



## PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **August 9, 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](mailto:planning@paramountcity.com)**

E-mail public comments must be received by **5:00 p.m. on Tuesday, August 9, 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.

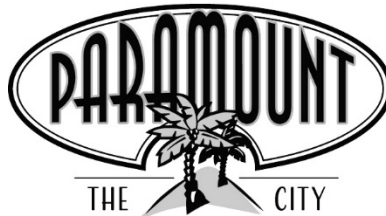
- **Teleconference: (562) 220-2036**

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, August 9, 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 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  
August 9, 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](http://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:

ROLL CALL OF  
MEMBERS:

Board Member Alicia Anderson  
Board Member Ernie Esparza  
Board Member Gordon Weisenburger

### MINUTES

1. [APPROVAL OF  
MINUTES](#)

July 13, 2022

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## **REORGANIZATION**

### 2. [REORGANIZATION](#)

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## **PUBLIC COMMENTS**

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## **NEW BUSINESS**

### 3. [DEVELOPMENT UPDATE](#)

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## **COMMENTS**

### 4. [COMMENTS](#)

- Board Members
- Staff

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## **ADJOURNMENT**

To a meeting on September 13, 2022 at 6:00 p.m.

AUGUST 9, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JULY 13, 2022.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **DEVELOPMENT REVIEW BOARD MINUTES JULY 13, 2022**

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

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### **CALL TO ORDER:**

The meeting of the Development Review Board was called to order by Chair Jaime Abrego at 6:07 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  
Chair Jaime Abrego

Absent: None

### **STAFF PRESENT:**

John Cavanaugh, City Attorney  
John Carver, Planning Director  
Johnnie Rightmer, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Valerie Zaragoza, Administrative Assistant

### **PUBLIC COMMENTS**

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There were none.

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

Chair Abrego presented the Development Review Board minutes of June 14, 2022 for approval.

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

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

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**NEW BUSINESS**

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2. DEVELOPMENT  
REVIEW  
APPLICATION NO.  
22:006  
FABIAN  
BUENAVENTURA/  
ENGINIAR DESIGN  
AND DEVELOPMENT  
FOR EMAD  
HANNA/YONA  
APARTMENTS, LLC  
13939 ARTHUR  
AVENUE

Chair Abrego presented the item, 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.

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,  
Esparza and Weisenburger, Chair Abrego  
NOES: None  
ABSENT: None  
ABSTAIN: None

3. COMMENTS FROM  
BOARD MEMBERS  
AND STAFF

There were none.

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**ADJOURNMENT**

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There being no further business to come before the Board, the meeting was adjourned by Chair Abrego at 6:11 p.m. to the next Development Review Board meeting to be held on Tuesday, August 9, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

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Jaime Abrego, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

AUGUST 9, 2022

## REORGANIZATION OF THE DEVELOPMENT REVIEW BOARD

<b>Minute Clerk:</b>	<p>OPEN NOMINATIONS FOR OFFICE OF <b>DEVELOPMENT REVIEW BOARD CHAIR</b></p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS <b>DEVELOPMENT REVIEW BOARD CHAIR</b></p> <p>Board Member Anderson _____</p> <p>Board Member Esparza _____</p> <p>Board Member Gonzalez _____</p> <p>Board Member Moody _____</p> <p>Board Member Weisenburger _____</p>
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<b>Board Chair:</b>	<p>OPEN NOMINATIONS FOR OFFICE OF <b>DEVELOPMENT REVIEW BOARD VICE CHAIR</b></p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS <b>DEVELOPMENT REVIEW BOARD VICE CHAIR</b></p> <p>Board Member Anderson _____</p> <p>Board Member Esparza _____</p> <p>Board Member Gonzalez _____</p> <p>Board Member Moody _____</p> <p>Board Member Weisenburger _____</p>
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AUGUST 9, 2022

REPORT

DEVELOPMENT ACTIVITY UPDATE





**To:** Honorable Development Review Board  
**From:** John Carver, Planning Director  
**By:** John King, AICP, Assistant Planning Director  
**Date:** August 9, 2022

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**Subject: DEVELOPMENT ACTIVITY UPDATE**

The Planning Department is pleased to report the following notable development activity in Paramount:

**HOUSING**

**Gold Key Development Project (6500-6510 Alondra Boulevard)**

The developer/contractor is nearing completion for this 10-home project between Hunsaker Avenue and Home Depot (former location of Crooks Bros Body Shop and a single-family residence). The contractor's workers are making finishing touches before calling for final inspection. Landscaping was just completed, and the grand opening was held on Saturday, July 23 to promote home sales. The homes have rooftop solar panels and electric vehicle (EV) charging outlets in the garages.



*"before"*



7/27/22

**Magnum Property Project (8321-35 Somerset Boulevard – northwest corner of Indiana Avenue and Somerset Boulevard)**

The eight-unit residential project that replaced several deteriorated residential and commercial buildings is almost complete. The contractor is working on Planning Department inspection corrections and completing easement documents to record with Los Angeles County.



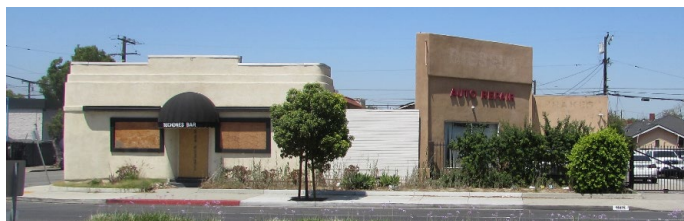
*“before”*



7/26/22

**Senior Housing Project (16635-83 Paramount Boulevard – northwest corner of Paramount Boulevard and 70<sup>th</sup> Street)**

The applicant is revising plans to improve the design and incorporate the auto body and vacated bar properties at Paramount and 70<sup>th</sup> Street. This project is a three-story mixed-use building with commercial/institutional and parking on the first floor and a senior assisted and independent living housing on the second and third floors. Upon revision of the application, the Development Review Board will review the design, and the Planning Commission and City Council will review a zone change.



July 2022



*draft rendering*

## COMMERCIAL

### **Applejacks Market (14107-13 Downey Avenue, between Elburg Street and Wilbarn Street)**

Construction plans for a new development at the current site of the Applejacks (formerly Five Star Market) are close to approval upon submittal of corrections with updated angled driveway. A four-suite structure will replace the existing deteriorated market building. The elevations of the building will feature a combination of stucco and cultured stone, various wall projections, cornice, a prominent entry feature to the market to add architectural interest, a metal-clad sunshade, storefront windows, and decorative lights.



July 2022



approved front elevation

### **Tierra Mia Coffee (14318 Downey Avenue, near Rosecrans Avenue)**

Construction continues for the Tierra Mia Coffee building with drive-through and outdoor patio. Building construction is on hold while the contractor waits for delayed steel roof trusses. Storm drain plumbing and tanks have been installed.



July 2022

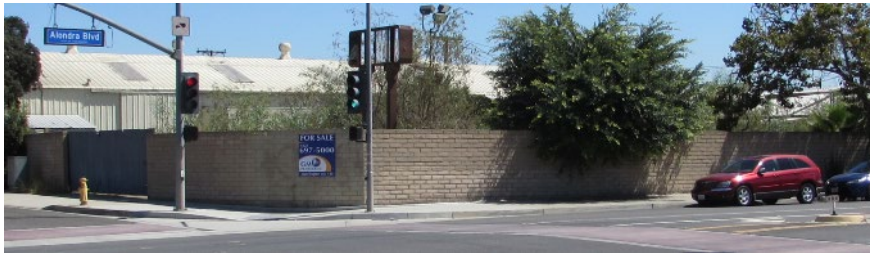


approved rendering

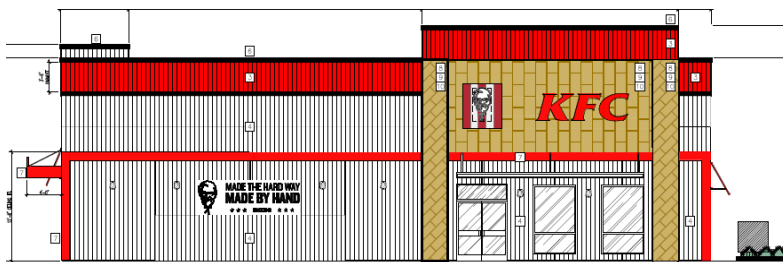


**KFC (7803 Alondra Boulevard – northeast corner of Alondra Boulevard and Vermont Avenue)**

Plans for the construction of a new KFC restaurant are under Building and Safety plan check review. The franchisee's designer is working on plan corrections for the building shell and site improvements, and the KFC corporation submitted plans in early July for interior work.



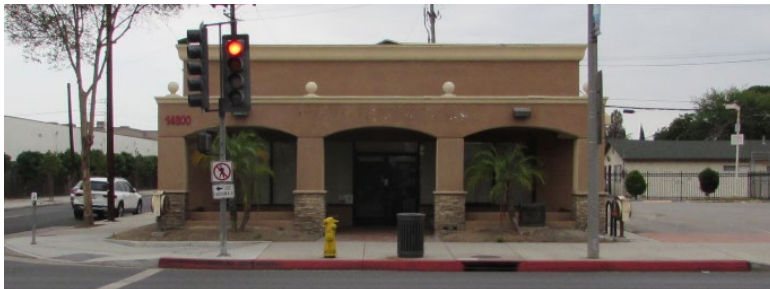
July 2022



approved front elevation

**2000 Insurance Service (14800 Paramount Boulevard – southeast corner of Paramount Boulevard and 3<sup>rd</sup> Street)**

The conversion of a restaurant building to a professional office is complete. The property owner is preparing to open an insurance office.



"before"



July 2022

### **LA Kings Iceland at Paramount (8041 Jackson Street)**

The sale of the Iceland property to the Los Angeles Kings was finalized in June. Permitted interior improvements have begun, including breaking out the damaged concrete slab around the rink and replacing it with new concrete. The owners are installing a new tubing system in the rink area with new equipment. Other work will include exterior sign rebranding at the entrance, enhanced sound system, and establishing a Zamboni museum.



2002



7/27/22



*approved sign*

### **Fusion Food Hall (7340 Alondra Boulevard, near Garfield Avenue)**

Construction plans to transform the retail portion of Platini Jeans into a food hall are in the Building and Safety plan check process. The applicant is correcting plans to meet Fire Department requirements.



2022



*approved front rendering*

## INDUSTRIAL

### **Carlton Forge Works (15135-47 Colorado Avenue – northwest corner of Colorado Avenue and Adams Street)**

The project to demolish a 14,900 square foot building (vacant for 20 years) and construct a 76-stall parking lot is almost complete. Six electric vehicle (EV) charging spaces will be provided. The project has been delayed due to issues with Edison. The contractor is making minor corrections to meet Building and Safety Division requirements.



*"before"*



*July 2022*

### **McBrawn USA Machinery (15359 Illinois Avenue – northwest corner of Illinois Avenue and Jefferson Street)**

The project had been on hold due to a private matter concerning the ownership. The project has been reactivated, and plans are now in the Building and Safety plan check process. The applicant has been notified that plan corrections are ready to be picked up.



*July 2022*



*approved rendering*



### **AltAir/World Energy Renewable Fuels Project (14700 Downey Avenue)**

The project to convert the Paramount Refinery to manufacture only renewable fuels has begun. Demolition of petroleum refining equipment has begun. Permits have been issued for the sound wall along the north of the refinery property, and wall construction began in late-July with a mid-September completion date planned.



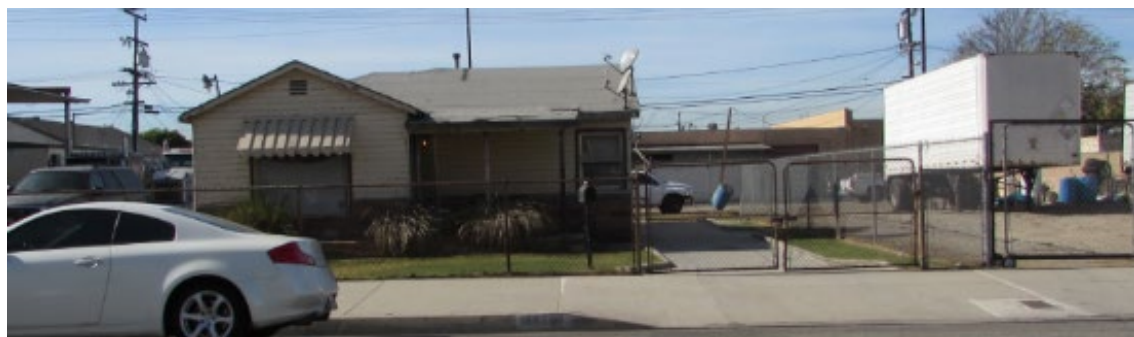
2022



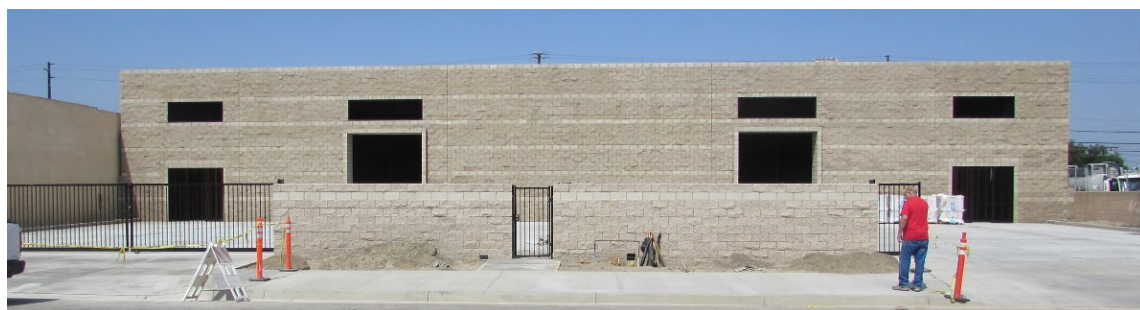
*example wall*

### **Herzog Electric Project (16223-29 Illinois Avenue)**

The original developer sold the property to Herzog Electric, which is expanding from an existing property north of Alondra Boulevard to this property south of Alondra. The block shell of the 10,432 square foot five-suite building is complete. Site improvements are underway. The roof, window glass, and metal awnings will be installed in August.



*“before”*



7/27/22

**Go Store It Self-Storage Project (15932-42 Minnesota Avenue)**

The applicant submitted zone change and development review applications for a 104,630 square foot five-story self-storage building in the Central Industrial District. The environmental review process is underway. The proposed building, which features contemporary architecture and wall mural accents, will replace six delapidated warehouses.



2022



*proposed rendering*



AUGUST 9, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF