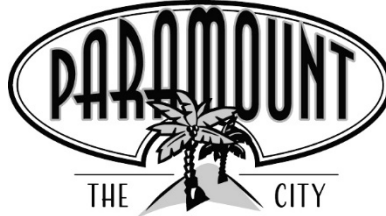


# AGENDA

Paramount Development Review Board  
July 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](http://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](mailto: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](#)  
[\(Joint Meeting with Paramount City Council\)](#) April 23, 2024
2. [APPROVAL OF MINUTES](#) May 1, 2024

---

## PUBLIC COMMENTS

---

---

## NEW BUSINESS

---

---

## PUBLIC HEARINGS

---

3. [DEVELOPMENT REVIEW APPLICATION NO. 24:005](#) A request by Dr. Eugene Allen to remodel an existing commercial building at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.
4. [DEVELOPMENT REVIEW APPLICATION NO. 24:006](#) A request by Henry Hernandez to construct two 2,114 square foot single-family residences, each with an attached two-car garage at 16619 Lake Avenue in the R-2 (Medium Density Residential) zone.

---

## COMMENTS

---

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

---

## ADJOURNMENT

---

To a meeting on August 7, 2024 at 6:00 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.

JULY 3, 2024

APPROVAL OF MINUTES

PARAMOUNT CITY COUNCIL/DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL/DEVELOPMENT REVIEW BOARD MINUTES OF A JOINT MEETING ON APRIL 23, 2024.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**PARAMOUNT CITY COUNCIL/ DEVELOPMENT REVIEW BOARD  
MINUTES OF A JOINT MEETING  
APRIL 23, 2024**

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

---

**CALL TO ORDER:** The regular meeting of the Paramount City Council/Development Review Board was called to order by Mayor Annette C. Delgadillo and Chair Linda Timmons at 4:02 p.m. in the Council Chamber at City Hall, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF ALLEGIANCE:** Councilmember Isabel Aguayo, led the pledge of allegiance.

**ROLL CALL OF COUNCILMEMBERS:** Present: Councilmember Isabel Aguayo  
Councilmember Brenda Olmos\*  
Councilmember Vilma Cuellar Stallings\*\*  
Vice Mayor Peggy Lemons  
Mayor Annette C. Delgadillo

*\*Arrived at 4:15 p.m.*

*\*\*Arrived at 4:17 p.m.*

**ROLL CALL OF BOARDMEMBERS:** Present: Boardmember Ernie Esparza  
Boardmember Javier Gonzalez  
Boardmember Gordon Weisenburger  
Vice Chair David Moody  
Chair Linda Timmons

**STAFF PRESENT:** John Moreno, City Manager  
John Cavanaugh, City Attorney  
John King, Assistant Planning Director  
Heidi Luce, City Clerk  
Ivan Reyes, Associate Planner

---

**PUBLIC COMMENTS**

---

CF 10.3 The following individual addressed the City Council and Development Review Board and provided public comments: Daniel Eid.

---

**NEW BUSINESS**

---

1. **RECEIVE AND FILE**  
Residential Objective Design Standards  
Consultants Laura Stetson and Steven Davidovas with Moore Iacofano Goltsman, Inc. (MIG) gave the report and presented a PowerPoint presentation providing an overview of the draft Residential Objective Design Standards (ODS) currently being developed to meet

State law requirements and facilitate production of quality multi-family housing and mixed-use development projects.

The City Council and Development Review Board asked questions and provided feedback on the draft ODS.

### **ADJOURNMENT**

---

There being no further business to come before the City Council, Mayor Delgadillo adjourned the meeting at 4:43 p.m. to a meeting on April 23, 2024 at 5:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA.

---

Annette C. Delgadillo, Mayor

There being no further business to come before the Development Review Board, Chair Timmons adjourned the meeting at 4:43 p.m. to a meeting on May 1, 2024 at 6:00 p.m. in the Council Chamber at City Hall, 16400 Colorado Ave., Paramount, CA.

---

Linda Timmons, Chair

ATTEST:

---

Heidi Luce, City Clerk

JULY 3, 2024

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF MAY 1, 2024.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

## **DEVELOPMENT REVIEW BOARD MINUTES MAY 1, 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 6:56 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  
Board Member Javier Gonzalez  
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  
Ivan Reyes, Associate Planner  
Leslie Corrales, Planning Intern  
Cameron Younger, Planning Intern  
Valerie Zaragoza, Administrative Assistant

## **PUBLIC COMMENTS**

---

There were none.

---

### **1. APPROVAL OF MINUTES**

Chair Timmons presented the Development Review Board minutes of April 3, 2024, 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, Gonzalez and Weisenburger, Vice Chair Moody, Chair Timmons  
NOES: None  
ABSENT: None  
ABSTAIN: None

---

**NEW BUSINESS**

---

**REPORTS**

---

At 6:57 p.m., Board Member Esparza recused himself, citing conflict of interest with the next item on the Agenda.

2. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
24:004  
RICK DE BIE  
/PIPELINE PLUMBING  
15510 ILLINOIS  
AVENUE

Chair Timmons presented the item, a request by Rick De Bie/Pipeline Plumbing to construct a 2,500 square foot metal building to the rear of an existing 2,995 square foot building at 15510 Illinois Avenue in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver stated that Associate Planner Ivan Reyes already provided a project overview as part of the Planning Commission review of Conditional Use Permit No. 960 earlier the same evening, but Associate Planner Ivan Reyes could answer any questions the Development Review Board may have.

Chair Timmons opened the public hearing. Planning Director John Carver stated that there were no comment cards submitted in favor or opposed to the request.

There being no comments in favor or opposed to the request, it was moved by Board Member Weisenburger, seconded by Board Member Gonzalez, to close the public hearing. The motion was passed by the following roll call vote:

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

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



Board Member Esparza returned to the dais at 6:58 p.m. after the item was heard.

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 6:59 p.m. to the next meeting of the Development Review Board to be held on Wednesday, June 5, 2024 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

---

Linda Timmons, Chair

ATTEST:

---

Valerie Zaragoza, Administrative Assistant

JULY 3, 2024

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 24:005

- 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 DR. EUGENE ALLEN TO REMODEL AN EXISTING COMMERCIAL BUILDING AT 8225 ALONDRA BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

---

<b>PROJECT NUMBER:</b>	<b>Development Review Application No. 24:005</b>
<b>REQUEST:</b>	<b>Remodel an existing commercial building</b>
<b>APPLICANT:</b>	<b>Dr. Eugene Allen</b>
<b>MEETING DATE:</b>	<b>July 3, 2024</b>
<b>LOCATION:</b>	<b>8225 Alondra Boulevard</b>
<b>ZONE:</b>	<b>PD-PS (Planned Development with Performance Standards)</b>
<b>GENERAL PLAN:</b>	<b>Central Business District</b>
<b>PLANNER:</b>	<b>John King</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** John King, Assistant Planning Director,  
AICP  
**Date:** July 3, 2024

---

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 24:005  
8225 ALONDRA BOULEVARD**

## **BACKGROUND**

### **Request**

This item is a request by Dr. Eugene Allen to remodel an existing commercial building at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

On May 1, 2024, the Planning Commission adopted Resolution No. PC 24:016, recommending that the City Council adopt an ordinance to replace Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth.

On May 28, 2024, the City Council adopted Ordinance No. 1186, replacing Ordinance No. 717/Zone Change No. 147 to allow an urgent care facility and activities and services for disabled youth. Other changes include incorporating regulations that have been adopted for traditional commercial zones in recent years. Examples are drought tolerant landscaping requirements, the prohibition of window security bars and other specific window coverings, the prohibition of razor wire and barbed wire, and clarifying that housing is not a permitted use. The updated regulations took effect on June 28, 2024.

Earlier this evening, the Planning Commission reviewed Conditional Use Permit No. 966, a request by the applicant to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at the subject property.

Since 2007, the applicant has operated a medical clinic in Paramount, first at 16415 Colorado Avenue #104 before relocating to 15745 Paramount Boulevard in 2016.

## **Site Description**

The subject property, located at the northwest corner of Alondra Boulevard and Virginia Avenue, is 25,540 square feet in area. A 13,530 square foot building, constructed in 1980, occupies the site. An interior design business and an accounting business operate from the building.

A residential neighborhood zoned R-2 (Medium Density Residential) is to the north, a legal nonconforming residence in the C-3 zone is to the west, a self-serve carwash is to the south, and an office building is to the east.

## **DISCUSSION**

### **Project Description**

The applicant is proposing to remodel the existing building in conjunction with the repurposing of the building as a new urgent care medical office, along with various other community related uses for education, after-school classes, and tutoring.

The applicant proposes 25 parking stalls, including 24 standard stalls and one Americans with Disabilities Act (ADA) stalls. An oversized parking space is provided for van parking. The applicant will be required to secure an additional five parking spaces on a nearby off-site parking lot to ensure sufficient parking.

New composite panels (Trespa Metea) are proposed to be installed over existing stucco on the east and south building elevations.

A new decorative entrance structure will be constructed on the east (parking lot-facing) side of the building.

A new exterior concrete walkway and ramp will be installed on the south (Alondra Boulevard-facing) side of the building.

## **Photos**

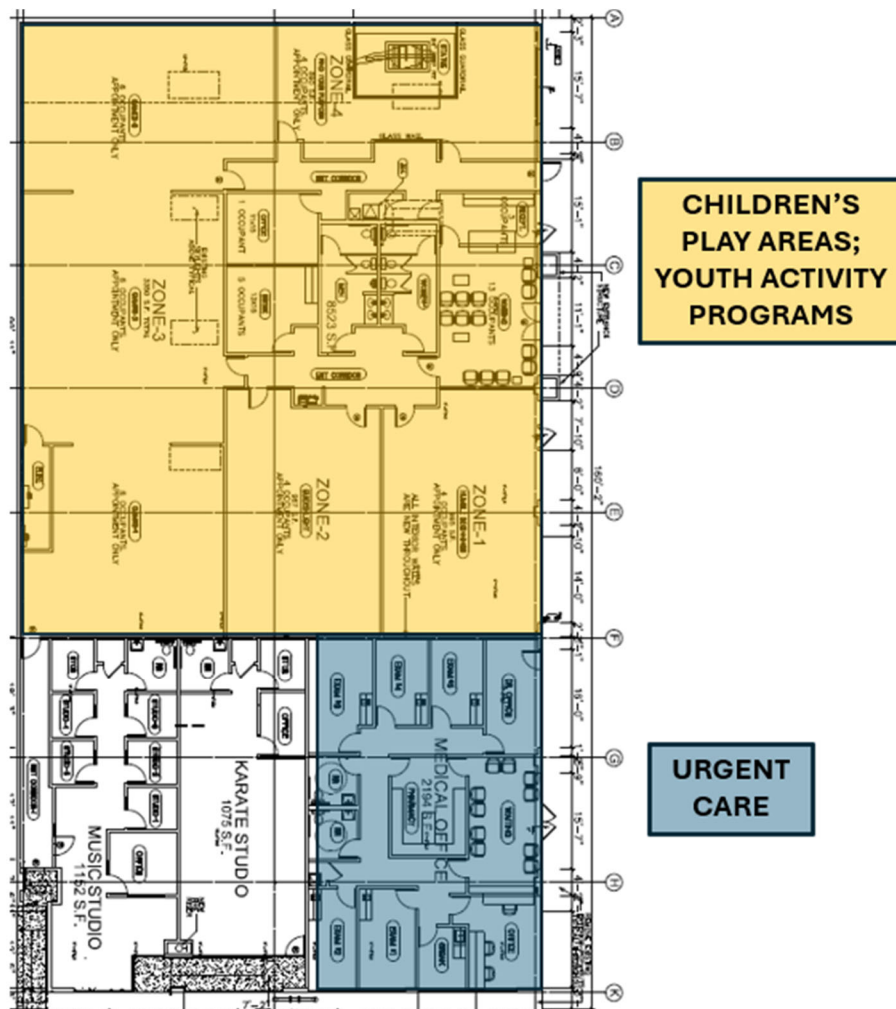
Below is a view northward at the south side of the subject site:



The following is the site plan:



The following is the proposed floor plan:



The following are proposed elevations:





## **Environmental Assessment**

Blodgett Baylosis Environmental Planning, an environmental planning firm, prepared an analysis in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The zone change is exempt from the provisions of the California (b)(3) – general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment for other properties. The associated project is a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of CEQA Guidelines.

## **Summary**

As described by the environmental assessment, the proposed use would not result in any significantly increased capacity, changes in operation, or increased employment. Site access and circulation would not change. In addition, no significant new construction would occur other than that required for the proposed interior tenant improvements. Once occupied, the proposed project would not significantly raise ground-borne noise levels. The project would not be out of character with the General Plan, which the City Council most recently updated in 2007.

Furthermore, additional review and potential conditions of approval have been considered with Conditional Use Permit No. 966.

## **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**

Approve Development Review Application No. 24:005, 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 Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit

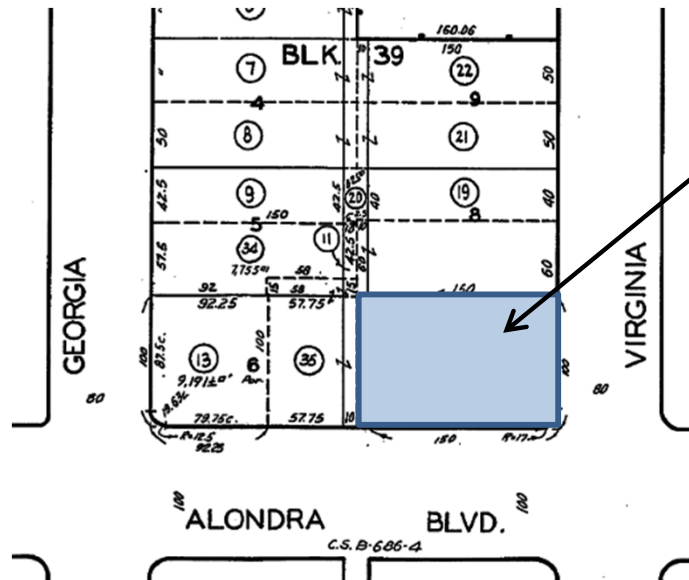
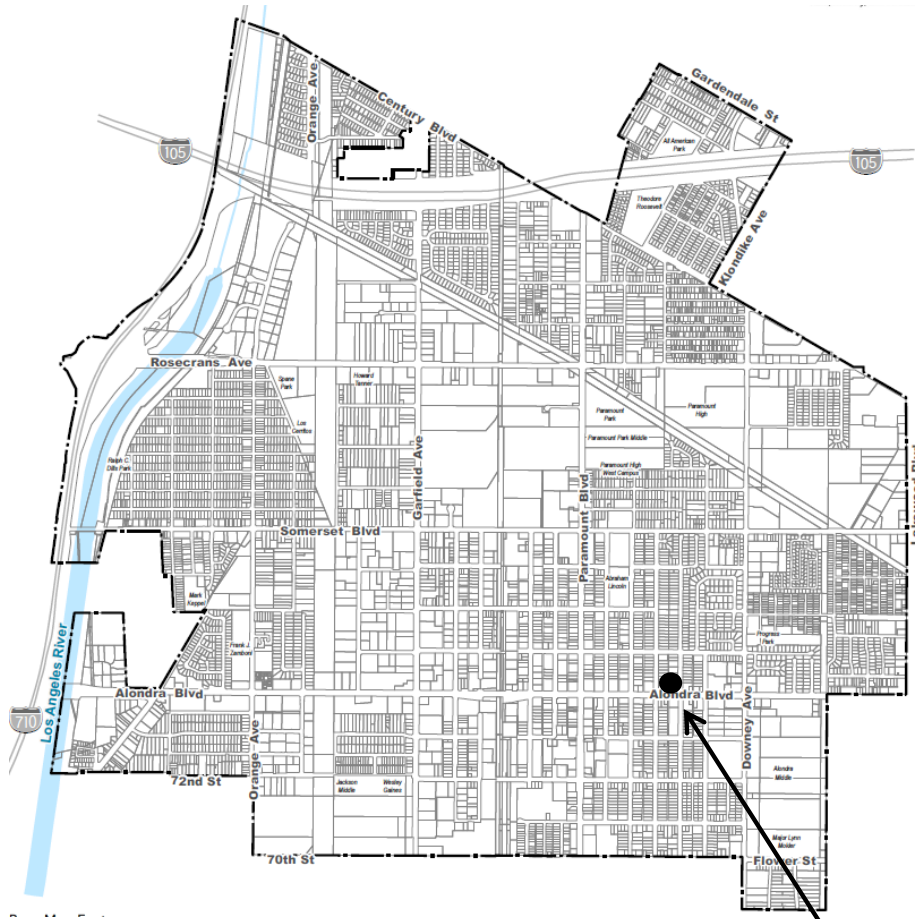
acknowledging and accepting all conditions of this Development Review Application. The affidavit shall be submitted by Friday, July 19, 2024. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Development Review Application void.

3. All Development Review Application No. 24:005 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. With the exception of the one existing rolldown door, the installation of exterior security doors, gates and window coverings, including but not limited to bars, grilles, grates, and overhead rolldown doors is prohibited.
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.
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. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
11. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
12. Signs, banners, and feather flags require separate review and 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.
13. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.

14. 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.
15. The approved floor plan shall not be changed without prior approval by the Planning Department.
16. 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.
17. 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.
18. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
19. Any proposed sign or proposed changes to an existing sign shall be reviewed and approved by the Planning Department.
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. Graffiti and stickers unrelated to the business on all site features including signs, walls, window panes, mechanical equipment, and curbs shall be removed.
22. 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.
23. Construction shall only take place between the hours of 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.
24. The plans are subject to approval by the Building and Safety Division of the Planning Department and the Los Angeles County Fire Department.

25. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
26. The property shall be landscaped within the yard areas indicated on the approved site plan, and the existing landscaping shall be refurbished as needed. A two-inch layer of brown mulch shall be applied within the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation. Proposed trees shall be shade/canopy types. 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 consideration 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.
27. A trash enclosure with sufficient space for a trash bin, recycle bin, and organic waste barrel shall be constructed and maintained in good, unblemished condition. The enclosure shall include a decorative solid cover with sufficient height to allow bin lid clearance when open.
28. The perimeter block walls and poles within the subject property shall be painted following separate Planning Department review and approval of a paint color.
29. Chain link fencing is prohibited.
30. The parking lot shall be reslurried and maintained in good condition.
31. Stamped and stained concrete or decorative pavers shall be installed in the entry area outside of the building as indicated on the site plan.
32. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
33. The project shall comply with all conditions of approval of Development Review Application No. 24:005.
34. 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. 24:005



Subject  
Property

8225 Alondra Blvd.

JULY 3, 2024

PUBLIC HEARING

DEVELOPMENT REVIEW APPLICATION NO. 24:006

- 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 HENRY HERNANDEZ TO CONSTRUCT TWO 2,114 SQUARE FOOT SINGLE-FAMILY RESIDENCES, EACH WITH AN ATTACHED TWO-CAR GARAGE AT 16619 LAKE AVENUE IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

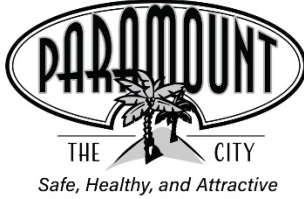
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

---

<b>PROJECT NUMBER:</b>	<b>Development Review Application No. 24:006</b>
<b>REQUEST:</b>	<b>Construct two 2,114 square foot single-family residences, each with an attached two-car garage</b>
<b>APPLICANT:</b>	<b>Henry Hernandez</b>
<b>MEETING DATE:</b>	<b>July 3, 2024</b>
<b>LOCATION:</b>	<b>16619 Lake Avenue</b>
<b>ZONE:</b>	<b>R-2 (Medium Density Residential) zone</b>
<b>GENERAL PLAN:</b>	<b>Single-Family Residential</b>
<b>PLANNER:</b>	<b>Leslie Corrales</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>





**To:** Honorable Development Review Board  
**From:** John Carver, Planning Director  
**By:** Leslie Corrales, Planning Intern  
**Date:** July 3, 2024

---

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 24:006  
16619 LAKE AVENUE**

## **BACKGROUND**

This application is a request by Henry Hernandez to construct two 2,114 square foot single-family residences, each with an attached two-car garage, at 16619 Lake Avenue in the R-2 (Medium Density Residential) zone. The property is located on the west side of Lake Avenue.

The 8,640 square foot site was previously developed with four housing units, but all structures have since been demolished due to a fire that occurred.

The property was formerly one 8,640 square foot parcel. However, earlier in 2024 the Los Angeles Assessor provided a new tract map that essentially split the property into two parcels. Each of the two lots is 4,320 square feet in area.

The application was originally scheduled for Development Review Board review on June 5, 2024. However, the Development Review Board did not convene due to a lack of quorum (a majority of Board Members were not present).

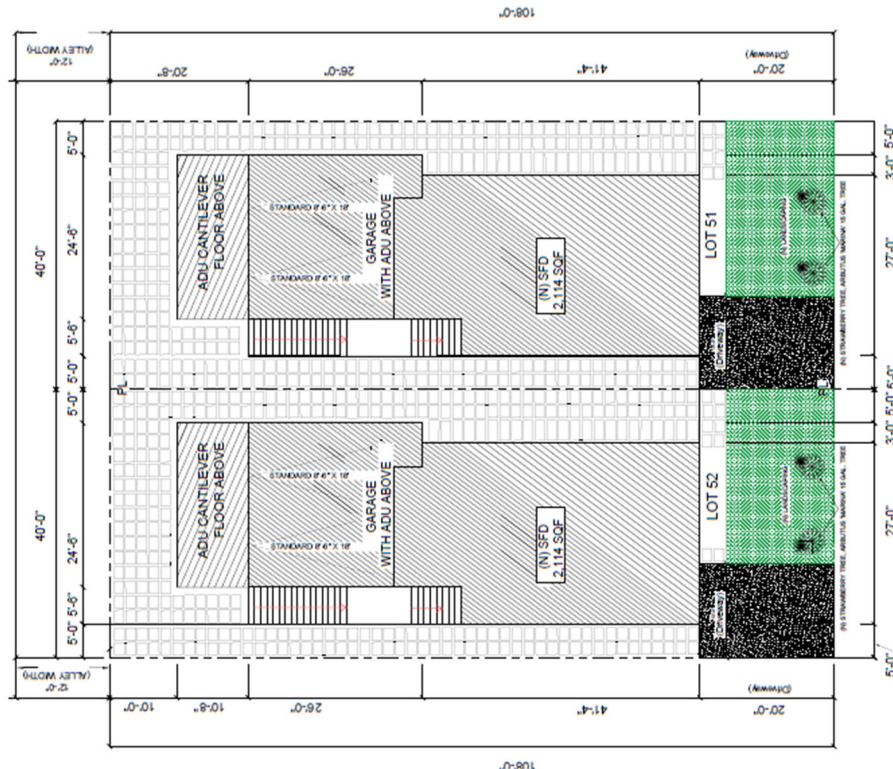
## **DESCRIPTION**

Each of the two 2,114 square foot single-family residences is proposed to be two stories high with an attached 536 square foot two-car garage to the rear. There will be an entrance to the garage from the alley. The properties will have two driveway parking spaces at the front of each home.

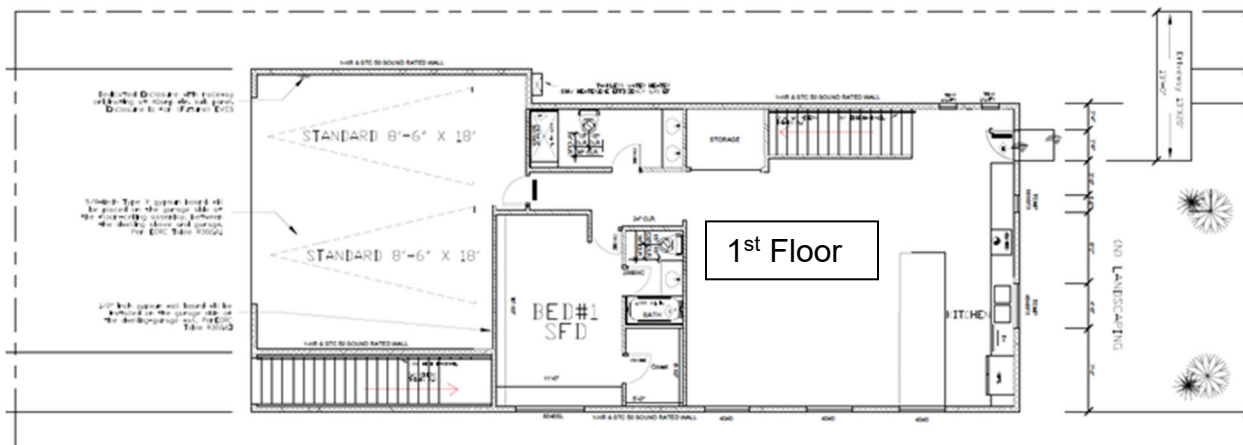
The applicant is also proposing to build an accessory dwelling unit (ADU) on each property. These ADUs will be administratively reviewed by the Planning Department.

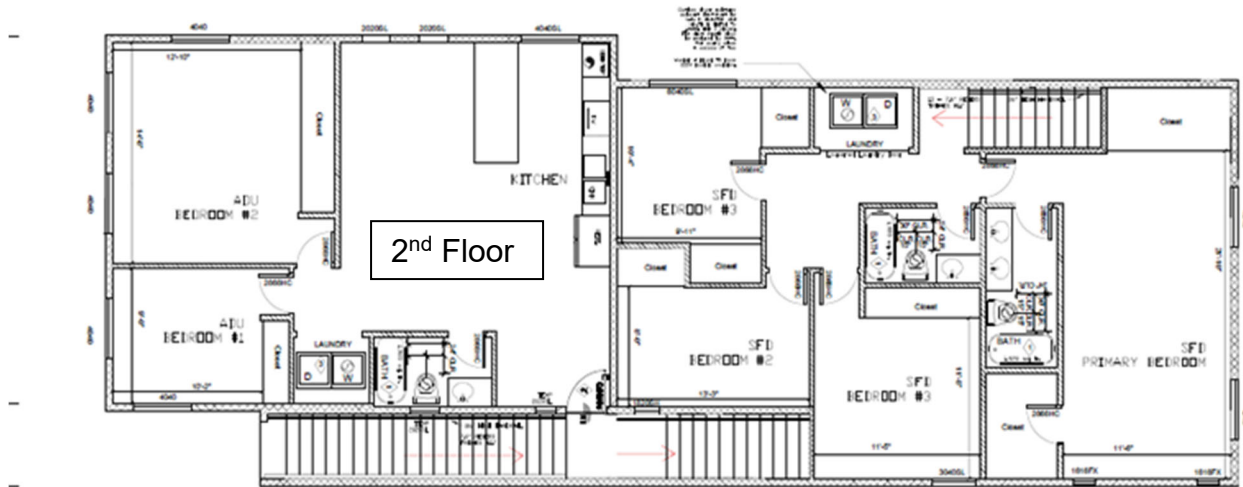
## Plans

Below is the proposed site plan.



Below is the proposed floor plan of the first and second floor and elevations of the residences and attached garage.





## Photos

Below are site photos from May 15, 2024. The first photo depicts the current property area. The second photo depicts the street view of the property. The third photo depicts the rear view of the property from the alley.



## **Design**

The applicant proposes an architectural design with smooth stucco walls and an open, flat roof deck accessed from an exterior staircase. The home will be decorated with Spanish-style accents and cream-colored walls to add character to the home.

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

- Decorative trim will be applied around windows.
- The property will be landscaped with drought tolerant plants.
- The flat roof will be designed with parapet walls to give a more traditional look to the home.
- A six-foot-tall masonry block wall will separate both lots from each other. This wall shall not extend into the 20-foot front setback.

Additional property improvements required as conditions of approval include:

- 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.
- With the exception of the 20-foot front setback and gates along the rear alley, six-foot-high block walls shall be installed along the side and rear property lines where no such walls exist. The perimeter walls shall be maintained in good, blemish-free condition.
- Gates along the alley shall be six-foot-high metal gates with solid metal backing. The gates shall be painted black on all sides and maintained in good, blemish-free condition.

## **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. 24:006, subject to following conditions:



1. All planning conditions of approval for Development Review Application No. 24:006 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. All water heaters shall be tankless.
6. 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, June 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.
7. Development Review Board approval shall be valid for twelve months, to expire on June 5, 2025. Time extension may be granted at the discretion of the Development Review Board.
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. 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.

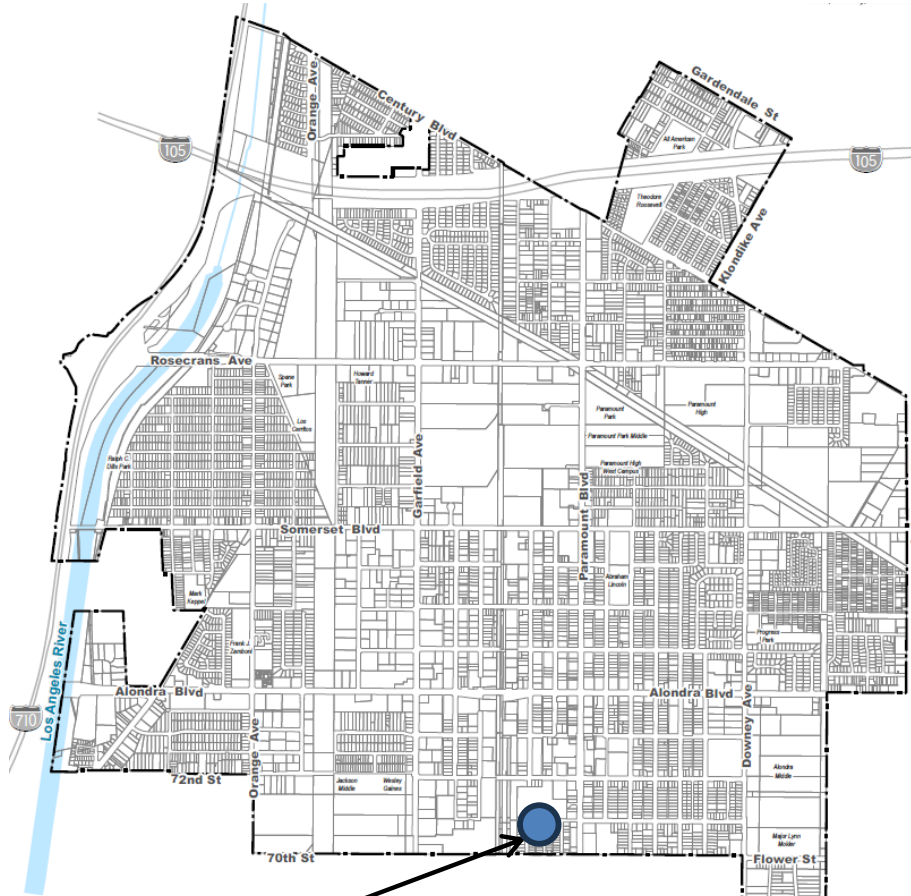
11. Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Planning Department.
12. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
13. All applicable development fees are due prior to the issuance of building permits.
14. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
15. 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.
16. 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.
17. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
18. All trash, debris, and junk throughout the site shall be removed.
19. 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 structure.
20. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
21. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.

22. 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.
23. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
24. A landscaping and irrigation plan in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code shall be submitted to the Planning Department for review and possible approval. The plan shall include the front parkway. Plants shall be planted and irrigation installed in accordance with the approved plan. The applicant shall plant and maintain a minimum of one 24-inch-box shade/canopy tree on each property and another 24-inch-box shade/canopy on the corresponding parkway of each property. Shrubs, groundcover, and a two-inch layer of brown mulch shall be provided and maintained in good condition. No mature trees shall be removed without the authorization of the Planning Department.
25. Parking spaces on the property shall be noted on the site plan on the working construction drawings.
26. 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.
27. 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 (SCAQMD) Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
28. The property shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
29. No chain link fence shall be installed.
30. Barbed/razor wire is prohibited.
31. Exterior window bars are prohibited.
32. ADUs shall be reviewed administratively following submittal of an ADU application.
33. Solar panels shall be installed in accordance with the City of Paramount and State of California regulations.

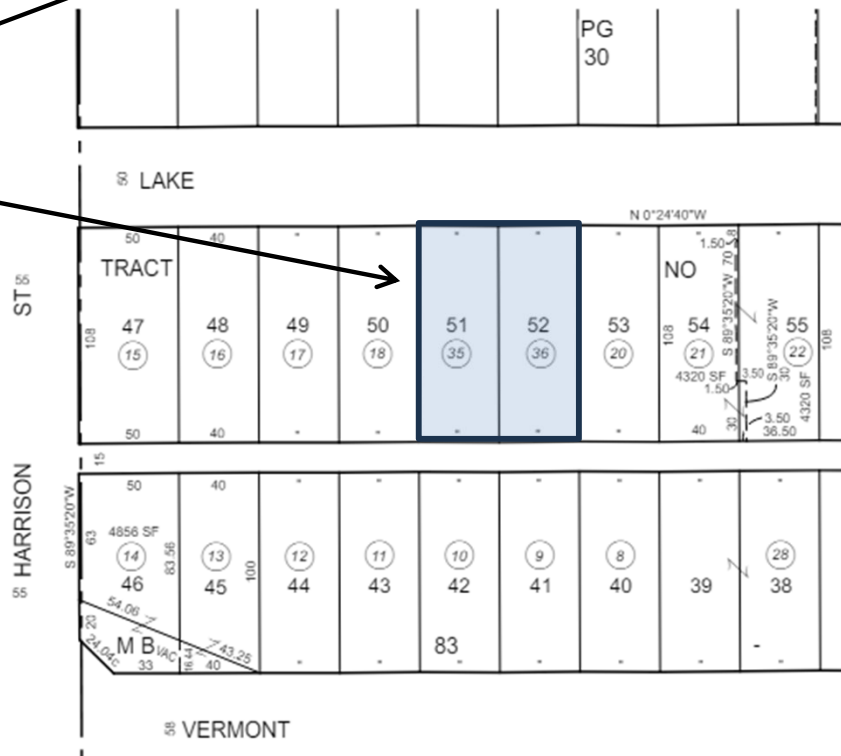


34. With the exception of the 20-foot front setback and gates along the rear alley, six-foot-high block walls shall be installed along the side and rear property lines where no such walls exist following separate Planning Department review of the specific location, materials, and finish color. The perimeter walls shall be maintained in good, blemish-free condition.
35. Gates along the alley shall be six-foot-high metal gates with solid metal backing. The gates shall be painted black on all sides and maintained in good, blemish-free condition.
36. All fences, gates, and walls facing the alley shall be refurbished, repainted, and maintained in good condition.
37. The front concrete bordering the property shall be refurbished as needed at the direction of the Planning Department.
38. Future fences/walls in the 20-foot front setback shall not exceed a height of 42 inches.
39. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
40. 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. 24:006



Subject  
Property



16619 Lake Avenue

JULY 3, 2024

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF