise, especially from traffic or late-night activity. No amplified music shall be audible to neighboring residents.
 - ▶ Common walls between residential and nonresidential uses shall be constructed to minimize the transmission of noise and vibration.

2.4.2 Temporary Uses and Special Events

The Specific Plan allows for and permits opportunities for a variety of temporary uses. Some of these uses may be associated with the adjoining businesses and/or churches that create activity to encourage pedestrian uses. Temporary uses may include: civic ceremonies, farmers markets, festivals, carnivals with rides, promotional events, live performances, fairs, seasonal events and activities, such as sporting exhibitions, competitions, and other similar activities found in regional indoor and outdoor malls. Temporary uses shall require approval by the City Planner or his/her designee, and a special event permit application shall be submitted no later than thirty (30) days prior to the opening date of the temporary use and/or event. In addition to the standards presented in the City of Downey Municipal Code, temporary uses must comply with the following provisions, as applicable:

- ▶ The period of operation of festivals, carnivals, fairs, expositions, civic ceremonies, promotional events, live performances, lectures, religious assemblies or other similar activities shall not occur more than four (4) times in a calendar year if by the same operator and shall not exceed ten (10) consecutive days in length for any one event. A maximum of twenty (20) event days are allowed for any one operator in a given calendar year.
- ▶ Weekly farmers' markets, flea markets, art walks/sales, or antique sales shall not exceed two (2) days per week

In addition to the large events listed above, the City will also allow for outdoor performers in conjunction with or separate from planned events. The City Planner is responsible for writing and approving findings regarding the location and conditions for performances. Additional information on temporary uses can be found in Section 9424.02 and 9420.08 of the Downey Municipal Code.

2.4.3 Outdoor Vendors/Carts/Kiosks

In an effort to create an atmosphere that encourages pedestrian traffic and invites people to walk between uses, outdoor vendors are permitted as an accessory use throughout the Downtown Core, Firestone Boulevard Gateway and the Civic Center Districts. While the vendors' carts or kiosks may appear to be temporary in nature, they shall be designed to complement the architectural style of the other buildings in the Downtown Core and be integrated into the overall design to provide for easy pedestrian access. All vendors/carts/kiosks require a Conditional Use Permit in order to operate. The size and location of vendor carts shall be limited to ensure that each is oriented to the pedestrian and not the surrounding streets and to provide for adequate pedestrian circulation around the use. Additional information and standards not addressed in the Specific Plan can be found in Section 6545 of the City of Downey Municipal Code.

2.4.4 Encroachments

Encroachments are allowed subject to the following criteria:

- ▶ The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, blade and/or marquee signs, cornices, eaves, and similar projected elements.
- ▶ Any object encroaching on the public right-of-way should have a minimum height clearance of eight (8) feet, and leave a public passage on the sidewalk of a minimum of five (5) feet.
- ▶ Outdoor dining may be allowed on sidewalks and pedestrian parkways by approval of the City Planner.
- ▶ The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.
- ▶ The property owner/applicant shall indemnify the City of Downey and any officer or from any liability or responsibility for any accident, loss or damage to persons or property happening or occurring as the approximated result of the encroachment and that all of said liabilities are hereby assumed by the applicant. The applicant shall provide a certificate of liability insurance in the amount set by City Planner naming the City of Downey as additionally insured

2.5 Open Space Opportunities

The City of Downey has identified the need for a comprehensive open space system in Downtown to provide a variety of outdoor opportunities for residents, workers, and visitors. To meet this need, there is the potential for conversion of property from their existing use to green space.

Generally, open space opportunity sites contain surface parking or are underutilized sites with buildings that are vacant or uses not appropriate for Downtown. As new green areas, plazas, and courtyards are established, these open spaces will be compatible and attractive spaces that are a source of pride within the community. A description of different open space opportunities is provided.

2.5.1 Large Civic Open Space

Downtown Downey is in need of an outdoor “living room” that can accommodate a variety of outdoor activities for residents of all ages. Ideally this space will consist of a combination of a large green area, an amphitheater, and a plaza to accommodate family events year round in the eastern portion of the Specific Plan area near City Hall. The Civic Center District is an ideal location for a civic park to host citywide gatherings and festivals.



Image: A large civic park should be created to host citywide events

Image: Pocket parks offer refuge for residents living within Downtown.

2.5.2 Pocket Parks and Small Open Space Areas

The Specific Plan outlines a variety of smaller open space opportunities for Downtown, including pocket parks, plaza areas, courtyards, and fountains on portions of blocks to supplement a larger green space area. Exhibit 2.7 offers several potential locations in the center of the Specific Plan area for small open space areas that offer residents and employees a space to relax, eat lunch, or to walk around in Downtown. These spaces will provide visual relief for pedestrians walking through Downtown and reinforce the Park-Once strategy. These smaller open space areas are crucial to meeting the recreational needs of the residents living in the Downtown Residential and Downtown Core Districts and are also popular with families wanting to enjoy an evening outside in Downtown, where children can safely run around.



Image: Green parkways with shade trees will enhance the pedestrian experience in Downtown and encourage walking

2.5.3 Parkway and Green Streets

The pedestrian experience should be enhanced through the creation of green, tree-lined corridors and pocket parks along major roadways. Adding a variety of street trees and other greenery along major corridors such as Third Street identifies the Downtown streets as essential elements of the open space system and as tree-lined open spaces and continuous recreational paths.



2.5.4 Parkland Acquisition Program

The City will establish a Parkland Acquisition Program to assemble spaces to establish multiple open space areas throughout Downtown. This program will utilize various techniques to acquire land to improve the area as a whole. Ideally, a large civic park with a large green space as well as a plaza/amphitheater area will be created near City Hall that is able to host citywide events as well as smaller pocket parks and plazas all connected by parkways. The Parkland Acquisition Program will allow developers to develop higher density and intensity projects while requiring that each development contribute an in lieu fee to the City to finance larger central public spaces.



Image: Open space areas should provide activities for residents of all ages.

