



CITY COUNCIL MEETING

February 16, 2021



PEGGY LEMONS

Mayor



BRENDA OLMOS

Vice Mayor



ISABEL AGUAYO

Councilmember



LAURIE GUILLEN

Councilmember



VILMA CUELLAR

STALLINGS

Councilmember

VIA REMOTE LIVE WEBCAST



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City Council Public Comment Updates

VIA REMOTE LIVE WEBCAST



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Public Comments

VIA REMOTE LIVE WEBCAST



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STALLINGS

Councilmember

Consent Calendar Item 1

VIA REMOTE LIVE WEBCAST



Senior Assisted/Independent Living Facility Ordinance No. 1148/Zone Change No. 230

February 16, 2021
City Council

ITEM NO. 2



CITY OF PARAMOUNT

Background

- Request to change the zone from C-3 to PD-PS Mixed-Use Commercial and Senior Assisted/Independent Living Facility
- Zone change will allow for a mixed-use development with 2 retail suites on the bottom floor
- 14 senior assisted/independent living units on the second and third floors

ITEM NO. 2



Background

- 16675-16683 Paramount Boulevard
 - Northwest corner of Paramount and 70th
 - Site contains 13,500 square feet
 - Site is occupied by a bar and an auto repair business



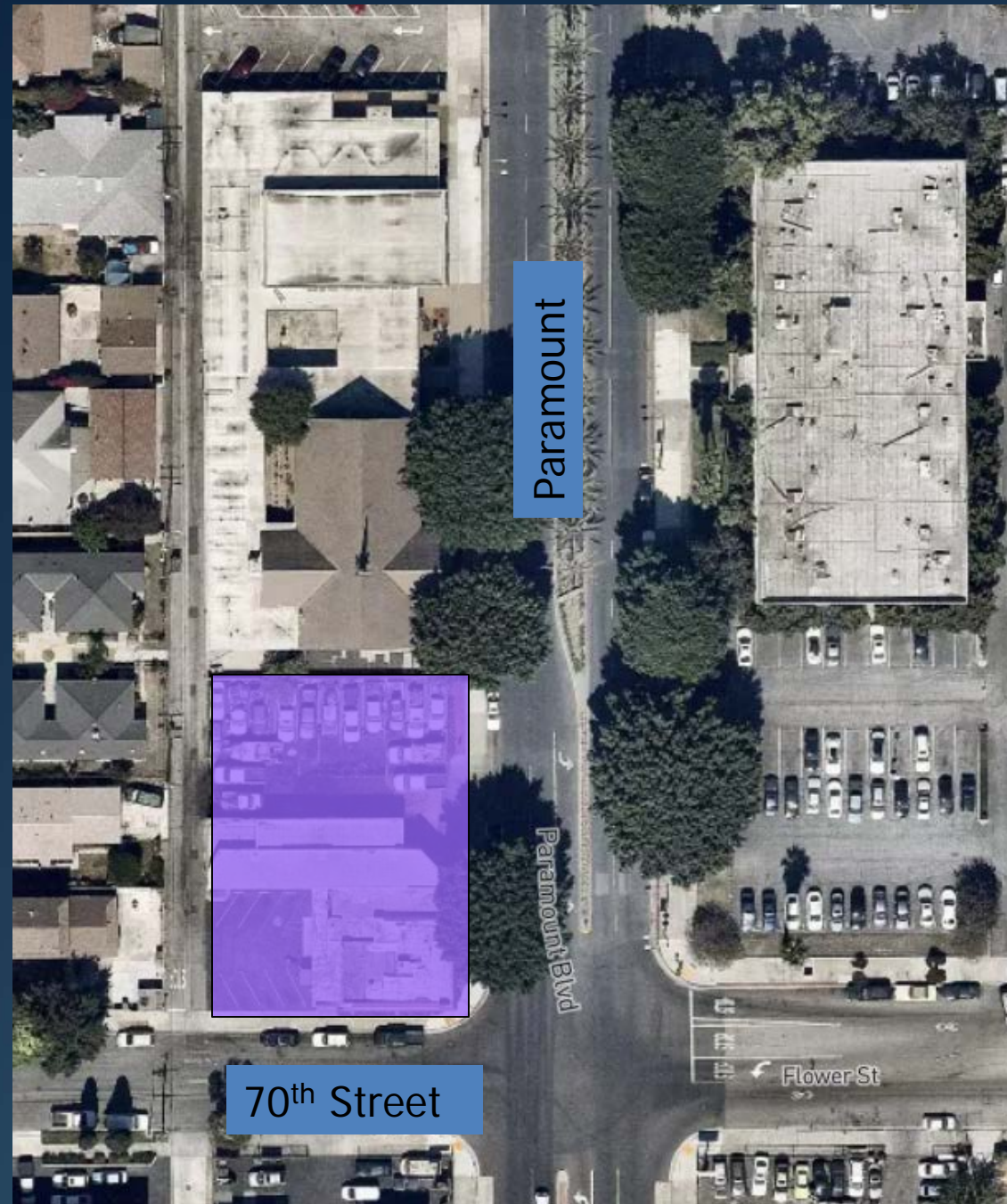
ITEM NO. 2

Background

- At its January 12, 2021 meeting, Council approved a General Plan amendment changing the General Plan Land Use designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at the subject property
- Council introduced Ordinance No. 1148 and placed it on the February 2, 2021 Consent Calendar for adoption

ITEM NO. 2





ITEM NO. 2

Existing Mixed-use in Paramount





ITEM NO. 2



CITY OF PARAMOUNT

Parking Concerns

- 27 parking places proposed on the bottom floor
- After further review of the parking, staff requested that the ordinance be removed from the Consent Calendar
 - Allow time to revise proposed uses to minimize parking impacts to the surrounding neighborhood

Conditional Use Permit Option

- A conditional use permit (CUP) is required for businesses that have nuisance factors
 - CUP allows for mitigation of nuisance factors
 - Examples include bars and medical offices
- To address parking concerns for this project, a CUP requirement has been added to the ordinance for **ALL** permitted uses
 - Exception – residential uses

Conditional Use Permit Option

- CUP will allow for each proposed use to be evaluated individually
- If analysis of a business determines that there will be a high demand for parking, proposed use can be denied
- Alternatively, if additional parking can be found at a nearby site, proposed use could be approved

Recommended Action

- ▶ Read by title only, waive further reading, introduce Ordinance No. 1148/Zone Change No. 230, and place it on the next regular agenda for adoption

ITEM NO. 2



CITY OF PARAMOUNT



Senior Assisted/Independent Living Facility Ordinance No. 1148/Zone Change No. 230

February 16, 2021
City Council

ITEM NO. 2



CITY OF PARAMOUNT



2020 Public Safety Year End Review

ITEM NO. 3



CITY OF PARAMOUNT

2020 Public Safety Year in Review



Presented by
Lakewood Sheriff's Station
Captain David Sprengel

ITEM NO.3



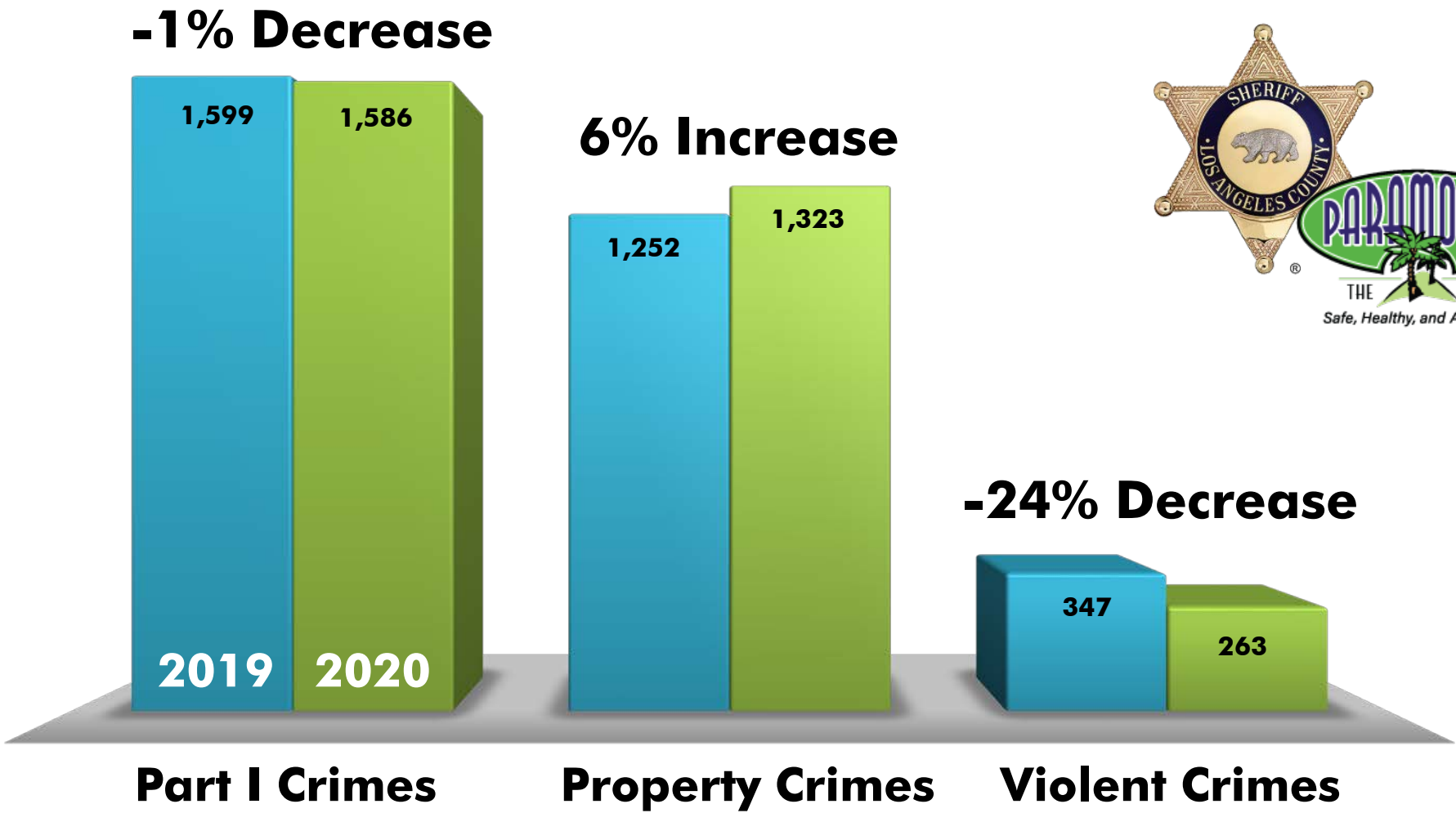
2020 – What a year

- » Coronavirus Disease 2019 (COVID-19)
- » Protests
- » Civil Unrest
- » Crime Trends
- » Sheriff's Department Changes



ITEM NO.3

Crime Statistics



ITEM NO.3

Crimes Against Persons



Crimes Against Persons	2019	2020	Actual Change	Percent Change
Homicide	4	2	-2	-50%
Rape	16	17	1	6%
Assault	176	141	-35	-20%
Robbery	151	103	-48	-32%
Total	347	263	-85	-24%

ITEM NO. 3

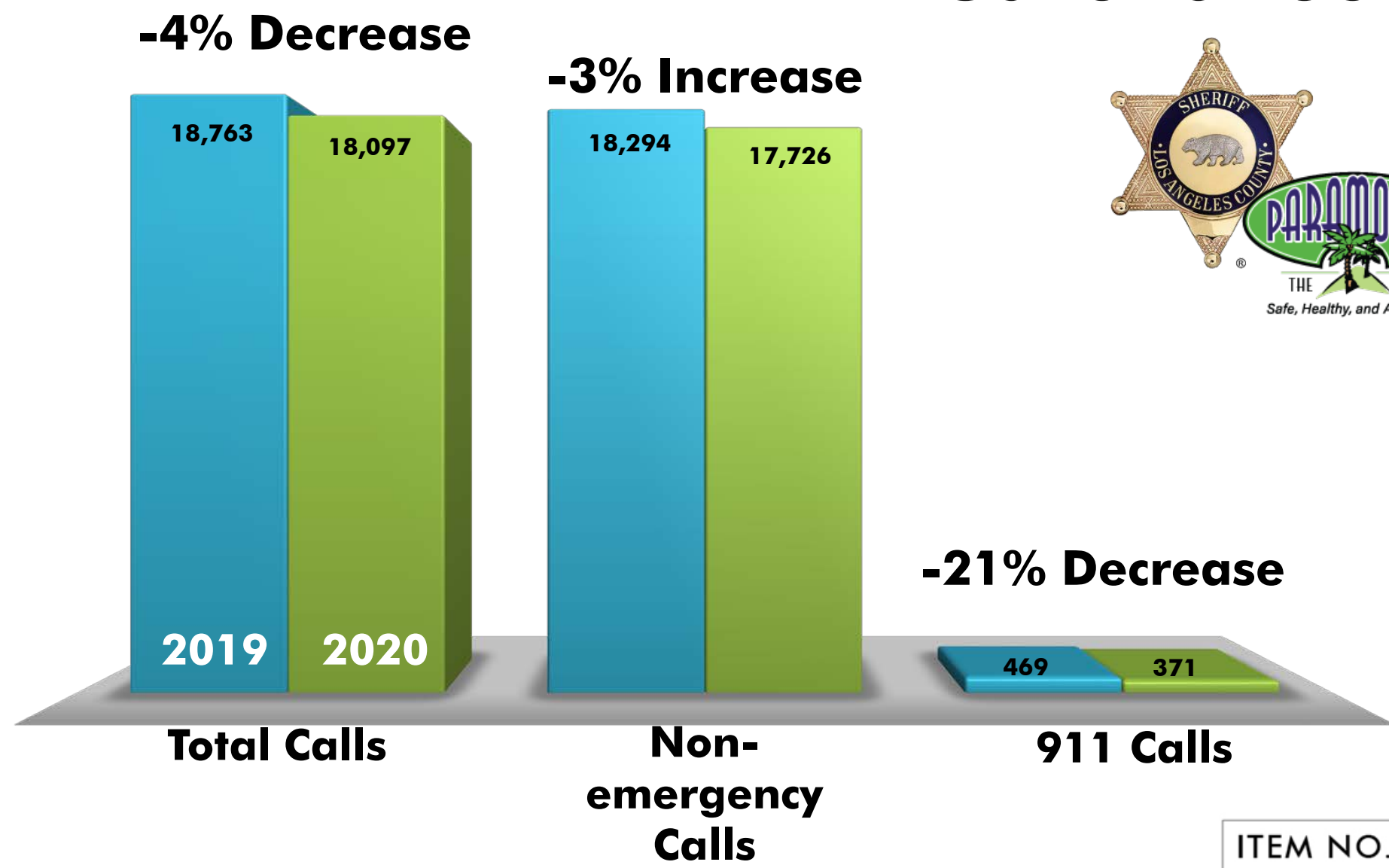
Property Crimes



Property Crimes	2019	2020	Actual Change	Percent Change
Burglary	187	172	-15	-8%
Theft	775	745	-30	-4%
Auto Theft	284	392	108	38%
Arson	6	14	8	133%
Total	1,252	1,323	71	6%

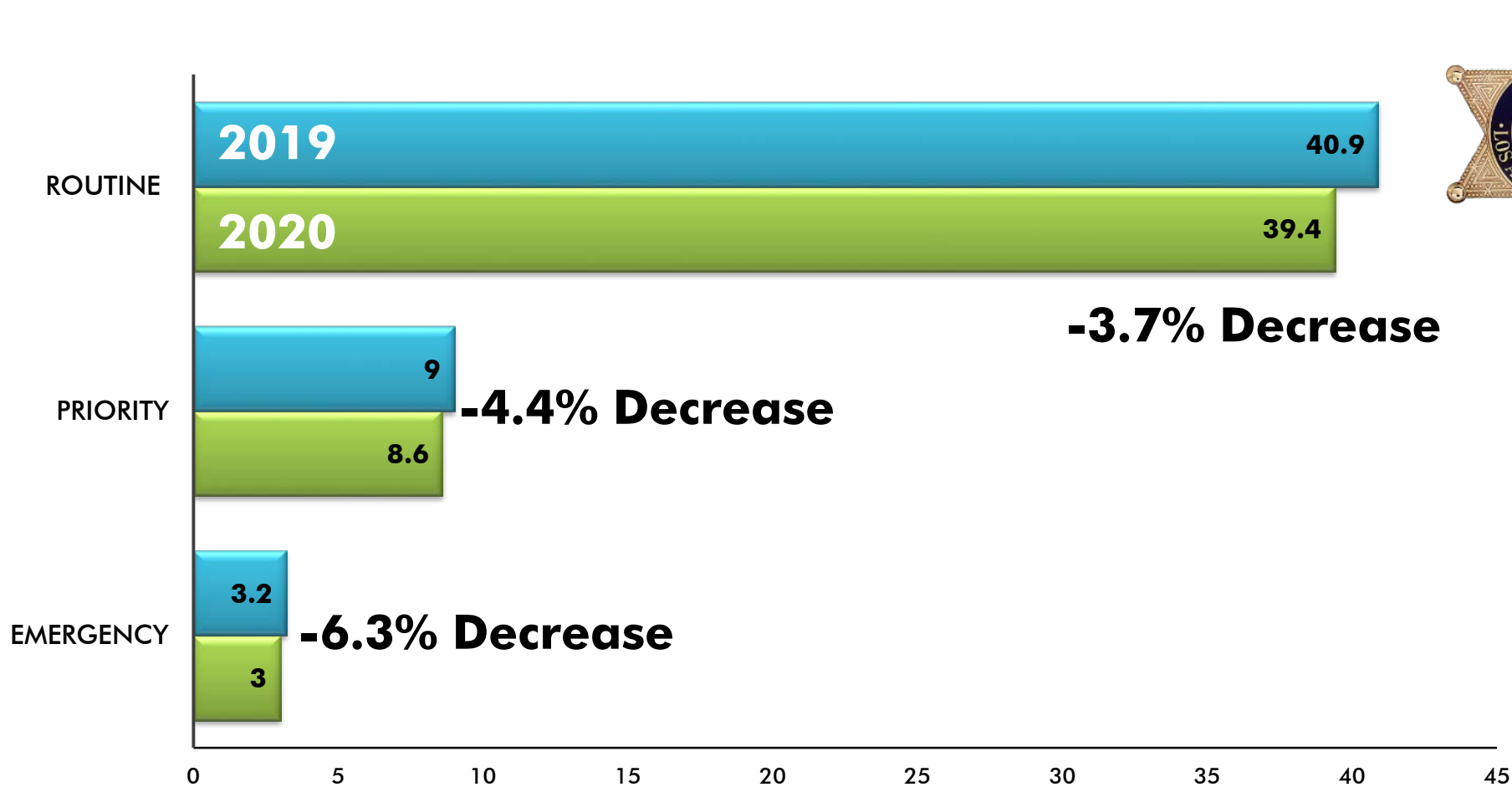
ITEM NO. 3

Calls for Service



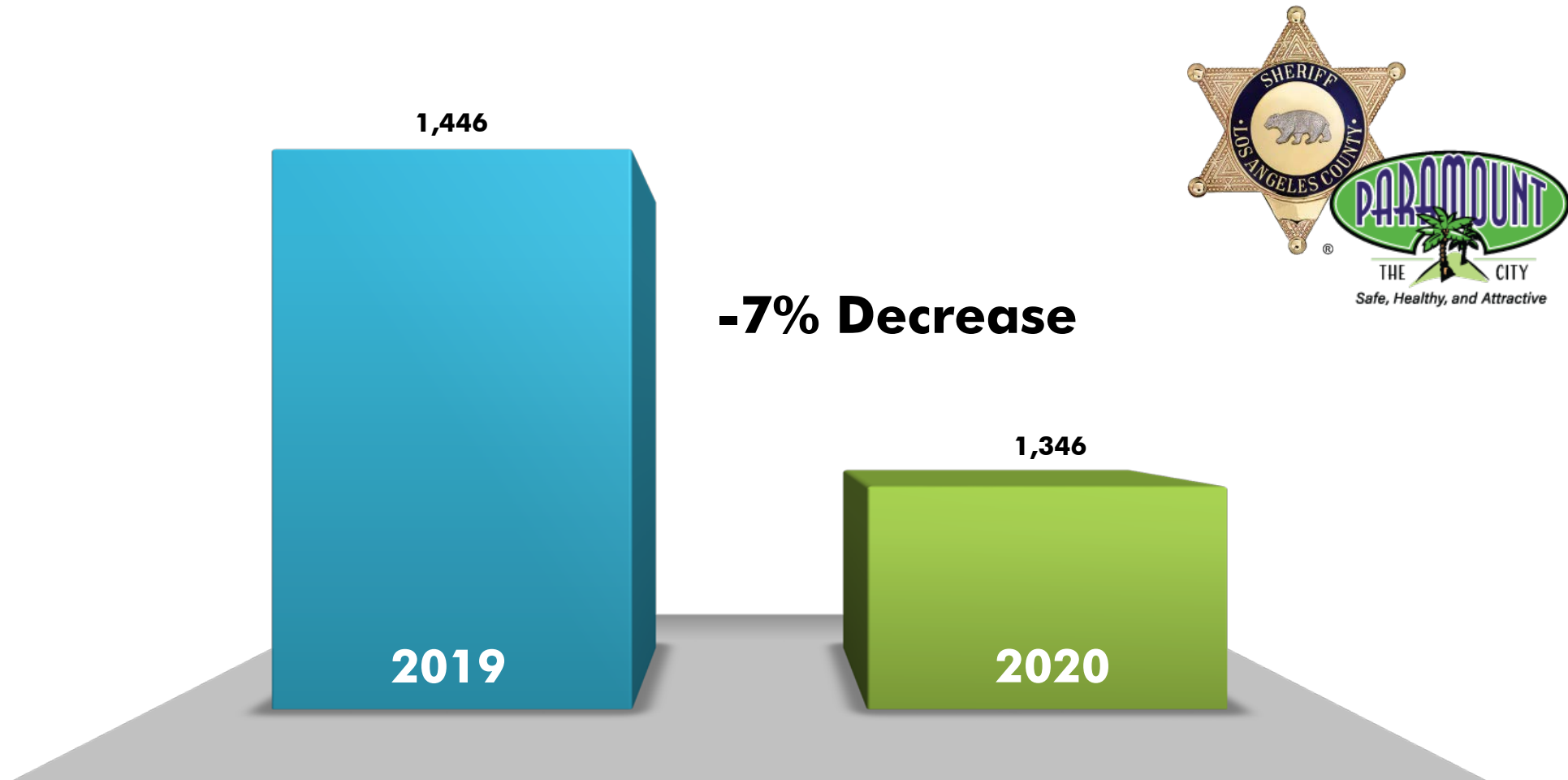
ITEM NO.3

Response Times



ITEM NO.3

Arrests

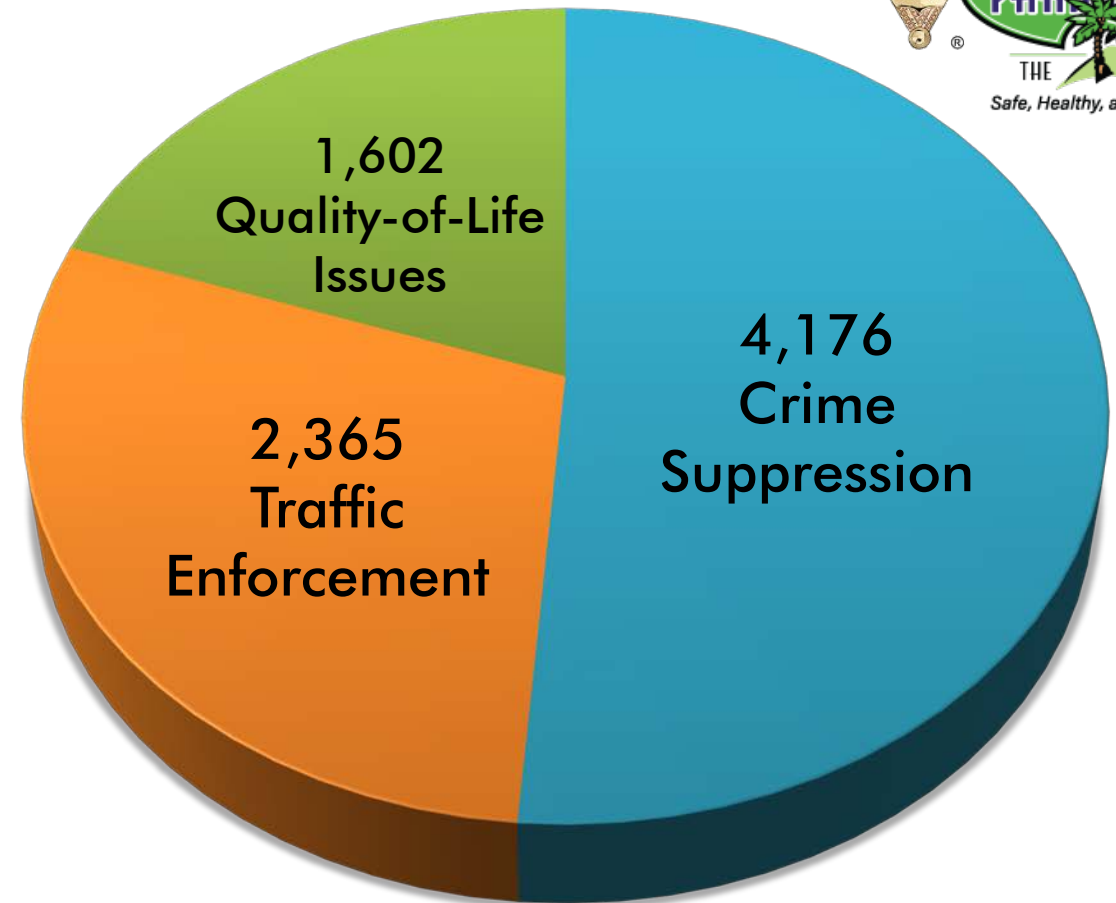


ITEM NO.3

Crime Suppression Efforts

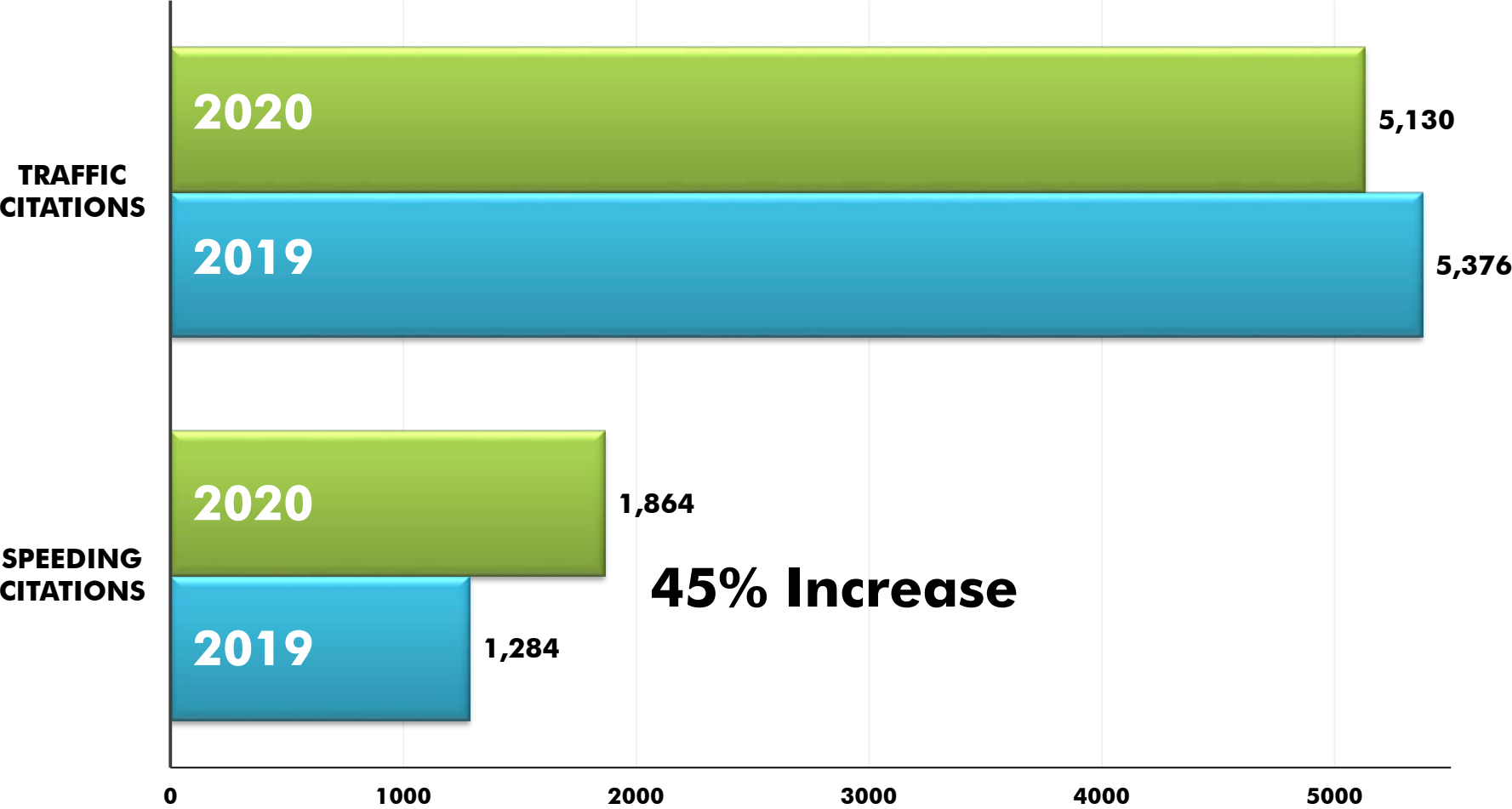


» **8,143** overtime hours dedicated to addressing crime suppression, traffic enforcement, and quality-of-life issues



ITEM NO.3

Traffic Enforcement



-5% Decrease

45% Increase

ITEM NO.3

Traffic Enforcement (Cont'd)

» Additional traffic enforcement efforts included:

- Coronavirus Emergency Supplemental Funding Program (CESF)
- License Plate Reader (LPR) Speed Trailer *(Pending Delivery)*
- Multi-Station Street Racing Task Force



ITEM NO.3

Homeless Outreach Efforts



68 Outreach contacts

15 Cleanups

12 Shelter intakes

Community Relations
Deputy Efforts

ITEM NO.3



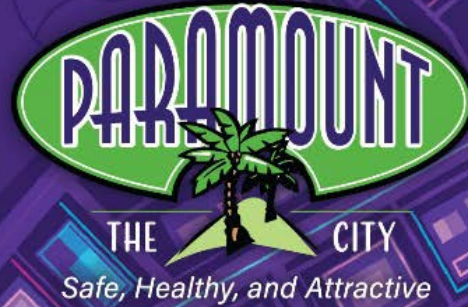
CITY OF PARAMOUNT

Community Engagement

City of Paramount **Virtual Neighborhood Watch**

77

participants



HOSTED BY:

STEVEN COUMPAROULES, DEPUTY FURTSCH,
& DEPUTY ORIHUELA

STREAMING PLATFORM: **zoom**

PLEASE SUBMIT QUESTIONS TO
SCOUMPAROULES@PARAMOUNTCITY.COM

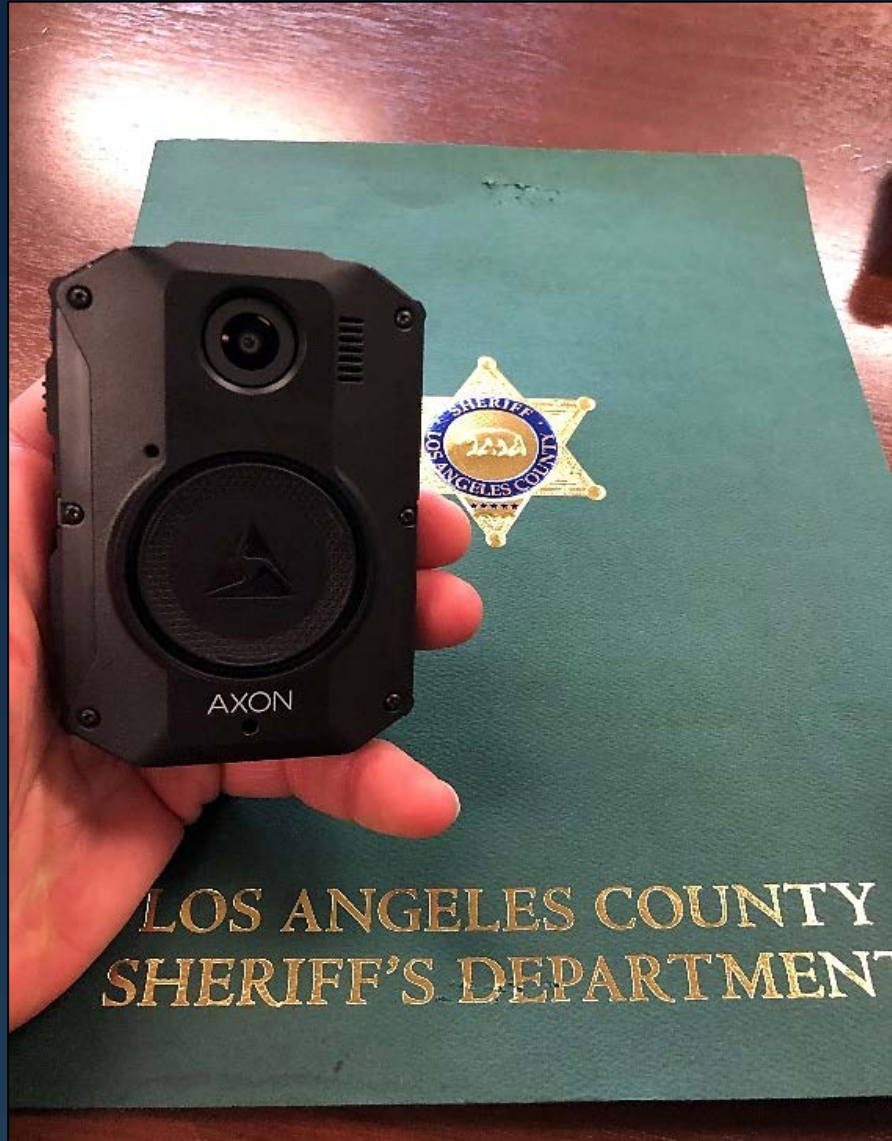
3
Virtual
Meetings

ITEM NO.3



CITY OF PARAMOUNT

Body-Worn Cameras



ITEM NO. 3



Our Goal for 2021

Play an active part in the Paramount community by building public trust and positive relationships through proactive community policing.

ITEM NO.3



CITY OF PARAMOUNT

2020 Public Safety Year in Review



Presented by
Deputy District Attorney
Kelly Tatman



ITEM NO.3



Challenges in 2020

» Illegal Street Racing

- City Ordinances No. 1134 and 1135
- Enforcement strategies
- Citations and vehicle impounds
- Forfeiture process
- Reducing illegal street racing



2021 Changes to the Criminal Justice System



Sweeping changes to the District Attorney's Office

- » New Los Angeles County District Attorney (DA)
 - District Attorney George Gascón
- » Pretrial Release
 - Presumption shall be to release individuals pretrial

ITEM NO.3

2021 Changes (Cont'd)



» Misdemeanor Case Management – What's not being filed?

- Trespassing
- Disturbing the peace
- Driving without License
- Criminal threats
- Narcotic possession
- Drinking in public
- Public intoxication
- Loitering
- Loitering to prostitute
- Resisting arrest

ITEM NO. 3

2021 Changes (Cont'd)



Sentencing Enhancements

» Three Strikes Law

- Judge ruled the DA shall file all strikes according to the Three Strikes Law

» GBI/Gun/Gang/Out on Bail/Narcotics

- Ordered DDAs to not file these enhancements and dismiss existing enhancements in open cases



ITEM NO.3



CITY OF PARAMOUNT

2021 Changes (Cont'd)



» Juvenile Crimes

- No case filings for misdemeanors
- Eliminate diversion programs
 - *Includes Paramount's Informal Diversion Program*
- No juvenile prosecution as an adult
- Presumption against detention for offenses not to exceed 15 days
- Remove search and seizure or gang conditions



ITEM NO.3

2021 Changes (Cont'd)



» Death Penalty

- No longer pursuing death penalty
- No longer seeking execution dates for those on death row



» Other Policy Changes

- Victim Services Bureau
- Conviction Integrity Unit
- Resentencing Policy



ITEM NO. 3



Recommendation

It is recommended that the City Council receive and file this report.

ITEM NO.3



CITY OF PARAMOUNT



2020 Public Safety Year End Review

ITEM NO. 3



CITY OF PARAMOUNT

City of Paramount
Public Hearing:

Amendments to the FY 2017-2021
Consolidated Plan & FY 2019-2020
Annual Action Plan for CDBG Funding
related to the CARES Act (CDBG-CV)
February 16, 2021

Community Development Block Grant - Coronavirus (CDBG-CV)

Background

- ▶ March 27, 2020: CARES Act (Coronavirus Aid, Relief, and Economic Security Act) became law
- ▶ Funding to provide stimulus measures to prevent, prepare for, and respond to the COVID-19 pandemic

Community Development Block Grant - Coronavirus (CDBG-CV)

Background

- ▶ Round 1: \$466,928
 - ▶ Consolidated Plan and Action Plan were amended on May 2, 2020 to receive this fund
- ▶ Round 2: \$468,314
 - ▶ Further amendment to the Consolidated Plan and Action Plan tonight

Community Development Block Grant - Coronavirus (CDBG-CV)

- ▶ Funding can be used for Housing, Economic Development and Public Services
 - ▶ Emergency Rental Assistance Grant Program
 - ▶ Emergency Mortgage Assistance Grant Program
 - ▶ Emergency Small Business Assistance Grant Program
 - ▶ Homeless Assistance (new)

Community Development Block Grant - Coronavirus (CDBG-CV)

- ▶ Amendment
 - ▶ FY 2017-2021 Consolidated Plan
 - ▶ FY 2019-2020 Annual Action Plan
- ▶ Public notice
- ▶ 5-day review period (emergency waiver)
- ▶ Public hearing

Amendment to FY 2017-2021 Consolidated Plan and FY 2019-2020 Annual Action Plan (CDBG-CV)

May 2, 2020

Programs	CDBG R1 Funds	CDBG Funds	Total
Emergency Rental Assistance Grant Program	\$ 93,386	\$ 31,614	\$ 125,000
Emergency Mortgage Assistance Grant Program	\$ 93,386	\$ 31,614	\$ 125,000
Emergency Small Business Assistance Grant Program	\$ 186,771	\$ 58,229	\$ 245,000
CDBG-CV Program Administration	\$ 93,385	\$ -	\$ 93,385
Total	\$ 466,928	\$ 121,457*	\$ 588,385

* Re-allocation of 2019-2020 FY Commercial Rehabilitation Program funds in the amount of \$121,457. |

Amendment to FY 2017-2021 Consolidated Plan and FY 2019-2020 Annual Action Plan (CDBG-CV)

February 16, 2021

Programs	CDBG R1 Funds	CDBG R2 Funds	CDBG Funds*	Total
Emergency Rental Assistance Grant Program	\$ 93,386	\$ 38,727	\$ 0	\$ 132,113
Emergency Mortgage Assistance Grant Program	\$ 43,386	\$ 0	\$ 0	\$ 43,386
Emergency Small Business Assistance Grant Program	\$ 186,771	\$ 230,000	\$ 0	\$ 416,771
Homeless Prevention Services	\$ 50,000	\$ 105,925	\$ 0	\$ 155,925
CDBG-CV Program Administration	\$ 93,385	\$ 93,662	\$ 0	\$ 187,047
Total	\$ 466,928	\$ 468,314	\$ 0	\$ 935,242

* The City will no longer allocate \$121,658 of CDBG funds to CDBG-CV programs since the City will be receiving additional CDBG-R2 funds. \$121,658 of CDBG funds will be available for reprogramming for FY2021-2022.

Amendment to FY 2017-2021 Consolidated Plan and FY 2019-2020 Annual Action Plan (CDBG-CV)

Recommended Action

- Conduct a public hearing, approve the proposed activities, and authorize the City Manager to make modifications to the programs as needed to comply with HUD regulations and submit the plan amendments to HUD.

City of Paramount
Public Hearing:

Amendments to the FY 2017-2021
Consolidated Plan & FY 2019-2020
Annual Action Plan for CDBG Funding
related to the CARES Act (CDBG-CV)
February 16, 2021



Vermont Avenue Traffic Calming Study Update and Recommendations

February 16, 2021

ITEM NO. 5



CITY OF PARAMOUNT

Background

- Fall of 2020, the City of Paramount authorized the Vermont Avenue Traffic Calming Study.
- The traffic study collected data and analyzed speeds, volumes, commuter traffic and neighborhood land uses.



ITEM NO. 5

Roadway Characteristics

- Vermont Avenue consists of two segments approximately 650-feet in length with a street width of 55-feet.
- Provides one travel lane in each north-south direction, a yellow dashed centerline and on-street parking on both sides.
- Mixed land uses:
 - Multi-Family Residential (R-M)
 - Planned Development with Performance Standards (PD-PS)
 - General Commercial (C3)
 - Light Manufacturing (M-1)
 - Heavy Manufacturing (M-2)
- Prima Facia Speed Limit 25 mph
- Average Daily Traffic of 2,968 vehicles

ITEM NO. 5



CITY OF PARAMOUNT



Vermont Avenue Street View (Jackson Street to Monroe Street)



Vermont Avenue Street View (Monroe Street to Alondra Boulevard)

ITEM NO. 5

Compliance

- California Manual for Uniform Traffic Control Devices (CaMUTCD)
- California Vehicle Code (C.V.C.)
- City of Paramount General Guidelines for the Installation of Speed Humps Policy (SHP)



Findings

- In order to obtain successful traffic calming compliance, the implementation of proper traffic control devices must be enforceable by the C.V.C.
- Methodology in performing the traffic engineering study requires analysis of various findings:
 - Vehicle speeds,
 - Traffic volumes,
 - Traffic collision history,
 - Roadway geometry,
 - Roadway classification,
 - Land use impacts, and
 - Emergency response times.

ITEM NO. 5



CITY OF PARAMOUNT

Results / Survey / Data

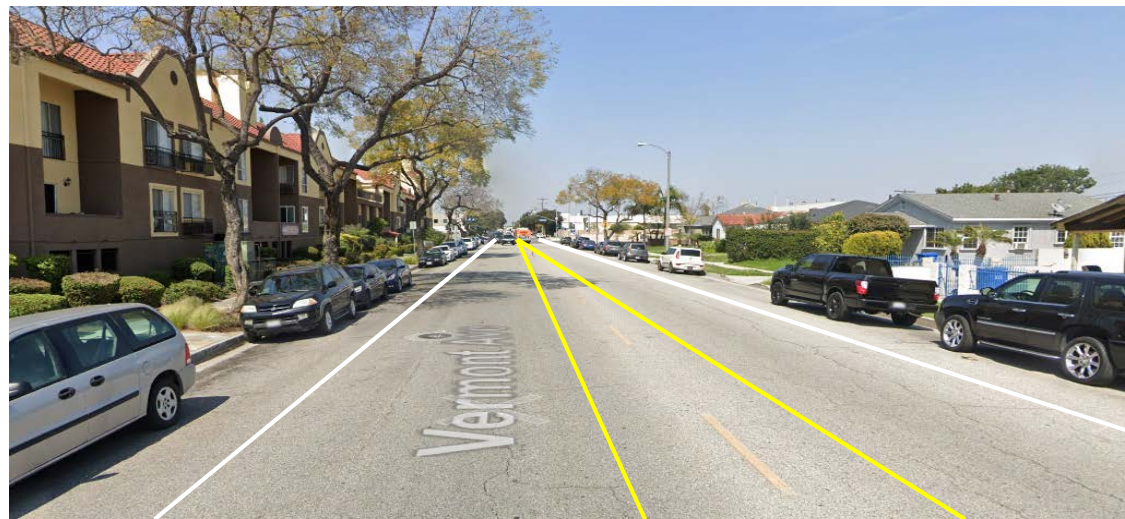
- From Alondra Boulevard to Monroe Street
 - ADT's 2,968
 - 85-percentile speed 30 – 32 MPH
 - One collision June 2017, sideswipe, entering traffic
- From Monroe Street to Jackson Street
 - ADT's 1,568
 - 85-percentile speed 33 – 34 MPH
 - One collision June 2018, fixed object, unsafe speed

Recommendation

Restripe the roadway to add a 10-foot parking lane and 11-foot two-way-left-turn lane painted median to reduce the travel lane widths to 12-feet.



Existing Condition



Proposed

ITEM NO. 5

Recommendation

- Install 25 mph speed limit signs and “Radar Enforced” signs at the ends of the roadway segments.
- Install “25” pavement markings adjacent to the speed limit signs.
- Install custom “Traffic Calming Ahead” signs with “SLOW” pavement markings at the north and south ends of Vermont Avenue.
- Install radar speed feedback signs for both directions of Vermont Avenue at mid-block locations.
- Conduct a study 6 months after the implementation of the traffic calming measures to determine the effectiveness of the roadway improvements.

ITEM NO. 5

Recommended Action

It is recommended that the City Council receive and file the Vermont Avenue traffic calming study and approve funding for the implementation of the mitigation measures listed in the mid-year budget.

ITEM NO. 5





Vermont Avenue Traffic Calming Study Update and Recommendations

February 16, 2021

ITEM NO. 5



CITY OF PARAMOUNT



FY 2021
Midyear Budget
July 1, 2020 – June 30, 2021
Resolution 21:004

ITEM NO. 6



CITY OF PARAMOUNT

FY 2021 Midyear Budget



Background

- COVID-19 Pandemic
- Balanced Budget
- Conservative approach – status quo while keeping all essential services
- New COVID -19 Reserve established in FY 2020
- New Transaction Tax (Measure Y)
- Federal Resources for COVID-19 mitigation

ITEM NO.6

FY 2021 Midyear Budget



Resources/Programs related to COVID-19 mitigations (Overall spending ~\$1.44M as of today)



COVID-19 Reserve – set up in FY 2020

- Rental Assistance Program \$100,000
- Small Business Assistance Program \$120,000
- Organizational Funding \$50,000



ITEM NO. 6

FY 2021 Midyear Budget



Resources/Programs related to COVID-19 mitigations



Federal Resources – CARES Act & CDBG-CV

- Rental Assistance Program \$159,991
- Mortgage Assistance Program \$36,575
- Small Business Assistance Program \$433,921
- Homeless Assistance Program \$155,950
- Distance Learning \$125,000 (STAR \$25,000 included)



ITEM NO. 6

FY 2021 Midyear Budget



Resources/Programs related to COVID-19 mitigations

- Suspended water shut-off and penalties
- Al Fresco – dining and personal care
- Business License Deferment
- Vaccine Site (COVID Reserve)
- Community Mask Distribution
- Food Distribution
- Senior Programs – meals delivery; wellness checks; birthday celebrations; mobile DJs



ITEM NO. 6

FY 2021 Midyear Budget



Resources/Programs related to COVID-19 mitigations (cont'd)

- Social Media postings/E-Blast newsletters
- Roadside message boards
- Facility health and safety improvements
- Essential workers – COVID-19 accommodations



ITEM NO. 6



Midyear Budget Review Fiscal Year 2021

Financial Review

ITEM NO.6



Midyear Budget Review Fiscal Year 2021

- Balanced Budget – GF Surplus \$98,450
- Replenish and preserve CIP Reserve, Pension Reserve and Equipment Replacement Fund
- Make additional payments toward unfunded liabilities

ITEM NO.6

Midyear Budget Review

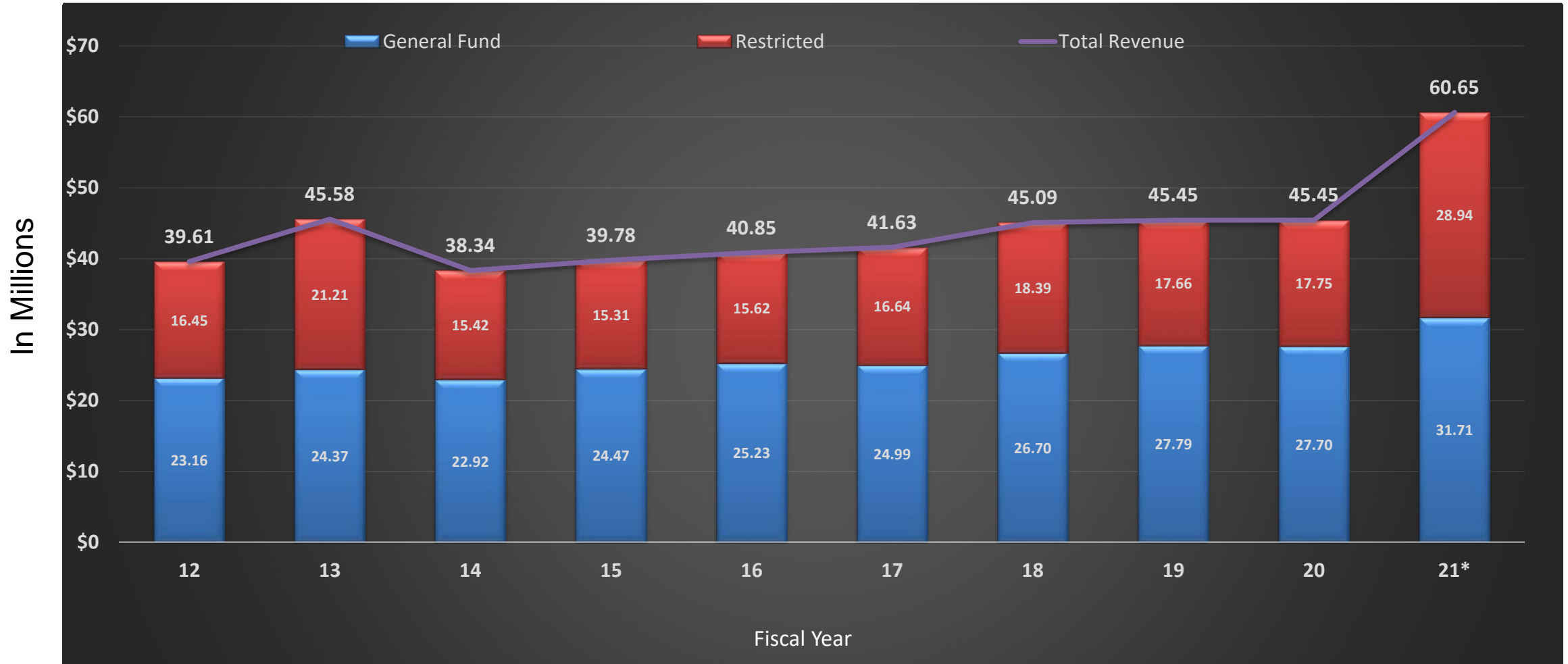
Fiscal Year 2021

	<u>General</u>	<u>Restricted</u>	<u>Water</u>
Beginning Fund Bal. - 7/1/2020	\$ 12,833,450	\$ 13,328,900	\$ 4,648,300
Revenues	\$ 31,712,250	\$ 21,641,700	*\$ 15,387,500
Expenditures			
Operating	\$ 29,323,650	\$ 9,162,400	\$ 11,024,450
CIPs	790,150	14,991,200	*7,311,550
Total Exp.	\$ 30,113,800	\$ 24,153,600	\$ 18,336,000
Transfer of Funds	<u>(1,500,000)</u>	<u>1,500,000</u>	<u>-</u>
Surplus/Deficit	\$ 98,450	\$ (1,011,900)	\$ (2,948,500)
Ending Fund Bal. - 6/30/2021	<u>\$ 12,931,900</u>	<u>\$ 12,317,000</u>	<u>\$ 1,699,800</u>

* Includes IBank loan proceeds of \$6,632,350 for Well #16 construction

ITEM NO. 6

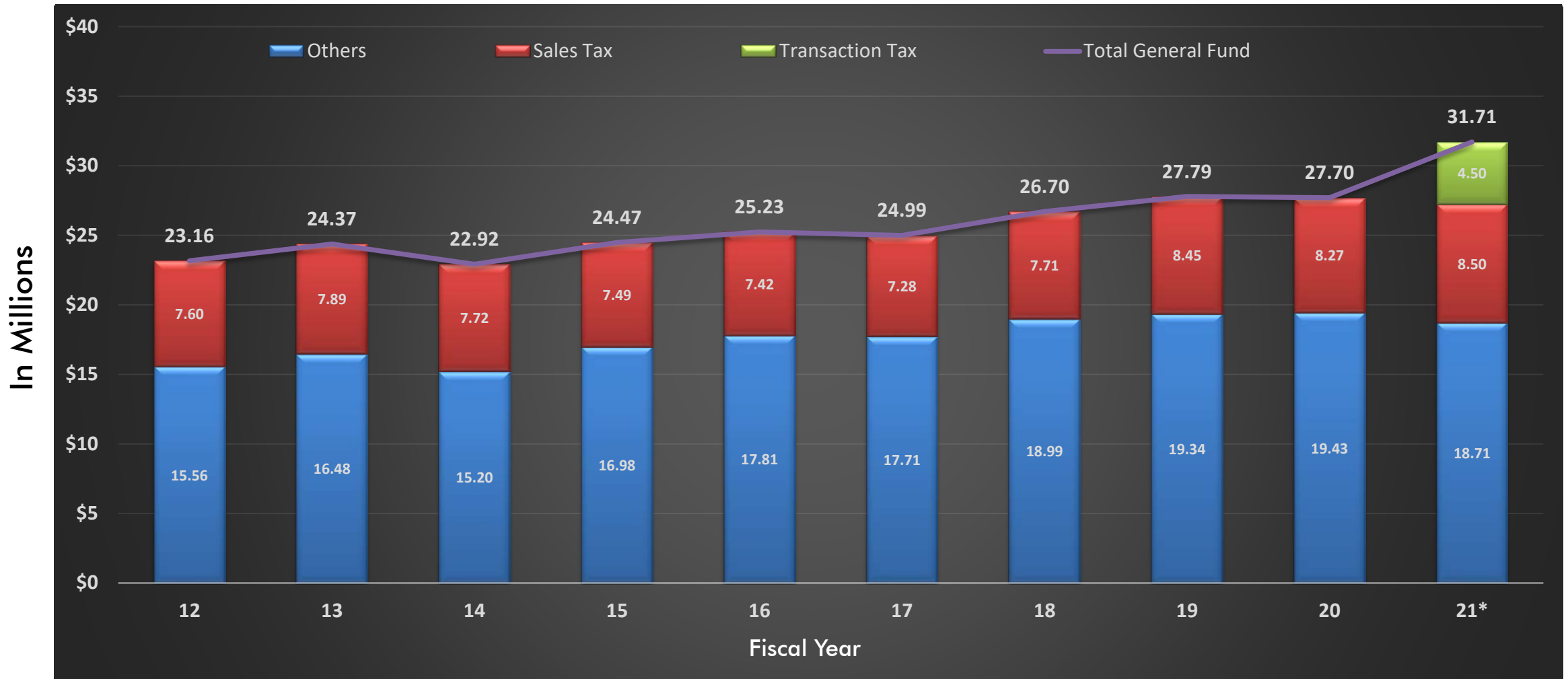
History of City Revenues



*FY 2021 are estimates

ITEM NO.6

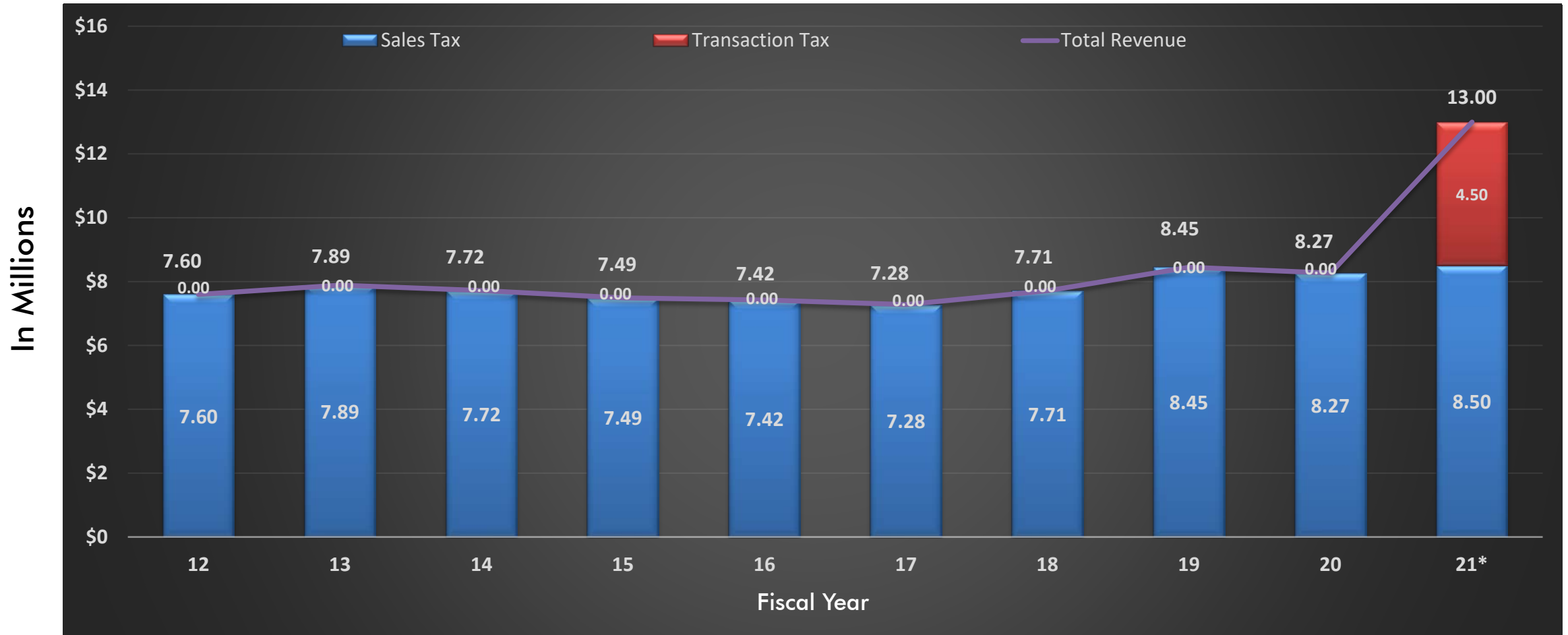
History of General Fund Revenues



*FY 2021 are estimates

ITEM NO. 6

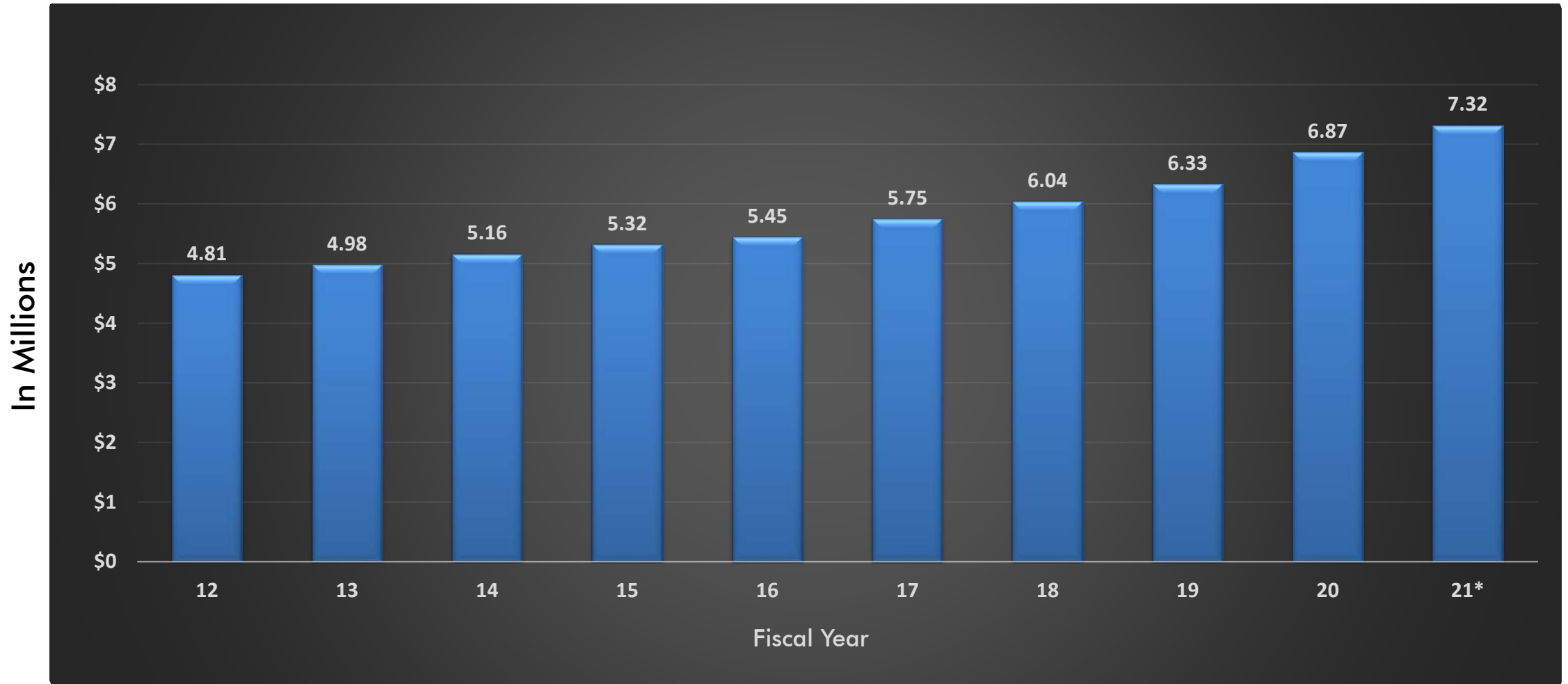
History of Sales Tax Revenues



*FY 2021 are estimates

ITEM NO.6

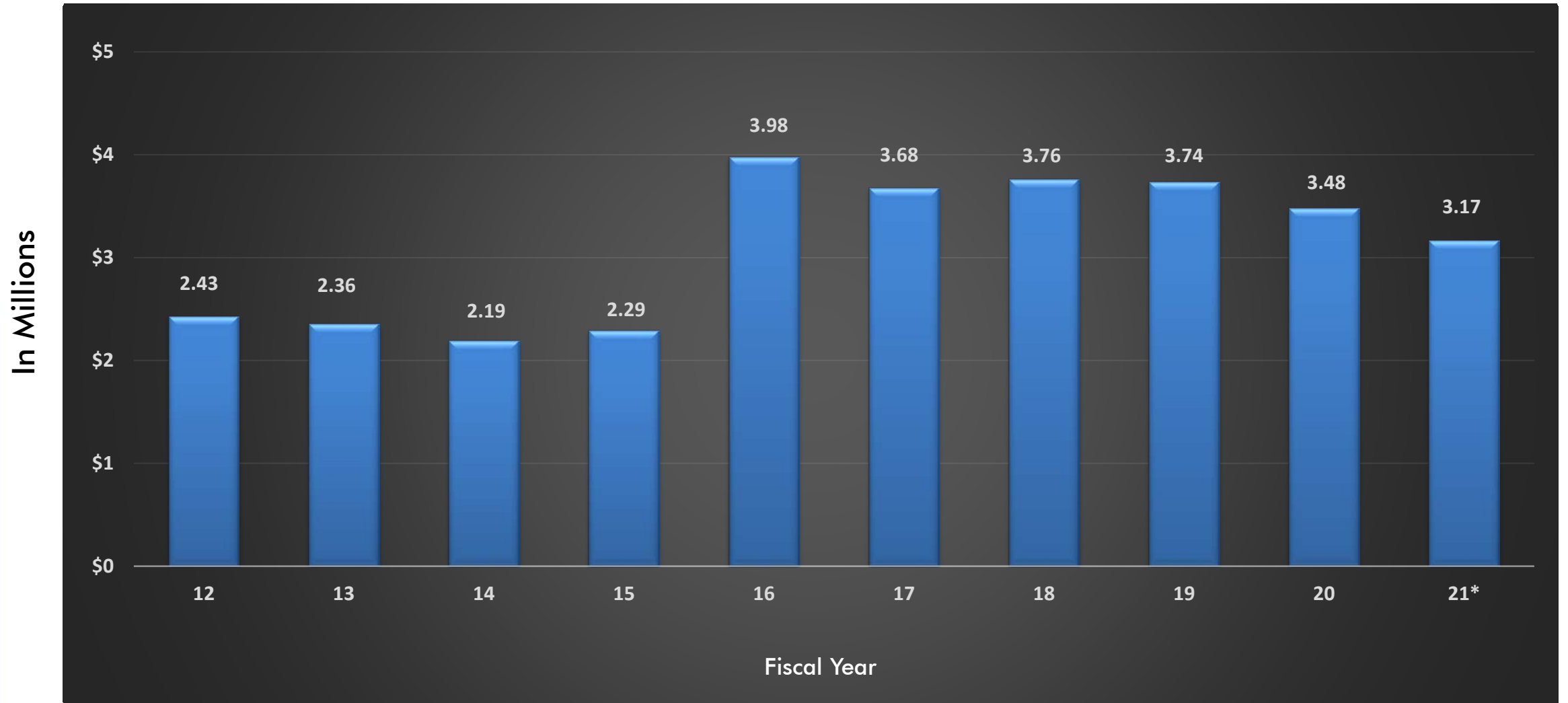
Motor Vehicle License Fee Revenue History



*FY 2021 are estimates

ITEM NO.6

History of Utility Users Tax

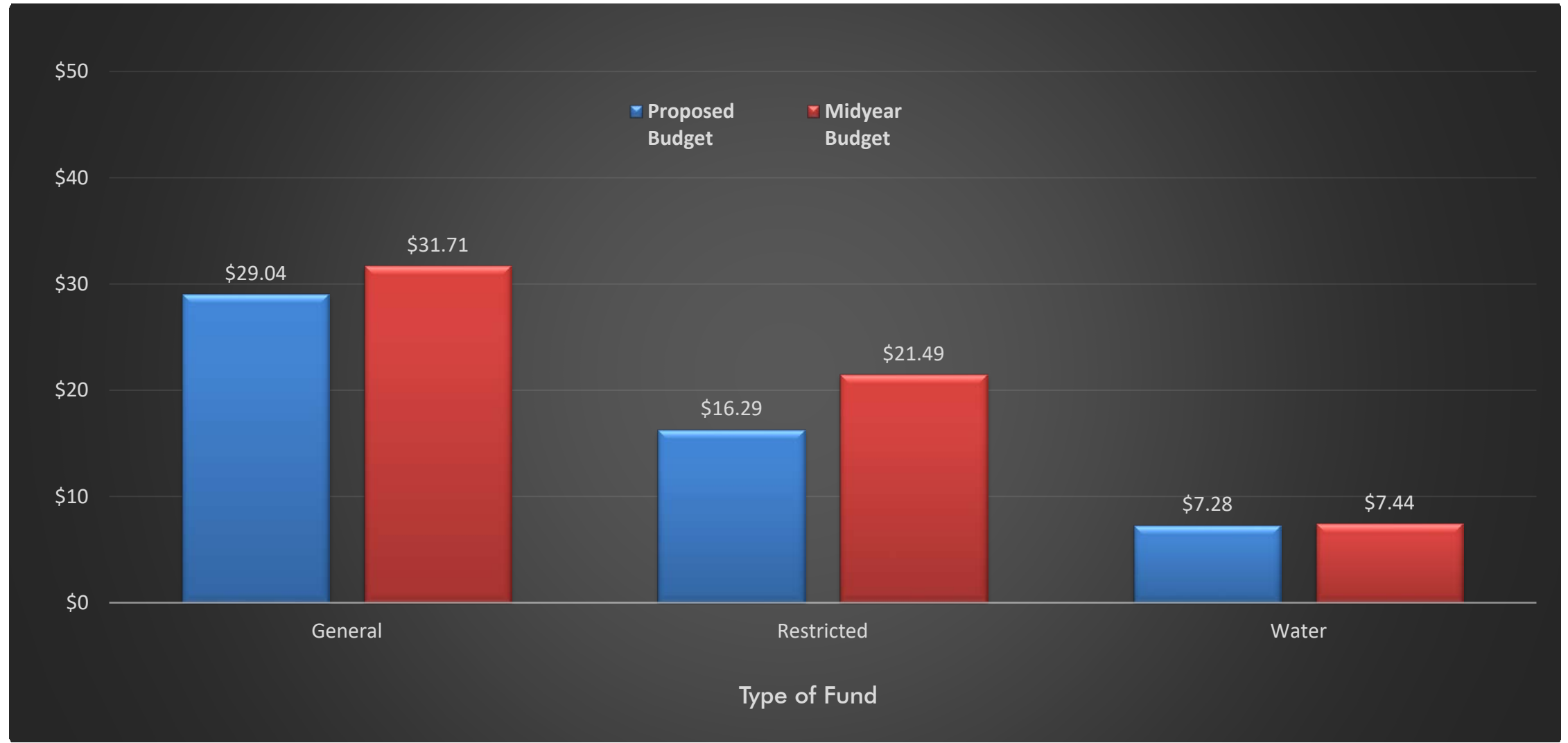


*FY 2021 are estimates

ITEM NO. 6

FY 2021 Midyear Revenue Status Review

In Millions



ITEM NO. 6

FY 2021 Midyear Expenditure Status Review



*Does not include depreciation and transfer of properties

ITEM NO.6



Midyear Budget Review Fiscal Year 2021

Budget Highlights Human Resources

ITEM NO.6



CITY OF PARAMOUNT

Human Resources



- Two Budgeted, Frozen Positions
 - One Code Enforcement Officer (Public Safety)
 - One Recreation Specialist (Community Services and Recreation)
- Temporary COVID-19 Vacation Buyback Option
 - Intended to rectify adverse impacts of COVID-19 travel restrictions
 - Employee vacation accruals are actual hours earned
 - Must be paid to employees
- COVID-19 Rapid Testing
- Unemployment Insurance - \$143,700

ITEM NO.6



Midyear Budget Review Fiscal Year 2021

Budget Highlights Youth Leagues

ITEM NO.6

Youth Leagues

Group Name	FY 2019 Actual	FY 2020 Actuals	FY 2021 Approved	FY 2021 Midyear
Youth League Funding				
Paramount Junior Athletic Association \$	6,160	-	15,000	15,000
Paramount Youth Soccer Organization	20,000*	-	15,000	15,000
Paramount Girls Softball	3,190	-	15,000	15,000
Youth Scholarship Fund	-	-	15,000	15,000

- Fiscal Year 2020
 - Last year of eligibility for full \$10K direct subsidy
 - Leagues shut down due to COVID-19

*Includes FY 18 and FY 19 allocation

ITEM NO.6

Youth Leagues

Group Name	FY 2019 Actual	FY 2020 Actuals	FY 2021 Approved	FY 2021 Midyear
Youth League Funding				
Paramount Junior Athletic Association \$	6,160	-	15,000	15,000
Paramount Youth Soccer Organization	20,000*	-	15,000	15,000
Paramount Girls Softball	3,190	-	15,000	15,000
Youth Scholarship Fund	-	-	15,000	15,000

- Fiscal Year 2021
 - Eligible for \$5K subsidy
 - Moved lost funding from FY 20 into total allocation
 - Budgeted total of \$15K
- COVID-19 Status
 - Spring sports may not operate

*Includes FY 18 and FY 19 allocation

ITEM NO. 6

Youth Leagues

Group Name	FY 2019 Actual	FY 2020 Actuals	FY 2021 Approved	FY 2021 Midyear
Youth League Funding				
Paramount Junior Athletic Association \$	6,160	-	15,000	15,000
Paramount Youth Soccer Organization	20,000*	-	15,000	15,000
Paramount Girls Softball	3,190	-	15,000	15,000
Youth Scholarship Fund	-	-	15,000	15,000

- Fiscal Year 2021 Recommendation
 - Total of \$45K in direct league funding
 - Reserve \$5K (\$15K total) for each league for possible spring league operation/fall league operation
 - Carry-over \$5K into FY 22 if leagues cannot play in FY 21
 - Allocate \$30K balance to capital purchases for all 4 leagues (includes West Coast Rebels)

ITEM NO.6

*Includes FY 18 and FY 19 allocation

Youth Leagues

- Capital Allocation
 - Identify League wish lists and costs
 - Purchases limited to:
 - Long-term equipment necessary for league operation (no expendable supplies)
 - Equipment that is lacking or in disrepair
 - Examples: field groomers, pitching machines, line markers, storage units



ITEM NO.6



Midyear Budget Review Fiscal Year 2021

Budget Highlights Water Utility

ITEM NO.6



CITY OF PARAMOUNT

Water System Challenges

- Emergency repairs needed at Well 15
- No water production at Well 15 for over 2 months
- PFAS detected at Well 14 – well below response level
- Quarterly Testing / one year testing completed – currently analyzing treatment options
- COVID-19 Impacts / increased water consumption
- Water demand met with imported water
- High imported water costs

ITEM NO.6

Water System Challenges

WATER QUALITY IN PARAMOUNT
CONTINUES TO MEET STATE AND
FEDERAL DRINKING WATER
QUALITY STANDARDS



ITEM NO. 6

Water System Challenges

- Deficit is not sustainable
- One of the lowest water rates in the region
- List of reasons why an increase is needed:
 - Increase in production costs (\$1.67M increase in imported water)
 - Routine and long-term maintenance
 - State testing and treatment requirements
 - Future infrastructure improvement needs
 - Debt service ratio for existing loans and future bonding opportunities



ITEM NO.6

Water Utility

Revenues	\$ 14,074,350*
Expenditures	<u>17,022,850**</u>
Deficit	\$ 2,948,500

*Includes IBank loan proceeds

**Excludes depreciation & loan principal payments

ITEM NO. 6

FY 2021 Midyear Budget – General Fund Highlights

- Rental/Mortgage/Small Business Assistance Grants
- Al Fresco website and concrete railings
- Distance Learning
- Employee compensation study
- Credit card terminals
- Planning services
- Paramount Economic Development Study
- PUSD Resource Officer funding to Special Event Services
- Sergeant position back to Lieutenant position



ITEM NO.6

FY 2021 Midyear Budget – General Fund Highlights

Cont'd

- CSO's vehicle - Mobile Digital Computer (MDC)
- Automated License Plate Recognition (ALPR) Trailer
- Community Services & Recreation disaster response
- COVID-19 vaccine distribution site support
- Paramount Pool repairs
- Roadside message boards – rental and purchase
- Additional sidewalk repairs



ITEM NO.6

FY 2021 Midyear Budget – Restricted Fund Highlights

- Add'l payments for unfunded liabilities (Various) - \$527,000
- Truck replacement (AQMD) - \$39,500
- Housing Element Update (General Plan) - \$35,900
- Housing Element Update (LEAP) - \$40,000
- Climate Action Plan (LEAP) - \$20,000
- Distance Learning (STAR) - \$25,000



ITEM NO. 6



CITY OF PARAMOUNT

FY 2021 Midyear Budget – Restricted Fund Highlights

Cont'd

- Rental assistance (COVID Reserve & CDBG-CV) - \$232,150
- Mortgage assistance (CDBG-CV) - \$43,400
- Business assistance (COVID Reserve & CDBG-CV) - \$536,750
- Homeless assistance (CDBG-CV) - \$155,950
- CDBG-CV admin (CDBG-CV) - \$187,050



ITEM NO. 6



CITY OF PARAMOUNT



Capital Improvement Project Highlights FY 2021

ITEM NO.6



CITY OF PARAMOUNT

FY 2021 Capital Improvement Project Highlights

General Fund (New CIPs)

- Drought tolerant median conversion - \$136,000
- Dills Park mini-pitch court - \$176,000
- Dills Park informational sign - \$16,000
- Spane Park fence replacement - \$20,000
- City Hall exterior maintenance and security enhancement - \$55,000



ITEM NO.6

FY 2021 Capital Improvement Project Highlights

Restricted Funds (New CIPs)

