

**NOTICE OF AVAILABILITY/COMPLETION
CITY OF DOWNEY 2045 GENERAL PLAN UPDATE
AND ZONING TEXT AND MAP AMENDMENT
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT**

Date: July 6, 2026

SCH#: 2026030591

Project Title: Downey 2045 General Plan Update and Zoning Text and Map Amendment

Project Location: Located in southern Los Angeles County, approximately 10 miles southeast of downtown Los Angeles, The City of Downey is bordered by the Cities of Bellflower and Paramount to the south; the City of South Gate to the West; the Cities of Commerce, Bell Gardens and Pico Rivera to the north; and the Cities of Santa Fe Springs and Norwalk to the east. (Exhibit 1). Downey is encircled by multiple freeways that provide access to neighboring cities. Interstate 105 (I-105) transverses the southern boundary towards El Segundo and Los Angeles International Airport (LAX). Interstate 710 (I-710), located outside of the City's boundaries, extends from the seaport in Long Beach to unincorporated East Los Angeles along the City's western boundary. Interstate 5 (I-5) traverses the northern part of the City, continuing northward into Downtown Los Angeles. Interstate 110 (I-110), located outside of the City's boundaries, runs to the west of the City, connecting Long Beach to Pasadena through Downtown Los Angeles. The Planning Area encompasses all properties within the incorporated City limits (Exhibit 2).

Lead Agency: City of Downey, Community Development Department

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Review Period: July 7, 2026 – August 20, 2026

Public Hearing: A public hearing to solicit public comments on the DEIR will be held before the Downey Planning Commission at a date and time to be determined. The hearing will be held in the Council Chambers of the City Hall, located at 11111 Brookshire Avenue, Downey. Notices will be sent out prior to the hearing.

Project Description: The updated Downey General Plan serves as the blueprint for the City's future growth and development. The overall role of the General Plan is to:

- Define a vision for what the City desires to be in 20 years.
- Express policy direction in regard to the physical, social, economic, cultural and environmental character of the City.
- Serve as a comprehensive guide for making decisions about land use, circulation, environmental management, parks and recreation, housing, noise, public health and safety.
- Provide the legal foundation for zoning, subdivision and public facilities ordinances, other adopted Citywide plans, compliance with the CEQA decisions and projects, all of which must be consistent with the General Plan.
- Present a clear and easy to understand format that encourages public participation and understanding.

General Plan Elements

The General Plan Update incorporates statutory requirements for general plans and guidance provided in the 2017 General Plan Guidelines; coordinates future development and policies with regional planning efforts; and serves as the City's fundamental guide in developing strategies to address greenhouse gas reduction, climate change, and climate planning. The analyses provided in the EIR considers each of the elements' goals, policies, and objectives of the following chapters in the proposed General Plan. These goals, objectives, and policies are intended to maintain various potential environmental effects of the project at levels that are less than significant and is considered when evaluating the potential environmental impacts of implementing the General Plan. The Housing Element was updated for the 6th cycle in 2022 and planned developments identified in the Land Use Element accommodate the Regional Housing Needs Assessment goal of 6,525 housing units. The 2045 General Plan elements are organized as follows:

1. **Honor the Past, Shape the Future.** Celebrate Downey's heritage by preserving historic places and community traditions, while guiding thoughtful growth that respects the City's character and embraces progress.
2. **Grow Smart to Support Neighborhoods.** Encourage moderate, well-planned growth that enhances neighborhoods, aligns with community values, and supports infrastructure and service needs by prioritizing improvements where they're needed most.
3. **Build a Strong, Flexible Economy.** Support a diverse economic base that fosters business growth, revitalizes commercial areas, and promotes long-term prosperity.
4. **Offer Housing for Everyone.** Support a diverse range of housing opportunities that meet the needs of residents of all income levels while maintaining sufficient housing capacity to support future needs and long-term compliance with State housing law.
5. **Plan for Safe, Practical, Connected Travel.** Address the most urgent travel needs, expand alternatives to driving, and plan for a growing, connected community.
6. **Promote Safety and Peaceful Environments.** Enhance lighting, visibility, and public safety presence while reducing noise impacts so the community is secure and comfortable for all users.
7. **Protect Resources and Prepare for the Future.** Plan with climate, conservation, environmental health, and emergency preparedness in mind.

- 8. Manage and Invest in Community Resources.** Manage water and natural resources while investing in and supporting parks, recreation, and community programs that enhance quality of life for all residents.
- 9. A Healthier Downey for Everyone.** Reduce pollution burdens, expand access to healthy living resources, and invest in cleaner, safer neighborhoods to support the well-being of all communities, especially those underserved.
- 10. Design for Quality and Lasting Identity.** Promote high-quality architecture, attractive streetscapes, and well-designed public spaces that reinforce community character, enhance the visual environment, and ensure new development contributes positively to established neighborhood identity and long-term vitality.
- 11. Foster Trust and Connection.** Prioritize meaningful community engagement to strengthen relationships, build transparency, and create an informed, involved community.

In addition to the project objectives cited in the Guiding Principles, the City has the objective to identify and designate sufficient residential and mixed-use residential opportunity sites throughout the City to provide a robust housing capacity beyond the 6th Cycle Regional Housing Needs Assessment (RHNA), thereby maximizing implementation flexibility, accounting for uncertainties in site redevelopment and market conditions, supporting housing production across all income levels, and maintaining long-term compliance with State housing law.

Existing Land Use

Exhibit 3 illustrates existing land use patterns within the City as of 2025. Downey's development pattern reflects decades of growth and investment, with residential neighborhoods, commercial centers, industrial districts, schools, parks, and public facilities distributed throughout the community. Existing land use describes the current physical development pattern of the City and may differ from zoning designations, which regulate future development potential. Excluding transportation and utility rights-of-way, Downey contains approximately 5,966 acres distributed among roughly 22,400 parcels. Residential uses occupy the largest share of developed land, accounting for approximately 3,764 acres, or about 63 percent of the City's land area. Single-family detached neighborhoods comprise the majority of residential development, with approximately 3,059 acres devoted to detached homes and an additional 242 acres of attached housing. Multifamily residential uses occupy approximately 463 acres and are generally concentrated along major corridors and near commercial centers. Residential densities vary throughout the City. Lower-density single-family neighborhoods predominate in the northern, western, and southern portions of Downey and generally range from one to nine dwelling units per acre. Higher-density residential development is located throughout the City, particularly in areas bounded by Florence Avenue, Downey Avenue, Firestone Boulevard, and Paramount Boulevard, as well as along major transportation corridors. These areas typically range from 10 to 24 dwelling units per acre and provide a variety of housing choices for residents.

Proposed Land Use Plan

The Land Use Plan envisions a city that protects what's special about Downey while planning thoughtfully for future change. It promotes complete neighborhoods with diverse housing options, vibrant mixed-use centers and corridors that bring homes, shops, and services closer together, and dynamic employment areas that support local businesses and job growth. These places are connected by safe, accessible streets, public spaces, and civic destinations that strengthen Downey's identity and sense of community. Together, these elements form a land use pattern that supports a thriving economy, housing choice, and enduring community character. The 2045 General Plan would establish 14 land use designations, two of which would be new designations.

The new set of designations clearly distinguish the land uses allowed and set forth maximum development density and intensity standards. For industrial, commercial, and mixed land uses, the designations provide opportunities for distinguishing the level of intensity allowed or desired by adding additional designations. For example, in place of a single commercial or two industrial designations, the 2045 General Plan distinguishes between neighborhood- and community-serving commercial, light or more intense industrial, and mixed-use designations that vary in intensity based on location.

Table 1 compares existing and projected 2045 land use and demographic information for the City of Downey. Exhibit 4, Proposed General Plan Land Use Map, illustrates the 2045 General Plan land use plan. The 2045 planning horizon for the Planning Area is estimated to result in increases of approximately 10,350 dwelling units and 2.6 million square feet of non-residential space. An estimated increase of approximately 31,483 residents and 6,649 jobs is projected for the 2045 horizon year.

Table 1
General Plan Update: Comparison of 2025 and 2045

			Existing Conditions (Base Line) - 2025	Future Conditions (Build Out) - 2045	Change	
					Number	Percent
Residential (Housing and Population)	Dwelling Units	Single Family	22,500	22,572	72	0.3%
		Accessory	813	2,888	2,075	255.2%
		Multi-Family	13,847	22,050	8,203	59.2%
	Total	Dwelling Units	37,160	47,510	10,350	27.9%
		Population	111,326	142,809	31,483	28.3%
Non-Residential (Building Square Feet and Employees)	Commercial	Building Sq. Ft.	13,093,300	14,265,913	1,172,613	9.0%
		Employees	12,927	15,942	3,015	23.3%
	Hotels	Rooms	657	957	300	45.7%
		Employees	729	1,179	450	61.8%
	Office	Building Sq. Ft.	3,226,500	3,692,564	466,064	14.4%
		Employees	8,528	9,606	1,078	12.6%
	Medical	Building Sq. Ft.	3,576,700	3,673,000	96,300	2.7%
		Employees	9,301	9,524	223	2.4%
	Industrial	Building Sq. Ft.	3,954,000	4,489,700	535,700	13.5%
		Employees	4,242	5,553	1,310	30.9%
	Public Facilities	Building Sq. Ft.	6,817,000	7,241,250	424,250	6.2%
		Employees	8,976	9,548	572	6.4%
	Total	Building Sq. Ft.	30,667,500	33,362,427	2,694,927	8.8%
		Employees	44,703	51,351	6,649	14.9%

Zoning Map and Zoning Text Amendments

The General Plan Update includes amendments to the Zoning Map to maintain consistency between the General Plan Land Use Map and, in some instances, existing development patterns throughout the City. Proposed changes include revisions to zoning district boundaries, correction of existing inconsistencies and mapping errors, and expansion of the Housing Overlay Zones in selected areas with creation of a new Residential Corridor Overlay. These amendments are intended to ensure that zoning regulations accurately reflect the land use framework established by the General Plan Update and provide a clear basis for future development and implementation. The current zoning for the parcels that would undergo the proposed zone change are shown in Exhibit 5, while changes associated with the proposed zoning district amendments are shown in Exhibit 6, and the Housing Overlay Zones are shown in Exhibit 7. These amendments are limited to updates to the Zoning Map and do not include substantive changes to the text of the Zoning Code.

Overall, the proposed Zoning Map amendments affect approximately 1,640 parcels encompassing about 1,950 acres throughout the city. The majority of these amendments are consistency updates that align existing zoning with the General Plan Land Use Map rather than introducing new development opportunities. The largest changes involve the Public (P) and Open Space (O-S) zones, totaling approximately 570 acres and 532 acres, respectively, and primarily reflect existing parks, schools, public facilities, and open space corridors along the San Gabriel River and Rio Hondo River. Additional amendments update residential, commercial, mixed-use, manufacturing, and other zoning districts to correct mapping inconsistencies and ensure the Zoning Map accurately reflects existing land uses, public ownership, and the General Plan land use framework.

Draft Program Environmental Impact Report: The Draft Program Environmental Impact Report (DEIR) evaluates the anticipated buildout of the Planning Area, which consists of the incorporated boundaries of the City of Downey. Downey is comprised of roughly 6,249 acres, excluding street rights-of-way. The DEIR assesses the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, governmental and educational uses, and residential development. Growth is projected for the area within the Planning Area. It is noted that the total growth estimates anticipate buildout of the entire Planning Area. Actual future development would depend on future real estate market conditions, new state and federal laws and regulations, property owner preferences, site-specific constraints, technological advancements, and other factors. The 2045 planning horizon for the Planning Area is estimated to result in increases of approximately 10,350 dwelling units, 31,483 residents, 2.6 million square feet of non-residential uses, and 6,649 jobs.

Significant Environmental Impacts: The DEIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Air Quality, Greenhouse Gas Emissions, and Transportation.

Alternatives to the Proposed Project: In accordance with CEQA Guidelines Section 15126.6(d), alternatives to the proposed project were considered; however, it was determined that none of the alternatives would eliminate or reduce any of the significant impacts of the GPU to less than significant levels.

Hazardous Materials: As described in the DEIR, there are sites within the City that are on the lists of sites enumerated under Government Code Section 65962.5. This disclosure is provided to address the requirement of Section 15087(c)(6) of the CEQA Guidelines

Document Availability: The Draft Program EIR and related documents are available for review at the following locations:

- Downey City Hall – 11111 Brookshire Avenue, Downey, California, 90241
- Barbara J. Reilly Community & Senior Center – 7810 Quill Drive, Downey, California 90241
- Downey City Library, 11121 Brookshire Avenue, #586, Downey, California 90241
- City of Downey Website: <https://www.downeyca.org/our-city/departments/community-development/planning/environmental-planning>

Public Review Period: As mandated by State Law, the minimum public review period for this DEIR is 45 days. The DEIR will be available for public review and comment beginning **Tuesday, July 7, 2026 and ending Thursday, August 20, 2026 at 5:00 p.m.**

Where to Send Comments: Members of the public and interested agencies and individuals are invited to provide written comments on the Draft EIR. Written comments will be accepted by mail or by e-mail at the addresses below and must be submitted no later than 5:00 p.m. on August 20, 2026. Members of the public and interested agencies and individuals who wish to attend the public hearing for this project are also invited to submit a notification request by mail or email. All written comments pertaining to the DEIR must be provided to the City at the following address during the 45-day public review period:

Swati Meshram, PhD, AICP, Deputy Director of Community Development - Planning
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**Exhibit 1
Regional Location Map**

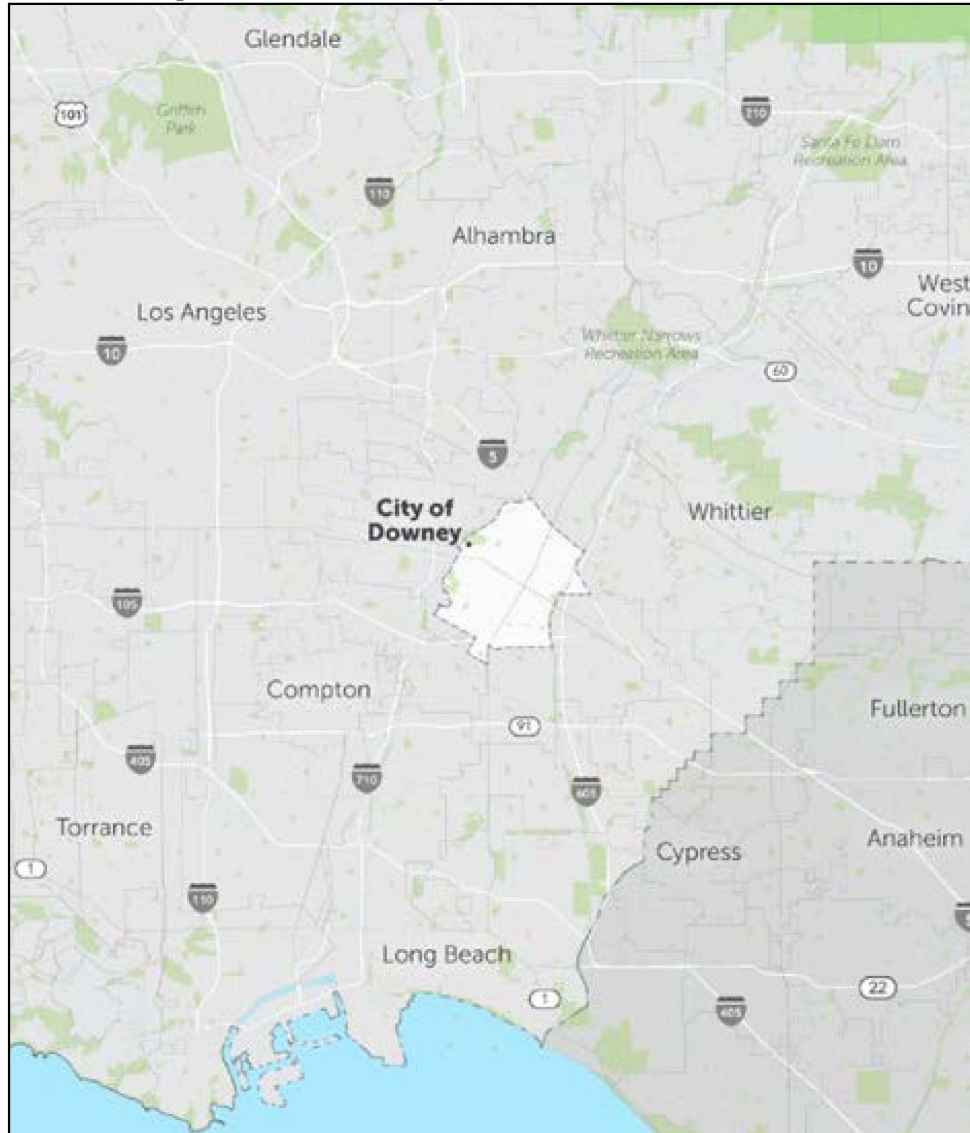


**Exhibit 2
Planning Area Map**



Exhibit 3
Existing Land Use (2025)

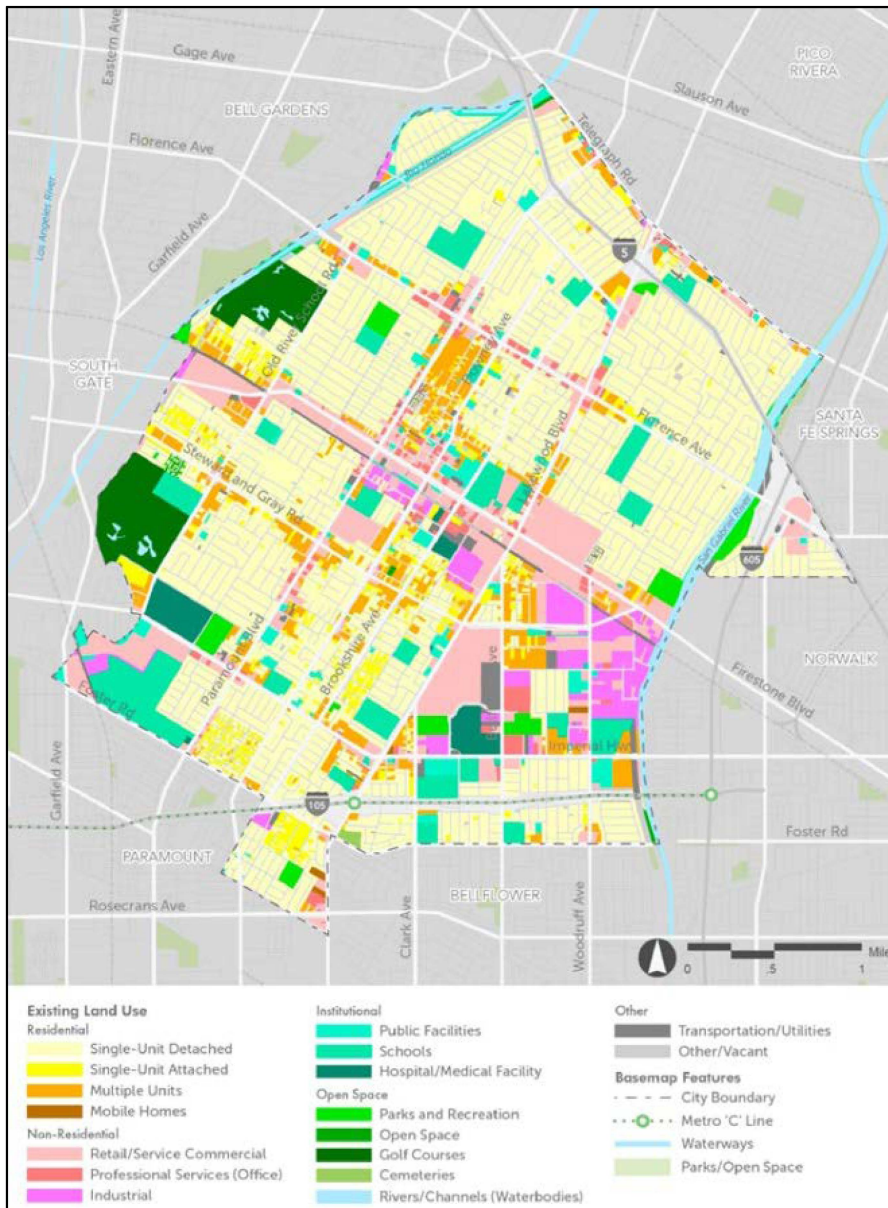


Exhibit 4
Proposed General Plan Land Use

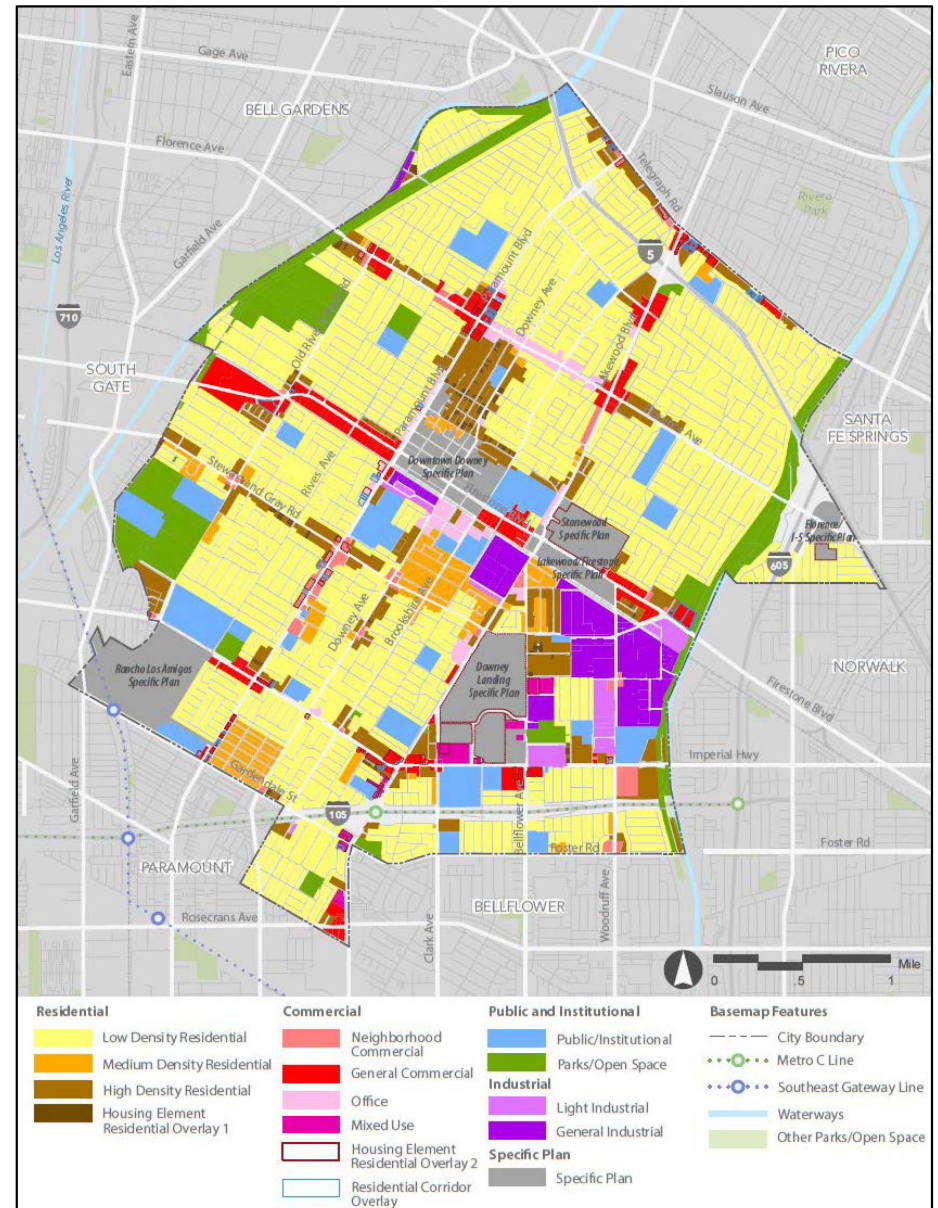


Exhibit 5
Current Zoning of Proposed Zone Change

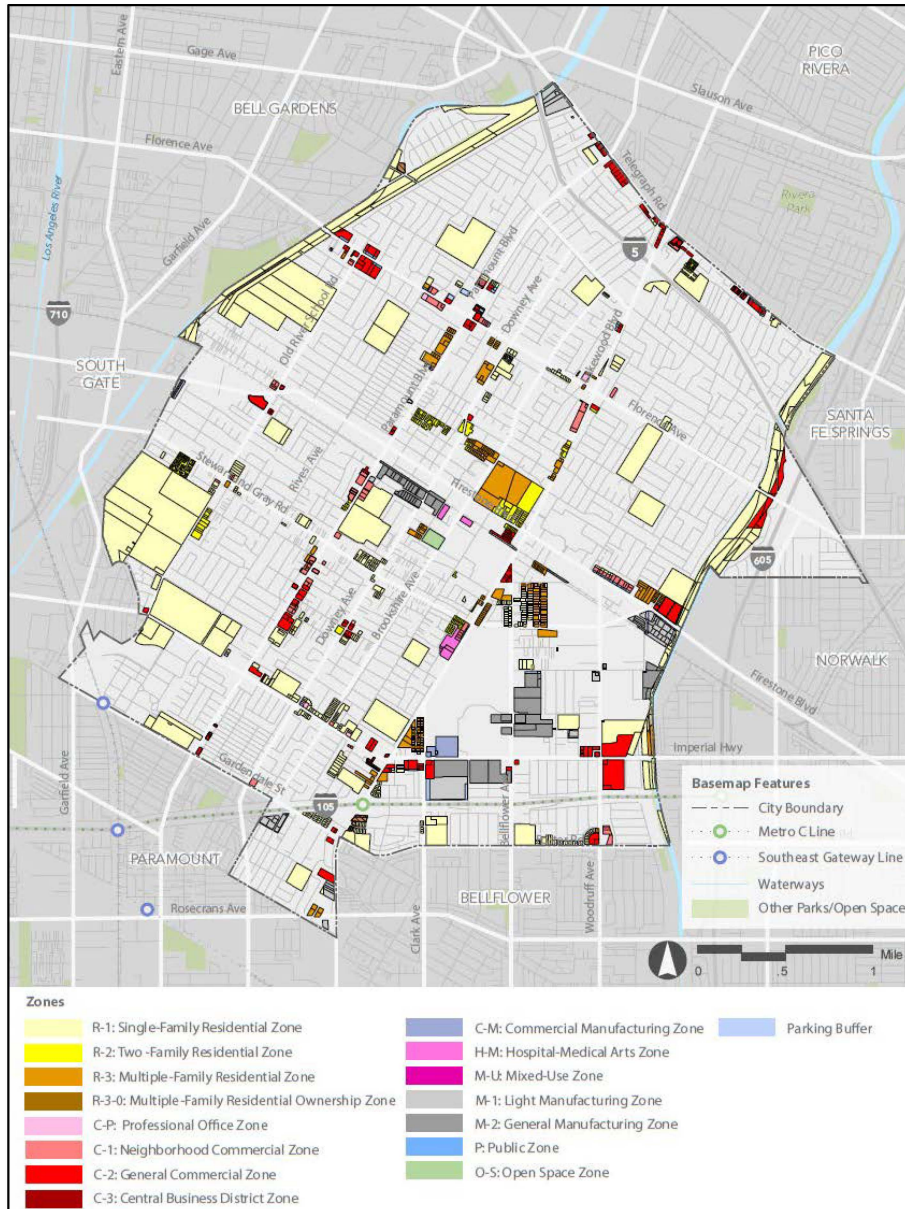


Exhibit 6
Proposed Zone Change Map

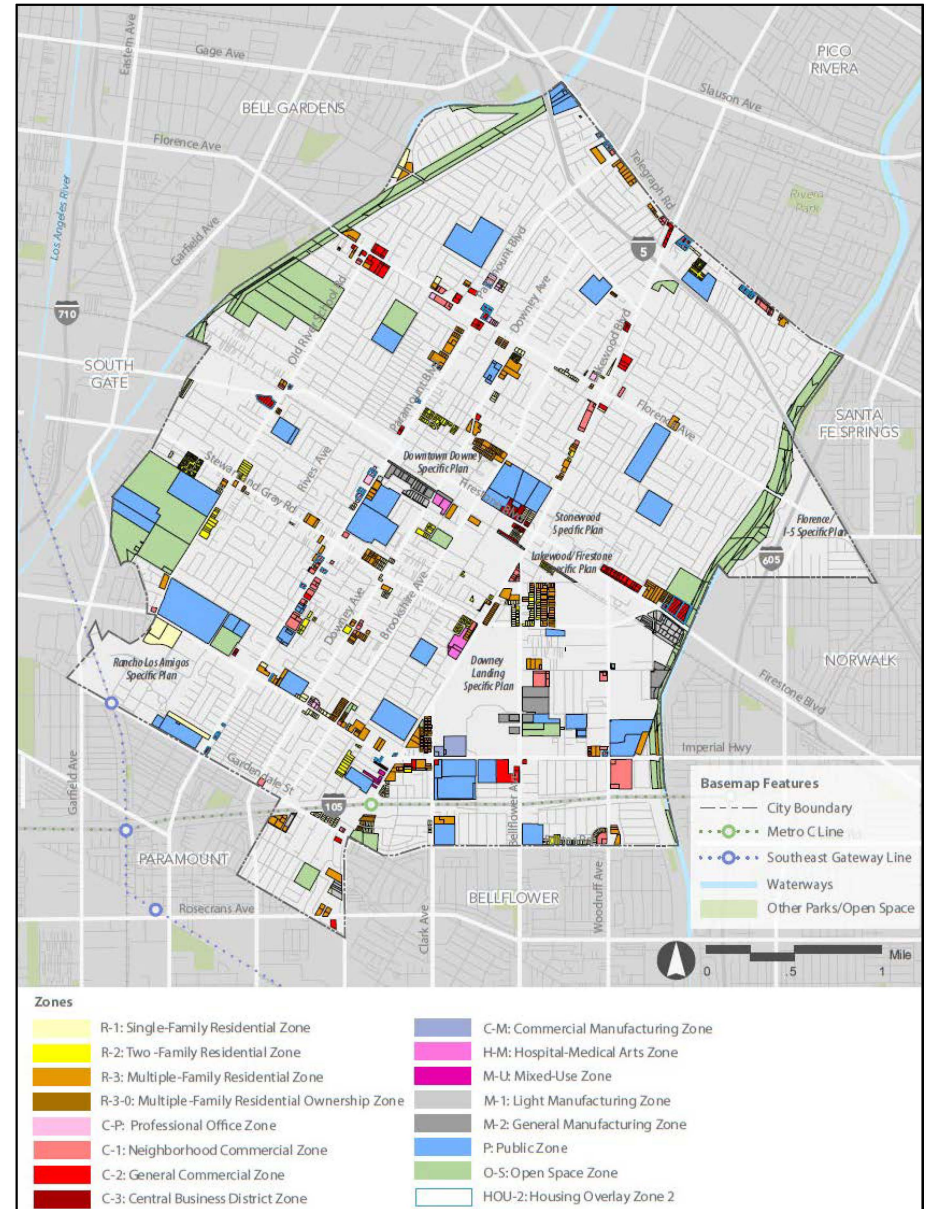


Exhibit 7 Housing Overlays

