



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **October 4, 2023**.

In-person Attendance:

The public may attend the Development Review Board meeting in-person.

Public Comments:

Members of the public wanting to address the Development Review Board, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-Person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail: planning@paramountcity.com**

E-mail public comments must be received by **5:00 p.m. on Wednesday, October 4, 2023**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

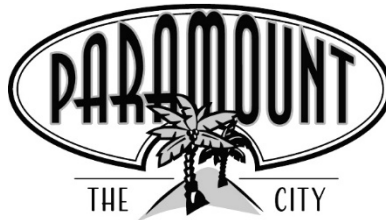
- **Teleconference: (562) 220-2036**

Participants wishing to address the Development Review Board by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, October 4, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. Teleconference participants will be called back during the Development Review Board meeting on speaker phone to provide their comments.

All public comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the meeting will be recorded as any other person is recorded when appearing before the Development Review Board, and all other rules of procedure and decorum will apply when addressing the Development Review Board by teleconference.

AGENDA

Paramount Development Review Board
October 4, 2023



Safe, Healthy, and Attractive

Regular Meeting
City Hall Council Chambers
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ www.paramountcity.com

Public Comments: If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Note: Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:

Chair Linda Timmons

ROLL CALL OF
MEMBERS:

Board Member Ernie Esparza
Board Member Javier Gonzalez
Board Member Gordon Weisenburger
Vice Chair David Moody
Chair Linda Timmons

MINUTES

1. [APPROVAL OF
MINUTES](#)

September 6, 2023

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 23:009](#) A request by Michael Ferrero/Orizaba 10, LP to construct 10 single-family homes at 16261 Orizaba Avenue in the C-3 (General Commercial) zone

COMMENTS

3. [COMMENTS](#)
- Board Members
 - Staff

ADJOURNMENT

To a meeting on November 1, 2023 at 6:00 p.m.

OCTOBER 4, 2023

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
SEPTEMBER 6, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES SEPTEMBER 6, 2023

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair Linda Timmons at 7:05 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Ernie Esparza
Board Member Javier Gonzalez
Board Member Gordon Weisenburger
Vice Chair David Moody
Chair Linda Timmons

Absent: None

STAFF PRESENT:

John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Smyrna Caraveo, Planning Intern
Leslie Corrales, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Timmons presented the Development Review Board minutes of August 2, 2023, for approval.

It was moved by Board Member Esparza, seconded by Board Member Gonzalez, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Esparza and Gonzalez,
Vice Chair Moody, Chair Timmons
NOES: None
ABSENT: None
ABSTAIN: Board Member Weisenburger

2. APPROVAL OF
MINUTES

Chair Timmons presented the Development Review Board minutes of August 23, 2023 for approval.

It was moved by Board Member Esparza, seconded by Board Member Weisenburger, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Esparza and Weisenburger, Vice Chair Moody, Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: Board Member Gonzalez

3. DEVELOPMENT
REVIEW
APPLICATION
NO. 23:013
DANIEL FREEDMAN/
JEFFER MANGELS
BUTLER & MITCHELL,
LLC FOR SOBEIDA
FILIPPI
APN 626-035-013

Chair Timmons presented the item, a request by Daniel Freedman/Jeffer Mangels Butler & Mitchell, LLC for Sobeida Filippi to construct and install a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway [Assessor Parcel Number 6236-035-013] in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Assistant Planning Director John King, who presented an overview of the request on behalf of Associate Planner Ivan Reyes.

There was further discussion between the Development Review Board and Staff.

It was moved by Board Member Esparza, seconded by Board Member Gonzalez, to approve the request. The motion was passed by the following roll call vote:

AYES: Board Members Esparza, Gonzalez and Weisenburger, Vice Chair Moody, Chair Timmons

NOES: None

ABSENT: None

ABSTAIN: None

4. DEVELOPMENT
REVIEW
APPLICATION
NO. 23:014
STEVEN CHUN/SDC
COMPANY, LLC
15528 ILLINOIS
AVENUE

Chair Timmons presented the item, a request by Steve Chun/SDC Company, LLC to remodel the exterior of an existing warehouse building at 15528 Illinois Avenue in the M-2 (Heavy Manufacturing) zone.

