



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **ROLL CALL:** Commissioners Dominguez, Owens, Spathopoulos, Vice Chair Frometa, and Chair Duarte
- III. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- IV. **PRESENTATIONS:**
- V. **REPORT ON CITY COUNCIL ACTION:**
- VI. **PUBLIC HEARINGS:**

**RECOMMENDED  
ACTION**  
Approval

**1. (PLN-20-00045) Conditional Use Permit**

Location: 12510 Columbia Way

Request: A request to allow an indoor shrimp food production facility with a small retail component on an 18,140 sq. ft. industrial building, within the Commercial Manufacturing (C-M) zone.

CEQA: Categorical Exemption – Section 15301 (Class 1, Existing Facilities)

Staff: Irving Anaya, Associate Planner

Contact: [ianaya@downeyca.org](mailto:ianaya@downeyca.org)

(562) 904-7154

VII. **NON-AGENDA PUBLIC COMMENTS:** This portion of the agenda provides an opportunity for the public to address the Planning Commission on items within the jurisdiction of the Planning Commission and not listed on the agenda. 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. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth under this section.

VIII. **CONSENT CALENDAR ITEMS:** Items in this section will be voted on in one motion unless a Commissioner or citizen requests separate actions. Anyone wishing to discuss a Consent Calendar item should be recognized by the chairman, state name, address and agenda item number. Further, any Consent Calendar items removed from the agenda will be considered by the commission following the public hearing items.

**2. Approval of the Minutes from September 4, 2019**

**3. Approval of the Minutes from June 17, 2020**

IX. **OTHER BUSINESS:**

X. **STAFF MEMBER COMMENTS:**



- XI. **ADJOURNMENT:** To Wednesday, September 2, 2020 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241.

**NOTICE: SECTION 9806 – APPEALS**

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

Supporting documents are available at: [www.downeyca.org](http://www.downeyca.org); City Hall-Planning Division, 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, 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 - Planning Division, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m., and submit to the Planning Division or contact the Planning Division office at (562) 904-7154 or the California Relay Service at 7-1-1. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this 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](mailto:ADACoordinator@downeyca.org); Phone: (562) 299-6619; or TTY at 7-1-1.

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

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

Supporting data for items included in this agenda is available for public review and inspection in the office of the Planning Division during regular workday hours between 8:00 a.m. and 5:00 p.m., and in the City Library during regular hours and on the City's website at <http://www.downeyca.org>.

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

Dated this 13<sup>th</sup> day of August, 2020

Mary Cavanagh

Mary Cavanagh  
Secretary, Planning Commission



## SPECIAL NOTICE

### Public Participation and Accessibility for August 19, 2020 Downey Planning Commission Meeting

Pursuant to Paragraph 3 of Executive Order N-29-20, executed by the Governor of California on March 17, 2020, and County of Los Angeles Department of Public Health Order of the Health Officer Revised Order Issued June 11, 2020 as a response to mitigating the spread of Coronavirus known as COVID-19 and providing direction for moving the County through Stage 3 of California's pandemic resilience roadmap, the regular meeting of the Planning Commission scheduled for Wednesday, August 19, 2020 at 6:30 p.m. will allow members of the public to participate and address the Planning Commission during the open session of the meeting via live stream and/or teleconference as well as a limited number of in person attendees within the City Hall Council Chambers .

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**Below are the ways to participate in the Regular Meeting at 6:30 p.m.**

**1. View the Planning Commission meeting live stream at:**

**YouTube Channel:** <https://www.youtube.com/channel/UCHJOzNYcnaDRUSax0sC0L9Q/live>

**2. Planning Commission meeting Conference phone (audio only):**

**Call Toll-Free:** (888) 788-0099 or (877) 853-5247

Enter Meeting ID: **939 0724 9068**

Enter Password: **418709 and press the # (pound) key**

**Members of the public wishing to address the Planning Commission, during public comments or for a specific agenda item, or both, may do so by the following methods:**

**3. E-mail:** [pcpubliccomment@downeyca.org](mailto:pcpubliccomment@downeyca.org)

**In order to effectively accommodate public participation, participants are asked to provide their public comments via e-mail by 4:00 p.m. on the day of the meeting.**

Participants addressing the Planning Commission by email are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Subject;
- e) Written Comments.

**4. Teleconference phone number: (562) 299-6622**

Calls will be placed on hold in queue and participants will provide their public comments via speaker phone. Persons speaking are limited to a maximum of three (3) minutes. Please be mindful that the teleconference call will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

Participants addressing the Planning Commission by teleconference are encouraged to provide the following information:

- a) Full Name;
- b) City of Residence;
- c) Public Comment or Agenda Item No;
- d) Comments.



#### 5. In-Person Attendance in City Hall Council Chambers

The public will now be able to attend public meetings in person, but will be required to comply with safety standards to help prevent the spread of COVID-19, as described below:

- a) Wear a cloth face covering
- b) Maintain physical distancing while inside the building and the Council Chambers
- c) Complete a wellness check before entering the building:
  - 1) Temperature Check
  - 2) Screening Questions

Although public meetings will re-open for in-person attendance, residents are encouraged to continue accessing the public meeting and utilizing participation methods 1 – 4, listed above, as there will be a limited number of attendees permitted, approximately 15, in the building due to reduced seating capacity to maintain social distancing standards.

**For any questions contact the Planning Division's Office at (562) 904-7154.**



**DATE:** AUGUST 19, 2020

**TO:** PLANNING COMMISSION

**SUBMITTED BY:** ALDO E. SCHINDLER, DIRECTOR OF COMMUNITY DEVELOPMENT

**REVIEWED BY:** CRYSTAL LANDAVAZO, CITY PLANNER

**PREPARED BY:** IRVING ANAYA, ASSOCIATE PLANNER

**SUBJECT:** **PLN-20-00045 (CONDITIONAL USE PERMIT) – A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN INDOOR SHRIMP FOOD PRODUCTION FACILITY WITH A SMALL RETAIL COMPONENT IN AN 18,140 SQUARE FOOT INDUSTRIAL BUILDING**

**LOCATION:** 12510 COLUMBIA WAY

**ZONING:** C-M (COMMERCIAL MANUFACTURING)

**REPORT SUMMARY**

Stephen Sutton (hereinafter “the applicant”) is requesting a Conditional Use Permit (CUP) to allow an indoor shrimp food production facility with a small retail component in an 18,140 square foot industrial building located at 12510 Columbia Way. Pursuant to Downey Municipal Code (DMC) Section 9314.04, a food manufacturing (production) facility is permitted with the approval of a CUP in the C-M zone. Based on the analysis contained in this report, staff is recommending that the Planning Commission adopt the following titled resolution:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING PLN-20-00045 (CONDITIONAL USE PERMIT), THEREBY ALLOWING AN INDOOR SHRIMP FOOD PRODUCTION FACILITY WITH A SMALL RETAIL COMPONENT IN AN 18,140 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT 12510 COLUMBIA WAY, ZONED C-M (COMMERCIAL MANUFACTURING)**

**BACKGROUND**

The subject site is improved with an industrial building located immediately south of the Columbia Memorial Space Center at 12510 Columbia Way. The site is zoned Commercial Manufacturing (C-M) and has a General Plan Land Use designation of Mixed Use (MU). The properties directly abutting from the east and south have a zoning designation of C-M. Properties to the north are within the SP 01-1 specific plan and properties to the west, across Columbia Way, are zoned Multiple-Family Residential (R-3) and Parking Buffer (P-B).

On May 6, 2020, the applicant submitted an application for a Conditional Use Permit requesting to operate an indoor shrimp food production facility with a retail component. Due to missing information, staff deemed the application incomplete on June 4, 2020. Upon further discussions with staff, the applicant submitted a revised request and project plans on August 3, 2020. Subsequently, on August 4, 2020, staff deemed the application complete for further processing.

The notice of pending public hearing was published in the *Downey Patriot* and mailed to all property owners within 500' of the subject site on August 6, 2020.

## **DISCUSSION**

As previously stated, the subject site is improved with an 18,140 square foot industrial building. The subject site is approximately 42,708 square feet in size. As illustrated on the submitted site plan, the site is improved with 43 on-site parking spaces including two (2) ADA parking stalls. Uses surrounding the subject site include institutional/recreation to the north, manufacturing to the east, residential to the west, and storage sanitary services to the south.

The proposed project is a request to convert an existing industrial building into a shrimp food production facility. The front of the building interior will contain a 275 square foot office, a 600 square foot retail space, and a 464 square foot storage/warehouse room. The remaining interior will contain an employee break room, restrooms, information technology (IT) room, wash-down area for the shrimp and a packing room. The bulk of the structure's interior will be utilized to produce/grow shrimp in several large pools/tanks and house the equipment.

The proposal will also include minor site improvements such as façade improvements including a new exterior paint scheme, new decorative wall lighting, landscape maintenance, and resurfacing of the front parking area. Additional improvements will include removal of an existing outdated chain link fence at the front of the property abutting the Columbia Memorial Space Center site and replacement of an existing gate with an enhanced iron gate used for the rear parking area.

The facility will be staffed with up to 12 employees during the daytime hours, Monday through Sunday, 7:00 a.m. to 6:00 p.m. However, the facility will operate 24/7 because the tanks are required to run at all times to ensure proper growing conditions and appropriate life support for the shrimp within the building. The facility will be closely monitored remotely during closed hours using telemetry and cell phone alarms. The associated equipment and filters will be similar to those used in an aquarium. In addition to the food production and retail sales, the applicant is proposing to educate the public of all age groups on the science of indoor shrimp production through videos and special educational field trips to the subject site.

With regards to parking, pursuant to DMC Section 9712, the parking requirements for each tenant space are as shown in Table No. 1 on the following page.

**Table No. 1**

<b>Uses Within Building</b>	<b>Square Footage</b>	<b>Parking Calculation</b>	<b>Parking Requirement</b>
Retail	600	1 per 250 S.F. of gross floor area	3
Office (includes add. rooms)	979	1 per 300 S.F. of gross floor area	4
Manufacturing/Warehousing	16,658	1 per 500 S.F. of gross floor area	34
<b>Total</b>			<b>41 spaces</b>

Out of the existing 43 on-site parking spaces provided, the total required for the proposed business and specific uses within the building will be 41 parking spaces. As such, the site will have a surplus of 2 spaces, sufficient to accommodate all uses per the City's parking standards.

Upon review of the application materials, staff supports the request for a Conditional Use Permit to allow an indoor shrimp food production facility with a small retail component within an existing industrial building.

### **DEVELOPMENT REVIEW COMMITTEE**

The project was reviewed by the Development Review Committee (DRC) and comments were provided. The Public Works Department provided conditions requiring the existing driveway entrance to comply with current City standards. Staff included conditions in order to address the department's comments. Other departments had no other concerns and standard conditions were provided.

### **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed use for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1, Existing Facilities). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of CEQA. Class 1 consists of projects that involve interior alterations or exterior alterations to an existing structure.

### **FINDINGS**

Pursuant to the requirements of DMC Section 9824.06 (Conditional Use Permit), staff recommends that the Planning Commission make the following findings to approve the overall request:

- 1. That the requested Conditional Use Permit will not adversely affect the intent and purpose of Article IX or the City's General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof.***

The requested Conditional Use Permit for the indoor shrimp food production facility will not adversely affect the purpose and intent of the DMC. The subject property is located within the C-M zone, which is intended to provide a flexible range of commercial,

wholesale, and light manufacturing uses that can be operated in harmony with each other and in a clean and orderly manner. The areas designated for the commercial and manufacturing zone are suitable for both types of uses in combination with each other or individually. The requested CUP will allow the production and sale of shrimp to local and regional areas. The C-M zone allows food product manufacturing with the approval of CUP. Approval of this CUP will allow the production of food such as the proposed shrimp in addition to the ancillary retail use permitted in the C-M zone. The proposed use also complies with Policy 1.1.4 of the City's General Plan, wherein it states that the City of Downey should provide an appropriate amount of land area for people to acquire goods and services.

**2. *That the requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located.***

The requested Conditional Use Permit will not adversely affect the adjoining land uses since the use will be completely within an existing industrial building and adjacent properties operate manufacturing and storage uses with the exception of the northern and western properties. However, these northern and western adjacent sites contain structures that are situated 150 to 300 feet away from the proposed use. In addition, staff believes that the conditions included in the Resolution adequately ensure that the new use will not adversely affect the adjoining lots. Furthermore, the proposed use will undergo regulations enforced by other agencies such as the California Department of Fish and Wildlife, Food and Drug Branch of California Department of Health, and any other applicable agencies.

**3. *That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area.***

The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The subject site is approximately 42,708 square feet in size. The existing structure will maintain its existing footprint at 18,140 square feet and the proposed use will occupy the interior of the building. Also, the site currently provides existing parking with a total of 43 on-site parking spaces where the use requires a total of 41 spaces. Lastly, Conditions of Approval have been included that would address the operation requirements, noise, odor, and trash. Therefore, the new use will not be an adverse impact to the area.

**4. *That the traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area.***

The traffic generated by the proposed use is not expected to significantly increase with the approval of the CUP, as the site currently accommodates sufficient on-site parking spaces. In addition, the applicant will be utilizing and only allowing pickup trucks and/or small vans for shipping purposes. Lastly, as previously stated in the report, the proposed use/business is not expected to have more than 12 employees on-site, thus providing a surplus of available parking spaces to the public and distribution vehicles and the site is adequately served by surrounding streets and highways.

## **CORRESPONDENCE**

As of the date that this report was printed, staff has not received any correspondence regarding this matter.

## **CONCLUSION**

Based on the analysis contained in this report, staff recommends that the Planning Commission adopt the resolution approving the Conditional Use Permit (PLN-20-00045), subject to the conditions of approval as stated in the Planning Commission Resolution.

## **EXHIBITS**

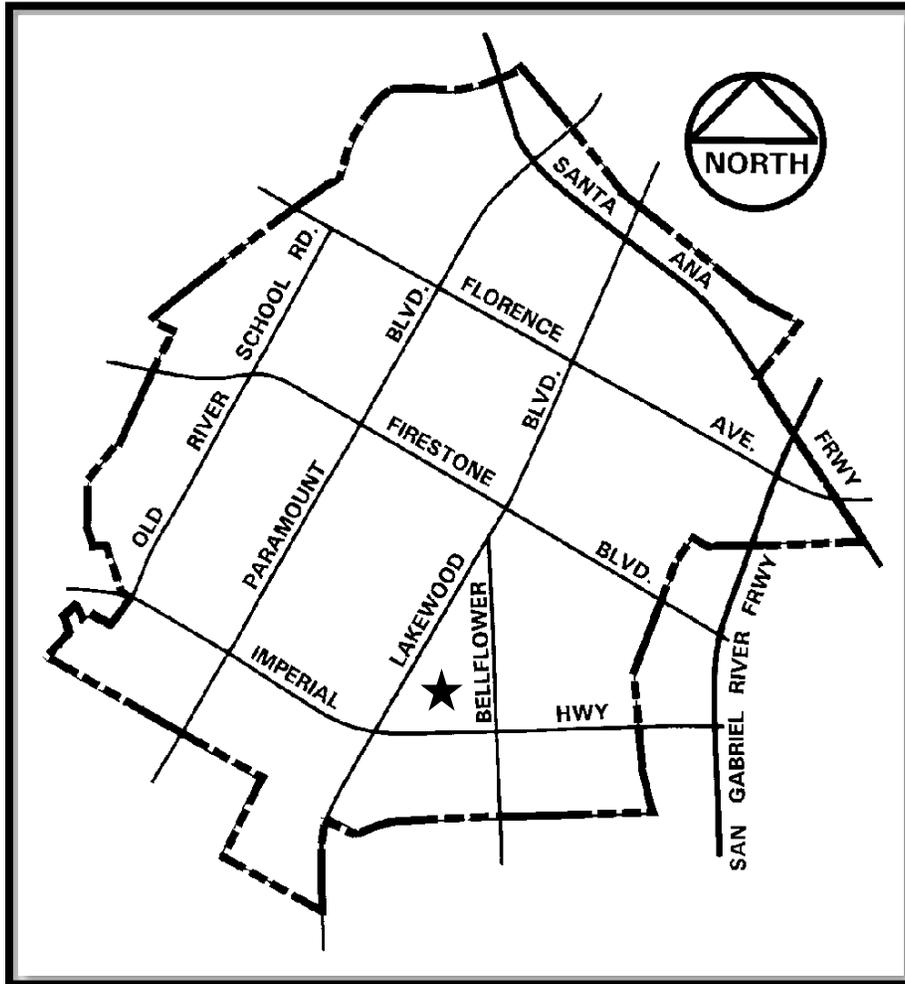
- A. Aerial Photograph, Location Map & Zoning Map
- B. Draft Resolution
- C. Project Plans & Business Narrative

**Exhibit 'A' – Maps**

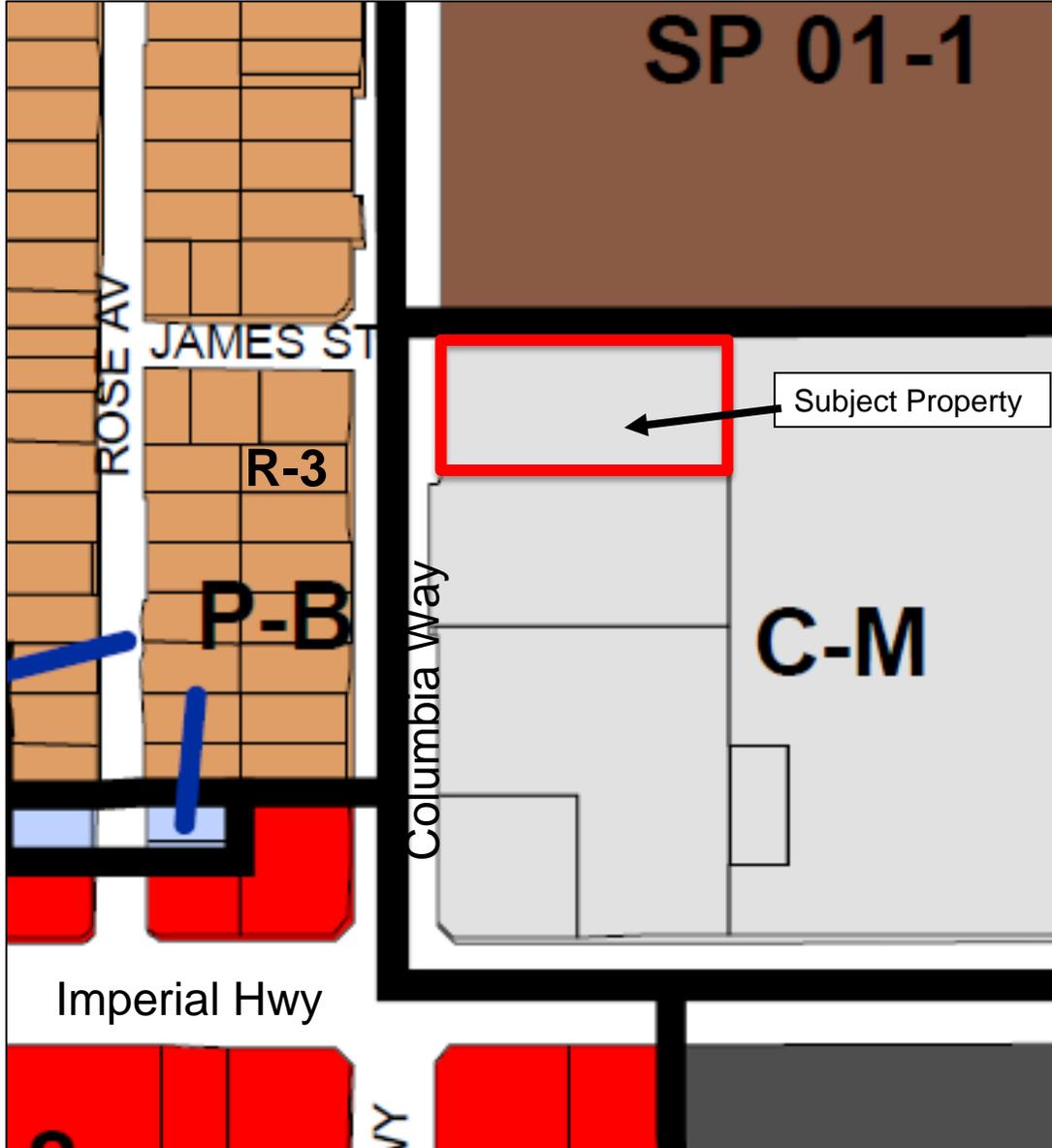
**AERIAL PHOTOGRAPH**



LOCATION MAP



ZONING MAP



**RESOLUTION NO. 20-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY  
APPROVING PLN-20-00045 (CONDITIONAL USE PERMIT), THEREBY ALLOWING AN  
INDOOR SHRIMP FOOD PRODUCTION FACILITY WITH A SMALL RETAIL  
COMPONENT IN AN 18,140 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT  
12510 COLUMBIA WAY, ZONED C-M (COMMERCIAL MANUFACTURING)**

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

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

- A. An application was filed by Stephen Sutton (hereinafter referred to as the “the applicant”) on May 6, 2020 requesting approval of a Conditional Use Permit (PLN-20-00045) to allow an indoor shrimp food production facility with a small retail component in an 18,140 square foot industrial building;
- B. Staff deemed the application incomplete on June 4, 2020, due to staff concerns and missing information. Upon further discussions with the applicant, revised proposal and revised plans were submitted. Subsequently, staff deemed the application complete on August 4, 2020; and
- C. On August 6, 2020, notice of the pending public hearing was sent to all Downey property owners within 500 feet of the subject site and the notice was published in the Downey Patriot;
- D. The Planning Commission held a duly noticed public hearing on August 19, 2020 and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing adopted this resolution.

**SECTION 2.** The Planning Commission further finds, determines and declares the environmental impact of the proposed development has been reviewed and has been found to be in compliance with the California Environmental Quality Act (CEQA) and is categorically exempt from CEQA, pursuant to Guideline Section No. 15301 (Class 1), Existing Facilities because the proposed use will involve interior and exterior alterations to an existing structure.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing regarding the Conditional Use Permit, the Planning Commission further finds, determines and declares that:

- A. The requested Conditional Use Permit for the indoor shrimp food production facility will not adversely affect the purpose and intent of the Downey Municipal Code. Specifically, the subject property is located within the C-M zone, which is intended to provide a flexible range of commercial, wholesale, and light manufacturing uses that can be operated in harmony with each other and in a clean and orderly manner. The areas designated for the commercial and manufacturing zone are suitable for both types of uses in combination with each other or individually. The requested CUP will allow the production and sale of shrimp to local and regional areas. The C-M zone allows food product manufacturing with the approval of CUP. Approval of this CUP will allow the production of food such as the proposed shrimp in addition to the ancillary retail use permitted in the C-M zone. The proposed use also complies with Policy 1.1.4 of the City’s General Plan, wherein it states that the City of Downey

should provide an appropriate amount of land area for people to acquire goods and services.

- B. The requested Conditional Use Permit will not adversely affect the adjoining land uses since the use will be completely within an existing industrial building and adjacent properties operate manufacturing and storage uses with the exception of the northern and western properties. However, these northern and western adjacent sites contain structures that are situated 150 to 300 feet away from the proposed use. In addition, the conditions included in the Resolution adequately ensure that the new use will not adversely affect the adjoining lots. Furthermore, the proposed use will undergo regulations enforced by other agencies such as the California Department of Fish and Wildlife, Food and Drug Branch of California Department of Health, and any other applicable agencies.
- C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The subject site is approximately 42,708 square feet in size. The existing structure will maintain its existing footprint at 18,140 square feet and the proposed use will occupy the interior of the building. Also, the site currently provides existing parking with a total of 43 on-site parking spaces where the use requires a total of 41 spaces. Lastly, Conditions of Approval have been included that would address the operation requirements, noise, odor, and trash. Therefore, the new use will not be an adverse impact to the area.
- D. The traffic generated by the proposed use is not expected to significantly increase with the approval of the CUP, as the site currently accommodates sufficient on-site parking spaces. In addition, the applicant will be utilizing and only allowing pickup trucks and/or small vans for shipping purposes. Lastly, as previously stated in the report, the proposed use/business is not expected to have more than 12 employees on-site, thus providing a surplus of available parking spaces to the public and distribution vehicles and the site is adequately served by surrounding streets and highways.

**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 approves this Conditional Use Permit (PLN-20-00045) subject to the Conditions of Approval attached hereto as Exhibit A, which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

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

PASSED, APPROVED AND ADOPTED this 19<sup>th</sup> day of August 2020.

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Miguel Duarte, Chairman  
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 19<sup>th</sup> day of August 2020, by the following vote, to wit:

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

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Mary Cavanagh, Secretary  
Planning Commission

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT (PLN-20-00045)**

**PLANNING**

- 1) The approval of this Conditional Use Permit allows the establishment of an indoor shrimp food production facility with a small retail component within an existing 18,140 square foot industrial building and façade and site improvements in accordance with plans submitted and filed under Case No. PLN-20-00045.
- 2) Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
- 3) The City Planner is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
- 4) All conditions of approval set forth in this Resolution shall be complied with before the Conditional Use Permit becomes valid.
- 5) The use approved herein must be executed within one year of approval or shall be subject to revocation where this approval will be deemed null and void.
- 6) The Planning Commission reserves the right to revoke or modify this approval if the proposed use becomes a public nuisance, finds the permit was obtained by fraud, the approved use is not being exercised, the approved use is operated in violation of the terms and conditions contained herein, or the approved use ceased or was suspended for one year or more.
- 7) The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
- 8) The permitted hours of operation of the business are Monday through Sunday from 7:00 a.m. to 6:00 p.m.
- 9) All installed exterior lighting shall be subject to a final inspection by the Planning Department. The illumination of the outdoor lights shall be adjusted to the satisfactory standard of the City Planner in order to provide appropriate on-site illumination and prevent spill over on to adjacent properties and the public right-of-way.

- 10) All signage shall be reviewed for a separate permit and must comply with the Downey Municipal Code, Chapter 6 (*Signs*).
- 11) All operations shall occur within the building. No outdoor uses shall be allowed.
- 12) Noise levels shall not exceed applicable noise standards specified in Downey Municipal Code Article IV, Section 4600 (*Noises*).
- 13) All new rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. Any proposed screening shall be submitted for approval by the City Planner prior to the issuance of a building permit.
- 14) All new and existing landscape shall be maintained in a clean and neat manner to the satisfaction of the City Planner.
- 15) The proposed trash enclosure shall be constructed in accordance to Downey Municipal Code Section 9528 (*Solid Waste*) and the City's Public Works Department standards.
- 16) Trash shall be collected as frequently as a daily basis to ensure that there are no odors or nuisance due to the nature of the use.
- 17) All trash and refuse containers shall be fully screened from public view.
- 18) The applicant shall implement an environmental control system that is adequately compatible with any odor control prevention and ventilation systems at the site. For purposes of this condition, "adequately compatible" means that any environmental control systems and odor control systems operating at the site operate concurrently to prevent odors from being detected outside the site, while still allowing the applicant to successfully produce shrimp to the satisfaction of applicable construction codes and the City Planner.
- 19) Prior to a Certificate of Occupancy, the City Planner shall conduct a final inspection of the site.
- 20) All applicable State and Federal Licenses and reviews for the proposed use shall be required to be approved prior to issuance of Certificate of Occupancy.

## **BUILDING**

- 21) All construction shall comply with the most recent adopted City and State building codes:  
2019 California Building Code  
2019 California Electrical Code  
2019 California Mechanical Code  
2019 California Plumbing Code  
2019 California Fire Code  
2019 California Green Code
- 22) Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when

required by CBC section 1704. Please contact the Building Division at time of plan submittal to obtain application for special inspections.

- 23) The Title Sheet of the plans shall include:
  - Occupancy Group
  - Occupant Load
  - Description of use
  - Type of Construction
  - Height of Building
  - Floor area of building(s) and/or occupancy group(s)
- 24) Dimensioned building setbacks and property lines, street centerlines and between buildings or other structures shall be designed on plot plan.
- 25) All property lines and easements must be shown on plot plan. A statement that such lines and easements are shown is required.
- 26) The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, low consumption light fixtures, and insulation and shall use to the extent feasible draught landscaping.
- 27) A design professional will be required at time of construction drawings, to prepare plans for proposed improvements per the Business and Professions' Code.
- 28) Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to building. The design professional shall ensure that the site accessibility plan is compliance with the latest Federal and State regulations.
- 29) All projects including food service or Public pools and/or spas shall be checked and approved by the LA County Health Department as part of the building department plan review process.

### **PUBLIC WORKS**

- 30) All public utilities shall be installed underground.
- 31) Proposed public improvements shall comply with the latest edition of Standard Plans and Specifications for Public Works Construction, City of Downey standards and the Americans with Disabilities Act (ADA).
- 32) Obtain permits from the Public Works Department for all improvements within the public right of way at least two weeks prior to commencing work.
- 33) Remove and replace sub-standard driveway approach per the satisfaction of the Public Works Department. Contact the Public Works Inspector at (562) 904-7110 to identify the limits of the areas to be removed and replaced at least 48 hours prior to commencing work.

- 34) Public improvement plan(s) shall be submitted for review and approval by Public Works Department.
- 35) Reconstruct existing driveway approach at least five (5) feet away from any above-ground obstructions in the public right-of-way to the top of the driveway "X." Ensure that the driveway provides proper pedestrian access across, in compliance with ADA standards. The final layout and site driveway design shall be subject to the review and approval by the Public Works Department.
- 36) Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
- 37) Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense.
- 38) Any acquired property in the form of easement, fee simple or irrevocable offer shall be in form acceptable by the city engineer and the city attorney prior to its recordation.
- 39) Owner/applicant shall coordinate with the County Sanitation District of Los Angeles to determine whether the property needs to apply for an Industrial Waste Discharge Permit. If so, owner applicant shall submit the permit application and supporting documents to the Public Works Department for them to review and forward to the County Sanitation District of Los Angeles. Prior to final sign off owner/applicant needs to have already obtain the permit from the county or a letter of exempt from the county regarding the Industrial Waste Discharge permit.
- 40) Owner or tenant must establish accounts with the City Cashier prior to the City activating and the tenant using any fire and potable water service and meter.
- 41) The owner/applicant shall provide separate water improvement plan sets for review and approval should there be any utility work in the public right-of-way. The plan shall consist of the following:
  - a) Potable Water Improvement Plans (all City-owned potable water and fire service lateral improvements).
  - b) Final City approved potable water and recycled water main improvement plans shall be submitted on mylars and shall be signed and stamped by a State of California licensed civil engineer. In addition to review and approval by City, recycled water main improvement plans shall be submitted to, and plan approval letter obtained from, the State Water Resources Control Board – Division of Drinking Water.
  - c) Final City approved recycled water irrigation plans shall be submitted on mylars and shall be signed and stamped by a State of California licensed landscape architect. In addition to review and approval by City, recycled water irrigation plans shall be submitted to, and plan approval letter obtained from, LA County Department of Public Health.
  - d) Improvement plans for potable water main improvements shall be both plan and profile.
- 42) Upon completion of water improvements, owner/applicant shall submit red-lined construction plans to City noting all changes to the plan and profile of all water

- improvements installed. Such changes shall be incorporated into a final record drawing mylar which shall be signed and stamped by the original engineer and/or architect of record and submitted to the City along with digital files (AutoCAD – latest edition).
- 43) The water mains shall be of sufficient size to accommodate the total domestic and fire flow required for the property. The domestic/fire water flows required are to be checked and approved by the Dept. of Public Works or the water provider for size and velocity. Fire flows required are to be determined by the Fire Chief.
  - 44) Any deviation from the city standards in constructing the water and sewer lines shall be approved by the Los Angeles County Health Department.
  - 45) The owner/applicant shall comply with the National Pollutant Discharge Elimination System (NPDES); Ordinance 1142 of the Downey Municipal Code (DMC); and the Low Impact Development (LID) Plan. Furthermore, the applicant shall be required to Certify and append Public Works standard “Attachment A” to all construction and grading plans as required by the LACoDPW Stormwater Quality Management Plan (SQMP).
  - 46) If any hazardous material is encountered on the site that has the potential to reach the ground water supply, the owner/applicant shall secure a permit for the State Regional Water Quality Control Board.
  - 47) If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
  - 48) The owner/applicant shall deploy Best Management Practices during and after construction.
  - 49) The facility must provide for recycling facilities, i.e., storage and handling areas for recycling facilities. Trash enclosure shall include roof cover.
  - 50) Complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.
  - 51) Construct onsite pavement, consisting of a minimum section of 4” thick aggregate base, and a minimum 2-1/2” thick asphalt concrete pavement. Construct Pavement on-site parking and circulation areas as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Public Works and Community Development Departments.
  - 52) The owner/applicant must comply with all applicable Federal, State and local rules and regulations, American Disabilities Act (ADA), including compliance with South Coast Air Quality Management District (SCAQMD) regulations.

## **FIRE**

- 53) The establishment shall comply with all current code requirements for the occupancy use and type.
- 54) Premises shall be appropriately addressed. An approved address identification shall be provided that is legible and placed in a position that is visible from the street/road. Sizing shall be approved and at a minimum meet requirement of CA Fire Code [CA Fire Code

§505.1]

- 55) Install approved key boxes (e.g. Knox Boxes) to occupancy [CA Fire Code §506.1].
- 56) Automatic fire sprinkler system shall be maintained in operative condition at all times. The automatic fire sprinkler system shall have a current Title 19/NFPA 25 5-year inspection and testing with backflush of FDC witnessed by Downey Fire. All required inspection reports shall be submitted to Downey Fire [CA Fire Code §901.6; §901.6.3; CCR Title 19, Division 1, §904(a)(1)].
- 57) Fire detection and notification system (e.g. fire alarm) shall be maintained in operative conditions at all times and undergo its required annual inspection and testing. Inspection and testing reports shall be submitted to Downey Fire [CA Fire Code §901.6; §901.6.3; NFPA 72 §14.3.1].
- 58) If modifications are required to the existing automatic fire sprinkler or alarm systems, a licensed fire protection contractor (e.g. C-16, C-10) shall submit plans and obtain the required permit(s) from Downey Fire for said work. Work shall be subject to witnessed acceptance testing by this agency [CA Fire Code §105.7.1; §105.7.7; §901.5; NFPA 72 §14.4.2].
- 59) Installation of Liquid Oxygen tanks and ozone generator shall require separate fire permits. A construction permit is required for installation of stationary cryogenic fluid storage systems [CA Fire Code §105.7.5] and hazardous materials systems [CA Fire Code §105.7.13].
- 60) Establishment of hazardous materials business plan (HMBP) shall be required for the handling of reportable quantities of hazardous substances (e.g. Liquid Oxygen, etc.) [HSC 25507(5)(C)].
- 61) If the handling of Ozone, a regulated substance, exceeds the Threshold Quantity of 100 pounds, the operator shall develop and submit a Risk Management Plan (RMP) in conjunction with the California Accidental Release Plan (CalARP) [19 CCR 4.5 §2735.5(b)(1), §2745.1(a)]. The operator shall closely coordinate implementation of the CalARP requirements with the Downey Fire Department [19 CCR 4.5 §2735.5(a)].
- 62) Where deemed necessary by the Downey Fire Department, equipment cut sheets shall be provided.
- 63) If applicable for storage of hazardous materials, provide a visible NFPA 704 hazard warning placard to address side of building. NFPA 704 placard shall be required where hazardous substances equal to or above permitted quantities are handled, stored, or used [CA Fire Code §5003.5].
- 64) Exit signs shall be properly illuminated and readily visible from any direction of egress travel [CA Fire Code §1013.1; 1013.31030.2; 1030.3].
- 65) Egress shall be designed to meet requirements of CA Building Code and Chapter 10 of the CA Fire Code for occupant load, number of egresses, egress sizing, door swing direction, etc.

**END OF CONDITIONS**



TransparentSea LLC  
Office: 4464 Le Park Dr.  
Long Beach, CA 90807

## Overview

At TransparentSea, we promote safe and responsible indoor cultivation techniques that provide healthy environments for shrimp to thrive. We then utilize a series of filters to recycle the water and transform wastes into valuable organic fertilizers. Unlike the majority of farming in the world, we operate a closed system, managing everything that goes in and comes out of the process, instead of polluting our environment or waterways. We will use visually differentiated shrimp and decades of knowledge to educate consumers about clean aquaculture and fishing methods, thereby enabling them to purchase seafood with confidence. The TransparentSea brand fulfills our ultimate mission to relieve the pressure that our growing hunger for seafood has placed on the natural environment, while feeding our families with safe, local seafood well into the future.

## System

TransparentSea Farm will be producing natural products (shrimp and seaweed) in a scientific setting, similar to an aquarium but focused on production for harvest and human consumption. Our inputs and outputs will be natural and not hazardous. There are no synthetic chemicals, antibiotics, pesticides or other elements to be added or discharged. Our brand and business model is built around resource efficiency and transparency. We are financially and ethically incentivized to use less water and to produce less waste now and into the future. The bulk of our equipment cost is dedicated to physical and biological filtration, sterilization, and the conveyance of water with the ability to re-use it for at least 300 days. When we design our systems, we focus on minimization of wastewater and expect to become even more efficient as we grow. This technology is not experimental, and our Chief Technology Officer has deployed it elsewhere with a successful water recycling rate of nearly 100%.

## Regulatory

The following agencies will be involved in regulation/oversight:

- California Department of Fish and Wildlife: Aquaculture Permit
- Food and Drug Branch of California Department of Health
- FDA: (A HACCP plan will be voluntarily and proactively developed, though we are producing/manufacturing and not 'processing' seafood).
- Local City and/or County Jurisdictions for Fire, Building, Health, Utilities.
- Business License and Sellers permit.

## Operational Information

The core of our business is light industrial/manufacturing use, with life support systems quietly running 24/7. These include quiet, efficient water pumps, filters, and sterilizers. The facility will be staffed with 1-3 employees during daytime hours,

Steve@transparentseafarm.com  
(518) 764-0359  
www.transparentseafarm.com



TransparentSea LLC  
Office: 4464 Le Park Dr.  
Long Beach, CA 90807

approximately 7am-6pm, and at night will be monitored remotely using telemetry and cell phone alarms. Our facility will run quietly, involves no regular trucking larger than vans, and produces no smells that could affect the neighbors.

### **Sales Avenues**

Approximately 1,000 pounds of shrimp will be sold each week through area farmer's markets and directly to a handful of Los Angeles area restaurants. Our facility will include an FDA-compliant harvesting and packaging room, and shipping will occur with pickup trucks or small vans. This facility will employ 3-4 employees focused on production and an additional 3-5 employees focused on market sales offsite.

### **Education and Retail**

A major part of our mission is to educate consumers of all ages about the science behind our seafood's origins, and the importance of domestic food production. While this will occur with chefs and market customers using videos and other media, we would like to dedicate a small amount of space to a retail and education counter where the general public can learn, buy merchandise, and take home a few pounds of shrimp. Hours for the retail center will be limited, and initially appointments will be preferred.

# TRANSPARENTSEA

## 12510 COLUMBIA WAY



453 S Spring St  
Suite 408  
Los Angeles, California  
90013  
T: 213.465.4334  
www.bam-studio.com

TRANSPARENTSEA

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, California  
90242

Project No. 19-126.002

Capital Engineering

2830 Temple Avenue  
Long Beach, California  
90806  
T: 310.328.3955  
www.capital-engineering.com

MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808  
T: 562.985.3200  
www.mhpse.com

N.A. Cohen Group, LLC

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436  
T: 818.461.1420  
F: 818.461.1424  
www.mhpse.com

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ISSUANCES

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COVER SHEET

G-001

### PROJECT DATA

**SITE:**

12510 COLUMBIA WAY  
DOWNEY, CALIFORNIA  
90242

**APPLICABLE CODES:**

BUILDING: 2019 CALIFORNIA BUILDING CODE  
ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE  
MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE  
PLUMBING: 2019 CALIFORNIA CODE PLUMBING  
ENERGY: 2019 CALIFORNIA ENERGY CODE  
SUSTAINABILITY: 2019 GREEN BUILDING CODE  
FIRE: 2019 CALIFORNIA FIRE CODE  
LOCAL: CITY OF DOWNEY MUNICIPAL BUILDING CODE

**BUILDING TYPE:**

III-B

**BUILDING DESIGN:**

	EXISTING	PROPOSED
TOTAL BUILDING AREA:	18,140 SF	NO CHANGE
BUILDING HEIGHT:	16'	NO CHANGE
BUILDING STORIES:	1	NO CHANGE
FULLY SPRINKLERED:	YES	NO CHANGE

**OCCUPANCY CALCS:**

OCCUPANCY TYPE: F-2

OCCUPANCY LOAD: 70 PERSONS

SEE SHEET A-110 LIFE SAFETY PLAN FOR OCCUPANCY CALCULATIONS

**SCOPE OF WORK:**

	EXISTING	PROPOSED
1ST FLOOR:	18,140 GSF	NO CHANGE
TOTAL:	18,140 GSF	NO CHANGE

**PROJECT DESCRIPTION:**

**CONDITIONAL USE PERMIT (CUP) SUBMITTAL.**  
DEMOLITION OF INTERIOR NON-STRUCTURAL PARTITIONS IN EXISTING WAREHOUSE AND OFFICE SPACE. WORK INCLUDES NON-BEARING PARTITIONS, MILLWORK, FINISHES, CEILINGS, INTERIOR AND EXTERIOR LIGHTING.  
RENOVATION OF EXISTING RESTROOMS TO MEET BUILDING REQUIREMENTS AND MEET PROJECT NEEDS.

### PROJECT DIRECTORY

**TRANSPARENTSEA**

CONTACT: STEVE SUTTON  
EMAIL: STEVE@TRANSPARENTSEAFARM.COM  
TEL: 518.764.0359

**ARCHITECT:**

BAM ARCHITECTURE STUDIO

SUITE 408  
453 S SPRING ST  
LOS ANGELES, CA 90013

CONTACT: BRIAN SPENCE  
EMAIL: BSPENCE@BAM-STUDIO.COM  
TEL: 929.999.6280

**MECHANICAL AND PLUMBING ENGINEER:**

CAPITAL ENGINEERING

2830 TEMPLE AVENUE  
LONG BEACH, CA 90806

CONTACT: LLOYD MARINER  
EMAIL: LMARINER@CAPITAL-ENGINEERING.COM  
TEL: 562.278.1205

**STRUCTURAL ENGINEER:**

MHP STRUCTURAL ENGINEERS

3900 COVER ST  
LONG BEACH, CA 90808

CONTACT: KENNETH D. O'DELL, S.E.  
EMAIL: KODELL@MHPSE.COM  
TEL: 562.985.3200

**ELECTRICAL ENGINEER:**

N.A. COHEN GROUP, INC.

SUITE 500  
15720 VENTURA BLVD  
ENCINO, CA 91436

CONTACT: JACK ARSLANIAN, P.E.  
EMAIL: JACKA@COHENGROUP.COM  
TEL: 818.355.1379

### DRAWING LIST

#### DRAWING LIST

SHEET NUMBER	SHEET NAME	20200501_CUP PROGRESS	20200506_CUP SUBMITTAL	20200803_CUP COMMENTS
<b>ARCHITECTURE</b>				
G-001	COVER SHEET	X	X	X
A-100	SITE PLAN	X	X	X
A-110	LIFE SAFETY PLAN	X	X	X
DM-201	DEMOLITION PARTITION PLAN	X	X	X
A-204	PARTITION PLAN	X	X	X
A-205	DIMENSIONED PLAN	X	X	X
A-300	REFLECTED CEILING PLAN NOTES	X	X	X
A-301	REFLECTED CEILING PLAN	X	X	X
A-302	PHOTOMETRIC PLAN - EXTERIOR LIGHTS	X	X	X
A-400	ELEVATION KEY PLAN	X	X	X
A-401	RESTROOMS - ENLARGED PLANS & SECTIONS	X	X	X
A-402	BUILDING EXTERIOR ELEVATIONS	X	X	X
A-403	BUILDING INTERIOR SECTIONS	X	X	X
A-404	BUILDING EXTERIOR ELEVATIONS - RENDERINGS	X	X	X
A-700	FLOOR FURNITURE, FIXTURE, AND EQUIPMENT LEGENDS	X	X	X
A-701	FURNITURE, FIXTURE, AND EQUIPMENT PLAN	X	X	X

### SHEET NAME

**DISCIPLINE**

- G GENERAL NOTES AND INFORMATION
- DM DEMOLITION
- A ARCHITECTURE
- E ELECTRICAL
- FA FIRE ALARM
- FP FIRE PROTECTION
- M MECHANICAL
- P PLUMBING
- PA PUBLIC ASSEMBLY
- S STRUCTURAL
- SP SPRINKLER

**SERIES**

- 0 COVER, SCHEDULES, GENERAL NOTES
- 1 SITE PLAN / PHASING PLANS / LIFE SAFETY PLAN
- 2 FLOOR PARTITION PLAN
- 3 REFLECTED CEILING PLAN
- 4 ELEVATIONS AND SECTIONS
- 5 CONSTRUCTION AND MILLWORK DETAILS
- 6 FINISH PLAN
- 7 FURNITURE, FIXTURE, AND EQUIPMENT PLAN
- 8 POWER AND COMMUNICATION PLAN

**SUFFIX** IDENTIFIES MULTIPLE DRAWINGS WITHIN A SERIES

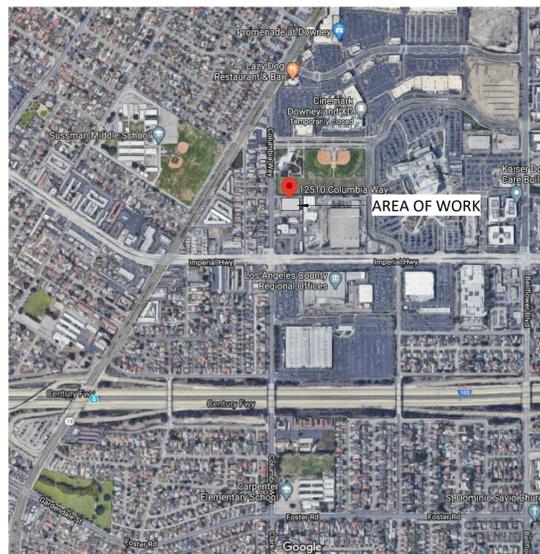
**DRAWING REVISION NUMBER**

# A-201.00

### ARCHITECTURE SYMBOL

- ELEVATION
- SECTION
- ENLARGED PLAN
- COLUMN LINE
- ROOM NAME / NUMBER
- AREA NOT IN CONTRACT

### SITE MAP



### EXISTING STREET VIEW



**PROPOSED EXTERIOR BUILDING FACADE**  
SEE SHEET A-404 FOR EXTERIOR BUILDING RENDERINGS

## TRANSPARENTSEA

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

### Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

### MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpe.com

### N.A. Cohen Group, Inc.

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
F: 818.461.1424  
www.nacohengroup.com

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SITE PLAN

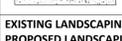
# A-100

PARKING SUMMARY			
SYMBOL	LAND USE ON SITE	NUMBER OF PARKING SPACES REQUIRED	PARKING CALCULATIONS
	RETAIL SALES: - GENERAL RETAIL SHOPS AND COMMERCIAL USES	1 PER 250 SF OF GROSS FLOOR AREA	600 GSF / 250 GSF = 2.40 PARKING SPACES
	MANUFACTURING/WAREHOUSING: - MANUFACTURING & INDUSTRIAL USES	1 PER 500 SF OF GROSS FLOOR AREA, EXCEPT WHERE LOCATED IN A COMMERCIAL ZONE WHICH SHALL BE 1 SPACE PER 250 SF OF GROSS FLOOR AREA	16,658 GSF / 500 GSF = 33.32 PARKING SPACES
	FINANCIAL, PROFESSIONAL SERVICES AND OFFICE USES: - PROFESSIONAL, BUSINESS AND OTHER OFFICES NOT LISTED	1 PER 300 SF OF GROSS FLOOR AREA, MINIMUM OF (3) PARKING SPACES SHALL BE PROVIDED	979 GSF / 300 GSF = 3.26 PARKING SPACES
<b>TOTAL</b>			<b>39 PARKING SPACES REQUIRED PARKING</b>

PER CITY OF DOWNEY MUNICIPAL CODE SECTION 9712 TABLE 9.7.3 "NON RESIDENTIAL PARKING REQUIREMENTS"  
BUILDING IS LOCATED WITHIN ZONING: C-M (COMMERCIAL MANUFACTURING ZONE)

PARKING SUMMARY				
TYPE OF STALLS	REQUIRED STALLS	EXISTING STALLS	PROPOSED ADDITIONAL STALLS	TOTAL STALLS PROVIDED
9' X 18' STANDARD	37	41	0	41
9' X 18' ACCESSIBLE STANDARD	1	1	0	1
9' X 18' ACCESSIBLE STANDARD	1	1	0	1
<b>TOTAL</b>	<b>39 REQUIRED STALLS</b>	<b>43 EXISTING STALLS</b>	<b>0 PROPOSED ADDITIONAL STALLS</b>	<b>43 STALLS PROVIDED</b>

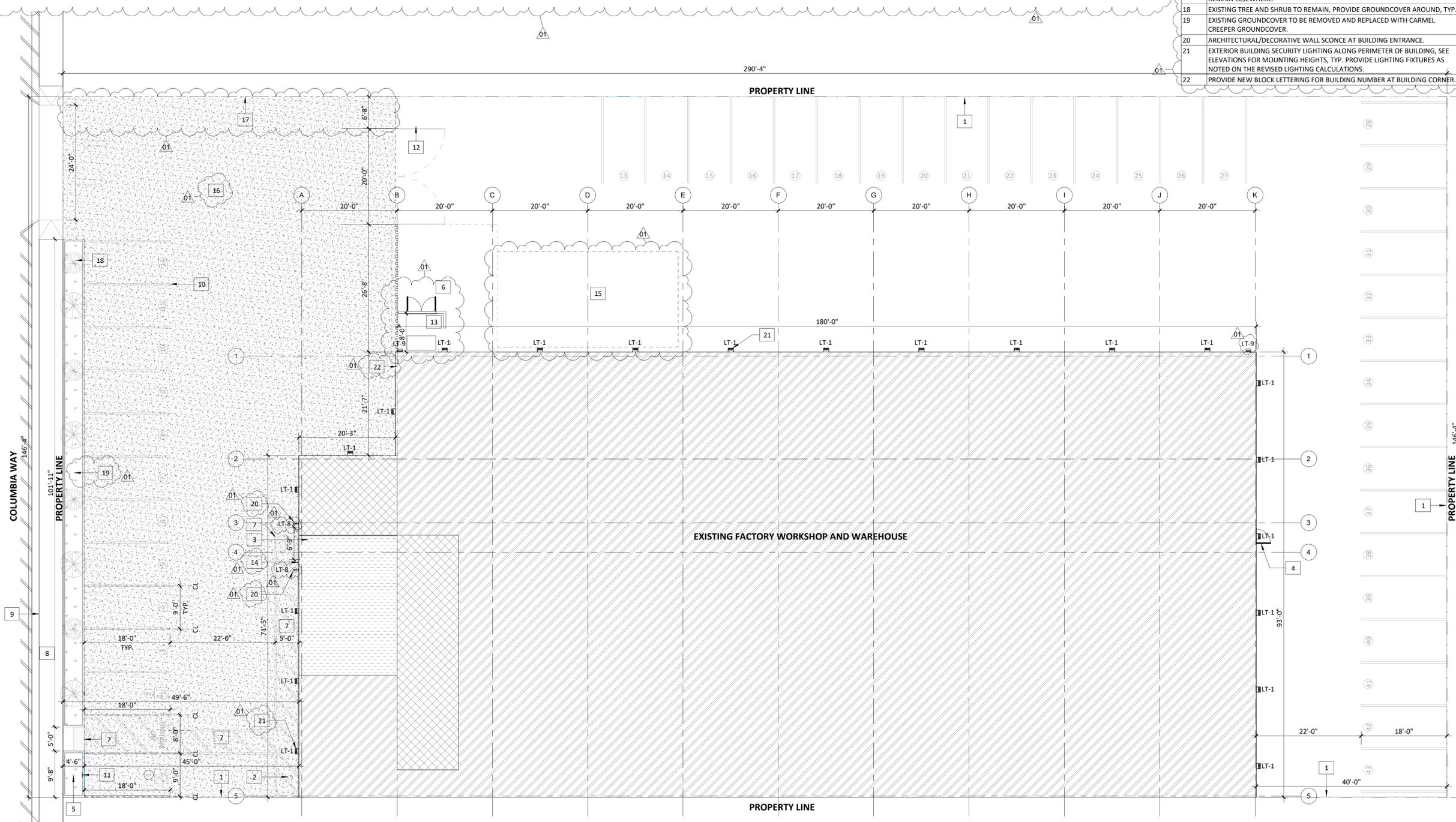
PER CBC CODE SECTION 9712 TABLE 11B-208.2 "PARKING SPACES"  
MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES PROVIDED FOR 26-50 SPACES IS 2, INCLUDING 1 VAN ACCESSIBLE SPACE

LANDSCAPING AND SITE SUMMARY			
SYMBOL	TOTAL SF / QUANTITY	DESCRIPTION	REMARKS
	413 SF	CARMEL CREEPER GROUND COVER	PROPOSED DROUGHT TOLERANT GROUND COVER
	4	SHRUB	EXISTING TO REMAIN
	4	TREE	EXISTING TO REMAIN
		SLURRY OR TOP COAT	PROVIDE AT ALL UNEVEN AREAS TO FRONT OF GATE

EXISTING LANDSCAPING AREA: 412.79 SF  
PROPOSED LANDSCAPING AREA: 54.44 SF  
TOTAL LANDSCAPING AREA PROVIDED: 467.23 SF  
REQUIRED LANDSCAPING AREA: 24,247 SF X 0.10 = 2,424.7 SF

PER CITY OF DOWNEY MUNICIPAL CODE, SECTION 9520.04 LANDSCAPING REQUIREMENTS:  
- ALL OFF STREET PARKING AREAS OF FIVE (5) OR MORE SPACES SHALL BE LANDSCAPED. ALL PARKING AREAS OF FIVE (5) TO TWENTY (20) SPACES SHALL CONTAIN A MINIMUM INTERIOR LANDSCAPED AREA OF FIVE (5) PERCENT OF THE TOTAL PARKING AREA, EXCLUSIVE OF LANDSCAPING WITHIN A FRONT OR SIDE SETBACK. ALL PARKING AREAS OF MORE THAN TWENTY (20) SPACES SHALL CONTAIN A MINIMUM INTERIOR LANDSCAPED AREA OF TEN (10) PERCENT OF THE TOTAL PARKING AREA, EXCLUSIVE OF LANDSCAPING WITHIN A FRONT OR SIDE SETBACK.

KEYNOTES	
KEY	VALUE
1	EXISTING FENCE ALONG PERIMETER OF PROPERTY LINE TO REMAIN.
2	EXISTING FIRE RISER TO REMAIN.
3	EXISTING BUILDING ENTRANCE/EXIT, EXISTING KEYBOX AT ENTRY.
4	BUILDING EMERGENCY EXIT
5	EXISTING FIRE SPRINKLER CONNECTION TO REMAIN
6	EXISTING EQUIPMENT SHED TO REMAIN.
7	EXISTING ACCESSIBLE ROUTE AND TRUNCATED DOMES TO REMAIN.
8	EXISTING SIDEWALK
9	EXISTING CURB AND GUTTER (WHERE OCCURS) TO REMAIN
10	EXISTING ASPHALT PAVING AND STRIPING TO REMAIN.
11	PROVIDE ACCESSIBLE SIGNAGE AT VAN ACCESSIBLE AND ACCESSIBLE PARKING SPACES, TYP.
12	REMOVE AND REPLACE EXISTING GATE WITH PROPOSED 20' WIDE, 6' HIGH, DOUBLE-DOOR HOLLOW IRON OR ALUMINUM MATERIAL MANUAL GATE.
13	TRASH ENCLOSURE PER DOWNEY MUNICIPAL CODE SECTION 9528.04.
14	PROVIDE NEW BLOCK LETTERING FOR BUILDING NUMBER AT ENTRANCE.
15	NO PARKING, INTENDED LOADING ZONE FOR VAN AND PICKUP TRUCKS.
16	PATCHING OF PAVING, PROVIDE SLURRY COAT OR TOP COAT TO GATE ONLY AND AS NOTED. FILL IN ALL UNEVEN AREAS, LOCATIONS TO BE VERIFIED IN FIELD.
17	CHAINLINK FENCE TO BE REMOVED ON THIS AREA ONLY. EXISTING FENCE TO REMAIN ELSEWHERE.
18	EXISTING TREE AND SHRUB TO REMAIN, PROVIDE GROUNDCOVER AROUND, TYP.
19	EXISTING GROUNDCOVER TO BE REMOVED AND REPLACED WITH CARMEL CREEPER GROUNDCOVER.
20	ARCHITECTURAL/DECORATIVE WALL SCIENCE AT BUILDING ENTRANCE.
21	EXTERIOR BUILDING SECURITY LIGHTING ALONG PERIMETER OF BUILDING, SEE ELEVATIONS FOR MOUNTING HEIGHTS, TYP. PROVIDE LIGHTING FIXTURES AS NOTED ON THE REVISED LIGHTING CALCULATIONS.
22	PROVIDE NEW BLOCK LETTERING FOR BUILDING NUMBER AT BUILDING CORNER.



**1** SITE PLAN  
SCALE: 3/32" = 1'-0"

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90242

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### LIFE SAFETY PLAN

# A-110

#### LIFE SAFETY NOTES

- PROJECT WILL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.
- WORK DOES NOT CONSTITUTE A CHANGE OF OCCUPANCY IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
- EXISTING EGRESS/OCCUPANT LOAD NOT CHANGED.

CODE	2019 CALIFORNIA BUILDING CODE	ACTUAL / REMARKS (IF APPLICABLE)
OCCUPANCY	F-2	F-2
CONSTRUCTION TYPE	TYPE III-B	TYPE III-B
MAXIMUM TRAVEL DISTANCE	400' (SPRINKLERED) TABLE 1017.2	MAX. TRAVEL DISTANCE: 190'-11" COMPLIES
MAXIMUM DEAD END CORRIDOR	50' 1020.4	MAX. DEAD END CORRIDOR: 37'-7" COMPLIES
MINIMUM CORRIDOR WIDTH	44" MIN.	MIN. CORRIDOR WIDTH: 57" COMPLIES
RATING OF CORRIDORS	0 RATING REQUIRED TABLE 1020.1	COMPLIES
COMMON PATH OF TRAVEL	100' PER 1006.2.1	COMMON PATH OF TRAVEL: 94'-0" COMPLIES

#### EXIT SEPARATION - PER CODE 7.5.1.2

7.5.1.2: WHERE TWO EXITS OF EXIT ACCESS DOORS ARE REQUIRED, THEY SHALL BE PLACED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN 1/3 OF THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED.

DIAGONAL DISTANCE OF 1ST FLOOR	221'-4"
MINIMUM REQUIRED 1/3 DIAGONAL DISTANCE OF 1ST FLOOR	73'-9"
EXIT SEPARATION BETWEEN 2 EXITS ON 1ST FLOOR	197'-10" 197'-10" > 73'-9" = OK

#### EXIT WIDTH CAPACITY - PER CODE 1005.1

THE CAPACITY OF MEANS OF EGRESS PROVIDING TRAVEL BY MEANS OF STAIRS SHALL BE 0.3 IN/PERSON. PROVIDING HORIZONTAL TRAVEL BY MEANS SUCH AS DOORS, RAMPS, OR HORIZONTAL EXITS SHALL BE 0.2 IN/PERSON. (MAX LOAD OCCUPANCY / NUMBER OF EXITS) x (0.3 OR 0.2) = EXIT DOOR WIDTH REQUIRED

	REQUIRED	MINIMUM REQUIRED BY CODE	PROVIDED
EXIT DOOR	(69 PERSONS / 2) * (0.2) = 6.9"	32"	36"

#### OCCUPANCY LOAD - PER TABLE 1004.1.2

(TOTAL FLOOR AREA) / (FLOOR AREA IN SF PER OCCUPANT) = MAX LOAD OCCUPANCY

FUNCTION OF SPACE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	AGRICULTURAL	BUSINESS	TOTAL
HATCH PATTERN				
FLOOR AREA IN SF PER OCCUPANT	300 GROSS	300 GROSS	100 GROSS	-
TOTAL FLOOR AREA	520 SF	15,776 SF	1,362	17,658 SF
MAX LOAD OCCUPANCY	2 PERSON	53 PERSONS	14 PERSONS	69 PERSONS

#### PLUMBING FIXTURE COUNTS - PER PLUMBING CODE 422.1

OCCUPANCY GROUP	USABLE AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	FIXTURES REQUIRED	FIXTURES PROVIDED
F-2	17,701 SF	2,000	17,658 / 2,000 = 9 GENDER COUNT: 9 / 2 = 4.5	M (1:1-50): 1 WC, 1 L W (1:1-50): 1 WC, 1 L	M: 1 WC, 1 U, 1 L W: 2 WC, 2 L

#### LIFE SAFETY LEGEND

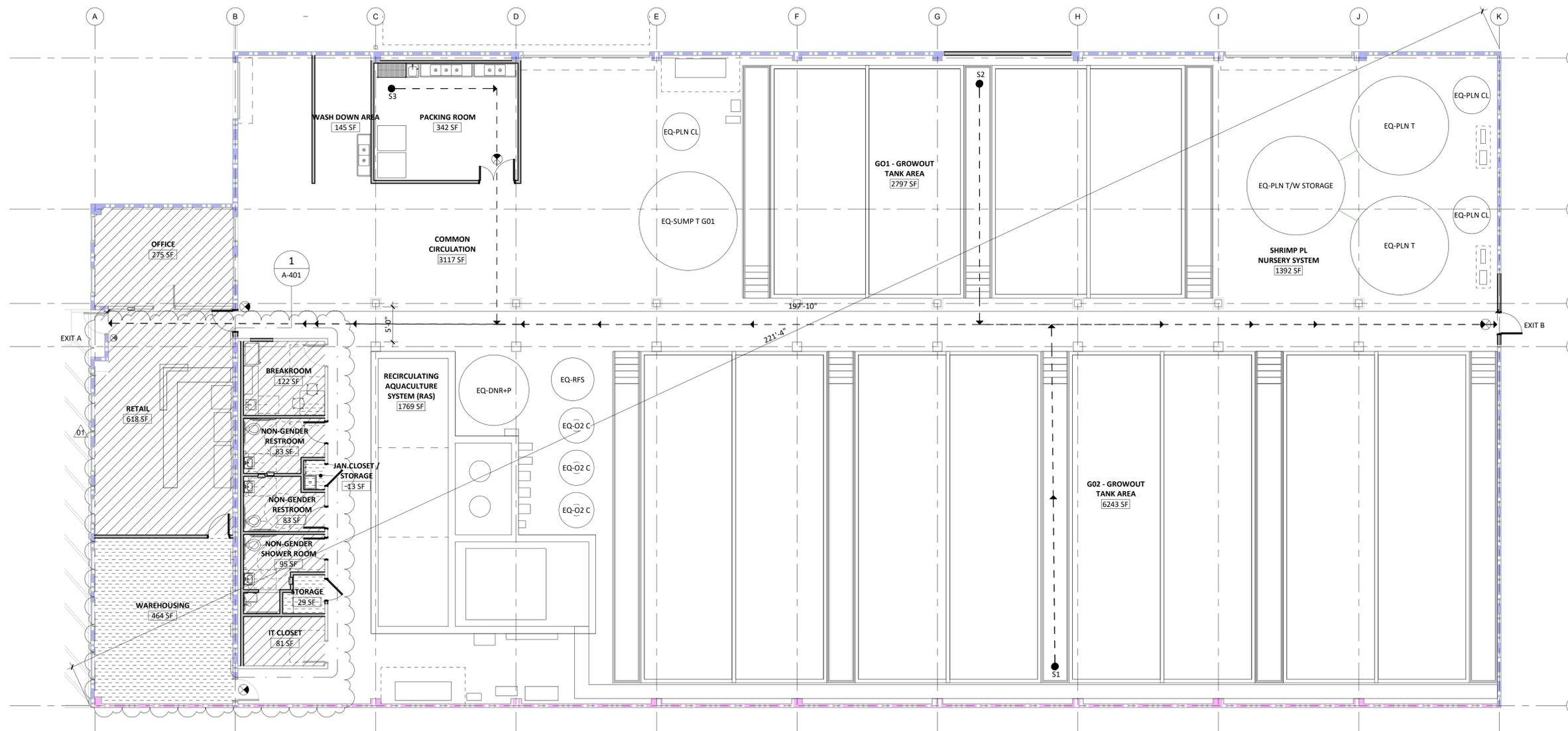
SYMBOL	PARTITION	DOOR	SYMBOL	PARTITION	DOOR
	1-HOUR FIRE-RATED PARTITION	45 MIN.		1-HOUR FIRE-RATED PARTITION, EXISTING	45 MIN.
	2-HOUR FIRE-RATED PARTITION	90 MIN.		2-HOUR FIRE-RATED PARTITION, EXISTING	90 MIN.
	PATH OF PROGRESS			FIRE EXTINGUISHER CABINET- SEE FURNITURE, FIXTURE, AND EQUIPMENT PLAN FOR SPECIFICATION	
	EXIT POINT			NOT IN CONTRACT	
	REMOTE POINT			RECESSED CEILING MOUNTED/RECESSED WALL MOUNTED SELF-ILLUMINATING EXIT LIGHT, FURNISH AS REQ'D. EDGE LIT.	

NOTES: 1. EXISTING FIRE PROTECTION AND LIFE SAFETY DEVICES, INCLUDING SPEAKERS, STROBES, EMERGENCY FIXTURES, EXIT LIGHTS, SMOKE DETECTORS AND SPRINKLERS TO BE REUSED TO FULLEST EXTENT POSSIBLE.  
2. SEE ENGINEERING DRAWINGS FOR FIRE ALARM AND LIFE SAFETY DEVICES.  
3. COORDINATE LOCATIONS OF ALL CEILING MOUNTED DEVICES WITH CEILING GRID, LIGHT FIXTURES AND ARCHITECT IN FIELD.

#### EXIT ACCESS TRAVEL DISTANCE

##### MAXIMUM TRAVEL DISTANCE FOR OCCUPANCY TYPE B; WITH SPRINKLER SYSTEM (INTERNATIONAL BUILDING CODE ICC, CHAPTER 10 TABLE 1016.2): 300'

START POINT	EXIT POINT	EGRESS TRAVEL DISTANCE
S1	EXIT A	182'-11"
S1	EXIT B	112'-1"
S2	EXIT A	158'-4"
S2	EXIT B	107'-11"
S3	EXIT A	103'-9"
S3	EXIT B	190'-11"



01 FIRST FLOOR LIFE SAFETY PLAN  
SCALE: 1/8" = 1'-0"

# TRANSPARENTSEA

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

## Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

## MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpse.com

## N.A. Cohen Group, Inc.

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
F: 818.461.1424  
www.nacohengroup.com

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03	2020.04.29	TESTFIT
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05	2020.05.06	CUP SUBMITTAL

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PARTITION PLAN

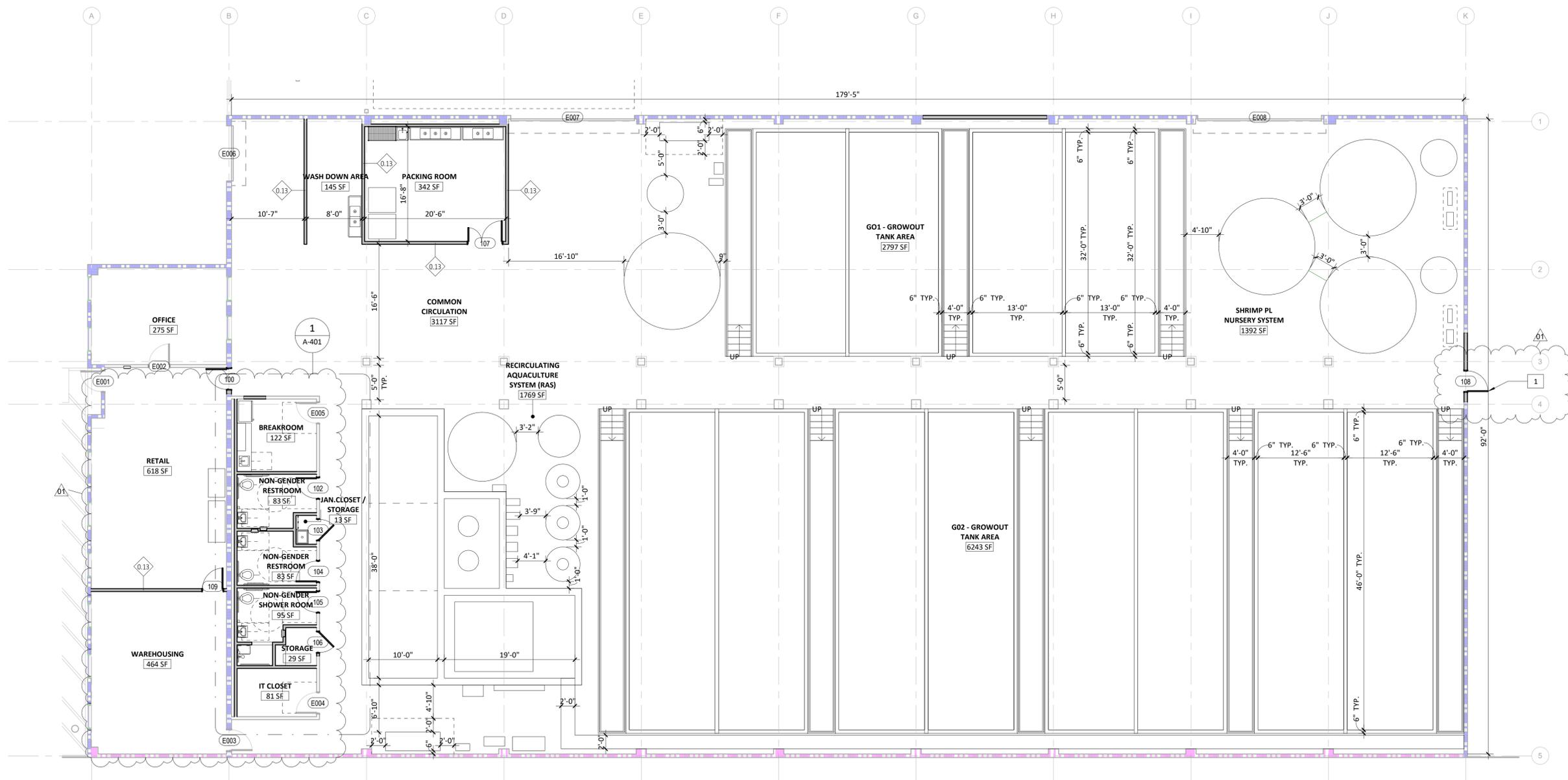
**A-204**

### PARTITION LEGEND

	NEW PARTITION
	EXISTING
	LOWER PARTITION
	1 HR RATED
	2 HR RATED

### KEYNOTES

KEY	VALUE
1	PROPOSED NEW EXTERIOR DOOR.



**01** PARTITION PLAN  
SCALE: 1/8" = 1'-0"

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12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

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Project No. 19-126.002

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Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

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Suite 500  
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Encino, California  
91436

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#### REVISIONS

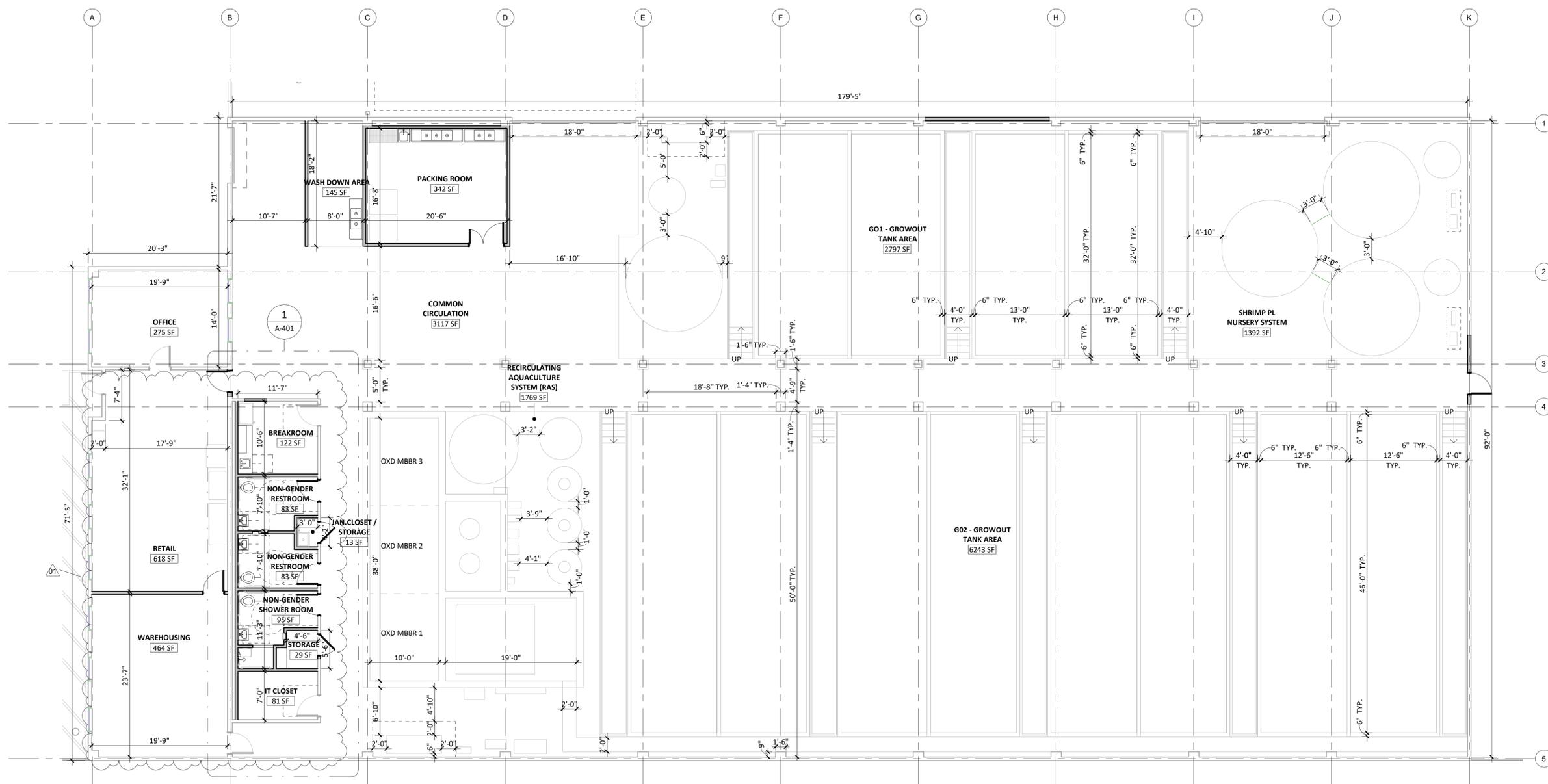
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### DIMENSIONED PLAN

# A-205



**1** DIMENSIONED PLAN  
SCALE: 1/8" = 1'-0"

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LIGHTING FIXTURE SCHEDULE									
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	BOTTOM OF FIXTURE HEIGHT	COLOR TEMPERATURE	COLOR RENDERING INDEX	MOUNTING	REMARKS
	LT-1	EXTERIOR SECURITY LIGHT	LITHONIA LIGHTING	DSXW1 LED 10C 40K T2M MVOLT DBLXD	SEE ELEVATION MOUNTING HEIGHTS	4000K	80	WALL MOUNTED	DSXW1 LED WITH 1 LIGHT ENGINE 10 LED'S 530mA DRIVER 3000K LED TYPE 3 MEDIUM OPTIC
	LT-2	LED DOWNLIGHT	LITHONIA LIGHTING	6JBK-SQ-40K-90CRI-MW	SEE RCP	4000K	80	SURFACE MOUNTED	DIMMABLE, DAMP-PROOF
	LT-3	UNDERCABINET LIGHTING	OPTIC ARTS FLEX DC	FLEXDC-40-35-24-44-FLC1-SEE RCP FOR LENGTH	SEE RCP	3500K	80	SURFACE MOUNTED	
	LT-4	LED 2X4 LIGHT	LITHONIA LIGHTING	2VTX4-48L-ADP-EZ1-LP835	SEE RCP	3500K	82	SURFACE MOUNTED	
	LT-5	LED 1X4 LIGHT	LITHONIA LIGHTING	UFIT-L48-6000LM-SEF-MVOLT-GZ10-40K-80C RI-WH	10'-0" A.F.F.	4000K	80	PENDANT	DIMMABLE, DAMP-PROOF
	LT-6	LED UTILITY LIGHT	LITHONIA LIGHTING	WL2 18L EZ1 LP835	8'-0" A.F.F.	3500K	80	WALL MOUNTED	LED UTILITY LIGHT
	LT-7	LED 1X4 LIGHT	LITHONIA LIGHTING	UFIT-L48-6000LM-SEF-MVOLT-GZ10-40K-80C RI-WH	SEE RCP	4000K	80	SURFACE MOUNTED	
	LT-8	OUTDOOR WALL SCONCE LIGHT FIXTURE	Y LIGHTING - LOUIS POULSEN	5743909379	SEE ELEVATION MOUNTING HEIGHTS	3000K	90	WALL MOUNTED	LED ARCHITECTURAL WALL SCONCE, DECORATIVE
	LT-9	LED FLOOD LIGHT	LITHONIA LIGHTING	DSXF3 LED-6-P2-40K-70CRI-WFL-MVOLT-DBLD	SEE ELEVATION MOUNTING HEIGHTS	4000K	70	WALL MOUNTED	

01

REFLECTED CEILING PLAN GENERAL NOTES		
1.	EACH FIXTURE LOCATED IN DROPPED ACOUSTICAL CEILING SHALL BE CENTERED ON EACH 2' X 2' TILE, AS SHOWN.	
2.	ALL ELECTRICAL SWITCHES AND COVER PLATES SHALL BE MOUNTED VERTICALLY, STRAIGHT, ALIGNED, AND SHALL MATCH SPEC INFO AS NOTED.	
3.	CEILING SUSPENSION RODS AND BLACK IRONS SHALL BE HUNG BY SECURING TO THE CLIP TABS ON THE STRUCTURAL METAL DECK. NO SCREWS OR OTHER MECHANICAL STUDS OR FASTENERS SHALL BE USED IN THE DECK UNLESS APPROVED IN WRITING BY THE BUILDING MANAGEMENT.	
4.	ALL DIMMERS, SWITCHES, AND COVERPLATES TO BE LUTRON; MODEL: DIVA, COLOR: WHITE U.O.N. COORDINATE WITH BUILDING STANDARDS.	
5.	LETTERS NEXT TO LIGHT FIXTURES INDICATE SPECIFICATION INFORMATION FOR EACH FIXTURE. SEE REFLECTED CEILING PLAN LEGEND FOR CLARIFICATION.	
6.	SEE ENGINEERING PLANS FOR SWITCHING INFORMATION.	
7.	ALL SWITCHES IN A GROUP ARE TO BE GANGED WHERE POSSIBLE WITH A SINGLE COVERPLATE.	
8.	PROVIDE MINIMUM OF (1) ONE LIGHT SWITCH PER ROOM U.O.N.	
9.	ALL LAMPS SHALL BE RATED ATLEAST 3000°K COLOR TEMPERATURE. LAMPS THAT DO NOT MEET THIS SPECIFICATIONS WILL NOT BE ACCEPTED.	
10.	ANY ADDITIONAL EQUIPMENT NEEDED FOR INSTALLATION OF THE SPECIFIED FIXTURES SHALL BE PROVIDED BY THE CONTRACTOR.	
11.	ANY NECESSARY GRID LOCATION CHANGES OR FIXTURE LOCATION CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.	
12.	ALL DIMENSIONS ARE TO THE CENTER OF THE FIXTURE AND ARE TAKEN FROM THE FINISHED FACE OF WALL.	
13.	SEE SECTIONS AND ELEVATIONS FOR CEILING HEIGHTS NOT NOTED.	
14.	LAMP ALL FIXTURES FOLLOWING SUBSTANTIAL COMPLETION.	
15.	EXISTING LIGHTING TO REMAIN WHERE NOTED. CONTRACTOR TO SURVEY EXISTING LOADS AND CIRCUITING, AND RE-CIRCUIT/REWIRE AS NECESSARY.	
16.	CONTRACTOR TO FURNISH AND INSTALL FIRE AND SMOKE DAMPERS AS NECESSARY IN NEW AND EXISTING DUCTWORK TO ACHIEVE REQUIRED FIRE COMPARTMENTALIZATION.	
17.	SEE MECHANICAL DRAWINGS FOR EXTENT OF REQUIRED DUCTWORK TO REMAIN.	
18.	NOTIFY ARCHITECT IF GRID LAYOUT RESULTS IN A TILE 6" OR LESS IN ANY DIMENSION PRIOR TO INSTALLATION.	
19.	THERE SHALL BE NOTHING FASTENED TO THE FACE OF THE WINDOW BLIND POCKET UNDER ANY CIRCUMSTANCE.	
20.	PROTECT, TO THE SATISFACTION OF THE BUILDING MANAGEMENT, EXISTING DUCTS, SMOKE DETECTORS, OR REPLACE THEM FOLLOWING SUBSTANTIAL COMPLETION.	
21.	CAULK BETWEEN CEILING GRID EDGE AND WALLS AT ALL VISIBLE LOCATIONS. MATCH COLOR OF CAULK TO COLOR OF CEILING GRID.	
22.	LIGHTING FIXTURE COMPONENTS SHALL BE SUITABLE FOR THE VOLTAGE OF THE BUILDING CIRCUITES TO WHICH THEY ARE APPLIED. DIMMERS SHALL BE SIZED FOR INDICATED LOADS.	
23.	ALL DIMMING CIRCUITS SHALL HAVE SEPARATE NEUTRALS. SEE ELECTRICAL DRAWINGS.	
24.	ALL BALLASTS TO BE APPROVED BY THE BUILDING MANAGEMENT. SEE BUILDING RULES AND REGULATIONS.	
25.	FURNISH AND INSTALL HOLD-DOWN CLIPS FOR RECESSED PARABOLIC FIXTURES, TYP.	
26.	PAINT ALL EXPOSED CUT EDGES OF CEILING TILES WITH MANUFACTURER-APPROVED PAINT, TYP. MATCH COLOR TO TILE.	
27.	FURNISH AND INSTALL ACRYLIC LIGHT SHELF COVER AT ALL OPEN LIGHT FIXTURES. SEE FINISH ELEVATIONS AND SECTIONS.	
28.	GC. SHALL PROVIDE TEMPORARY EXIT LIGHTING AND SIGNAGE WHEN/WHERE APPLICABLE. COORDINATE WITH ARCHITECT, TYP.	

CEILING TYPE LEGEND		
SYMBOL	DESCRIPTION	REMARKS
	CEILING TYPE / CEILING HEIGHT	FURNISH AND INSTALL EDGE BEAD WITH JOINT COMPOUND AT ALL EXPOSED GYPSUM WALLBOARD EDGES. TAPE SPACKLE AND PREPARE FOR NEW FINISH.
A 1	GYPSUM WALLBOARD CEILING WITH GWB FASCIA AT CEILING HEIGHT CHANGES	FURNISH AND INSTALL EDGE BEAD WITH JOINT COMPOUND AT ALL EXPOSED GYPSUM WALLBOARD EDGES. TAPE SPACKLE AND PREPARE FOR NEW FINISH.
E	EXISTING TO REMAIN	
S	OPEN TO STRUCTURE	---



453 S Spring St  
Suite 408  
Los Angeles, California  
90013

T: 213.465.4334  
www.bam-studio.com

## TRANSPARENTSEA

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

## Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

## MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpe.com

## N.A. Cohen Group, Inc.

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
F: 818.461.1424  
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REFLECTED CEILING PLAN  
NOTES

# A-300

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12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

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### Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

### MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpse.com

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91436

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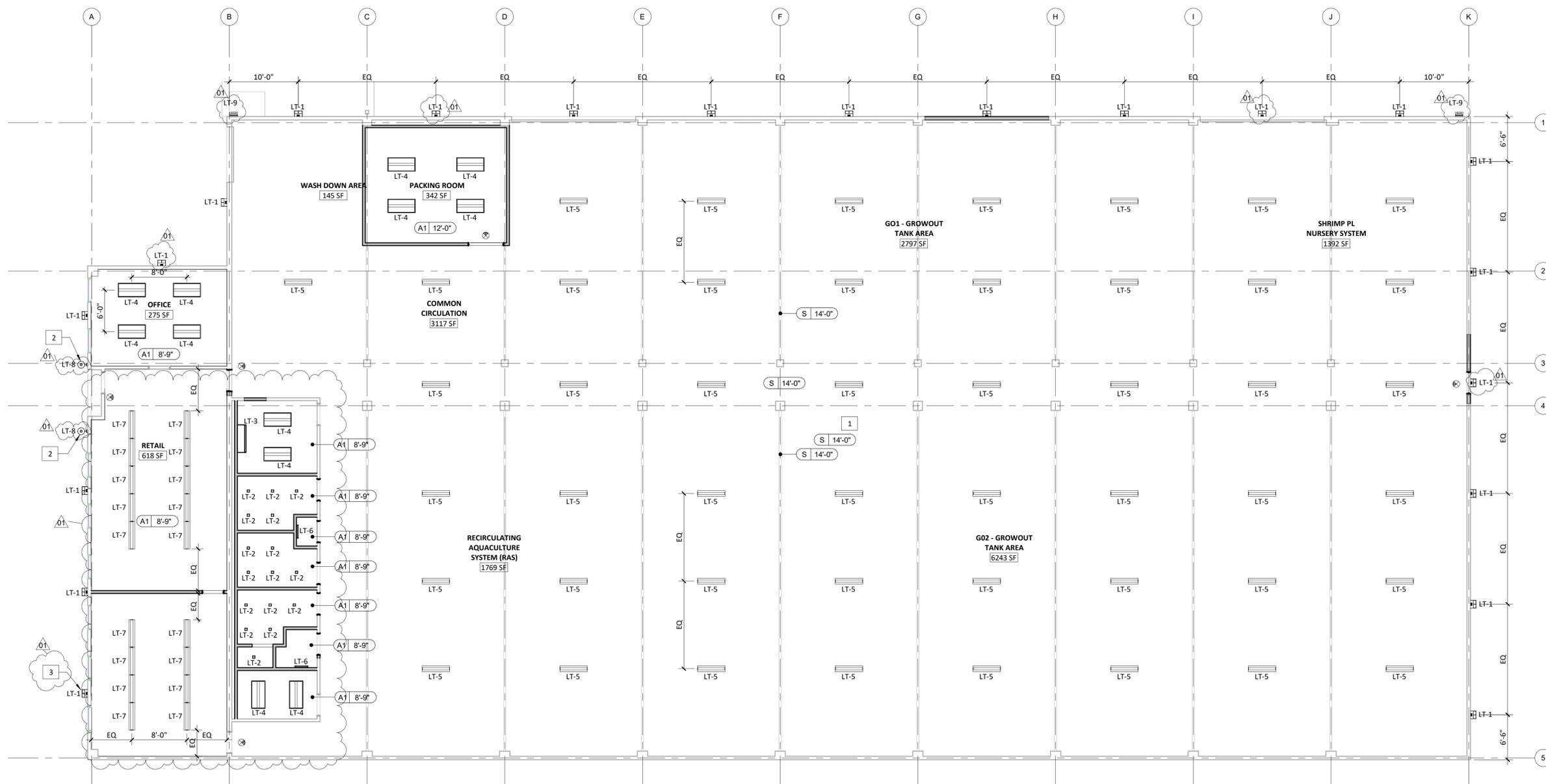
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### REFLECTED CEILING PLAN

# A-301

KEYNOTES	
KEY	VALUE
1	EXISTING SKYLIGHTS TO REMAIN. LOCATION TO BE VERIFIED IN FIELD. TYP.
2	ARCHITECTURAL/DECORATIVE WALL SCONCE AT BUILDING ENTRANCE.
3	PROVIDE EXTERIOR BUILDING LIGHTING AS SHOWN ON THE REVISED LIGHTING CALCULATIONS.



**01** FIRST FLOOR CEILING PLAN  
SCALE: 1/8" = 1'-0"

8/3/2020 11:50:03 AM

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Downey, CA  
90242

T: 213.465.4334

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### Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

### MHP Structural Engineers

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpse.com

### N.A. Cohen Group, Inc.

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
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## PHOTOMETRIC PLAN - EXTERIOR LIGHTS

# A-302

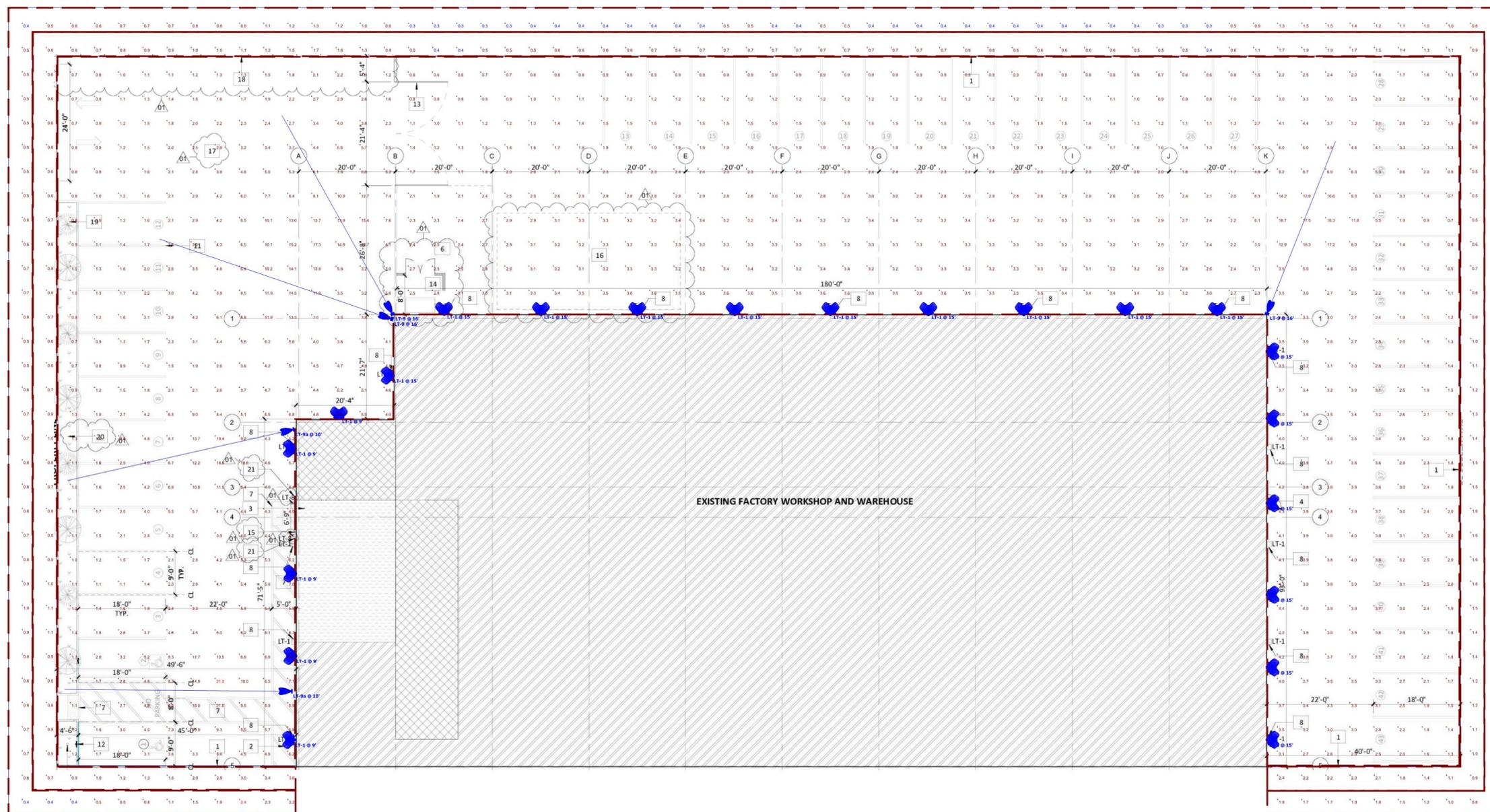
performance lighting systems

TransparentSea  
12510 Columbia Way  
Long Beach, CA  
August 3, 2020

Designer  
Date  
5/6/2020  
Scale  
Not to Scale  
Drawing No.  
Summary  
1 of 1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
—	LT-1	21	Lithonia Lighting	DSXW1 LED 10C 1000 40K T77M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINE, TYPE T77M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_10 C_1000_40K_TP T7M_MVOLT.ies	3945	0.9	38.8
—	LT-9	3	Lithonia Lighting	DSXF3 LED 6 P1 40K 70CRI MFL	D-Series Floodlight Size 3 with 6 COB's F1 Lumens Package 4000 CCT 70CRI Type MFL Distribution		1	DSXF3_LED_6_P1_40K_70CRI_M FL.ies	Absolute	0.9	107.1573
—	LT-9a	2	Lithonia Lighting	DSXF2 LED P2 40K MFL	DSXF2 LED P2 40K MFL		1	DSXF2_LED_P2_40K_MFL.ies	Absolute	0.9	78

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
5' Outside Property Line	+	1.0 fc	3.6 fc	0.4 fc	9.0:1	2.5:1
10' Outside Property Line	+	0.8 fc	2.4 fc	0.3 fc	8.0:1	2.7:1
Within Property Line	+	3.4 fc	21.3 fc	0.6 fc	35.5:1	5.7:1



Plan View

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12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

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### Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

### MHP Structural Engineers

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Long Beach, California  
90808

T: 562.985.3200  
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Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

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F: 818.461.1424  
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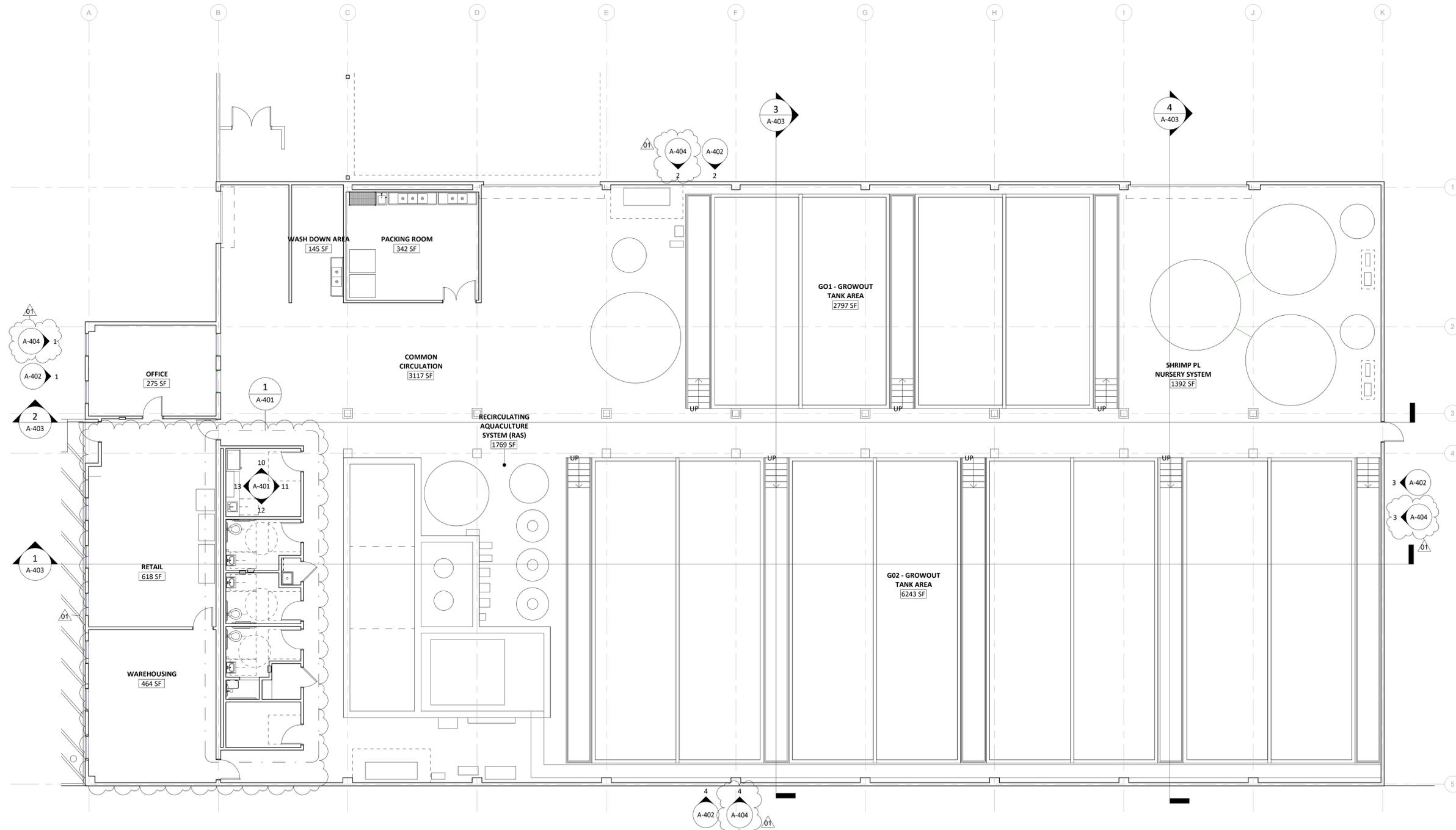
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ELEVATION KEY PLAN

# A-400



**1** ELEVATION KEY PLAN  
SCALE: 1/8" = 1'-0"

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Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

**Capital Engineering**

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

**MHP Structural Engineers**

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpe.com

**N.A. Cohen Group, Inc.**

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
F: 818.461.1424  
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**REVISIONS**

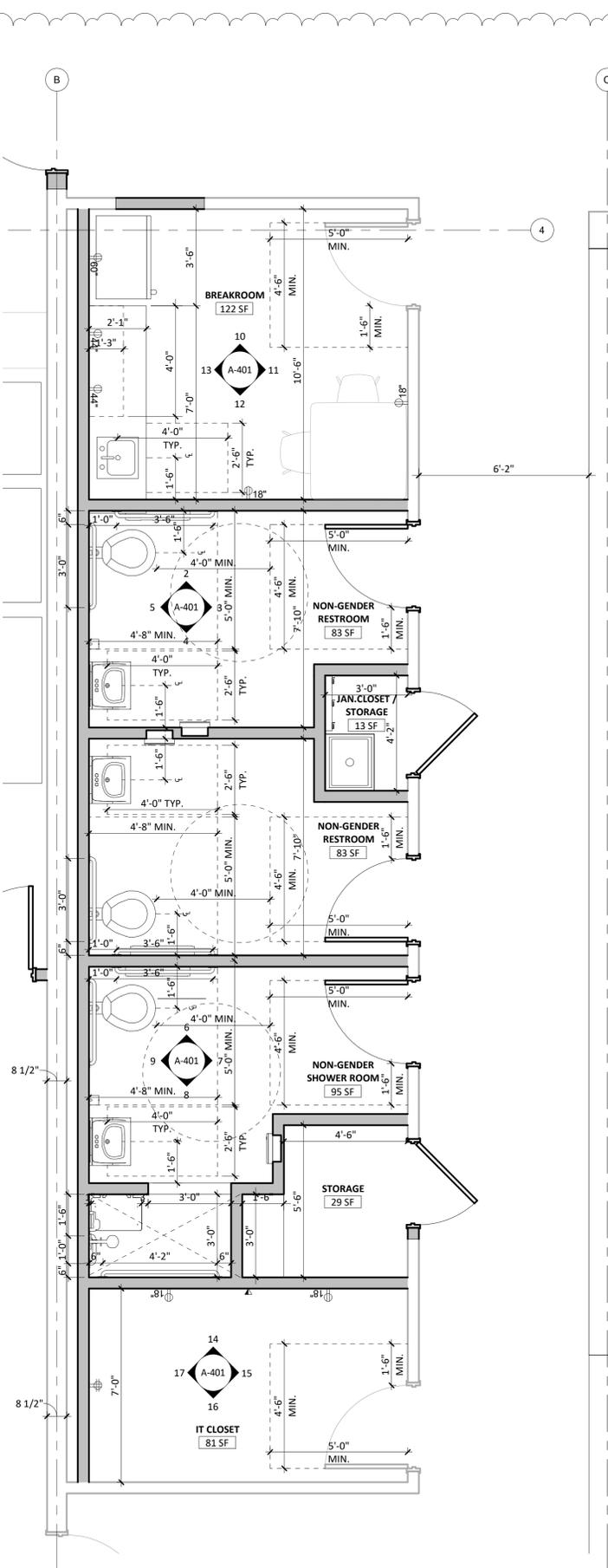
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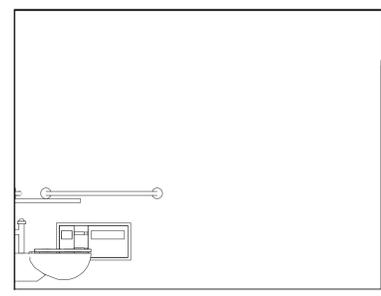


**RESTROOMS - ENLARGED  
PLANS & SECTIONS**

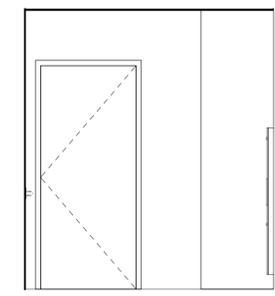
**A-401**



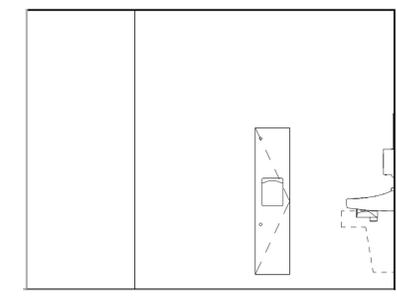
**1** PARTITION PLAN - TESTFIT 01 - RESTROOM ENLARGED PLAN - REVISION  
SCALE: 3/8" = 1'-0"



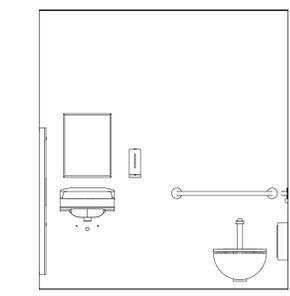
**2** NON-GENDER RESTROOM\_NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



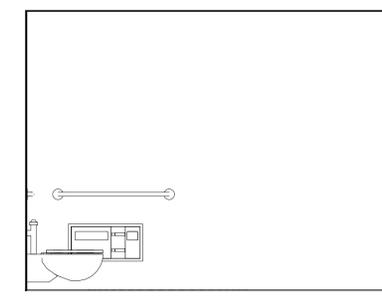
**3** NON-GENDER RESTROOM\_EAST ELEVATION  
SCALE: 3/8" = 1'-0"



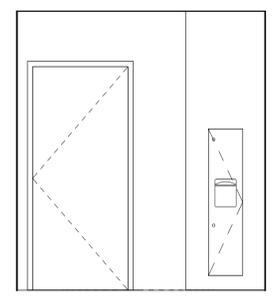
**4** NON-GENDER RESTROOM\_SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



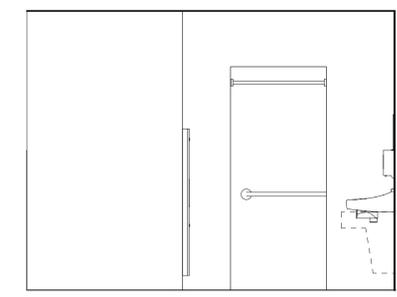
**5** NON-GENDER RESTROOM\_WEST ELEVATION  
SCALE: 3/8" = 1'-0"



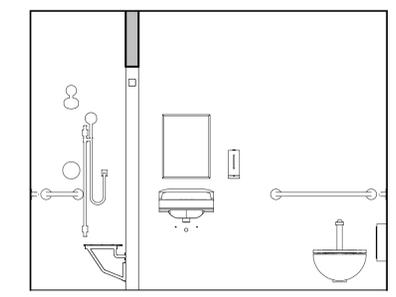
**6** NON-GENDER SHOWER ROOM\_NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



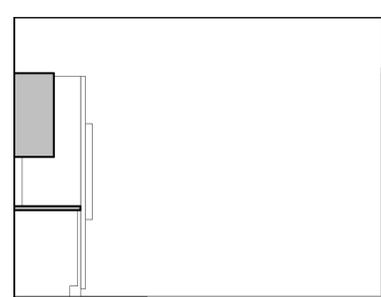
**7** NON-GENDER SHOWER ROOM\_EAST ELEVATION  
SCALE: 3/8" = 1'-0"



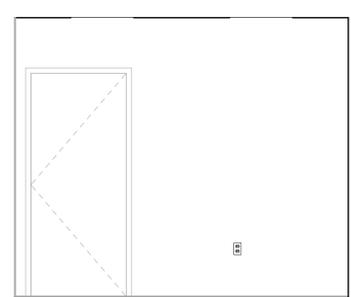
**8** NON-GENDER SHOWER ROOM\_SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



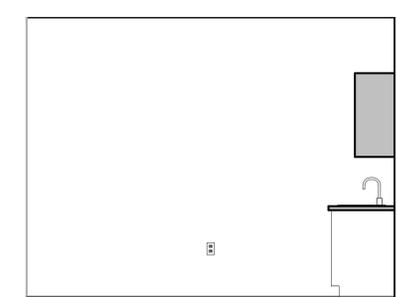
**9** NON-GENDER SHOWER ROOM\_WEST ELEVATION  
SCALE: 3/8" = 1'-0"



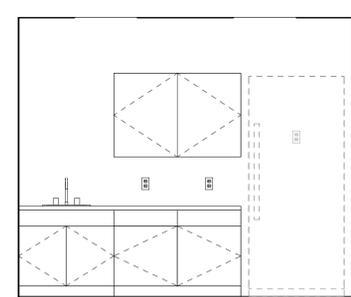
**10** BREAKROOM - NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



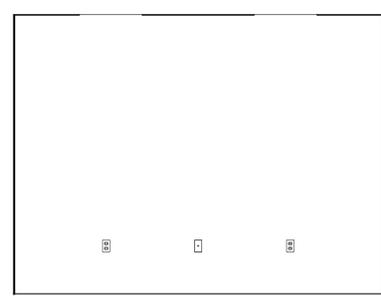
**11** BREAKROOM - EAST ELEVATION  
SCALE: 3/8" = 1'-0"



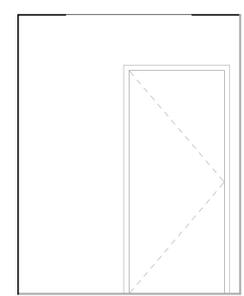
**12** BREAKROOM - SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



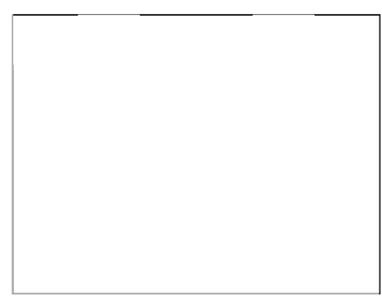
**13** BREAKROOM - WEST ELEVATION  
SCALE: 3/8" = 1'-0"



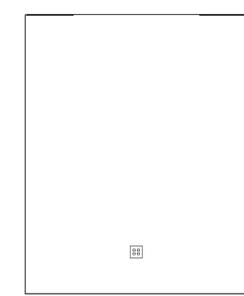
**14** IT CLOSET\_NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



**15** IT CLOSET\_EAST ELEVATION  
SCALE: 3/8" = 1'-0"



**16** IT CLOSET\_SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



**17** IT CLOSET\_WEST ELEVATION  
SCALE: 3/8" = 1'-0"

**TRANSPARENTSEA**

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

**Capital Engineering**

2830 Temple Ave  
Long Beach, California  
90806

T: 310.328.3955  
www.capital-engineering.com

**MHP Structural Engineers**

3900 Cover St  
Long Beach, California  
90808

T: 562.985.3200  
www.mhpse.com

**N.A. Cohen Group, Inc.**

Suite 500  
15720 Ventura Blvd  
Encino, California  
91436

T: 818.461.1420  
F: 818.461.1424  
www.nacohengroup.com

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**ISSUANCES**

No.	Date	Description
01	2020.04.15	INTERNAL REVIEW
02	2020.04.22	TESTFIT
03	2020.04.29	TESTFIT
04	2020.05.01	CUP PROGRESS
05	2020.05.06	CUP SUBMITTAL

**REVISIONS**

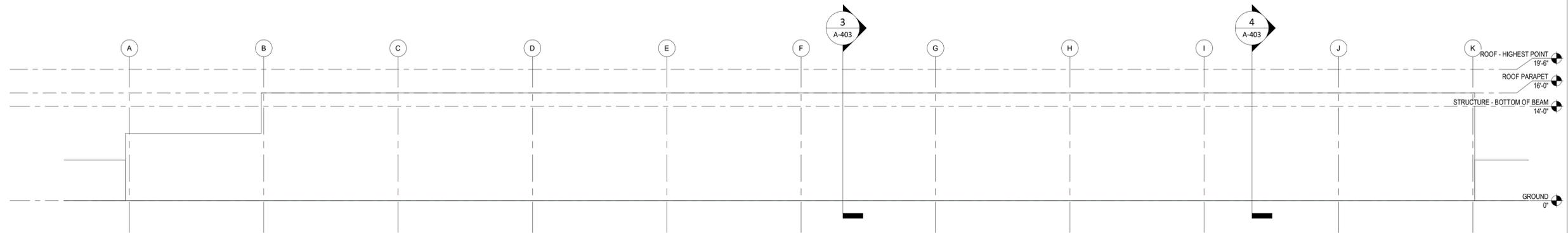
No.	Date	Description
01	2020.08.03	CUP COMMENTS

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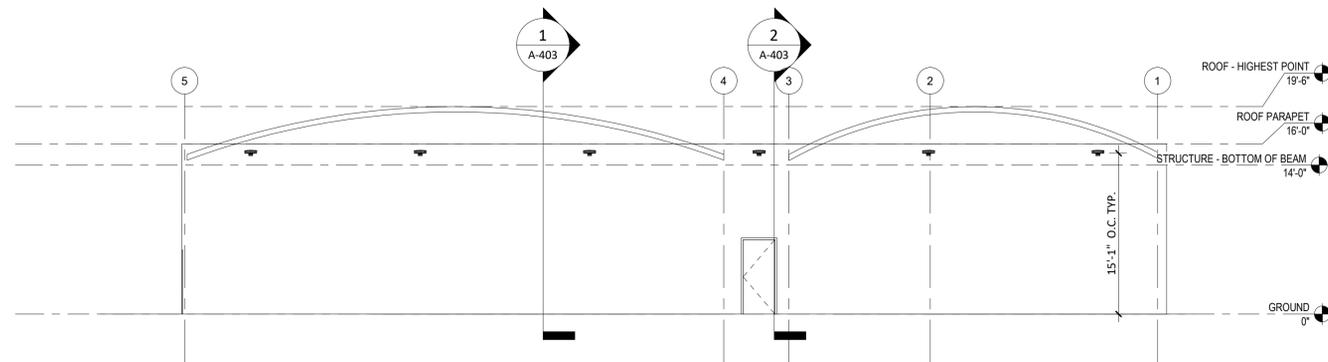


BUILDING EXTERIOR  
ELEVATIONS

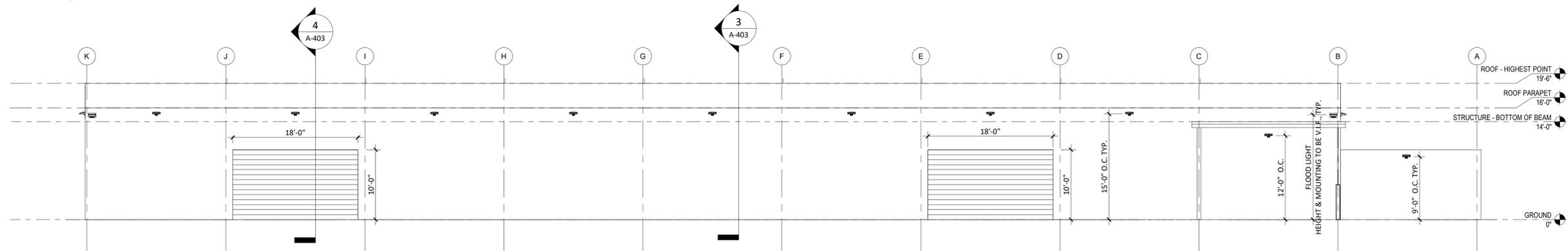
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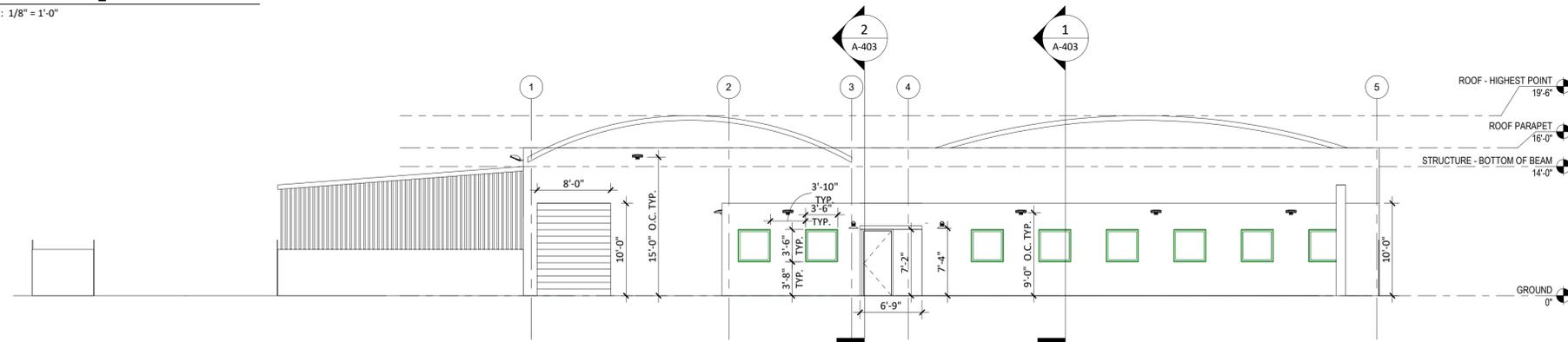
**4 BUILDING EXTERIOR\_SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING EXTERIOR\_EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING EXTERIOR\_NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING EXTERIOR\_WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

## TRANSPARENTSEA

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242

T: 213.465.4334

Project No. 19-126.002

### Capital Engineering

2830 Temple Ave  
Long Beach, California  
90806

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No.	Date	Description
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02	2020.04.22	TESTFIT
03	2020.04.29	TESTFIT
04	2020.05.01	CUP PROGRESS
05	2020.05.06	CUP SUBMITTAL

#### REVISIONS

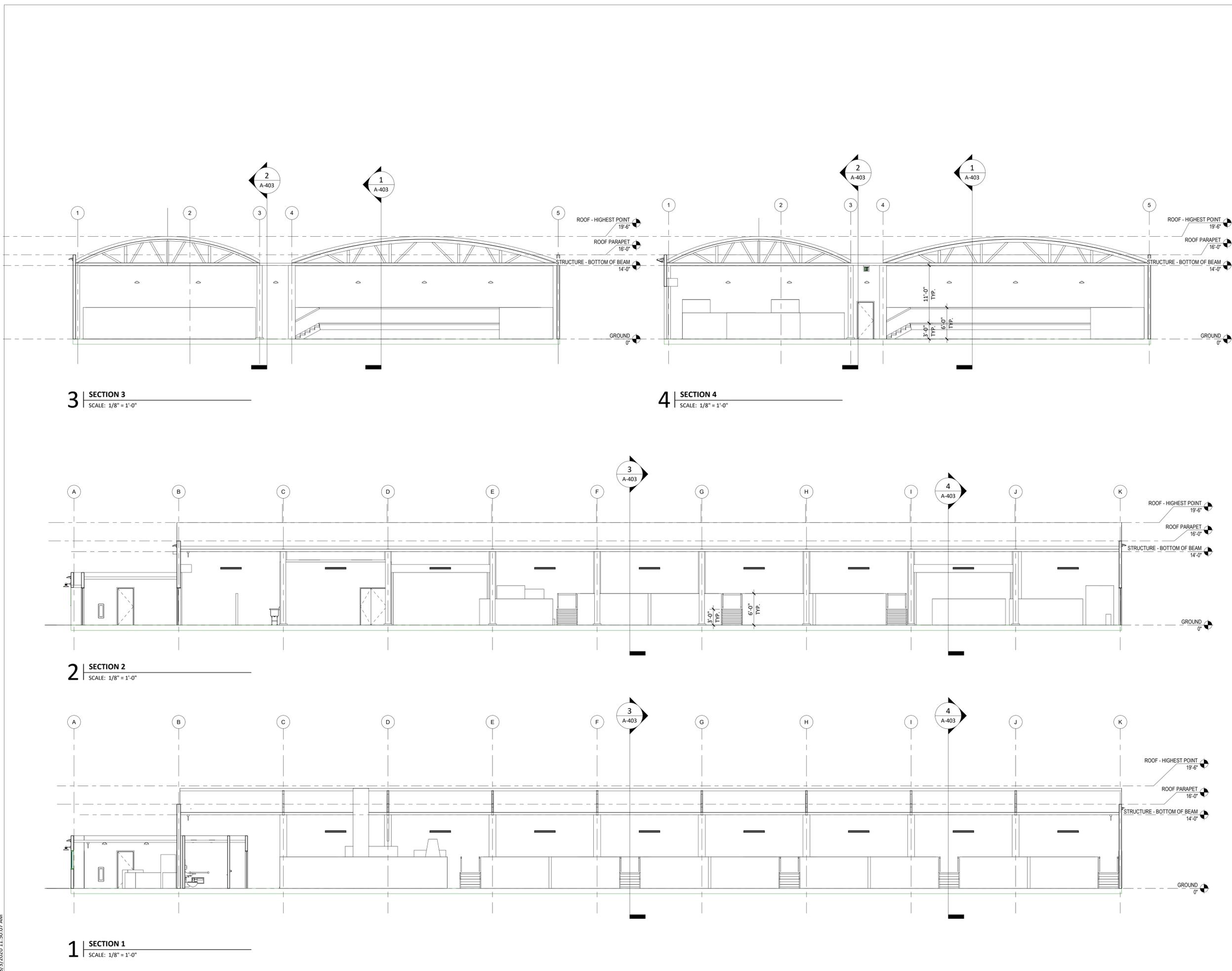
No.	Date	Description
01	2020.08.03	CUP COMMENTS

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BUILDING INTERIOR  
SECTIONS

**A-403**



**TRANSPARENTSEA**

12510 COLUMBIA WAY

12510 Columbia Way  
Downey, CA  
90242  
T: 213.465.4334

Project No. 19-126.002

**Capital Engineering**

2830 Temple Ave  
Long Beach, California  
90806  
T: 310.328.3955  
www.capital-engineering.com

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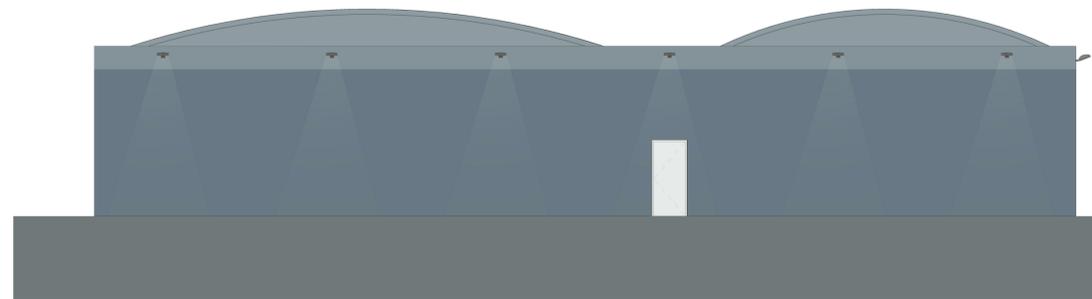


**BUILDING EXTERIOR ELEVATIONS - RENDERINGS**

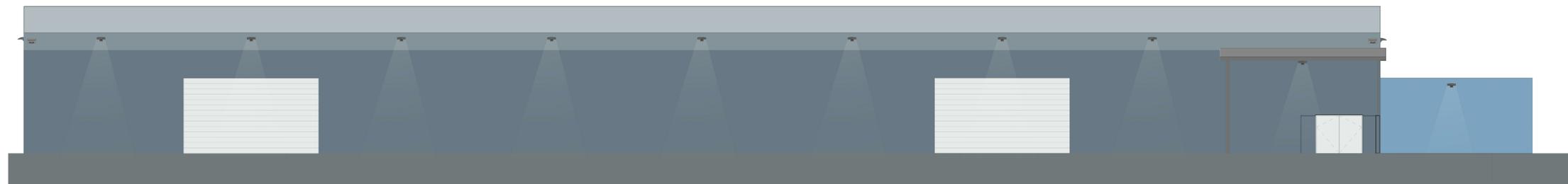
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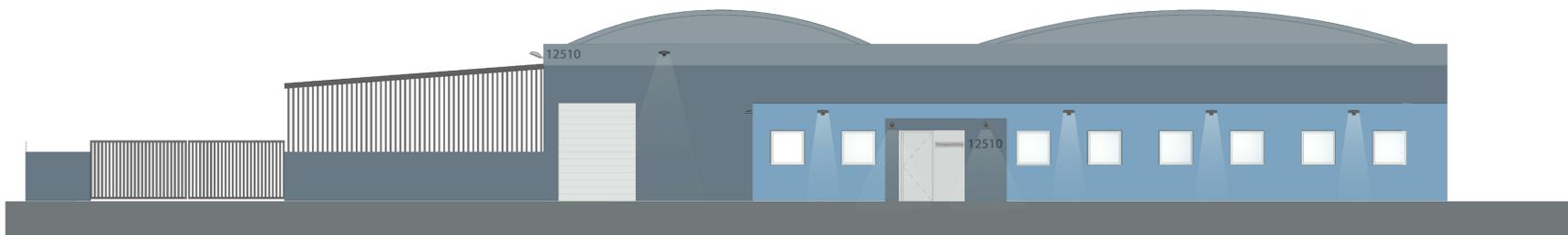
**4 BUILDING EXTERIOR\_SOUTH ELEVATION - RENDERING**  
SCALE: 1/8" = 1'-0"



**3 BUILDING EXTERIOR\_EAST ELEVATION - RENDERING**  
SCALE: 1/8" = 1'-0"



**2 BUILDING EXTERIOR\_NORTH ELEVATION - RENDERING**  
SCALE: 1/8" = 1'-0"



**1 BUILDING EXTERIOR\_WEST ELEVATION - RENDERING**  
SCALE: 1/8" = 1'-0"

**PAINT COLORS**

-  SHERWIN WILLIAMS SW6238 ICYCLE
-  SHERWIN WILLIAMS SW6242 BRACING BLUE
-  SHERWIN WILLIAMS SW6243 DISTANCE
-  SHERWIN WILLIAMS SW6529 SCANDA
-  SHERWIN WILLIAMS SW7076 CYBERSPACE





**DRAFT MINUTES  
REGULAR MEETING  
DOWNEY CITY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 4, 2019  
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE  
DOWNEY, CALIFORNIA  
6:30 P.M.**

Chairman Dominguez called the September 4, 2019, Regular Meeting of the Planning Commission to order at 6:31 p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

**COMMISSIONERS PRESENT:** Miguel Duarte, District 1, Vice Chairman  
Patrick Owens, District 2  
Steven Dominguez, District 3, Chairman  
Jimmy Spathopoulos, District 4  
Nolveris Frometa, District 5

**COMMISSIONERS ABSENT:** None.

**OTHERS PRESENT:** Aldo E. Schindler, Director of Community Development  
Yvette Abich Garcia, City Attorney  
Crystal Landavazo, City Planner  
Guillermo Arreola, Principal Planner  
Alfonso Hernandez, Senior Planner  
Madalyn Welch, Assistant Planner  
Mary Cavanagh, Secretary

**PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:** Commissioner Spathopoulos, spoke about the miss quote in the August 30<sup>th</sup> edition of the Downey Patriot regarding the meeting pertaining to the daycare center. The Downey Patriot quoted, "staff is telling us this, so that's the way it has to be." Commissioner Spathopoulos stated it was misinterpreted and it implies that Staff is legal counsel, which is not the case. Commissioner Owens agreed with Commissioner Spathopoulos' statement and said the Planning Commission is independent in their findings. Chair Dominguez concurred and hopes there will be a retraction. He said the Planning Commission does not have predetermined decisions; the decisions are made independently, based on the facts presented before them at the Planning Commissions meetings. Chair Dominguez dedicated the meeting to businessman Glen Alan Emerson who passed away suddenly on Sunday. Chair Dominguez requested a moment of silence.

**PRESENTATIONS:** None.

**CHANGES TO THE AGENDA:** None.

**REPORT ON CITY COUNCIL ACTION:** None.

**PUBLIC HEARINGS:**

1. **PLN-18-00061 (Mitigated Negative Declaration and Site Plan Review – continue from August 21, 2019)**: Chair Dominguez opened the public hearing for PLN-18-00061 and Ms. Cavanagh affirmed proof of publication.

Principal Planner Guillermo Arreola presented the request to adopt a Mitigated Negative Declaration and approval of a Site Plan Review application that includes converting the historic Rives Mansion main house,

water tower, and carriage house (drying shed) to office use, as well as construction of a new one-story 1,200 square foot café on property located at 10921 Paramount Boulevard, zoned DDSP (Downtown Downey Specific Plan). Principal Planner Arreola reviewed the site plan and surrounding uses. The Rives Mansion is listed on the National Register for Historic Places and the California Register of Historical Resources, therefore it is considered a historical resource as defined by the California Environmental Quality Act (CEQA), and as such they must comply with the Secretary of Interior Standards for Treatment of Historic Properties. The City contracted with GPA Consulting to review the proposed project to make sure it complies with the Secretary of Interior Standards for rehabilitation.

Laura O'Neil, Senior Architect with GPA Consulting reviewed the Rives Mansion, historic registers and the planned project. They conducted a site visit to document the physical integrity and analyze the project for compliance with standards. Their main question is at the end of the project, will it still be eligible to be listed in the National and California Registers. In this case the standards for rehabilitation are appropriate, which allows for adaptive reuse to extend the life of the historical property. Mitigation is recommended to ensure compliance with the standards as they repair features of the existing buildings. As it is proposed there is not enough information regarding how the existing features will be treated, therefore, mitigation is required. The new work is differentiated from the old and will be compatible with the historic material, features, size, scale and proportion of the site to protect the integrity of the property and environment. It was determined that the property would remain eligible since the site has already been altered over time, and all three original buildings would be retained and rehabilitated. The rehab of the original buildings helps mitigate changes to the site plan and the new use would extend the useful life of the property.

Chair Dominguez asked if landscaping was part of the historical application. Ms. O'Neil stated it was looked at it generally and Staff followed up with more detailed landscaping requirements; with mitigation, there will be a less than significant impact on the historical resource and the project will not cause a substantial adverse change to the historical resource. Recommended mitigation includes retaining a qualified architectural historian or historic architect to assist in determining which building features and materials of the three original buildings should be preserved, which features and materials should be repaired, and which will require replacement. The consultant needs to be available throughout the construction. If chemical treatment arises, the consultant, developer, architect and contractor will determine the gentlest means possible. Test patches will be prepared prior to wholesale treatments. If archeological resources are discovered, all work will stop immediately until it is determined the best way to protect and preserve the discovery.

Valerie Rosencrantz with Trinity Consultants explained how CEQA (California Environmental Quality Act) applies to this project. The purpose of the Mitigated Negative Declaration is to comply with State Law. The potential trip generation determined the projects estimated vehicle traffic is less than significant and a traffic study would not be needed. A third party was contracted to do a noise study and found there would be no noticeable increase in noise; however, it was determined that a wall should be installed due to the close proximity to residential neighbors. There are four areas with potential impacts that need mitigation measures: aesthetics, cultural resources, noise and tribal cultural resources.

Principal Planner Arreola reviewed the architecture and floor plan of the café, the placement of the café and the limitation of placement due to the makeup of the street and locations of utilities. The site is preserving an existing walnut tree and the landscaping will be period appropriate. Staff included conditions of approval regarding lighting, a block wall along the west property line covered with creeping fig trees and installation of a driveway barrier to prohibit access to the rear parking area after 7:00 p.m. and on weekends. The office use shall be limited to 6:00 a.m. to 7:00 p.m. The retail building hours will be 6:00 a.m. to 9:00 p.m. Staff met with a representative from the Downey Conservancy and it was requested that the balustrades, previously removed, be reinstalled on the roof above the main residence.

Commissioner Spathopoulos asked if there will be a reception desk in the lobby, and is there a possibility for re-evaluation that will deny the historical designation in the future. Staff confirmed there will be executive offices with a reception desk in the lobby. Ms. O'Neil said it will still be eligible after the

completion of the project for the National Register, and once it is in the National Register, it remains so.

Commissioner Owens asked if the property was sold, would the new owner be able to remove the retail building, and if so, would it have to be reviewed again. Ms. O'Neil stated the new owner would be able to remove the retail building without impact to the existing historic buildings; however, doing so may trigger another CEQA review.

Commissioner Owens asked if using artificial turf is appropriate landscaping for the historic period. Principal Planner Arreola stated that is was due to the large front lawn the applicant proposed turf to mimic grass and conserve water.

Commissioner Frometa asked about the requirement for an elevator since it is a 3-story building; if all possible placements of the café had been exhausted; and if the construction occurring around the walnut tree would hurt the tree. Principal Planner Arreola stated, because it is a historic building, an elevator is not required; confirmed that there was no other feasible location for the café; and the walnut tree will be protected by a 6-foot high barrier around the tree during the construction phase.

Vice Chair Duarte asked if there are any safe guards to make sure the applicant does not deviate from the plan during the restore process. Principal Planner Arreola stated an architectural historian will be on site to make sure all conditions are followed. Vice Chair Duarte asked about the community's request to add a left turn only lane exiting the property on 3<sup>rd</sup> Street. Principal Planner Arreola stated traffic will be able to make right and left turns.

Commissioner Owens asked if there will be someone, such as a docent, there to supply historic information regarding the site. City Planner Landavazo stated having a historian in the lobby was not a condition of the project.

Chair Dominguez asked the purpose of the café and why is it opened two hours later than the office building. City Planner Landavazo said it is the normal closing hours of a retail business. Chair Dominguez expressed his discontent with the artificial turf as part of period landscaping. He asked if a traffic study has been performed. Principal Planner Arreola stated the Deputy of Public Works reviewed the plans and traffic memo and determined the amount of travel generated by the site will be minimal; which is why the request for a left turn only sign was determined to not be needed. Chair Dominguez asked about the removal of an interior wall and the impact of the Historical registry. Ms. O'Neil stated they did review the plans for the interior of the building and the minimal alteration will not affect the historical value of the home. Chair Dominguez asked about having a docent on site or public access. Principal Planner Arreola stated that docent was not addressed but it could be an added condition of approval. Chair Dominguez asked Principal Planner Arreola his professional opinion of the view with the café in front of the mansion. He replied, the view is unobstructed further down the block, and it is the best place for the café. Chair Dominguez asked about placing the café in the water tower or the carriage house. City Planner Landavazo stated that the retail business would put a lot of wear and tear on the historical building; there would also be an issue with noise by locating the retail component closer to the residences.

Commissioner Frometa asked if there is parking allowed in front of the property either on Paramount Boulevard or 3<sup>rd</sup> Street, or anything that would obstruct views of people leaving the property. Principal Planner Arreola advised the Commission, there is no parking in front of the property therefore there will be no obstruction viewing the site; additionally, there is a red curb approximately 20 feet long near the exit onto 3<sup>rd</sup> Street.

Chair Dominguez asked for clarification as to how the site will improve the public health, be a betterment of the community's safety and comfort. Principal Planner Arreola explained that cleaning up the site will reduce the vermin that currently exist on site, and moving the driveway down from the intersection will allow for an ADA crosswalk and a pedestrian ramp at the Paramount Blvd and 3<sup>rd</sup> Street intersection. The site currently looks vacant with weeds and dead grass; the conditions of the project will improve the street

scape of the neighborhood, and pedestrians walking to and from the site will have a safe way to cross the street.

Disclosures: Commissioner Spathopoulos stated he drove by the site. Commissioner Frometa stated he walked around the site and inside the mansion, with permission from the owner. Chair Dominguez stated he drove by the site and six residents of District 3 have approached him about the project and he referred them to attend the meeting or contact Director of Community Development Schindler.

Applicant/Business Owners, Ericka De La Teja and Arturo Concha, 9375 Lubec Street, Downey, are the current owners of the Rives Mansion and office building, across the street from the mansion. The original intent was to use the mansion as an event center which they later discovered would not be possible, so they decided to turn it into an office building instead. Their priority is to keep the integrity of the buildings and the property. Mr. Concha stated they are investors and like the historical aspects of the property and currently own another site within the city. They live in the community and are willing to work with the city but feel some of the restrictions are harsh such as using a gate to close the back portion of the property and having the office building hours closing at 7:00 p.m. Some professionals, such as attorneys, work late hours and he feels telling them they have to be out by 7:00 p.m. is a deterrent. Mr. Concha explained the purpose for the café is to create income. The office space needs to be rented out, whereas retail creates income and adds value. It also brings people to the property. They would prefer to turn the carriage house into a restaurant instead of building a café on the site, however, that is not allowed. They want to work with the city and neighbors to make the property work for the community. Ms. De La Teja added they have allowed neighbors to take pictures at the mansion and they are open to holiday tours in December so the public can view the site.

Commissioner Spathopoulos said he likes the project and understood their frustration. His biggest concern is incorporating public uses, especially during the first years the business is open due to public interest. Ms. De La Teja stated there is hardscaping so the public can walk around and do self-guided tours of the outside. Commissioner Spathopoulos asked about outside sitting areas and walkways leading and around the house. Mr. Concha stated, due to the residents, the restrictions imposed are preventing outside use of the property. One of the conditions is no outdoor events. Chair Dominguez read the conditions and said he feels this is a difference in interpretation of the conditions. Commissioner Spathopoulos told the applicants the questions are being asked so the conditions on the project can be addressed and changed if necessary. He agreed that the hours for the office building are an issue for a professional that works late, yet, he also understands that the property is very important to the City and they need to work together to make it work for the City.

Greg Simonoff, SMS Architects, explained how they worked the public usages into the project. He reviewed the Site Plan that shows patio areas for the public to sit that are part of the mansion grounds. There are walkways leading to the building and around the grounds and an ADA ramp leading to the building

Commissioner Owens asked if there is security on the property and if the public access to the property would become a nuisance. Ms. De La Teja stated there is currently and will continue to be security once the project is complete; due to the nature of the business the public is welcome.

Vice Chair Duarte asked if the applicants are seeking alteration to the conditions or are they willing to comply with the conditions as stated. Mr. Concha stated the conditions are very restrictive, the gate blocking off the back parking lot is very restrictive. Vice Chair Duarte asked if they are seeking to alter the hours of operations. Ms. De La Teja stated that other office buildings do not have the limitations on hours that have been proposed for this location. Vice Chair Duarte asked about security and preventing people from lingering. Ms. De La Teja stated there will be 24 hour security to prevent lingering and vandalism. Commissioner Frometa asked City Planner Landavazo if the hours of operation for the office building is referring to clients entering and leaving the building, or is it for the tenants as well. She confirmed the condition is intended for the entire building to shut down at 7:00 p.m.

Chair Dominguez suggested considering providing a monthly tour of the property on a Saturday and why build a café; it destroys the aesthetics of the property. If the applicant is sincere why would they want to add the retail aspect to the property and why is it necessary for the community? Mr. Concha stated they did buy a residential property; however, it has not worked as a house. They want to use the site as an office building and the retail portion will add value to the property in order to pay the mortgage. The local community will benefit and from the café, residents and employees can walk to the café and grab a drink throughout the day.

Correspondence: Staff received two letters in opposition that were included in the staff report.

Public Comment: Doctor Jeffrey Phillips owns the property right next to the project site. He said the site has been an eyesore for the fifteen years he has lived there and is pleased they will not allow the café or restaurant to go in the carriage house since it is only 20 feet from his bedroom window. He does feel the applicants use is the best case scenario of the space. Dr. Phillips stated as long as the conditions are met he is in favor of the project.

Brian Hayman said he is generally in support of the project and understands the need for the retail building. He is concerned about the study and what happened to the 1941 bungalow cottage that is mentioned in the study. He asked if it was allowed to be demolished and if so, why? He recommends the project should be phased to make sure the historic building is addressed first. He feels the retail building should be moved to the northeast area where the cottage was located to keep the mansion as the focal point of the property.

Glen Byers, also generally in favor of improving the Rives Mansion, expressed concern that the retail building will be the view of the Rives Mansion. He asked if the large area in front of the water tower been considered for the retail location instead of in front of the mansion?

George Redfox said he agreed with a lot of the plan, except for the location of the café and would like it located at a different spot on the property. By relocating the café, the community can continue to take pride in the mansion.

Annell Henry resides across from the mansion and is in favor of the project. She is grateful the mansion will not turn into an event venue and appreciates the security on site. She is concerned about 28 parking spaces for the 9 offices and retail café and believes the traffic on 3<sup>rd</sup> Street will be impacted. She is also concerned about the size of the retail space being so large for such a limited type of business.

Maria Cervantes resides across from the Rives Mansion and objects to the driveway access to 3<sup>rd</sup> Street. She feels parking will also be an issue and is concerned about the type of business that will rent from the office building.

America Phillips resides directly behind the mansion. She is concerned about the foot traffic, noise, trash, parking and the size of the café.

Cecilia Vasquez is right across the alley facing the water tower. She explained the noise and traffic are a concern for her. She is in favor of the proposed use and adding the gate to stop the traffic and suggested changing the hours of the café to 7:00 a.m. to 7:00 p.m. She also stated it has not been revealed if the café will be open 7 days a week.

Bobbie Bruce representing the Historical Society stated the Rives Mansion is a historical home and as such should be used to share the history of the town. It should be educating the children and adults of Downey. It is a historical resource and should be used as such.

Mr. Concha addressed the noise concerns and believes the 6-foot high block wall they will install will not

only address the noise from their site, but will also help with the noise created from the current businesses in the area. He addressed the concerns about the amount of businesses that will operate at the site. He stated he has to occupy at least 51 percent of the space as terms of their loan.

Chair Dominguez asked if he would be willing to raise the wall an additional 2 feet to have an 8-foot high wall. Mr. Concha stated he is willing to increase the height of the wall. Chair Dominguez stated the biggest thing he heard from the residences was the café. Mr. Concha stated they wanted to have the café in the location where the bungalow was once located, however, Staff advised him he was unable to do so.

Commissioner Frometa questioned the hours and size of the café. Ms. De La Teja stated the café would be open 7 days a week from 6:00 a.m. to 9:00 p.m. the café has a customer area, a small prep area for the drinks, and two ADA gender specific restrooms.

Chair Dominguez called for a recess at 10:48 and the meeting was reconvened at 11:01 p.m.

Staff gave recommendation to adopt the request for Mitigated Negative Declaration and Site Plan Review (PLN-18-00061), subject to the conditions of approval.

Chair Dominguez closed the hearing.

Commissioner Owens said he would like to add a condition to require the applicant have the restoration of the historic buildings completed before the occupancy permit can be provided for the café.

Commissioner Frometa was opposed to the request as the owners could run in to an issue that could delay the restoration for some time and would affect the owners adversely. He is concerned about the actual restoration of the historic buildings and wants them done prior or simultaneously.

Director of Community Development Schindler suggested allowing a temporary occupancy permit for the café to allow the owners to generate some income and if the work has not started with the historic buildings the occupancy will not be renewed.

The Commissioners reviewed the Findings and were partially in agreement that Findings C, D and E could not be met and added the following modifications to the Conditions of Approval:

- 8) Artificial turf is prohibited on site; the use of natural grass/sod is required for the lawn area and must be maintained in a healthy condition.
- 9) Twenty-four hour security must be provided on the subject site.
- 10) The applicant shall maintain the subject site, and adjacent public rights-of-way, free of trash and debris at all times that the businesses are in operation.
- 11) Office uses are the only permitted commercial use within the historic structures. Any proposed change in use must be analyzed by a historian and approved by the Planning Commission at a public hearing.
- 41) A Temporary Certificate of Occupancy may be utilized for a 90-day period if reasonable construction delays are shown on the historic structures.

It was moved by Commissioner Owens to allow a 90 day temporary occupancy permit for the cafe, Commissioner Spathopoulos seconded it, and it was passed by a 5-0 vote.

It was moved by Commissioner Frometa with the conditions of approval as amended, and seconded by Commissioner Spathopoulos, and passed by a 3-2 vote with Commissioner Owens and Chair Dominguez against, thereby approving the Mitigated Negative Declaration and Site Plan Review (PLN-18-00061) with

modified conditions as stated.

**2. PLN-19-00054 (Conditional Use Permit): Chair Dominguez opened the public hearing for PLN-19-00054 and Ms. Cavanagh affirmed proof of publication.**

Senior Planner Alfonso Hernandez presented the request by an existing restaurant (Mambo Grill), located at 11018 Downey Avenue, and zoned DDSP (Downtown Downey Specific Plan), to expand the existing bar area and hours for live entertainment. Currently, the hours for live entertainment are Saturday - Thursday from 9:00 a.m. – 12:00 midnight, and on Fridays from 9:00 a.m. – 2:00 a.m. The applicant proposes to maintain the current hours for live entertainment from Sunday through Wednesday 9:00 a.m. to 12:00 midnight, with the exception of holiday weekends; Thursday through Saturday and Sunday during holiday weekends are from 9:00 a.m. to 2:00 a.m. Security will increase from (2) two security guards, to (4) four security guards present when the business is open to 2:00 a.m. In addition to the revised hours of operation, the proposal includes expansion of the existing bar area and remodeling the stage and dining area. The operation will remain a restaurant use and therefore the applicant and future operators are limited to alcohol sales consistent with ABC (Alcohol Beverage Control) Type 47 (On Sale – Eating Place) License. Thus, the project is conditioned to require the applicants to limit the sale of alcohol to no more than half (50%) of their total gross revenue. To further enforce this requirement, the project is conditioned for all alcohol sales to be accompanied with food sales. The applicant anticipates up to a maximum of 72 patrons at any given time and a total 10 staff members at any given time.

The Commissioners asked if there had been noise complaints or calls for Police; if other establishments have a cover charge for sporting events only; will they be closing access to the sidewalk seating during events; is the outside seating area open during bar operations and events; why are they revising the Thursday live entertainment hours; and are other establishments open to 2:00 a.m. on Sunday during holiday weekends.

Senior Planner Hernandez stated there were no complaints for noise; however, there was a call for noise in the back of the business. Downey Police responded and found four individuals, but could not confirm they caused the noise. A second call was made regarding the sale of alcohol after hours that the police investigated and found no evidence of an illegal sale of alcohol. Joseph's Bar & Grill is one of the establishments that currently operate with a cover charge for pay-per-view events and there are others in the areas that are permitted to operate 7 days a week until 2:00 a.m. A condition of approval can be added to screen the outdoor monitors to address onlookers during pay-per-view events.

Director Schindler stated the consumption of alcohol can take place in the outside seating area, as long as the area is fenced in with a 42" gate and a sign is posted with "No alcohol beverages permitted beyond this area."

Chair Dominguez asked why they are revising their hours on Thursdays. Senior Planner Hernandez stated the business is under new ownership. They actually wanted the stay open until 2:00 a.m. seven days a week. Staff scaled it back because it was more appropriate with surrounding uses in the area. Chair Dominguez asked if there are others that are open until 2:00 a.m. on Holiday Sundays. Senior Planner Hernandez stated there are other establishments that are permitted to stay open 7 days a week until 2:00 a.m.

Disclosures: Commissioner Spathopoulos drove by the site and Commissioner Frometa said he is familiar with the area.

Applicant Jesus Rivas is the representative for the new ownership. He said it is the new owner that would like to make the proposed changes and their regular clients have asked for the extended hours.

The Commissioners asked why the business was not originally open from 9:00 a.m. to 2:00 a.m., and is their intent to turn the business into a night club Mr. Rivas explained that the business was originally a

restaurant that closed at 11:00 p.m., and there is no intent to turn the business into a night club. There will be sit down food sales.

Correspondence: None.

Public Comment: None.

Staff recommended approval of the request for Conditional Use Permit (PLN-19-00054).

Chair Dominguez closed the hearing.

The Commissioners spoke in favor of the application with the following modifications to the conditions of approval:

- 23) Cover charge for the admission to the business shall only be permitted during the display of pay-per-view sporting events. **During such events TV monitors shall be blocked from or oriented away from the public right of way.** There shall be no cover charge during any other time.
- 24) The subject property and surrounding area must be maintained free of trash, litter, and debris at all times. **Surrounding area shall mean one storefront on either side of the tenant space.**

It was moved by Commissioner Owens, seconded by Vice Chair Duarte, and passed by a 5-0 vote, to adopt Resolution 19-3103 thereby approving Conditional Use Permit (PLN-19-00054) with modified conditions as stated.

**3. PLN-19-00086 (Panned Sign Program):** Chair Dominguez opened the public hearing for PLN-19-00086 and Ms. Cavanagh affirmed proof of publication.

Assistant Planner Madalyn Welch presented the request to approve the size, location and appearance of signs on an existing multi-tenant commercial building located at 8018 Stewart & Gray Road, within the C-1 (Neighborhood Commercial) zone. The new signs will enhance the overall appearance of the 8-tenant commercial building with proposed 36 inches high and 1.5 square feet per lineal feet of leasehold frontage and internally illuminated with LED. The request also includes a monument sign that is 5 feet high and 3 feet wide and set back 7 feet from the road.

The Commissioners asked about painting the sign area after the old signs are removed. Assistant Planner Welch stated painting is not included as a condition at this time.

Disclosures: None.

Applicant: Azad Golshani, Ad Impact Sign Corporation, stated that he is the designer of the signs and it is their standard procedure to paint the walls to match the rest of the building; signs will be changed once the lease is removed or another tenant moves in.

Commissioner Spathopoulos stated he thought the application was for wall signs and a moment sign. Mr. Golshani stated they were planning on installing a new monument sign, but it is required that there is a sign program in place.

Commissioner Frometa confirmed that phase one is to install the moment sign and asked who was responsible and when will the wall signs be replaced. Mr. Golshani stated the wall signs will be replaced by the tenants at lease renewal. City Planner Landavazo added that the Resolution includes a condition requiring that all the signs must be replaced within three years.

Correspondence: None.

Public Comment: None.

Staff recommended of approval of the request for Planned Sign Program (PLN-19-00086).

Chair Dominguez closed the hearing.

Commissioner Frometa stated he would like to see the wall signs replaced within two years instead of three years.

It was moved by Commissioner Frometa to change the signs from three years to two. The motion failed for a lack of a second.

It was moved by Commissioner Owens, seconded by Vice Chair Duarte, and passed by a 5-0 vote, to adopt Resolution 19-3104 thereby approving Planned Sign Program (PLN-19-00086).

**NON-AGENDA PUBLIC COMMENTS:** None.

**CONSENT CALENDAR ITEMS:**

4. **Approval of the Minutes from November 7, 2018**

5. **Approval of the Minutes from February 20, 2019**

6. **Approval of the Minutes from March 20, 2019**

It was moved by Commissioner Owens, seconded by Commissioner Frometa, to approve the Consent Calendar with Chair Dominguez and Commissioner Spathopoulos abstaining from the November 7<sup>th</sup> Minutes, Chair Dominguez abstaining from the February 20<sup>th</sup> Minutes, and Chair Dominguez and Commissioner Owens abstaining from the March 20<sup>th</sup> Minutes.

**OTHER BUSINESS:** None.

**STAFF MEMBER COMMENTS:** Director of Community Development Schindler stated he was glad to see all of the Commissioners attend the Planning Commissioners Academy. Director Schindler stated he would like to have their outside attorney provide an outside retreat to discuss legal matters and what is going on in Downey. He would like it to take place in a very informal setting in about 60 to 75 days.

**ADJOURNMENT:** Vice Chairman Duarte adjourned the meeting at 12:56 a.m., to Wednesday, September 18, 2019, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 19<sup>th</sup> day of August, 2020.

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Miguel Duarte, Chairman  
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 19<sup>th</sup> day of August, 2020, by the following vote:

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

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Mary Cavanagh, Secretary  
City Planning Commission

**DRAFT MINUTES  
DOWNEY CITY PLANNING COMMISSION  
WEDNESDAY, JUNE 17, 2020  
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE  
DOWNEY, CALIFORNIA  
6:30 P.M.**

Chair Duarte called the June 17, 2020, Regular Meeting of the Planning Commission to order at 6:31p.m., at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. After the flag salute, Secretary Cavanagh called roll.

**COMMISSIONERS PRESENT:** Patrick Owens, District 2  
Dimitrios Spathopoulos, District 4  
Nolveris Frometa, District 5, Vice Chair  
Miguel Duarte, District 1, Chair

**COMMISSIONERS ABSENT:** Steven Dominguez, District 3

**OTHERS PRESENT:** Aldo E. Schindler, Director of Community Development  
Yvette Abich Garcia, City Attorney  
Crystal Landavazo, City Planner  
Guillermo Arreola, Principal Planner  
Alfonso Hernandez, Senior Planner  
Irving Anaya, Associate Planner  
Mary Cavanagh, Secretary

**PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:** None.

**PRESENTATIONS:**

**1. Downtown Parking Study**

Julie Dixon with Dixon Resources Unlimited presented a summary of the 2019 Parking Data Collection & Analysis for Downtown Downey. She reviewed the methodology of data collection; monitoring the effects of changes within the Downtown area; on-street and off-parking, the Narrow Lot and Civic Center lot's occupancy and turnover rates.

**REPORT ON CITY COUNCIL ACTION:** Director of Community Development Aldo Schindler reported that the City has unveiled two COVID 19 support programs for our community. The first is a temporary outdoor dining program that allows our restaurants to utilize the space outside of their buildings to establish outdoor dining; and, in our downtown only, we are allowing for parklets to occur within the on-street parking. The second is a rent payment program to assist our residents that are suffering through any sort of economic distress that is COVID 19 related. The program is income eligible and based on the income guidelines as set by the State of California, and Federal income guidelines.

**PUBLIC HEARINGS:**

**2. PLN-20-00026 (Conditional Use Permit):** Chair Duarte opened the public hearing for PLN-20-00026 and Ms. Cavanagh affirmed proof of publication.

Associate Planner Irving Anaya presented the request for a for a Conditional Use Permit (CUP), to allow the operation of a full-body massage establishment on property located at 8847 Imperial Highway, Suite H, within the General Commercial (C-2) zone. The proposed hours of operation are daily from 10:00 a.m. to

10:00 p.m. Associate Planner Anaya reviewed the surrounding commercial and residential uses; Site Plan and Floor Plan. The applicant currently operates a foot massage establishment (Panda Foot) within the same commercial center in Suite "I" and seeks to relocate his existing business into the neighboring 2,000 sq. ft. Suite "H", maintaining the same business name "Panda Foot". The proposed tenant improvements include a reception/waiting area, four (4) foot massage chairs, seven (7) massage rooms equipped with appropriate lighting, massage table and clean linen cabinet, an employee breakroom, laundry room, and two (2) existing restrooms at the rear of the tenant space. The proposed tenant improvements will bring this proposed use into compliance with current regulations for massage establishments within the City of Downey.

This application was presented to the Development Review Committee (DRC), at which time the Police Department made mention of concerns with visibility into the establishment, as well as ensuring that all employees follow the State guidelines. As such, Staff is recommending Conditions of Approval that tinting or covering of windows is prohibited and any signage must comply with the current Planned Sign Program for this site. Staff has included Conditions of Approval to reiterate and emphasize the California Massage Therapy Council (CAMTC) and operational requirements for owners and employees of massage establishments. The Conditions require owners to maintain a current roster of massage practitioners and their valid CAMTC certification on file with the Planning Division at all times. Furthermore, Staff will conduct an inspection prior to permit final approval to verify that the lighting and all other required operational standards are compliant.

The Commissioners discussed: 1) sign requirements; 2) calls for service and/or complaints; 3) the hours of operation for the business as it currently exists and for the future full body massage; and 4) the number of patrons allowed at the subject site at one time.

Applicant Youchang Dai together with his translator were present to address any concerns or questions of the Planning Commission. Mr. Dai explained that there have been no issues or complaints pertaining to his existing business.

Correspondence: Staff received one email correspondence. Secretary Cavanagh read the email into the record as follows:

From: James and Ron Kriss 12565 Lakewood Boulevard, Downey Ca.  
RE: Panda Foot Massage Application Type: Conditional Use Permit (PLN-20-00026)  
Applicant: Youchang Dai  
Owner of Plaza: Abbas Satrap (Imperial Plaza LLC)

Planning Commission:

To the Planning Commission of Downey. We are not against such a business coming into the area but please hear us out. We have some experience with such things in another City from the past.

It is my understanding that most regular Salons in addition to cutting nails, hair, etc., also do foot massages. Their regular hours do not exceed regular business hours which in our opinion would be 9:00 a.m. to 9:00 p.m. at the latest. If the hours run later than 9:00 p.m. it is not a foot massage business but more like a massage parlor, which should require cameras showing people going in and out for security issues and the cameras should also point towards our property for the same since such businesses do overflow into the neighboring businesses which could result in variable behavior issues. We do not know if such businesses are allowed into the City of Downey, however, we are not against a foot massage business and with them all the best.

Best Regards, Jim and Ron Kriss

Public Comments: None.

Chair Duarte closed the public hearing.

The Commissioners spoke in favor of the project and extending the hours of operation one hour, to close at 10:00 p.m. as there have been no complaints.

It was moved by Vice Chair Frometa, seconded by Commissioner Owens, and passed by a 4-0-1 vote, with Commissioner Dominguez absent, to adopt Resolution No. 20-3121, thereby approving the request for Conditional Use Permit (PLN-20-00026).

**NON-AGENDA PUBLIC COMMENTS:** None.

**CONSENT CALENDAR ITEMS:**

3. **PC Bylaws Resolution Updating Planning Commission Meeting Rules and Regulations:** Amend the By-Laws in accordance with the recent changes made by the Downey City Council with respect to public participation at Council meetings.
4. **General Plan Consistency Finding:** A request to find the 2020-2021 Capital Improvement Program is consistent with the General Plan
5. **Approval of the Minutes from March 4, 2020**

It was moved by Commission Owens, seconded by Commissioner Spathopoulos, and passed by a 4-0-1 vote, with Commissioner Dominguez absent, to approve items 3 and 4 of the Consent Calendar, and continue item 5 to the next public hearing due to a lack of quorum.

**OTHER BUSINESS:**

**STAFF MEMBER COMMENTS:** Commissioner Spathopoulos advised Staff of two items of concern 1) there is a "Pop-Up Shop" that is operating after 6:30 p.m. at the corner of Downey Ave and Firestone Blvd selling edible item(s) out of his vehicle; and 2) there are businesses that boarded up their windows during the protests and continue doing business with the boards in place.

Director of Community Development Schindler advised the Commission that Code Enforcement is aware of the "Pop-Up" businesses and have visited them. Code Enforcement can flex their hours beyond 5:00 p.m. and on the weekends; we will take notice of the site and go out to address them as we receive complaints. In regard to the businesses maintaining boarded windows is a difficult situation as there is the possibility of future protest(s) in the near future, causing the businesses to hesitate in removing the window boards. It is monitored on a daily basis, as well as how the community is doing. We want to get to a point that we are back to normal, and we don't have all of the alternative means of getting people back into businesses. It is a topic that is discussed on a daily basis from the executive staff level, all the way down to the entry staff level. We will continue to monitor and hope to facilitate any support that the businesses need so that we can get them back to normal.

Commissioner Frometa stated he had received one communication from a resident in regard to the current process time to pull permits being a little slow. He said that it is understandable under the current situation.

Director Schindler advised the Commissioners to send any future questions or comments to him and we will find out what the issue is and will do our best to address it as soon as possible.

Chair Duarte asked for an update on a previous discussion(s) to add "Streateries" to the downtown area.

Director Schindler explained that our downtown has a property owner association (District of Downey) and the entity that would organize the parklets and have discussed that option; however, there is much to

consider, such as the number and volume of restaurants, the area, potential street closure and options for organized activities such as craft or art fairs, wine tastings etc. In terms of the area for the parklets, the most natural area to close that has often been discussed is Downey Avenue, between 2<sup>nd</sup> and 3<sup>rd</sup> Street(s). We've conveyed to them numerous times that we are open to that if they want to proceed in that direction, it's just a matter of discussing the logistics.

**ADJOURNMENT:** Chair Duarte adjourned the meeting at 7:30 p.m., to Wednesday, July 1, 2020, at 6:30p.m., at Downey City Hall, 11111 Brookshire Ave.

APPROVED AND ADOPTED this 19<sup>th</sup> day of August, 2020.

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Miguel Duarte, Chair  
City Planning Commission

I HEREBY CERTIFY that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 19<sup>th</sup> day of August, 2020, by the following vote:

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

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Mary Cavanagh, Secretary  
City Planning Commission