- Design of Alondra Blvd. widening (Metro–Early Action) - \$4.6 million
- Civic Center sculpture (Art) - \$90,000
- Vermont Street improvement (Prop C) - \$90,000



ITEM NO.6

FY 2021 Capital Improvement Project Highlights (con't)

Water (New CIP)

- Well 15 Variable Frequency Drive Installation –
\$ 90,000

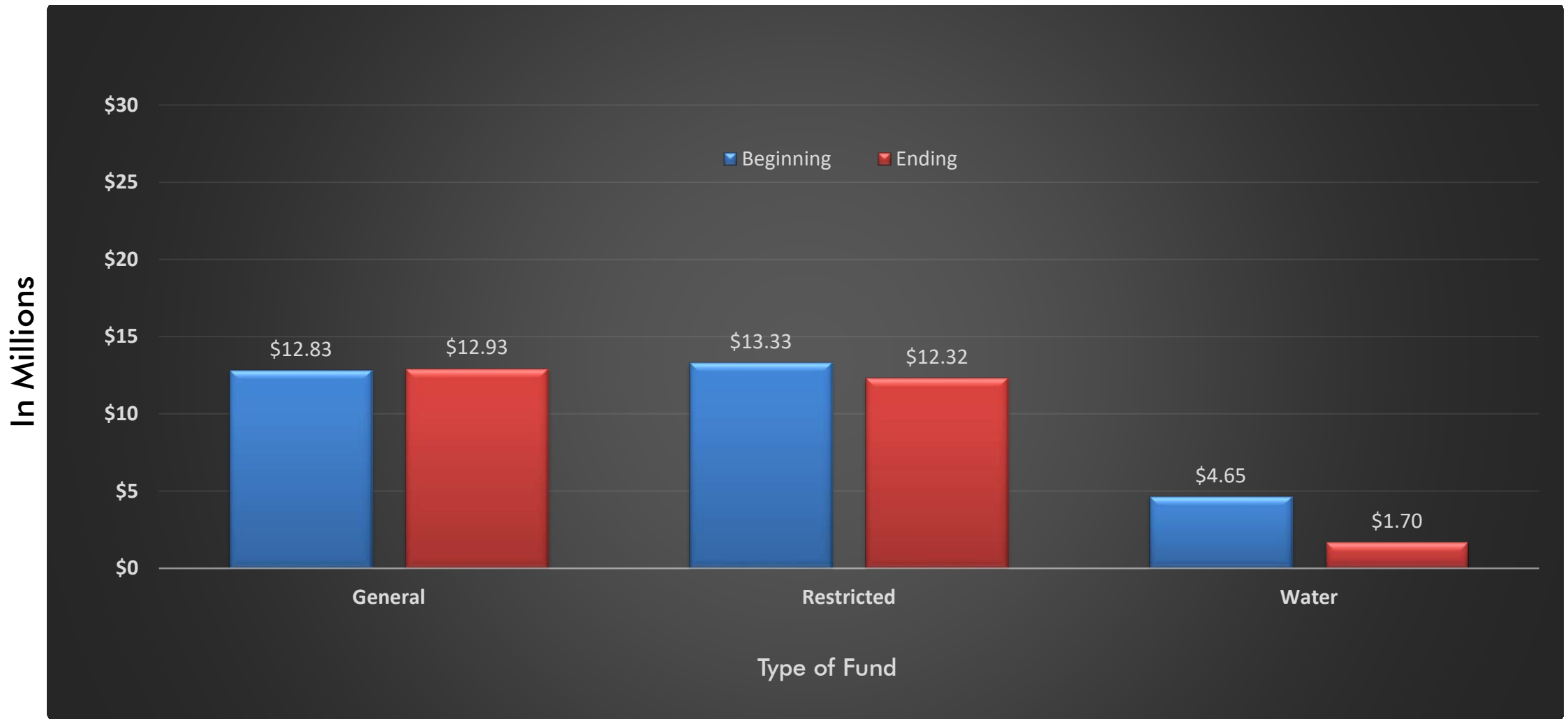


ITEM NO. 6



CITY OF PARAMOUNT

FY 2021 Ending Balance Review



ITEM NO.6

Recommendation

It is recommended that the City Council read by title only and adopt Resolution 21:004 – approving the FY 2021 Midyear Budget.

ITEM NO.6



CITY OF PARAMOUNT



FY 2021
Midyear Budget
July 1, 2020 – June 30, 2021
Resolution 21:004

ITEM NO. 6



CITY OF PARAMOUNT



INCLUSIONARY HOUSING

February 16, 2021
City Council

ITEM NO. 7



CITY OF PARAMOUNT

INCLUSIONARY HOUSING

- At its October 20, 2020 meeting, the Council reviewed an oral presentation regarding inclusionary housing
 - This item will provide more detail and background
- Inclusionary housing is used in hundreds of communities across the country
- Inclusionary housing is:
 - A means to create affordable housing
 - A land-use tool to ensure that affordable housing is produced
 - Allowed under the police power granted by the State to regulate land use, including inclusionary housing requirements

ITEM NO.7



CITY OF PARAMOUNT

INCLUSIONARY HOUSING



- Inclusionary housing is flexible and can be tailored to local circumstances
- More than 170 cities in the State have inclusionary housing ordinances
 - Gateway cities with inclusionary housing ordinances include Long Beach and South Gate
- Inclusionary housing regulations should be prepared with input from the community and stake holders



ITEM NO. 7

INCLUSIONARY HOUSING



- Vast majority of ordinances set the required number of affordable units as a percentage of units in a new development
 - Percentages range between 10% and 20%
 - 15% is a common requirement
- Length of time a unit remains affordable is typically 55 years for rental and 45 years for for-sale
- Minimum project size subject to inclusionary housing regulations is typically 10 units

ITEM NO.7

NEED FOR INCLUSIONARY HOUSING



- California cities are required to facilitate the development of housing for all income categories
 - Generally planned through the Housing Element
- Paramount has a preliminary requirement to plan for the development of 362 units in the next 8-year Regional Housing Needs Assessment (RHNA) cycle:
 - 91 units for very-low-income households
 - 43 units for low-income households
 - 48 units for moderate-income households
 - 180 for above-moderate-income households

ITEM NO.7

NEED FOR INCLUSIONARY HOUSING

- Prior to elimination, Paramount would provide affordable housing through the Redevelopment Agency
 - Beginning in the mid-1980s and lasting until the end of redevelopment in 2012 the City contributed money from our Low-to-Moderate Income Housing fund to aid in the construction of close to 200 affordable units
 - These units consisted of both rental units and for-sale units
- With the loss of Redevelopment, California cities have had to find alternate methods to provide affordable housing
- Inclusionary housing has proven to be a tool to produce affordable housing

ITEM NO.7



KEYS FOR SUCCESSFUL ORDINANCE

- The police power granted by the State gives cities broad discretion to regulate the use of land
- When preparing an inclusionary housing ordinance, findings should be developed demonstrating the need for an ordinance
- Need to address the shortage of affordable housing is a strong basis for inclusionary housing ordinances



ITEM NO. 7



CITY OF PARAMOUNT

KEYS FOR SUCCESSFUL ORDINANCE

- An inclusionary housing ordinance should define how many units are needed and at what income levels:
 - An ordinance could require 15% of the units in a new project to be affordable
 - Further breakdown could require 10% for low-income households and 5% for very-low-income households
 - Specific percentages are dependent on local housing needs, market conditions, and financial incentives available

ITEM NO.7



KEYS FOR A SUCCESSFUL ORDINANCE

- Generally, inclusionary ordinances apply to rental and for-sale housing
 - Provides equity across different types of housing projects
 - Most defensible type of ordinance
- Incentives are also part of inclusionary housing ordinances
- Incentives include:
 - Density increases
 - Waiver of development standards
 - Expedited permit approval
 - Waiver or reduction of development fees
 - Direct financial subsidies



ITEM NO.7

KEYS FOR A SUCCESSFUL ORDINANCE

- Another key to a successful ordinance is to establish clear development standards:
 - Affordable units must be indistinguishable from market-rate units
 - Affordable and market-rate units must have an equal percentage of one, two and three bedroom units
 - Square footage of affordable and market-rate units must be similar
 - Affordable units should be spread throughout a development
 - Residents of affordable units must have access to project amenities

ITEM NO.7

KEYS FOR A SUCCESSFUL ORDINANCE

- California law requires that alternatives to compliance be provided to developers
- Common alternative is an in-lieu fee:
 - Developer pays a fee to the city instead of constructing affordable units
 - In-lieu fees are comparable with the cost to construct a market-rate unit
- Another alternative is to construct off-site affordable units
 - Must not be clustered in a single neighborhood

ITEM NO.7



FEASIBILITY STUDY

- Feasibility study highly recommended prior to adopting an inclusionary housing ordinance
- Feasibility study will analyze:
 - Local market conditions
 - Affordability percentages
 - Levels of affordability
 - Incentives to provide affordable units
- A feasibility study can demonstrate that a developer will earn a profit constructing affordable units
- Study will show if an ordinance will enhance or inhibit meeting RHNA numbers

ITEM NO.7



RESULTS OF AN INCLUSIONARY HOUSING ORDINANCE

- A well designed ordinance can:
 - Provide more choices for lower-income households to live
 - Support for infill development
 - Help meet RHNA numbers for all income categories
 - Ensure housing for all income categories is distributed evenly throughout a community
 - Ensure lower-income residents can remain in a community

ITEM NO.7



Recommendation

It is recommended that the City Council provide direction on inclusionary housing and receive and file this report

ITEM NO.7





INCLUSIONARY HOUSING

February 16, 2021
City Council

ITEM NO. 7



CITY OF PARAMOUNT



CIVIC CENTER ART PIECE

February 16, 2021
City Council

ITEM NO. 8



CITY OF PARAMOUNT



Civic Center Art Piece

- Award of contract for professional services
- J.K. Designs
 - Civic Center art piece
 - City has purchased numerous art pieces from J.K. Designs
- Art piece will celebrate ratification of the 19th Amendment to the U.S. Constitution which gave women the right to vote in 1920
- Also commemorate the all-female Paramount City Council



ITEM NO.8

Civic Center Art Piece

- Item originally presented to the City Council at its November 17, 2020 meeting
- Style and look of the art piece was to be a surprise
- Council preferred to see pictures of the art piece
- Art piece has a cost of \$90,000
 - Similar to cost of other art pieces
 - Art piece at Clearwater Crossing had a cost of \$130,000
- Funded from City's Public Art Fund
 - Collected from large scale development projects that have a valuation over \$100,000

ITEM NO.8

Civic Center Art Piece

- Art piece to be located east of the veteran's memorial at the Civic Center
- Bronze replica of the Suffragist ratification flag
 - Hung from the National Woman's Party Headquarters in Washington D.C.

ITEM NO.8

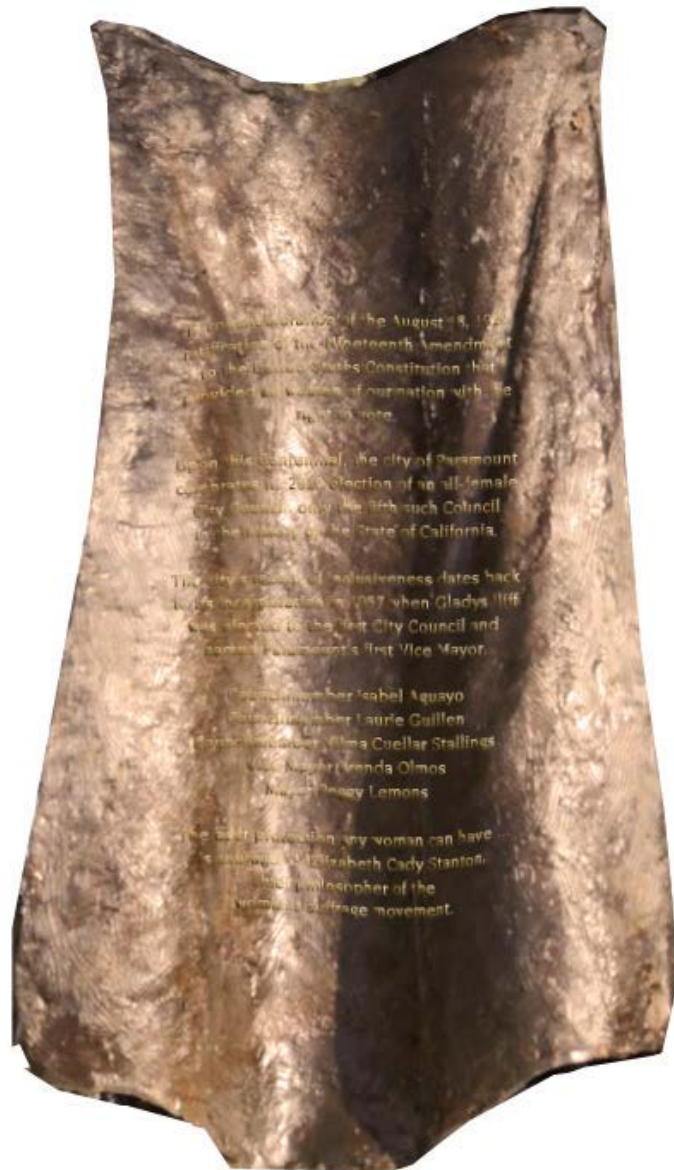
Civic Center Art Piece

- One side to contain the text of the 19th Amendment
- Other side to contain a commemoration of the 19th Amendment and the all-female Paramount City Council
- Art piece to also contain 36 stars
 - Symbolizes the number of states needed to ratify the 19th Amendment
- Quote from Elizabeth Cady Stanton
 - Chief philosopher of the woman's suffrage movement
- Art piece measures 12 feet in height by 4 feet in width

ITEM NO.8



THE FLAG COMPLETE. ALICE PAUL UNFURLS THE RATIFICATION FLAG WITH 36 STARS.
NATIONAL PHOTO CO., WASHINGTON, D. C.



ITEM NO.8

Contract



- City's purchasing policy requires contracts in excess of \$40,000 to receive Council approval
- Contracts to be awarded based on demonstrated competence
- City has purchased numerous art pieces from J.K. Designs



ITEM NO. 8

Recommendation

It is recommended that the City Council award the contract to J.K. Designs for a Civic Center art piece in an amount not to exceed \$90,000

ITEM NO.8





CIVIC CENTER ART PIECE

February 16, 2021
City Council

ITEM NO. 8



CITY OF PARAMOUNT



Award of Contract Building and Safety Plan Check and Building Official Services

February 16, 2021
City Council

ITEM NO. 9



CITY OF PARAMOUNT



BACKGROUND

- Award of contract for plan check and building official services
- City's current consultant – Certified Inspections and Code Consultants
- Providing services for 34 years to the City (since 1986)
- Howard Larnard, owner, is winding down operation of business



Photo: OC Register



ITEM NO.9



CITY OF PARAMOUNT

Plan Check and Building Services



Services include:

- Examining construction plans
- Making sure plans meet all relevant code requirements
- Ensuring that the plans support structural safety of a building
- The building official administers and enforces the building code



ITEM NO. 9

Proposal Received

**REQUEST FOR PROPOSALS
FOR
PLAN CHECK SERVICES
AND
BUILDING OFFICIAL SERVICES**



**CITY OF PARAMOUNT
PLANNING DEPARTMENT**

DUE DATE:

**November 20, 2020
By 5:00 p.m.**

**CITY OF PARAMOUNT
16400 Colorado Avenue
Paramount, CA 90723
(562) 220-2036**

- Request for Proposal Release
Date: October 19, 2020
- Due date: November 20, 2020
- Staff received proposals from six
qualified firms
- Held interviews with four of the
consultants

ITEM NO.9



Evaluation Factors

- Quick plan check turnaround period
- Competitive cost
- Personalized interaction with City and building permit applicants
- Comfortable fit between the Building and Safety Division and the consultant



ITEM NO.9



CITY OF PARAMOUNT

Selection Process

*PROPOSAL FOR
CONSULTANT SERVICES FOR PLAN CHECK AND
BUILDING OFFICIAL SERVICES*



*City of Paramount
November 20, 2020*

SFA

Scott Fazekas & Associates, Inc.



- Based on evaluation, Scott Fazekas and Associates (SFA) was the best fit for the department
- Founded in 1996 in Irvine, CA
- Provides services exclusively to municipal building departments
- Maintains top quality engineers specifically trained and experienced in building plan check

ITEM NO. 9



CITY OF PARAMOUNT

Scott Fazekas & Associates

- All 6 of SFA's plan check staff are licensed structural engineers or civil engineers
- Provides plan check services to 17 cities in Southern California
- Scott Fazekas is the building official for two of those cities
- Plan check turnaround time of 10 business days, which is our current turnaround time
- Five business days for rechecks
- SFA charges 65% of the City's plan check fee schedule
- Experience in large and small projects



Amazon Fulfillment Center in
Beaumont, CA

ITEM NO. 9

Funding

- In the approved FY 2021 budget, \$165,000
- Estimated budget of \$150,000 for SFA
- Council does not need to appropriate funds for this contract as the funds were approved in the FY 2021 budget
- SFA's contract will be effective starting February 17, 2021
- City Attorney has reviewed and approved this contract

Recommendation

It is recommended that the City Council award the contract for plan check and building official services to Scott Fazekas and Associates

ITEM NO.9





Award of Contract Building and Safety Plan Check and Building Official Services

February 16, 2021
City Council

ITEM NO. 9



CITY OF PARAMOUNT



Renewal of Facilities Use Agreement with Paramount Unified School District

ITEM NO. 10



CITY OF PARAMOUNT



Update on CY 2021 Special Events

ITEM NO. 11

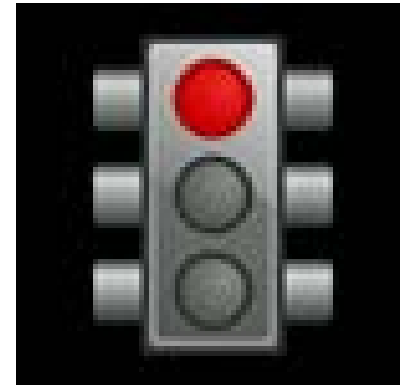


CITY OF PARAMOUNT

Update on CY 21 Special Events



- COVID-19 Restrictions on Events
 - ✓ Vaccine Roll-Out
 - ✓ No Clear Guidance
- CY 21 Impact on Special Events
 - Cancelled Events**
 - Athlete of the Year
 - Tepic's Dia del Nino
 - PEP Fundraiser Event



ITEM NO. 11

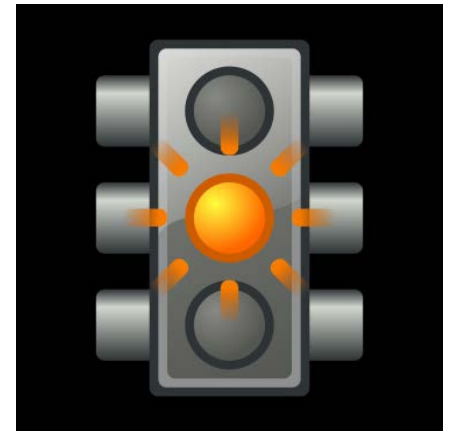
Update on CY 21 Special Events



- CY 21 Impact on Special Events

Tentative Events

- Friday Night Markets
- National Day of Prayer
- Elks Memorial
- Heritage Festival
 - moved to August 7th
- Summer Concerts



ITEM NO. 11

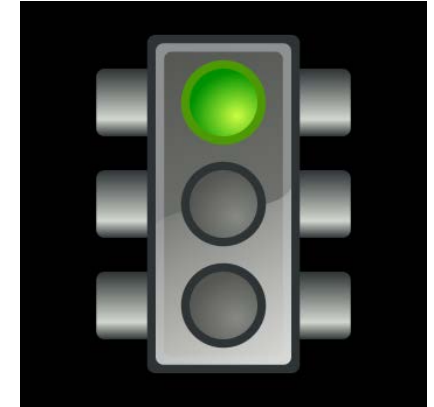
Update on CY 21 Special Events



- CY 21 Impact on Special Events

Events Ready to Go

- Eco-Friendly - virtual
- Easter Bunny Photos



ITEM NO. 11

Recommendation

- Recommended Action:
Provide staff feedback for the proposed modifications for the 2021 Special Events and receive & file this report.

ITEM NO. 11





Proposed Commemoration Activities to Recognize COVID-19 Community Impact

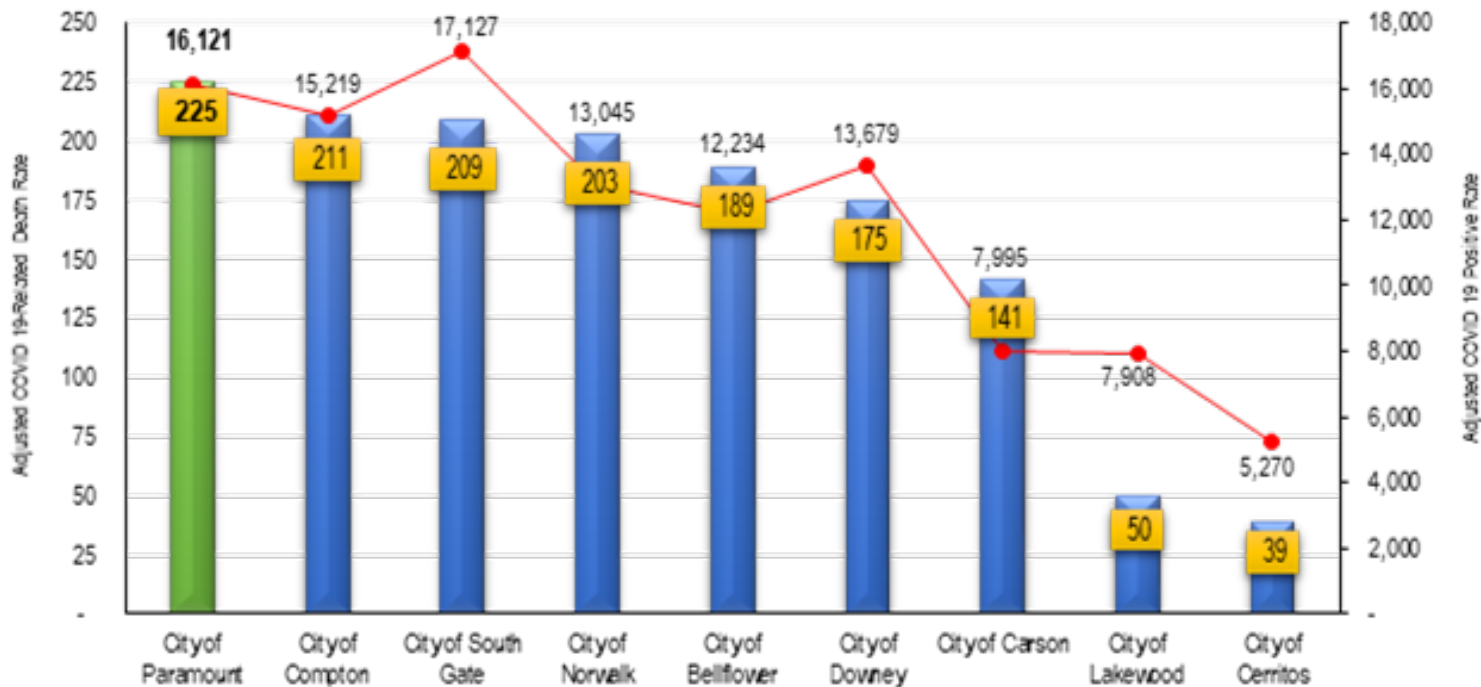
ITEM NO. 12



CITY OF PARAMOUNT

COVID-19 Commemoration

- COVID-19 Community Impact in Paramount
 - ✓ Highest COVID-19 Adjusted Death Rate (per 100K)
 - ✓ Second highest Adjusted Positivity Rate (per 100K)



ITEM NO. 12

COVID-19 Commemoration



- COVID-19 Community Impact
 - ✓ Fatigue
 - ✓ Loss of activity
 - ✓ Separations
 - ✓ Loss of income
 - ✓ Fatalities



ITEM NO. 12

COVID-19 Commemoration



- Proposed Commemorative Activities
 - ✓ Field of Flags
 - ✓ Flower Memorial
 - ✓ Memorial Garden
 - ✓ Day of Remembrance
 - Designated flower
 - Ringing of the bells
 - Memorial lights

ITEM NO. 12

COVID-19 Commemoration



- Proposed Commemorative Activities
 - ✓ Street Banners
 - ✓ Lights of Hope
 - Paramount Blvd.
 - Clearwater Building
 - ✓ Dia de los Muertos at Plaza
- Next Steps
 - ✓ Council Direction
 - ✓ Develop Cost
 - ✓ Return to Council for Approval

ITEM NO. 12

Recommendation

- Recommended Action:
That the City Council provide staff feedback and directions on the list of Covid-19 commemoration activities as outlined in this report and receive and file this report.

ITEM NO. 12





CITY COUNCIL MEETING

February 16, 2021



PEGGY LEMONS

Mayor



BRENDA OLMOS

Vice Mayor



ISABEL AGUAYO

Councilmember



LAURIE GUILLEN

Councilmember



VILMA CUELLAR

STALLINGS

Councilmember

Comments/Committee Reports

VIA REMOTE LIVE WEBCAST



CITY COUNCIL MEETING

February 16, 2021



PEGGY LEMONS

Mayor



BRENDA OLMOS

Vice Mayor



ISABEL AGUAYO

Councilmember



LAURIE GUILLEN

Councilmember



VILMA CUELLAR

STALLINGS

Councilmember

Adjournment

VIA REMOTE LIVE WEBCAST