Board Member Esparza recused himself at 7:12 p.m. citing conflict of interest related to the item.

Planning Director John Carver introduced Assistant Planning Director John King, who presented an overview of the request.

It was moved by Board Member Gonzalez, seconded by Vice Chair Moody, to approve the request. The motion was passed by the following roll call vote:

AYES: Board Members Gonzalez and
Weisenburger, Vice Chair Moody, Chair
Timmons

NOES: None

ABSENT: Board Member Esparza

ABSTAIN: None

Board Member Esparza returned to the dais at 7:16 p.m. after the item was heard.

5. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Timmons at 7:17 p.m. to the next meeting of the Development Review Board to be held on Wednesday, October 4, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

OCTOBER 4, 2023

DEVELOPMENT REVIEW APPLICATION NO. 23:009

MOTION IN ORDER:

APPROVE A REQUEST BY MICHAEL FERRERO/ORIZABA 10, LP TO
CONSTRUCT 10 SINGLE-FAMILY HOMES AT 16261 ORIZABA AVENUE IN
THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 23:009
REQUEST:	Construct 10 single-family homes
APPLICANT:	Michael Ferrero/Orizaba 10, LP
MEETING DATE:	October 4, 2023
LOCATION:	16261 Orizaba Avenue
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	John Carver
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John Carver, Planning Director

By:

Date: October 4, 2023

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:009
MICHAEL FERRERO/ORIZABA 10, LP**

BACKGROUND

This application is a request by Michael Ferrero/Orizaba 10, LP to construct 10 single-family homes at 16261 Orizaba Avenue in the C-3 (General Commercial) zone. One property comprises the .82-acre site, which is located to the north of the LA Kings Iceland.

DISCUSSION

Description

The applicant is proposing to construct 10 detached two-story single-family homes that will consist of four different floor plans and will contain three and four bedrooms with two and a half bathrooms. The square footage of the homes will range from 1,950 square feet to 2,078 square feet. Each home will have an attached two-car garage and driveway parking. Parcels will range from 3,199 square feet to 4,438 square feet of land area. These sizes are consistent with recently developed single-family residential projects.

The homes will include a two-stucco exterior, multilevel roof lines, varying building insets and projections, concrete Spanish barrel tile in two blended colors, window surrounds, decorative sectional rollup garage doors, and decorative entry doors. Site improvements will include landscaped yards, decorative block walls around the perimeter of the site, and private rear yards.

Below is a photo of the project site:

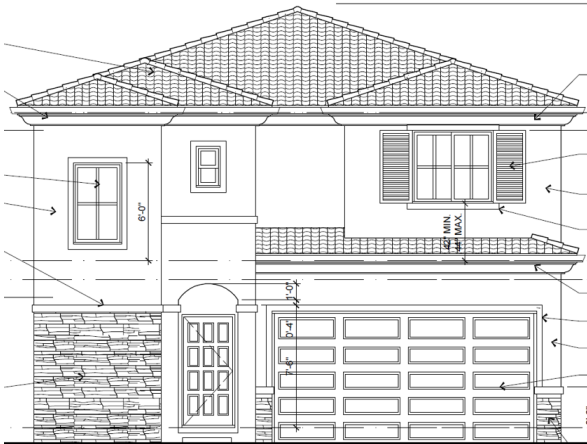


The following is an aerial photograph of the project area with the site highlighted in red:



Project Design

Below are front elevations of two of the plan types:



1. All Development Review Application conditions of approval shall be printed as general notes on all sets of submitted building plans.

2. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. It is further declared and made a condition of this application that if any condition hereof is violated or if any law, statute or ordinance is violated, the approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
4. Except as set forth in conditions, development shall take place as shown on the approved site plan and elevations. Any deviation must be approved by the Planning Department before construction.
5. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review Application. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. Development Review Board approval shall be valid for twelve months, to expire on October 4, 2024. Time extension may be granted at the discretion of the Development Review Board.
7. The developer shall provide the Director of Public Works/City Engineer with a grading plan depicting the method of drainage and shall be subject to the approval of the Director of Public Works/City Engineer.
8. Prior to the release of utilities or service connections, final building, electrical, and plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning Department. All contractors shall obtain a business license to work and/or conduct business in the City of Paramount.
9. A precise lighting plan shall be submitted showing the location of all exterior lighting within outdoor common areas, including the driveway and guest parking stalls. The plan shall be subject to the approval of the Planning Department. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The common areas shall be illuminated to a demonstrated degree equal to one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.

10. Decorative front porch lights shall be installed at each unit following separate Planning Department review and approval of the light fixture types and specific locations.
11. Colors and materials for all exterior colors and materials shall be submitted separately to the Planning Department for approval. All approvals shall be obtained prior to installation or application of the material.
12. No exterior structural alteration or exterior building color or material change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
13. All applicable development fees are due prior to the issuance of building permits.
14. All surface drainage shall be underground and shall not incorporate gutters or swales.
15. The applicant shall pay the water capital improvement charge.
16. The plans are subject to Los Angeles County Fire Department approval, including review and approval by the Land Development Unit of the Fire Prevention Division of the Fire Department.
17. The Planning Department shall approve a utility plan before permit issuance. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from any public street and/or adjacent property. Such enclosure of facilities or screening shall be of compatible design related to the building structure for which such facilities are intended to serve.
18. The installation of security bars on the exterior windows or doors is prohibited.
19. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti.
20. The use of tarps is prohibited in front setbacks, side setbacks that abut an alley or street, and over driveways.
21. All parking areas shall comply with applicable development requirements as specified in Article 3, (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code.
22. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the individual dwellings.

23. During construction, tire scrubs shall be utilized at every entry and exit point to the subject site.
24. Construction activity may take place between the hours of 7:00 a.m. and 7:00 p.m., Mondays through Fridays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and holidays.
25. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Director of Public Works/City Engineer. Prior to commencing such repair work, the approval of the Director of Public Works/City Engineer must be obtained to include obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter and sidewalk, per specifications from the Public Works Department.
26. New curbs, gutters, and sidewalks shall be reviewed and approved separately by the Director of Public Works/City Engineer.
27. A decorative block wall shall be constructed along the perimeter of the property following separate Planning Department review and approval of the wall height, primary and accent materials, and precise wall location. Wall heights shall not obstruct driveway entry or exit views. A decorative bullnose cap with one-inch overhang shall be applied to the walls.
28. All entry doors shall include metal door jambs, be of solid core construction, and include a peephole or vision glass, at minimum. The front doors shall be of architectural quality with design subject to the approval of the Planning Department.
29. All garage doors shall be decorative, rollup sectional doors with automatic garage door openers following separate review and approval by the Planning Department.
30. Each building design shall include decorative stucco work, decorative windows, concrete tile roofing, decorative plant-ons, and roof overhang.
31. A precise landscaping plan shall be submitted showing the size, type, and location of all plant material. Trees and shrubs shall be provided for each housing unit. The plan shall include the location of a permanent irrigation system of adequate design to ensure complete coverage of all plant material. Irrigation valves shall be installed for each home for individual operation and maintenance, and each shall be concealed with shrubs. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval of the Planning Department, and shall be approved separately from the design approval and from the working drawings. Landscaping shall be planted and irrigation shall be installed in accordance with the approved plan and State and City regulations.

32. Established landscaping shall be maintained in a clean, thriving condition for perpetuity. No mature trees shall be removed without the prior written permission of the Planning Department.
33. Each home shall contain an area for the storage of garbage or recyclable barrels. Said space shall not be visible from the public right-of-way.
34. All water heaters shall be tankless.
35. Each unit shall be equipped with a washer and dryer.
36. Stamped and stained driveway treatments shall be installed at the driveways from Orizaba Avenue following Planning Department review and approval of the stamp pattern, color, and specific location.
37. All conditions and performance standards of Zone Change No. 245 and Tentative Tract Map No. 084130 are applicable in perpetuity.
38. The project applicant shall obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Such activities include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching within the project area. The monitor must be approved by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation and must be present onsite during construction phases that that involve any ground disturbance activities. The Native American Monitor shall complete monitoring logs daily. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Native American Monitor will photo-document the ground disturbing activities. The Native American Monitor must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The onsite monitoring shall end when the project site grading and excavation activities are completed.
39. At the completion of project construction, final approval from the Planning Division shall be obtained prior to the Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

OCTOBER 4, 2023

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF