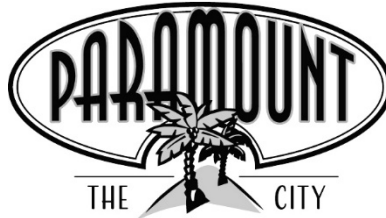


AGENDA

Paramount Development Review Board
April 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 PARTICIPATION NOTICE

In-person Attendance: The public may attend the Development Review Board meetings 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 **15 minutes prior to the start of the meeting**. The e-mail should specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No.; 5) Subject; 6) Written Comments.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Development Review Board whether in-person or via email.

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](#) March 6, 2024

PUBLIC COMMENTS

NEW BUSINESS

PUBLIC HEARINGS

2. [DEVELOPMENT REVIEW APPLICATION NO. 24:003](#) A request by Jesus Soto/D'Soto Blueprints for Elijah's Park to remodel a 324 square foot commercial building at 15523 Lakewood Boulevard in the C-3 (General Commercial) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on April 23, 2024 at 4:00 p.m.

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) 220-2225 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.

APRIL 3, 2024

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF MARCH 6, 2024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES MARCH 6, 2024

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 6:36 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
Cameron Younger, Planning Intern
Valerie Zaragoza, Administrative Assistant

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 February 7, 2024, for approval.

It was moved by Board Member Esparza, seconded by Vice Chair Moody, 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: Board Member Gonzalez
ABSTAIN: None

NEW BUSINESS

REPORTS

- | | |
|--|---|
| 2. PUBLIC ART MASTER PLAN | Planning Director John Carver introduced Management Analyst Sol Bejarano and Consultant Gail Goldman, from Gail M. Goldman Associates, who gave a shared presentation on Paramount's Public Art Master Plan. There was further discussion between the Development Review Board and staff. Board Members expressed an appreciation of colors, local history, social diversity, and older buildings and architecture in public art. |
| 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 7:04 p.m. to the next meeting of the Development Review Board to be held on Wednesday, April 3, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Linda Timmons, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

APRIL 3, 2024

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 24:003

- 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 JESUS SOTO/D'SOTO BLUEPRINTS FOR ELIJAH'S PARK TO REMODEL A 342 SQUARE FOOT COMMERCIAL BUILDING AT 15523 LAKEWOOD BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

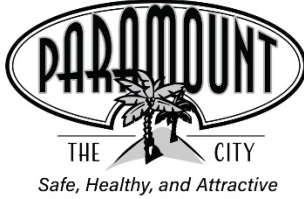
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 24:003
REQUEST:	Remodel a 324 square foot commercial building
APPLICANT:	Jesus Soto/D'Soto Blueprints for Elijah's Park
MEETING DATE:	April 3, 2024
LOCATION:	15523 Lakewood Boulevard
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Commercial
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: April 3, 2024

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 24:003
JESUS SOTO/D'SOTO BLUEPRINTS FOR ELIJAH'S PARK**

BACKGROUND

This application is a request by Jesus Soto/D'Soto Blueprints for Elijah's Park to remodel a 324 square foot commercial building at 15523 Lakewood Boulevard in the C-3 (General Commercial) zone.

The applicant is a designer applying on behalf of the property owner who will operate the business. The property owner purchased the property in April 2023 from the previous owner who since the 1970s had owned the property, which included the Wheel Trailer Park at the rear. The current owner has renamed the mobile home park Elijah's Park.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit No. 957, a related request from the same applicant to operate a used car dealership.

DISCUSSION

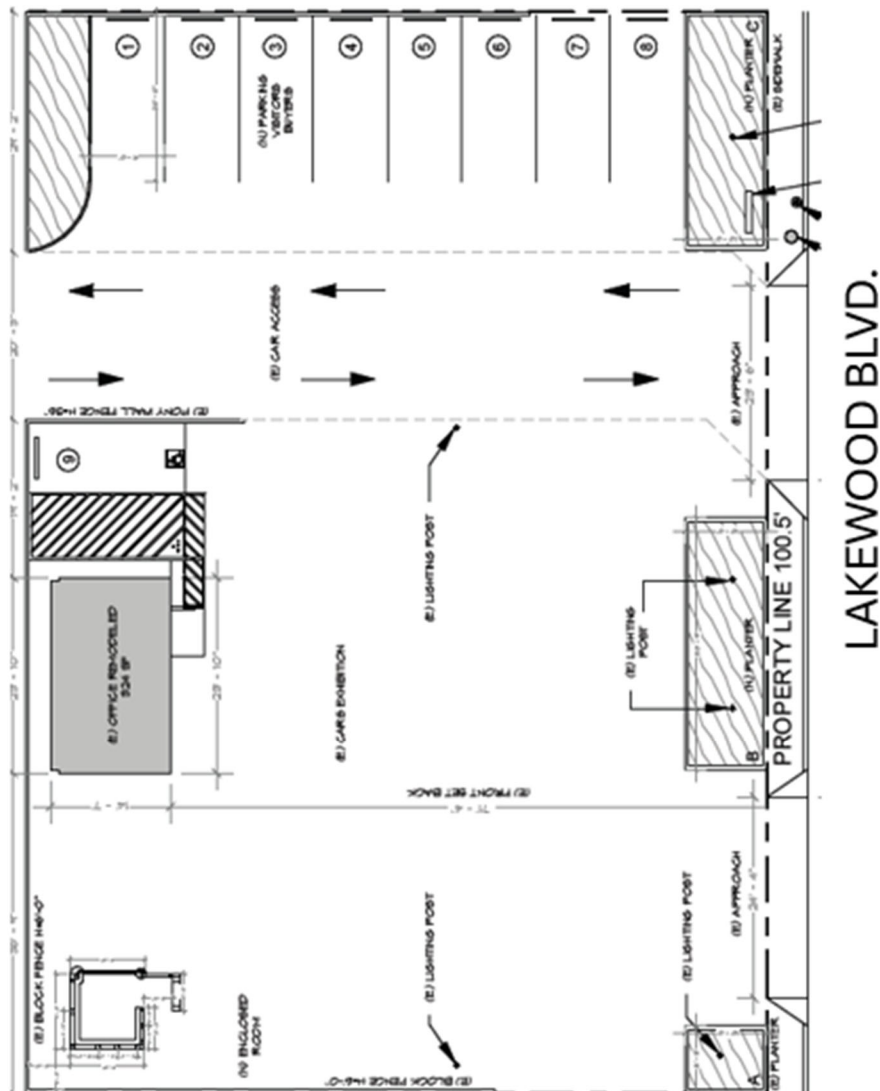
The commercial building, which is located at the rear portion of the commercial (front) area of the subject property, will be used as a sales office for the proposed car dealership. The portion of the property where the trailers are located is zoned R-M (Multiple-Family Residential).

Photos

The following are photos of the subject site.



Below is the proposed site plan.



[illegible]

A diagram of a house with numbered callouts 1 through 7 pointing to various architectural features:

- 1: Points to the right side wall.
- 2: Points to the roofline.
- 3: Points to the top horizontal line of the main wall.
- 4: Points to the stone-textured foundation.
- 5: Points to the front door.
- 6: Points to the door handle.
- 7: Points to the horizontal line above the door frame.

(N) EAST ELEVATION

The applicant proposes constructing a new parapet which would extend the height of the building from 10 feet, five inches to 13 feet, five inches. Other proposed building changes include installing a metal awning over the entry door, a decorative stone wainscot on the building exterior, a decorative cornice, concrete ramp, and concrete landing. The restroom will be reconfigured to meet Americans with Disabilities Act (ADA) requirements.

Site Improvements

The applicant proposes to expand the existing front planters from their present five-foot depth to a total 10-foot depth, meeting the C-3 (General Commercial) zone front setback requirements. The existing ADA parking space will be relocated adjacent to the building that will be used for a sales office.

The following are recommended conditions of approval:

- Construct a trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel.
- Remove all chain link fencing.
- Install irrigation and plant landscaping in the expanded front planters following separate Planning Department review and approval of irrigation and landscaping that meet City requirements.
- Paint the perimeter block walls and poles in commercial areas of the subject property following separate Planning Department review and approval of a paint color.
- Repave the asphalt surface, including parking lot, car exhibition area, and driveway/car access area in the front commercial area.
- Paint parking stalls as indicated on the site plan.
- Install security cameras following Planning Department review and approval of a security camera plan indicated camera placement, orientation, and view.
- Repair/repaint or replace all bent or damaged bollards and posts.

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 Strategic Outcomes were implemented 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 and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 24:003, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Planning Department a sworn affidavit acknowledging and accepting all conditions of this Development Review Application. The affidavit shall be submitted by Friday, April 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Development Review Application void.
3. All Development Review Application No. 24:003 conditions of approval shall be included as general notes on all submitted sets of building plans.
4. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
5. All applicable development fees are due prior to the issuance of building permits.
6. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
7. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited in accordance with Section 17.24.70(C) of the Paramount Municipal Code.
8. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti, blemishes, and peeling paint shall be promptly removed and the building or other surface shall be promptly restored. Stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
9. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
10. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.

11. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
12. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
13. Signs, banners, and feather flags require separate review for possible approval by the Planning Department prior to fabrication and installation. A change to the monument sign face requires separate review for possible approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
14. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
15. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
16. The approved floor plan shall not be changed without prior approval by the Planning Department.
17. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
18. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
19. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass.
20. Curbs, walkways, and parking stalls, including standard, compact, and American with Disabilities Act (ADA)-compliant stalls, shall be painted/striped as provided on the associated site plan. Solid striping shall be maintained in good condition.
21. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department.

- prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
22. 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.
 23. The existing front planters shall be expanded to a total 10-foot depth. Irrigation and landscaping shall be installed in the expanded front planters following separate Planning Department review and approval of irrigation and landscaping that meets City and State requirements. A minimum of one 24-inch-box shade/canopy tree shall be planted and maintained in one of the front planters. Brown mulch shall be maintained in the planters to complement shrubs.
 24. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed as indicated on the associated site plan and maintained in good, unblemished condition.
 25. All chain link fencing shall be removed. Any replacement fencing requires separate review by the Planning Department for possible approval.
 26. The perimeter block walls and poles in commercial areas of the subject property shall be painted following separate Planning Department review and approval of a paint color.
 27. The asphalt surface, including parking lot, car exhibition area, and driveway/car access area in the front commercial area, shall be repaved.
 28. All bent or damaged bollards and posts shall be repaired/repainted or replaced.
 29. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
 30. The project shall comply with all conditions of approval of Conditional Use Permit No. 957.
 31. 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. Sales of vehicles shall not begin until Planning Department final approval is confirmed by the City in writing.

[illegible]

15523 Lakewood Blvd.

APRIL 3, 2024

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF