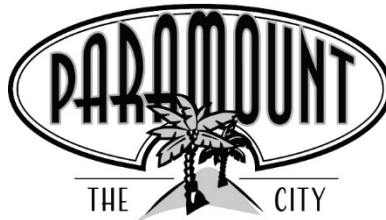


AGENDA

Paramount Development Review Board
January 3, 2024



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](#)

December 6, 2023

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 24:002](#) A request by Soo-Hyun Yoon to construct five detached single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on February 7, 2024 at 6:00 p.m.

JANUARY 3, 2024

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

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

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES DECEMBER 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 6:48 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

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

Absent: Board Member Javier Gonzalez

STAFF PRESENT:

John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Leslie Corrales, Planning Intern
Biana Salgado, Office Assistant II

It was moved by Board Member Weisenburger, seconded by Board Member Esparza, to excuse Board Member Gonzalez from the Development Review Board meeting. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: Board Member Gonzalez

ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Timmons presented the Development Review Board minutes of November 1, 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 Member Weisenburger, Vice Chair
Moody, Chair Timmons
NOES: None
ABSENT: Board Member Gonzalez
ABSTAIN: Board Member Esparza

NEW BUSINESS

REPORTS

2. DEVELOPMENT
REVIEW
APPLICATION
NO. 23:017
CINDY ESTRADA/
PIKA TORTAS
AHOGADAS
8111 ROSECRANS
AVENUE, SUITE K

Chair Timmons presented the item, a request by Cindy Estrada/Pika Tortas Ahogadas to install an outdoor customer seating area at an existing restaurant at 8111 Rosecrans Avenue, Suite K in the C-3 (General Commercial) zone.

Planning Director John Carver stated Planning Intern Leslie Corrales already provided a project overview as part of the Planning Commission meeting.

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

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

3. 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 6:51 p.m. to the next meeting of the Development Review Board to be held on Wednesday, January 3, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Biana Salgado, Office Assistant II

JANUARY 3, 2024

PUBLIC HEARING

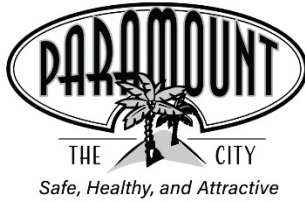
DEVELOPMENT REVIEW APPLICATION NO. 24:002

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
 - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:
APPROVE A REQUEST BY SOO-HYUN YOON TO CONSTRUCT FIVE
DETACHED SINGLE-FAMILY HOMES AT 15529 COLORADO AVENUE
IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 24:002
REQUEST:	Construct five detached single-family homes
APPLICANT:	Soo-Hyun Yoon
MEETING DATE:	January 3, 2024
LOCATION:	15529 Colorado Avenue
ZONE:	R-M (Multiple-Family Residential)
GENERAL PLAN:	Central Industrial District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: January 3, 2024

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 24:002
SOO-HYUN YOON**

BACKGROUND

This application is a request by Soo-Hyun Yoon to construct five detached single-family homes at 15529 Colorado Avenue in the R-M (Multiple-Family Residential) zone. The property is on the west side of Colorado Avenue. The 15,000 square foot site is currently developed with a 1,464 square foot, one-story, single-family residence and a detached two-car garage. If the project is approved, the applicant will demolish the existing structures.

Earlier in the evening, the Planning Commission considered a request to change the official General Plan Land Use Designation from Central Industrial District to Multiple-Family Residential for the same property. The review included with the added properties on the east and west sides of the 15500 block of Colorado Avenue and 7820 Jefferson Street, 7822 Jefferson Street, 7828 Jefferson Street, 7906 Jefferson Street, 7821 Madison Street, and 7913 Madison Street.

DESCRIPTION

Unit A

The floor area of four of the proposed two-story units ("Unit A") would each total 1,890 square feet. The proposed units will each include four bedrooms, three bathrooms, living room, kitchen, and computer area. Furthermore, the applicant is proposing to construct five 440 square foot attached two-car garages. There are five proposed guest parking spaces that will be located throughout the property. Access to the garages and guest parking will occur from the existing driveway on Colorado Avenue and the alley on the west side of the property.

Unit B

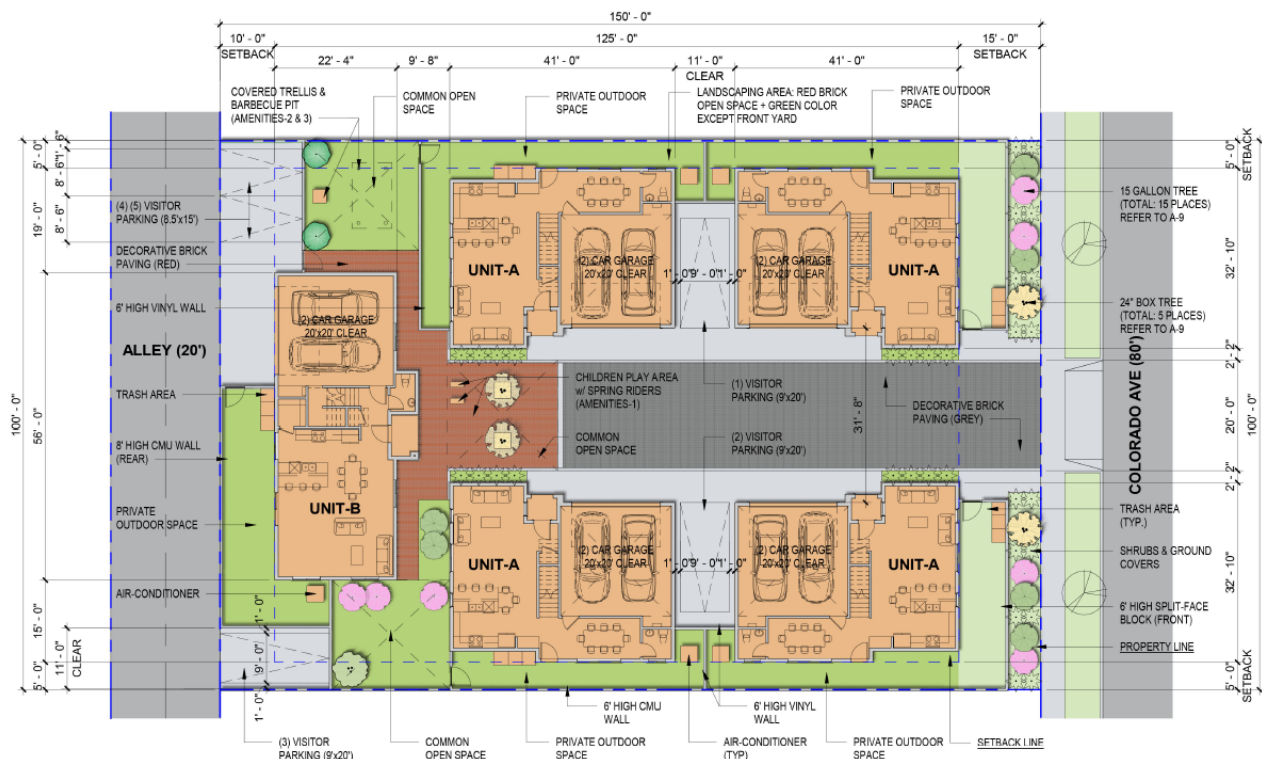
The floor area of the proposed two-story “Unit B” would total 1,965 square feet. The proposed residence will include four bedrooms, three bathrooms, living room, kitchen, and computer area. Furthermore, the applicant is proposing to construct one 470 square foot attached two-car garage.

The development will have 1,260 square feet of common open space, which meets the minimum open area requirement of 250 square feet per unit. In addition, Unit A (four units) and Unit B (one unit) will each have dedicated private open space measuring 483 and 494 square feet, respectively.

The development will be accessed from a single private driveway on Colorado Avenue. Site improvements will include a fifteen-foot landscaped setback on Colorado Avenue and a six-foot tall decorative block wall around the perimeter of the property. As part of this application, stamped and stained concrete is required at the driveway entrance and in the circulation area. Other site improvements will include landscaped side setbacks for each home. Each home will be provided with one guest parking space, in addition to the two-car garage.

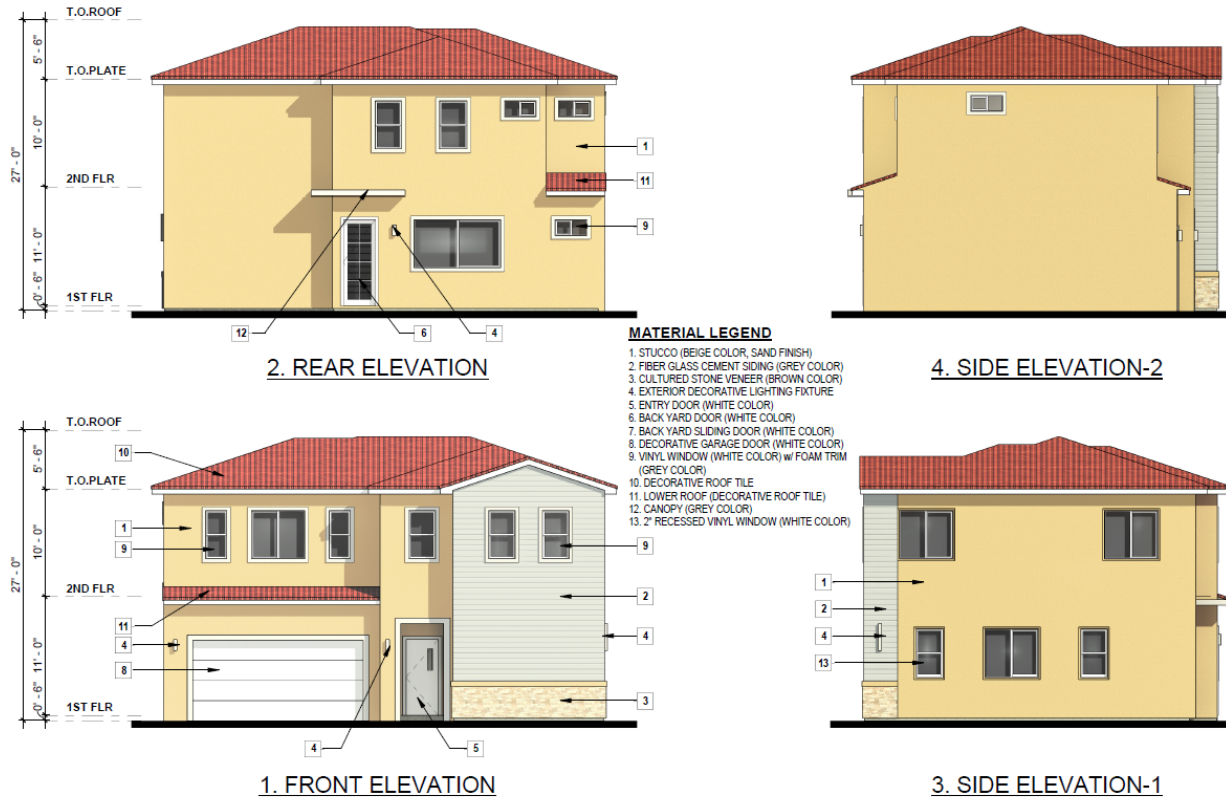
Plans

Below is the proposed site plan.

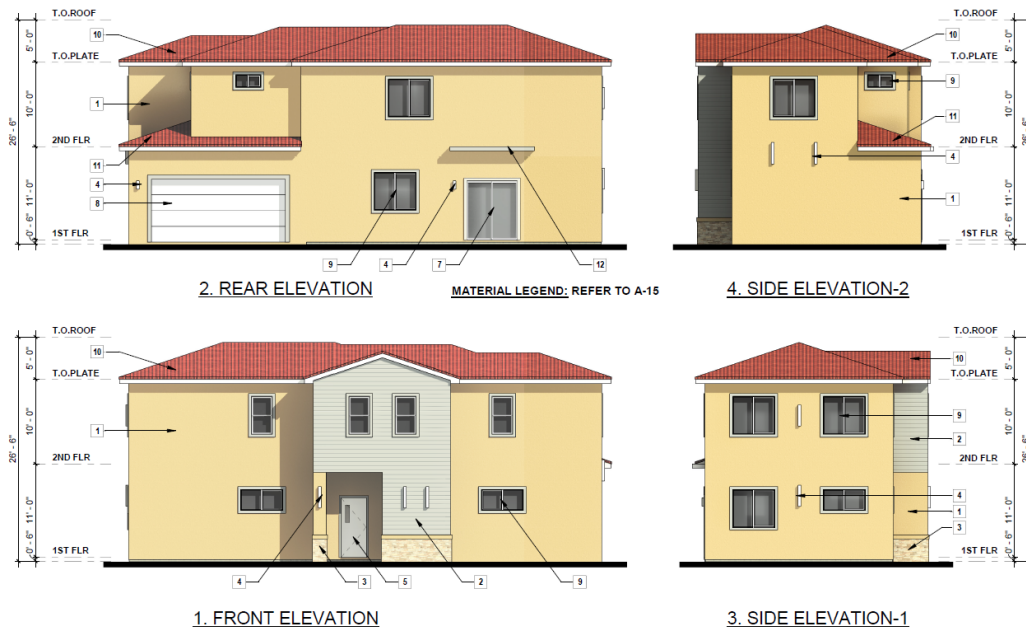


Below are the elevations of the proposed Unit A and Unit B.

Unit A



Unit B



Photo

Below is a photo of the existing single-family home.



Design

The applicant is proposing a number of architectural elements for the project to meet City design standards:

- The proposed units will receive a consistent stucco color coat and stone accents and fiber cement siding.
- Decorative trim will be applied around the windows.
- All new garages and units shall be roofed and maintained with matching decorative roofing material following separate Planning Department review and approval of the roofing material manufacturer and specific type. 30-year asphalt composition shingles is not considered decorative.

Additional property improvements required as conditions of approval include:

- Any changes to the exterior color and/or materials of any of the buildings will be subject to Planning Department review and approval.
- All rooftop vents shall be painted to match the predominant color of the roofing.
- A decorative wall-mounted light fixture shall be installed at each entrance of the buildings following separate Planning Department review and approval of the types and specific locations.

FISCAL IMPACT

None.

VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The City Council implemented the Strategic Outcomes to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 24:002, subject to following conditions:

1. All planning conditions of approval shall be printed as general notes on the approved set of 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 substantially as shown on the approved site plans and elevations. Any material 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, January 19, 2024. 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 January 3, 2025. Time extension may be granted at the discretion of the Development Review Board.
7. The applicant shall consult the Public Works Department regarding such required off-site improvements as street lights, sidewalks, street trees, parkway improvements, and curb and gutters. Plans shall illustrate all required public improvements.

8. All exterior colors and materials shall be submitted to the Planning Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
9. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
10. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Public Works Department. Prior to commencing such repair work, the approval of the Public Works Department 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.
11. Driveways, parking, and circulation areas shall not incorporate center gutters or center swales. All surface drainage shall be along perimeters or underground.
12. A precise lighting plan shall be submitted showing the location and types of all exterior lighting. 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 parking lot and other common areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
13. Prior to the release of utilities or service connections, final building, electrical, 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 or development to the Planning Department.
14. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
15. All applicable development fees are due prior to the issuance of building permits.
16. A decorative wall-mounted light fixture shall be installed at each entrance of the buildings following separate Planning Department review and approval of the types and specific locations.
17. The applicant shall pay the water capital improvement charge.
18. The plans are subject to Los Angeles County Fire Department approval.

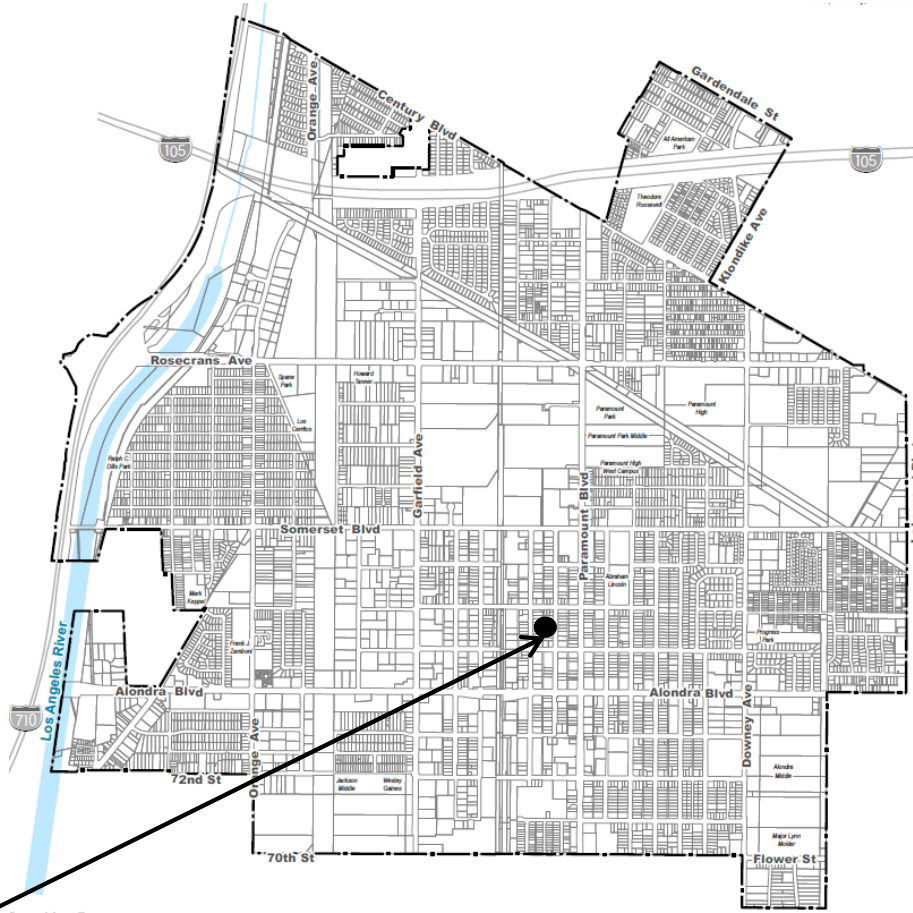
19. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether located on rooftop, ground level, or anywhere on the building structure or site shall be completely enclosed or screened so as not to be visible from 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.
20. The installation of security bars on the exterior windows and doors is prohibited. All exterior doors must be able to open without special knowledge of tools.
21. All rooftop vents shall be painted to match the predominant color of the roofing.
22. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
23. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, and over driveways and in parking and circulation areas.
24. All parking areas shall comply with applicable development requirements as specified in Section 17.16.120 of the Paramount Municipal Code.
25. All trash, debris, and junk throughout the site shall be removed.
26. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the individual dwellings.
27. All entry doors shall include metal door jambs, be of solid core construction, and shall include a peep-hole or vision glass, at minimum. The front doors shall be of architectural quality with design subject to the approval of the Planning Department.
28. All garage doors shall be decorative, roll-up sectional doors with automatic garage door openers, as approved by the Planning Department.
29. Each building design shall include trim, decorative stucco work, accent material, windows, decorative tile roofing, and roof overhang.
30. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.

31. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
32. The location of all backflow devices shall be approved by the Planning Department prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the Planning Department.
33. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels and meters are prohibited in the front setback. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
34. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material including shade/canopy trees, shrubs, groundcover, and brown mulch; and irrigation. Gravel and small stones/pebbles are not permitted as accents. The property shall be landscaped within the yard areas indicated on the approved landscape plan the existing landscaping shall be refurbished as needed. Plant material shall be maintained in a thriving condition in perpetuity in compliance with 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 and maintained in perpetuity in accordance with the approved plan and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department.
35. All new garages and units shall be roofed and maintained with matching decorative tile following separate Planning Department review and approval of the tile manufacturer and specific type. 30-year asphalt composition shingles is not considered decorative. The roofing material shall generally appear the same as the roofing material on the existing units.
36. The applicant shall pay for the cost of two (2) canopy trees to be planted on the parkway at the direction of the Public Works Department. The payment shall be made with the Planning Department, and the applicant shall provide the receipt and a copy of the signed Development Review Application No. 24:002 report to the Public Works Department.
37. A minimum of two 24-inch box shade/canopy trees shall be planted in the front yard following separate Planning Department review and approval of the tree types and specific locations.
38. All buildings and units on the property shall be stuccoed and painted to match throughout the property. Any changes to the color of the building will be subject to Planning Department review and approval.

39. Stone veneer material and fiber cement siding (specific manufacturer and type) shall be applied to the proposed housing units as indicated on the approved elevations following separate Planning Department review and approval of the specific stone manufacturer and type.
40. Each unit shall be limited to one kitchen.
41. The garages as approved shall not be occupied as habitable or livable space. A garage inspection for compliance will be conducted in conjunction with the final inspection. The garages shall be used for the parking of vehicles only.
42. All newly installed water heaters shall be tankless.
43. The existing fence in the front yard shall be repainted/refurbished as needed. Any future fencing in the 15-foot front setback shall not exceed a maximum height of 42 inches.
44. The existing wood fence along the north, south, and west side property lines shall be replaced with a decorative six-foot-high block wall following separate Planning Department review and approval of the specific block type and finish.
45. A minimum total of three amenities, including, but not limited to, children's lawn play area, including play equipment, barbeque pits, covered common patio(s), security systems, and other amenities to be made available to all residents of the development shall be provided and maintained following Planning Department review and approval of the three specific amenities, types, and locations. The applicant/property owner must maintain the amenities in good working order for the life of the development.
46. The mailbox shall be installed upon a mailbox post following separate Planning Department review and approval of the post type, finish, and precise location.
47. Construction shall take place 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Construction is prohibited on Sundays and national holidays.
48. The applicant shall ensure that the public streets and other public infrastructure remain clean from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
49. All trash and recycling containers shall be stored out of public visibility.
50. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

51. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
52. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

Development Review Application No. 24:002



Subject
Property



15529 Colorado Avenue

JANUARY 3, 2024

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF