

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **June 14, 2022**.

In-person Attendance:

The public may attend the Planning Commission meeting in-person.

Public Comments:

Members of the public wanting to address the Planning Commission, 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, June 14, 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.

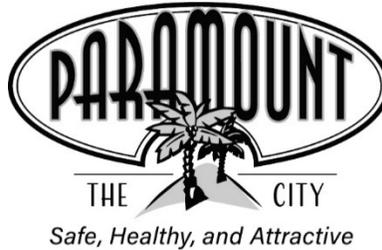
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Tuesday, June 14, 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 Planning Commission 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 Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

AGENDA

Paramount Planning Commission
June 14, 2022



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 Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Jaime Abrego Commissioner Alicia Anderson Commissioner Elizabeth Bautista Commissioner Ernie Esparza Chair Gordon Weisenburger

MINUTES

1. APPROVAL OF MINUTES	May 10, 2022
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PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [REPORT](#) Driveway Expansion Pilot Program
3. [ORAL REPORT](#) City Council Actions

COMMENTS

4. [COMMENTS](#)
 - City Attorney
 - Commissioners
 - Staff

ADJOURNMENT

To a meeting on July 12, 2022 at 6:00 p.m.

JUNE 14, 2022

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF MAY 10, 2022.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____

**PARAMOUNT PLANNING COMMISSION MINUTES
MAY 10, 2022**

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

CALL TO ORDER: The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger, at 6:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COMMISSIONERS

Present: Commissioner Jaime Abrego
Commissioner Alicia Anderson
Commissioner Elizabeth Bautista
Commissioner Ernie Esparza
Chair Gordon Weisenburger

Absent: None

STAFF PRESENT: Elizabeth Martyn, City Attorney
John Carver, Planning Director
John King, Assistant Planning Director
Margarita Matson, Public Safety Director
Ivan Reyes, Associate Planner
Jessica Guillen, Planning Intern
Valerie Zaragoza, Administrative Assistant

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES Chair Weisenburger presented the Planning Commission minutes of April 12, 2022 for approval.

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

AYES: Commissioners Abrego, Bautista and Esparza,
Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: Commissioner Anderson

NEW BUSINESS

PUBLIC HEARINGS

- 2. CONDITIONAL USE PERMIT NO. 918
JANETTE PRECIADO GARCIA/JAYFIT, LLC
7922 ROSECRANS AVENUE, SUITE S

Chair Weisenburger presented the item, a request by Janette Preciado Garcia/Jayfit, LLC to operate a fitness studio at 7922 Rosecrans Avenue, Suite S in the Clearwater East Specific Plan area.

Planning Director John Carver introduced Associate Planner Ivan Reyes who presented an overview of the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Bautista, seconded by Commissioner Abrego, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
 NOES: None
 ABSENT: None
 ABSTAIN: None

It was moved by Commissioner Abrego, seconded by Commissioner Bautista, to read by title only and adopt Planning Commission Resolution No. PC 22:017, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
 NOES: None
 ABSENT: None
 ABSTAIN: None

- 3. CONDITIONAL USE PERMIT NO. 919
DUKERS APPLIANCE CO USA LTD
6801 DEBIE DRIVE

Chair Weisenburger presented the item, a request by Dukers Appliance Co USA LTD to operate a wholesale/distribution business of commercial appliances at 6801 DeBie Drive in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Planning Intern Jessica Guillen who presented an overview of the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Seeing no one wishing to speak in opposition to the request, it was moved by Commissioner Anderson, seconded by Commissioner Esparza, to close the public hearing. The motion was passed by the following roll call vote:

- AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
- NOES: None
- ABSENT: None
- ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Abrego, to read by title only and adopt Planning Commission Resolution No. PC 22:018, approving the request. The motion was passed by the following roll call vote:

- AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
- NOES: None
- ABSENT: None
- ABSTAIN: None

4. CONDITIONAL USE
 PERMIT NO. 507 -
 REVOCATION
 SOMERSET
 AUTOMOTIVE
 CENTER
 7337 SOMERSET
 BOULEVARD

Chair Weisenburger presented the item, a resolution to revoke Conditional Use Permit No. 507 approved September 12, 2001 to operate an automotive service center which includes auto repair; auto body shop/auto body repair; tire sales and repair; stereo and alarm installation and repair; window tint installation; and vehicle registration services at 7337 Somerset Boulevard in the C-M (Commercial-Manufacturing) zone.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request.

Planning Director John Carver introduced Public Safety Director Margarita Matson who also presented an overview of the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

There being no one wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone who wished to speak in opposition to the request.

Mr. Eric Nunez, owner of Somerset Automotive Center, spoke in opposition to the request.

Ms. Jennifer Elledge, property owner of 7337 Somerset Boulevard, spoke in opposition to the request.

Seeing no one else wishing to speak in opposition to the request, it was moved by Commissioner Esparza, seconded by Commissioner Anderson, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
 NOES: None
 ABSENT: None
 ABSTAIN: None

There was further discussion between the Planning Commission and staff regarding the item.

It was moved by Chair Weisenburger, seconded by Commissioner Anderson, to read by title only and adopt Planning Commission Resolution No. PC 22:015, approving the request to revoke Conditional Use Permit No. 507. The motion was passed by the following roll call vote:

AYES: Commissioners Abrego, Anderson, Bautista and Esparza, Chair Weisenburger
 NOES: None
 ABSENT: None
 ABSTAIN: None

REPORTS

5. ORAL REPORT –
 ACCESSORY
 DWELLING UNIT
 (ADU) STUDY
 SESSION

Planning Director John Carver introduced Mr. Garlynn Woodsong, Principal of Woodsong Associates, who gave a presentation on Accessory Dwelling Unit (ADU) rules and regulations in association with a grant awarded by Southern California Association of Governments (SCAG) and funded by State of California Department of Housing and Community Development (CA HCD).

There was further discussion between the Planning Commission and staff regarding the information provided in the presentation.

6. CITY COUNCIL ACTIONS

Planning Director John Carver stated that the City Council, at its May 3, 2022 City Council meeting, heard an item to amend the requirements for the City's Home Improvement Program to include assistance for mobile home improvements.

7. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF

Planning Commission Chair Gordon Weisenburger asked about the progress of the curb painting request that he mentioned at a previous Planning Commission meeting. Director Carver stated that the request was forwarded to the Public Works Department and he would follow up on his inquiry.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:26 p.m. to the next Planning Commission meeting to be held on Tuesday, June 14, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JUNE 14, 2022

REPORT

DRIVEWAY EXPANSION PILOT PROGRAM



To: Honorable City Council
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: June 14, 2022

Subject: DRIVEWAY EXPANSION PILOT PROGRAM

REPORT

The following is an informational report about the Driveway Expansion Pilot Program. The City Council reviewed a similar report for the program on May 17, 2022.

BACKGROUND

With a population of 53,733 within 4.8 square miles, Paramount's population density of 11,194 residents per square mile is one of the highest in the United States. Combined with high rates of car and other vehicle ownership (according to Census data, the households in 95.6% of occupied homes in Paramount have at least one vehicle, and 30% have three or more vehicles), the on-street parking supply is severely challenged.

Recognizing the undersupply of parking spaces on City streets, in December 2019 the City Council established the Community-Wide Parking Committee. The purpose of the Parking Committee is to identify new parking management strategies that will manage or extend the parking supply and recommend parking management policies to the City Council.

Since initially convening in January 2020, the Parking Committee has focused on specific Paramount neighborhoods for a more localized approach. Recent meetings reviewing parking concerns in the neighborhood bounded by Garfield Avenue on the west, Façade Avenue on the east, Racine Avenue on the south, and Somerset Ranch Road on the north resulted in the Driveway Expansion Pilot Program concept.

Most of the houses in the focus neighborhood were constructed in the early 1940s. As the rates of car ownership were much less in that era, only a single-car garage for each house was constructed when the neighborhood was developed. With the legacy of 10-foot-wide garages and narrow driveways leading to them still impacting the streetscape, the Parking Committee saw an opportunity for widened driveways – when appropriate – to increase parking spaces on private property.

DESCRIPTION

As an incentive, the Driveway Expansion Pilot Program as designed would reimburse homeowners of up to 10 properties up to \$3,000 upon completion of a driveway widening project. In order to find a balance between providing additional parking areas and maintaining landscaped front yards (meeting goals for sustainability, water capture, aesthetics, and property values), a number guidelines are proposed. The following is a summary:

- Properties less than 40 feet wide at the street may expand a driveway up to 16 feet in width.
- Properties from 40 feet to 60 feet in width may expand a driveway up to 20 feet in width.
- Properties more than 60 feet in width may expand a driveway up to 30 feet in width.
- Expanded driveways generally must maintain at least five feet on the sides of the property for landscaped planters. As the sole exception, driveways on properties less than 45 feet in width can maintain a minimum of two feet on the sides of the property for landscaped planters.
- Adjacent properties cannot have connecting driveways. They must be broken up with landscaped planters.
- An application must be signed by all owners of a property.
- The application must include a diagram or aerial photo with clearly identified measurements of the existing driveway and the proposed expansion.
- Expanding driveway approaches (the driveway entries in the public right-of-way) requires coordination with the Public Works Department.
- All work must begin after authorization by the Planning Department.
- The Planning Director or designee may require replacement landscaping such as a tree to be planted to mitigate the loss of existing landscape areas.
- All work must be completed in a professional manner, and the property must be in “broom clean” condition.
- All other R-1 (Single-Family Residential) zone requirements are applicable.

The program would only apply to properties within the area noted within the red boundaries on the following map.



Fiscal Impact

\$30,000.00 for the proposed Driveway Expansion Pilot Program is budgeted in the Fiscal Year (FY) 2022 budget. However, as the current fiscal year is nearing the end, much of the funding will require postponement into FY 2023. Upon review of the pilot program, unused funds may be allocated to another neighborhood, and additional funding to address similar parking concerns in other Paramount neighborhoods is a future possibility.

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 Planning Commission receive and file the report.

JUNE 14, 2022

ORAL REPORT

CITY COUNCIL ACTIONS

JUNE 14, 2022

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF