



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Adjourned Meeting of the Development Review Board scheduled for **July 13, 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 Wednesday, July 13, 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**

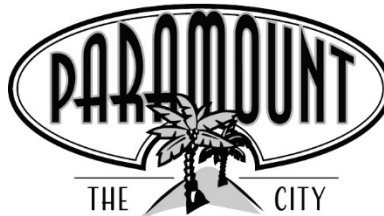
Participants wishing to address the Development Review Board by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, July 13, 2022** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 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

July 13, 2022



Safe, Healthy, and Attractive

Adjourned 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](#)

June 14, 2022

PUBLIC COMMENTS

NEW BUSINESS

2. [DRA NO. 22:006](#) A request by Fabian Buenaventura/ Enginiar Design and Development for Emad Hanna/Yona Apartments, LLC to construct two attached housing units and three 2-car garages on a property with two existing housing units and one 2-car garage at 13939 Arthur Avenue in the R-M (Multiple-Family Residential) zone

COMMENTS

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

ADJOURNMENT

To a meeting on August 9, 2022 at 6:00 p.m.

JUNE 13, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JUNE 14,
2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JUNE 14, 2022

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

CALL TO ORDER:

In the absence of Chair Jaime Abrego, the regular meeting of the Development Review Board was called to order by Board Member Gordon Weisenburger as Acting Chair at 6:17 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
Acting Chair Gordon Weisenburger

Absent: Chair Jaime Abrego

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
Andrew Farias, Planning Intern
Jessica Guillen, Planning Intern
Valerie Zaragoza, Administrative Assistant

It was moved by Board Member Esparza, seconded by Board Member Bautista, to excuse Chair Abrego from the Planning Commission meeting.

The motion was passed by the following roll call vote:

AYES: Commissioners Anderson, Bautista and Esparza, Acting Chair Weisenburger

NOES: None

ABSENT: Chair Abrego

ABSTAIN: None

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Acting Chair Weisenburger presented the Development Review Board minutes of May 10, 2022 for approval.

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

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

NEW BUSINESS

2. DEVELOPMENT
REVIEW
APPLICATION NO.
22:004
SYNERGY
ENGINEERING
SERVICES FOR NEW
CINGULAR
WIRELESS PCS, LLC
DBA AT&T MOBILITY
(AT&T)
8627 ROSECRANS
AVENUE

Acting Chair Weisenburger presented the item, a request by Synergy Engineering Services for New Cingular Wireless PCS, LLC dba AT&T Mobility (AT&T) to install and operate small cell wireless telecommunications equipment on a replacement utility pole in the public right-of-way adjacent to 8627 Rosecrans Avenue in the C-M (Commercial-Manufacturing) zone.

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

It was moved by Board Member Bautista, seconded by Board Member Anderson, to approve the request. The motion was passed by the following roll call vote:

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

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 Acting Chair Weisenburger at 6:22 p.m. to the next Development Review Board meeting to be held on Tuesday, July 12, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Gordon Weisenburger, Acting Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

JULY 13, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:006

MOTION IN ORDER:

APPROVE A REQUEST BY FABIAN BUENAVENTURA ENGINEER DESIGN AND DEVELOPMENT FOR EMAD HANNA/YONA APARTMENTS, LLC TO CONSTRUCT TWO ATTACHED HOUSING UNITS AND THREE 2-CAR GARAGES ON A PROPERTY WITH TWO EXISTING HOUSING UNITS AND ONE 2-CAR GARAGE AT 13939 ARTHUR AVENUE IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

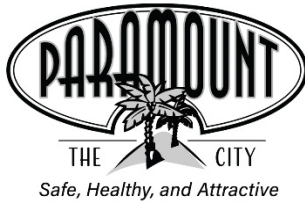
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application No. 22:006

REQUEST: Construct two attached housing units and three 2-car garages on a property with two existing housing units and one 2-car garage

APPLICANT: Fabian Buenaventura/Enginiar Design and Development for Emad Hanna/Yona Apartments, LLC

MEETING DATE: July 13, 2022

LOCATION: 13939 Arthur Avenue

ZONE: R-M (Multiple-Family Residential)

GENERAL PLAN: Clearwater North Specific Plan Area

PLANNER: Ivan Reyes

RECOMMENDATION: Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: July 13, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:006
FABIAN BUENAVENTURA/ENGINIAR DESIGN AND DEVELOPMENT
FOR EMAD HANNA/YONA APARTMENTS, LLC**

BACKGROUND

This application is a request by Fabian Buenaventura/Enginiar Design and Development for Emad Hanna/Yona Apartments, LLC to construct two attached housing units and three 2-car garages on a property with two existing housing units and one 2-car garage at 13939 Arthur Avenue in the R-M (Multiple-Family Residential) zone. The property is on the west side of Arthur Avenue and to the north of Howe Street. The existing dwelling facing Arthur Avenue, identified as 13939 Arthur Avenue (Unit #1), will remain unchanged with regard to size. This unit measures approximately 852 square feet and is constructed with a two-car garage measuring 496 square feet. The subject property also includes a 1,308 square foot existing unit (Unit #2).

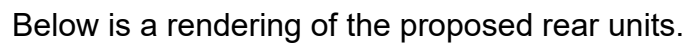
The West Santa Ana Branch Transit Corridor (WSAB) project is a 19-mile Metro light rail transit line that will connect southeast Los Angeles County to Downtown Los Angeles. The corridor is located to the rear (west) of the subject property along the existing Union Pacific Railroad right-of-way. Construction on the light rail project is anticipated to begin in 2023.

DESCRIPTION

The new floor area of the proposed first floor unit (Unit #3) would total 1,028.29 square feet which includes a living room, kitchen, pantry, laundry room, two bathrooms and two bedrooms. The floor area of the proposed second floor unit (Unit #4) would total 2,093.55 square feet which includes living room, dining room, kitchen, a 166 square foot balcony, pantry, four bedrooms, and four bathrooms. Furthermore, the applicant is proposing to construct three 400 square foot two-car garages.

There are three guest parking spaces that will be located on the west side of the property and one adjacent to the proposed garage for a total of four guest parking spaces. Access to the garage and guest parking will occur from the existing driveway on Arthur Avenue.

Below is the proposed site plan.



Below is a photo of the existing front housing units.



Design

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

- The proposed units will receive a consistent stucco color coat and stone accents.
- Decorative trim will be applied around the windows to match existing units.
- The proposed two-car garages with sectional roll-up garage doors will be provided to be consistent with the existing units.
- All new garages and units shall be roofed and maintained with matching decorative roofing material following separate Planning Department review and approval of the roofing material manufacturer and specific type. 30-year asphalt composition shingles is not considered decorative.

As the first two units were reroofed with 30-year asphalt composition shingles in 2019, the houses will not be required to be reroofed to directly match due to the very recent work. However, the roofing material of all structures are required to generally appear the same.

Additional property improvements required as conditions of approval include:

- A stucco color coat shall be applied to the house and garages following separate review and approval of the color and texture by the Planning Department. The existing houses shall be restuccoed/repainted to match existing units.
- All buildings and units on the property shall be stuccoed and painted to match throughout the property. Any changes to the color of the building will be subject to Planning Department review and approval.
- 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.
- A total of three amenities, including, but not limited to, children's lawn play area, including play equipment, barbeque pits, covered common patio(s), security systems, and other amenities to be made available to all residents of the development shall be maintained following Planning Department review and approval of the specific types. The applicant/property owner must maintain the amenities in good working order for the life of the development.

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. 22:006, subject to following conditions:

1. All planning conditions of approval 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. 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, July, 29, 2022. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
6. Development Review Board approval shall be valid for twelve months, to expire on July 13, 2023. Time extension may be granted at the discretion of the Development Review Board.
7. The applicant shall consult the Public Works Department regarding such required off-site improvements as street lights, sidewalks, street trees, parkway improvements, and curb and gutters. Plans shall illustrate all required public improvements.
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. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the City Engineer. Prior to commencing such repair work, the approval of the Director of Public Works/City Engineer must be obtained to include obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter, and sidewalk, per specifications from the Department of Public Works.
11. Driveways, parking, and circulation areas shall not incorporate center gutters or center swales. All surface drainage shall be along perimeters or underground.
12. 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.
13. 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.
14. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
15. All applicable development fees are due prior to the issuance of building permits.
16. 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.
17. 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.
18. The applicant shall pay the water capital improvement charge.
19. The plans are subject to Los Angeles County Fire Department approval.
20. 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.

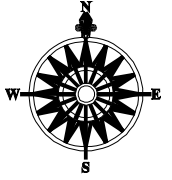
21. The installation of security bars on the exterior windows and doors is prohibited. All exterior doors must be able to open without special knowledge of tools. Any existing security bars shall be removed.
22. All rooftop vents shall be painted to match the predominant color of the roofing.
23. The 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.
24. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in front setbacks, side setbacks, rear yard areas, and over driveways and in parking and circulation areas.
25. All parking areas shall comply with applicable development requirements as specified in Section 17.16.120 of the Paramount Municipal Code.
26. All trash, debris, and junk throughout the site shall be removed.
27. 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 individual dwellings.
28. All entry doors shall include metal door jambs, be of solid core construction, and shall include a peep-hole or vision glass, at minimum. The front doors shall be of architectural quality with design subject to the approval of the Planning Department.
29. All garage doors shall be decorative, roll-up sectional doors with automatic garage door openers, as approved by the Planning Department.
30. Each building design shall include trim, decorative stucco work, accent material, windows, decorative tile roofing, and roof overhang.
31. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
32. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
33. 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.

34. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels and meters are prohibited in the front setback. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
35. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material including shade/canopy trees, shrubs, groundcover, and brown mulch; and irrigation. Gravel shall be removed and replaced with landscaping and/or brown mulch. The property shall be landscaped within the yard areas indicated on the approved landscape plan the existing landscaping shall be refurbished as needed. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan shall be subject to the approval 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.
36. All new garages and units shall be roofed and maintained with matching decorative tile following separate Planning Department review and approval of the tile manufacturer and specific type. 30-year asphalt composition shingles is not considered decorative. The roofing material shall generally appear the same as the roofing material on the existing units.
37. A minimum of two 24-inch box shade/canopy trees shall be planted in the front yard following separate Planning Department review and approval of the tree type and specific location.
38. All buildings and units on the property shall be stuccoed and painted to match throughout the property. Any changes to the color of the building will be subject to Planning Department review and approval.
39. Stone veneer material (specific manufacturer and type) shall be applied to the proposed housing units as indicated on the approved elevations following separate Planning Department review and approval of the specific stone manufacturer and type. Matching stone material shall be applied as a wainscot to the existing houses as indicated on the approved elevation.
40. Each unit shall be limited to one kitchen.
41. The garages as approved shall not be occupied as habitable or livable space. A garage inspection for compliance will be conducted in conjunction with the final inspection. The garages shall be used for the parking of vehicles only.
42. All newly installed water heaters shall be tankless.

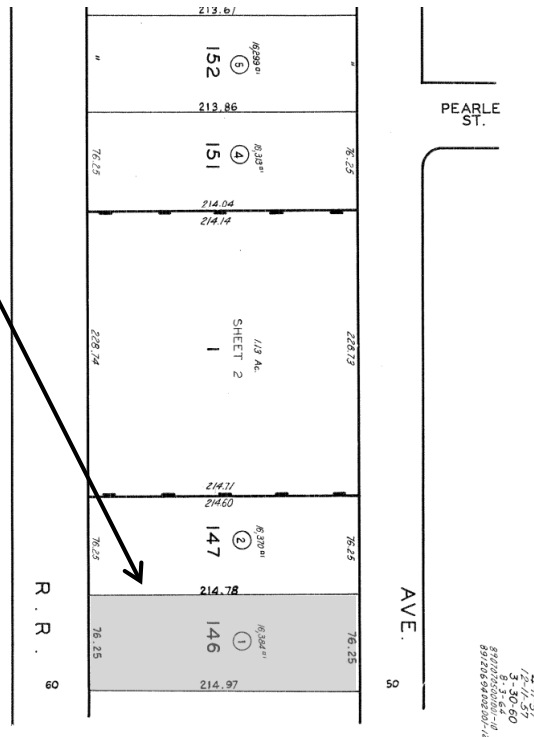
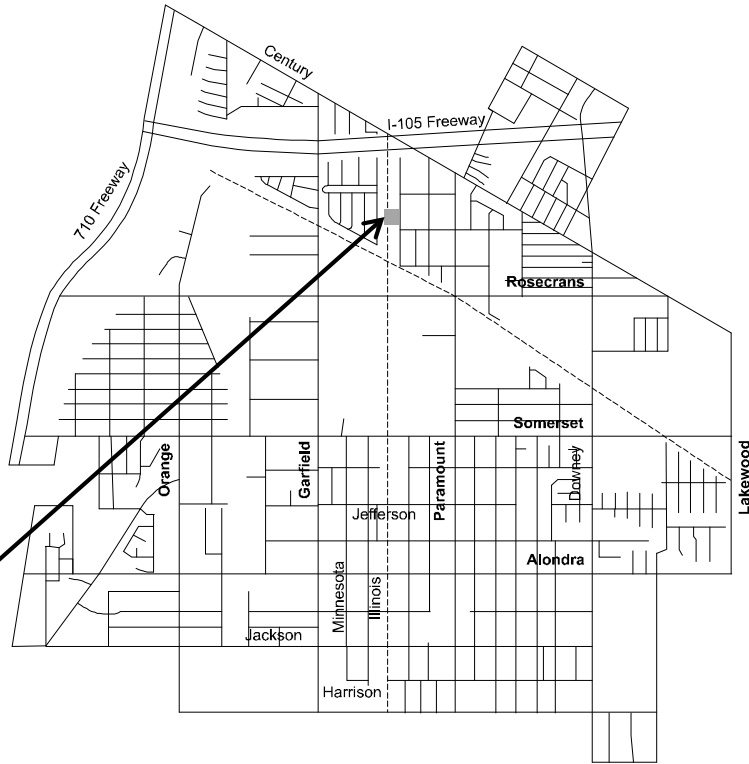
43. All chain link fencing shall be removed.
44. Any future fencing in the 15-foot front setback shall not exceed a maximum height of 42 inches.
45. The block wall along the south side property line shall be refurbished and painted following separate Planning Department review and approval of the paint color.
46. The wood fencing along the north side property line shall be replaced with a decorative six-foot-high block wall following separate Planning Department review and approval of the specific block type and finish.
47. Perimeter fencing adjacent to the Union Pacific Railroad right-of-way is contingent upon Los Angeles Metropolitan Transit Authority (Metro) constructing a sound wall on or adjacent to the western edge of the rear yards of the home and on the west side of Arthur Avenue. If Metro does not install the sound wall, it will be the responsibility of the applicant/property owner to construct a perimeter block wall with a minimum height of six feet along the rear property line.
48. A minimum total of three amenities, including, but not limited to, children's lawn play area, including play equipment, barbeque pits, covered common patio(s), security systems, and other amenities to be made available to all residents of the development shall be provided and maintained following Planning Department review and approval of the three specific amenities, types, and locations. The applicant/property owner must maintain the amenities in good working order for the life of the development.
49. The mailbox shall be installed upon a mailbox post following separate Planning Department review and approval of the post type, finish, and precise location.
50. 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.
51. 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 Rule 403 regarding reduction of fugitive dust with best available fugitive dust control measures.
52. All trash and recycling containers shall be stored out of public visibility.
53. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
54. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

55. 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. 22:006



Subject
Property



13939 Arthur Ave.

JULY 13, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF