



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **May 10, 2022**.

In-person Attendance:

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

Public Comments:

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

- **In-Person**

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

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

E-mail public comments must be received by **5:00 p.m. on Tuesday, May 10, 2022**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

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

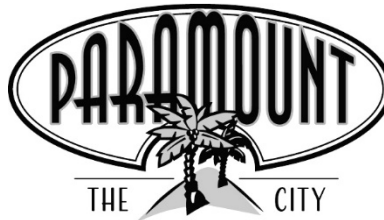
Participants wishing to address the Development Review Board by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Tuesday, May 10, 2022** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. Teleconference participants will be logged in, placed in a queue and called back during the Development Review Board meeting on speaker phone to provide their comments.

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

AGENDA

Paramount Development Review Board

May 10, 2022



Safe, Healthy, and Attractive

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

City of Paramount

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

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

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

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

Notes

CALL TO ORDER:

Chair Jaime Abrego

ROLL CALL OF
MEMBERS:

Board Member Alicia Anderson
Board Member Elizabeth Bautista
Board Member Ernie Esparza
Board Member Gordon Weisenburger
Chair Jaime Abrego

MINUTES

1. [APPROVAL OF
MINUTES](#)

April 12, 2022

PUBLIC COMMENTS

NEW BUSINESS

2. [DRA NO. 22:003](#) A request by Steve Shawn/Armet Davis Newlove Architects and Associates for Cliff Shigaki/El Pollo Loco to remodel the exterior of an existing restaurant at 6833 Alondra Boulevard in the C-3 (General Commercial) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on June 14, 2022 at 6:00 p.m.

MAY 10, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF APRIL 12, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES APRIL 12, 2022

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

CALL TO ORDER:

The regular meeting of the Development Review Board was called to order by Chair Jaime Abrego at 6:41 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Alicia Anderson
Board Member Elizabeth Bautista
Board Member Ernie Esparza
Board Member Gordon Weisenburger
Vice Chair (VACANT)
Chair Jaime Abrego

Absent: None

STAFF PRESENT:

John Cavanaugh, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Ivan Reyes, Associate Planner
Jessica Guillen, Planning Intern
Valerie Zaragoza, Administrative Assistant
Alex Ayala, Office Assistant I

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Abrego presented the Development Review Board minutes of March 8, 2022 for approval.

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

AYES: Board Members Bautista, Esparza and Weisenburger, Chair Abrego
NOES: None
ABSENT: None
ABSTAIN: Board Member Anderson

NEW BUSINESS

2. 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 Abrego at 6:42 p.m. to the next Development Review Board meeting to be held on Tuesday, May 10, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Jaime Abrego, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

MAY 10, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:003

MOTION IN ORDER:

APPROVE A REQUEST BY STEVE SHAWN/ARMET DAVIS NEWLOVE ARCHITECTS AND ASSOCIATES FOR CLIFF SHIGAKI/EL POLLO LOCO TO REMODEL THE EXTERIOR OF AN EXISTING RESTAURANT AT 6833 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

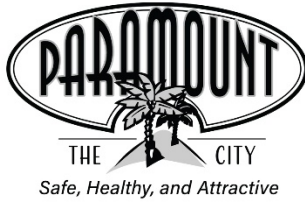
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 22:003
REQUEST:	Remodel the exterior of an existing restaurant
APPLICANT:	Steve Shawn/Armet Davis Newlove Architects and Associates for Cliff Shigaki/El Pollo Loco
MEETING DATE:	May 10, 2022
LOCATION:	6833 Alondra Boulevard
ZONE:	C-3 (General Commercial) zone
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: May 10, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:003
ARMET DAVIS NEWLOVE ARCHITECTS AND ASSOCIATES FOR CLIFF
SHIGAKI/EL POLLO LOCO**

BACKGROUND

This application is a request by Steve Shawn/Armet Davis Newlove Architects and Associates for Cliff Shigaki/El Pollo Loco to remodel the exterior of an existing restaurant at 6833 Alondra Boulevard in the C-3 (General Commercial) zone. The applicant is an architectural firm representing the El Pollo Loco franchisee.

Following Planning Commission approval of Conditional Use Permit No. 469 and Development Review Board approval of Development Review Application No. 99:026, the 2,866 square foot restaurant with drive-through was constructed in 2001. The restaurant was most recently remodeled in 2016 following Development Review Board approval of Development Review Application No. 14:001.

REQUEST

As part of a corporate rebranding effort, the applicant is proposing to remodel the exterior of the El Pollo Loco building. The applicant proposes to remove the illuminated metal grill feature along the south side of the restaurant (adjacent to the drive-through window) and the diamond-shaped wall tile accents throughout the exterior. As a replacement design feature, decorative metalwork is proposed for the inset areas on the north and south sides of the building façade, and a metal awning is proposed to shade the drive-through window area. The building will be repainted, and the property will be refurbished throughout. Exterior wall signs, directional signs, menu board, and the monument sign will be updated following separate review and approval of sign plans.

Refurbished and repainted areas include the stamped and stained concrete, perimeter walls, light poles and fixtures, bollards, driveway gates, transformer, parking lot striping (include Americans with Disabilities Act-compliant striping), curbs, wheelstops, walkways, patio, landscaping, and irrigation. The drive-through concrete will be cleaned to "as new" condition. As a condition of approval and following separate Planning Department review

and approval of the design, the applicant will be required to install a decorative cover upon the trash enclosure to comply with National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements.

Property

The 37,550 square foot property is at the northwest corner of Alondra Boulevard and Orange Avenue.

Property Photos



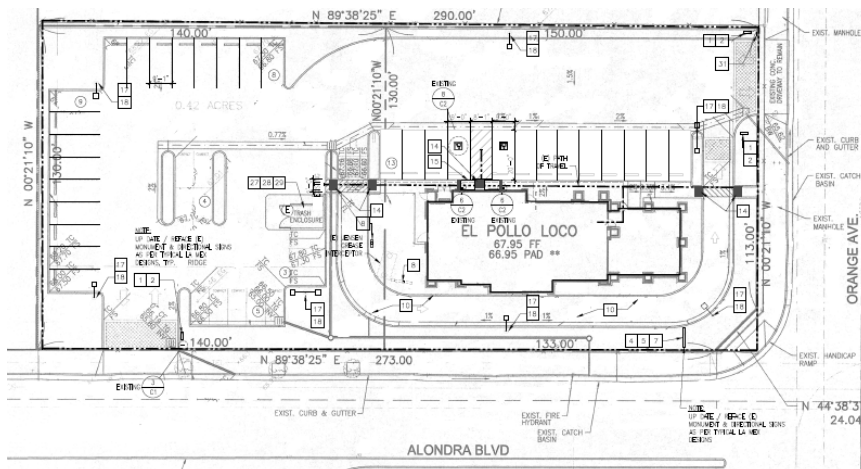
View looking west at the east elevation



View looking northeast at the south and west elevations

Plans

The proposed site plan is below.



The proposed elevations are below.



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.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve Development Review Application No. 22:003, subject to the following conditions:

1. 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, May 27, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
2. All planning conditions of approval shall be printed as general notes on the approved set of building plans.
3. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Minor deviations must be approved by the Planning Director before construction. Substantial changes are subject to an application to the Development Review Board to amend an approval.

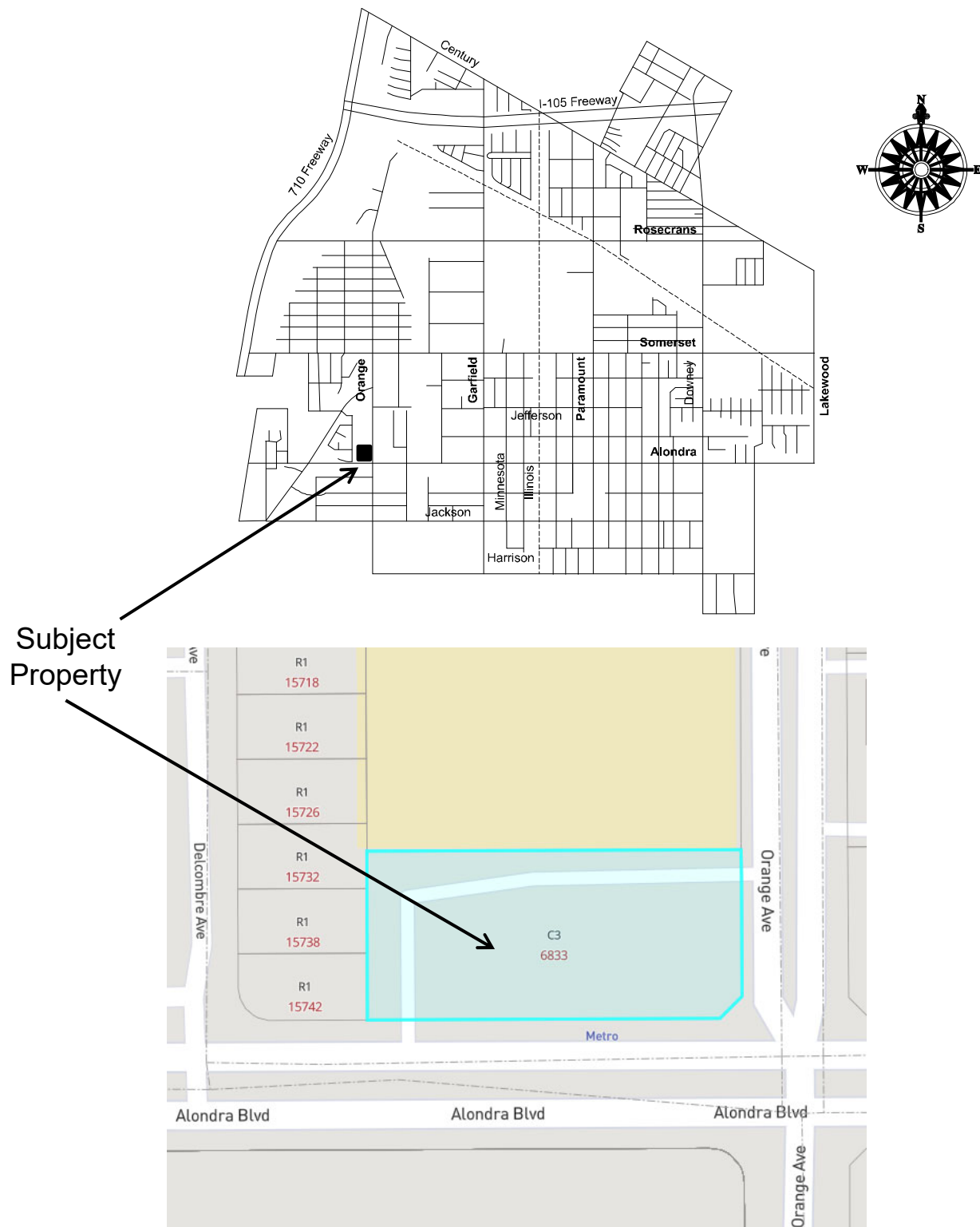
4. All applicable development fees are due prior to the issuance of building permits.
5. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
6. The new driveway approach and associated changes to the monolithic curb, gutter, and sidewalk shall be reviewed and approved by the City Engineer/Public Works Department.
7. 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.
8. The plans are subject to approval by the Building and Safety Division of the Planning Department, Los Angeles County Fire Department, Los Angeles County Department of Public Health, Industrial Waste Unit of the Environmental Programs Division of the Los Angeles County Department of Public Works, and Sanitation Districts of Los Angeles County.
9. All building drainage shall be interior with no exterior downspouts or gutters. Scuppers and the devices used to convey rainwater shall be located at the base of the building.
10. Sufficient quantities of exterior paint shall be maintained for the removal of graffiti, peeling paint, or other blemishes.
11. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without prior approval of the Planning Director.
12. Prior to the release of utilities of service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or the general contractor shall submit a list of all contractors and/or subcontractors performing work on this project to the Planning Department.
13. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
14. All contractors shall obtain a business license to work and/or do business in the City of Paramount.

15. The applicant shall ensure that all the public streets and other public infrastructure remain clear from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available dust control measures.
16. No wrought iron, metal, steel etc. security bars shall be installed on the exterior of any window or door. All exterior doors must be able to open without special knowledge of tools.
17. 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, and over driveways and in parking and circulation areas. The driveway tarp shall be removed.
18. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
19. The property shall be landscaped within the existing planter areas. A two-inch layer of brown mulch shall be maintained in the planters. Landscaping and irrigation 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. Landscaping and irrigation shall be maintained in perpetuity in accordance with approved plans and State and City regulations. No mature trees shall be removed without the authorization of the Planning Department.
20. Finish colors, including paint and stucco colors, shall be applied to the exterior of the building following separate review and approval of the colors by the Planning Department prior to purchase or application of the paint.
21. The stamped and stained concrete at the driveway entry/exist points and at the drive-through entrance and exit shall be refurbished and maintained in clean condition. The color, design, and precise location of all stamped and stained concrete shall be reviewed and approved by the Planning Department prior to construction.
22. The drive-through concrete material shall be refurbished to "as new" condition and maintained in good condition. The concrete areas shall not be replaced with asphalt.
23. The electrical transformer shall be repainted a dark green color on all sides. Identification numbers shall not be painted over.

24. The perimeter walls, light poles and fixtures, bollards, driveway gates, curbs, wheelstops, walkways, and patio shall be refurbished/repainted/repared as needed at the direction of the Planning Department.
25. At least two bicycle racks shall be provided and maintained in good condition in perpetuity. The racks shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The type, color, and precise location of the racks shall be reviewed and approved by the Planning Department prior to purchase or installation of the racks. The precise locations shall be within the clear range of a security camera.
26. The trash enclosure shall be refurbished and maintained in good condition. The trash enclosure paint/stucco colors shall complement the design of the restaurant building. The trash enclosure shall be covered with a decorative cover to convey rainfall away from the trash enclosure. Details of the proposed trash enclosure cover shall be included with the construction plans for Planning Department review and approval.
27. Trash and recyclables shall be stored in a clean manner within the designated disposal bins within the trash enclosure. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times. The trash enclosure gates shall remain closed at all times. The trash enclosure shall be maintained in good, unblemished condition at all times.
28. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
29. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. 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, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
30. The approved floor plan shall not be changed without prior approval by the Planning Department.

31. A security camera plan shall be submitted for City review and approval prior to purchase or installation of the security camera system. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request. One security camera shall clearly view and record activities at the bicycle rack location.
32. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation.
33. Special events and grand opening events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
34. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass. Digital display signs may be installed on the interior side of a window. The exterior installation of a digital window sign is prohibited. Digital sign area shall be included in the calculation of the allowable window sign area. The maximum height of a digital sign when installed is thirty (30) inches. A digital sign message or display can change no more frequently than every ten (10) seconds. Scrolling, flashing, rotating, pulsating, moving, or blinking is prohibited. The intensity of illumination shall be static between messages. One digital sign is permitted per building.
35. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
36. The project and future construction shall meet all requirements of the Building and Safety Division of the Planning Department.
37. The application is subject to all conditions of Conditional Use Permit No. 469.
38. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
39. 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. 22:003



6833 Alondra Blvd.

MAY 10, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF