



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **August 9, 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, 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.

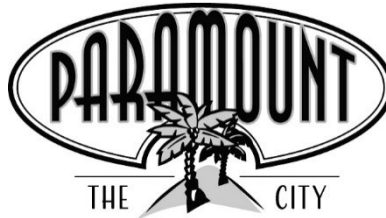
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission 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 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
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

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 Alicia Anderson Commissioner Ernie Esparza Chair Gordon Weisenburger

MINUTES

1. <u>APPROVAL OF MINUTES</u>	July 13, 2022
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REORGANIZATION

2. [OATH OF OFFICE](#) Commissioners Approved by City Council on July 12, 2022
3. [REORGANIZATION](#)

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

4. [ZONING ORDINANCE
TEXT AMENDMENT
\(ZOTA\) NO. 27](#) A request to establish density bonus regulations for affordable housing projects citywide
5. [ORAL REPORT](#) City Council Actions

COMMENTS

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

ADJOURNMENT

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

AUGUST 9, 2022

APPROVAL OF MINUTES
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JULY 13, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PARAMOUNT PLANNING COMMISSION MINUTES JULY 13, 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: 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

There were none.

1. **APPROVAL OF MINUTES** Chair Weisenburger presented the Planning Commission minutes of June 14, 2022 for approval.

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

AYES: Commissioners Anderson, Bautista and Esparza, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: Commissioner Abrego

NEW BUSINESS

REPORTS

- | | |
|---|---|
| 2. CITY COUNCIL ACTIONS | Planning Director John Carver stated that the City Council at its July 12, 2022 meeting reviewed criteria for qualifications for the Small Business Assistance Grant Program. |
| 3. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF | Planning Director John Carver stated that Sol Bejarano, former Building Permit Technician, was promoted to the position of Management Analyst with the Planning Department. |

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6:06 p.m. to the next Planning Commission meeting to be held on Tuesday, August 9, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

Gordon Weisenburger, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

AUGUST 9, 2022

OATH OF OFFICE

CERTIFICATES OF APPOINTMENT
TO BE PRESENTED BY THE PLANNING DIRECTOR

AUGUST 9, 2022

REORGANIZATION OF THE PARAMOUNT PLANNING COMMISSION

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

PUBLIC HEARING

ZONING ORDINANCE TEXT AMENDMENT NO. 27

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[] APPROVED	ABSENT: _____
[] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 22:019, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 27, AMENDING SECTION 17.04.010 (DEFINITIONS); AND ADD CHAPTER 17.114 TO THE PARAMOUNT MUNICIPAL CODE REGARDING DENSITY BONUSES FOR AFFORDABLE HOUSING PROJECTS CITYWIDE IN THE CITY OF PARAMOUNT.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

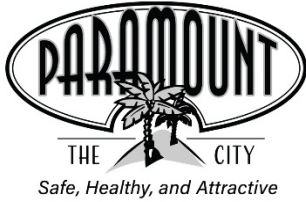
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Zoning Ordinance Text Amendment No. 27
REQUEST:	Establish regulations regarding density bonuses for affordable housing projects
APPLICANT:	City of Paramount
MEETING DATE:	August 9, 2022
LOCATION:	Citywide
ZONE:	Residential zones citywide
GENERAL PLAN:	Multiple
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Planning Commission
From: John Carver, Planning Director
By: John King, AICP, Assistant Planning Director
Date: August 9, 2022

**Subject: ZONING ORDINANCE TEXT AMENDMENT NO. 27
DENSITY BONUSES FOR AFFORDABLE HOUSING PROJECTS**

BACKGROUND

This item is a request for the Planning Commission to recommend to the City Council adoption of a zoning ordinance text amendment (ZOTA) to establish regulations regarding density bonuses for affordable housing projects.

The City has a long history of supporting affordable housing construction and preservation as a counterpart to new market-rate housing to maintain a vibrant community with a variety of household income levels. While redevelopment funds were successfully used toward affordable housing construction beginning in the early 1980s, the dissolution of the Paramount Redevelopment Agency by order of the State (as with all redevelopment agencies throughout California) ten years ago brought an end to that important funding source.

On October 20, 2020 and February 16, 2021, the City Council reviewed reports on inclusionary housing as a possible option to create affordable housing. As described, an inclusionary housing ordinance is a land use tool that some cities (such as Long Beach and South Gate) have adopted as a method to create housing that is affordable to lower-income households and to ensure a healthy mix of household incomes. An inclusionary housing ordinance requires a set percentage of housing units in a newly constructed housing development to be rented or sold to households at a particular combined affordable household income level – very low income, low income, moderate income. At the time, the City Council response to such an affordable housing mandate was to take no action.

With no immediate City Council direction to pursue an inclusionary housing ordinance with a defined affordable housing unit percentage for new housing construction, the time is right to pivot to the density bonus concept. A housing density bonus is a State requirement intended to encourage affordable housing, and it is a requirement of the City's Housing Element. Density bonus law is an incentive-based approach to creating affordable housing.

The Paramount Housing Element is the housing-related element of the Paramount General Plan. On March 1, 2022, the City Council adopted the 6th Cycle Housing Element, which includes a Housing Plan with implementation programs. As stated in the approved Housing Element, the City will adopt a Density Bonus Ordinance that will complement other affordable housing incentives.

DISCUSSION

Housing density is the amount of housing units allowed per acre. In Paramount, density is generally capped at 22 units per acre with certain areas that will be formally rezoned to 30 units per acre to meet State of California requirements and implement the Housing Element.

As noted above, Density Bonus Law is a State requirement. When a housing developer proposes a housing project with a specified percentage of affordable housing units, cities are required to grant additional density according to the amount and type of affordable housing units provided as specified by State law. Cities are also required to grant incentives and concessions, such a reduced amount of parking or waiver or reductions of development requirements.

In 2020, Governor Newsom signed Assembly Bill (AB) 2345 (Lena Gonzalez), which expanded the State Density Bonus Law. The changes boost the bonus from 35% generally up to 50% in relation to the number and income level of deed-restricted affordable homes. There is an 80% bonus allowed for housing developments that are deed-restricted as 100% affordable. The update also reduces the required number of parking spaces from 2 to 1.5 parking spaces for each two-bedroom or three-bedroom housing unit.

Proposed Density Bonus Ordinance

The Assistant City Attorney worked with staff to develop the proposed Density Bonus Ordinance. The proposed ordinance integrates California Density Bonus Law into the Municipal Code. Anticipating future State changes, the proposed ordinance includes language confirming that the City will comply with all future State revisions to Density Bonus Law.

There are a number of types of housing projects that are eligible for a density bonus, including the following – (1) a mix of 80% low income and 20% moderate income units; (2) 5% of units for very low income households; (3) 10% of units for lower-income households; (4) a senior citizen development with a minimum of 35 housing units; and (5) 10% of units for foster youth.

As a means to encourage child care centers in housing developments, the proposed ordinance (as required by State law) allows for an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square feet in the childcare facility.

The Density Bonus Ordinance does not apply to accessory dwelling units (ADUs) or housing units created through the Senate Bill (SB) 9 urban lot split process.

A local ordinance is useful for a number of reasons. It provides a clear process for developers who seek to take advantage of the State mandate, avoids a situation in which a housing developer presupposes a density bonus or incentive without first receiving Planning Commission approval, protects the City from legal challenges from developers and housing advocates, and demonstrates to the State and the public that the City is part of the solution to the housing affordability crisis.

Environmental Assessment

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

FISCAL IMPACT

There is no immediate fiscal impact. However, as some affordable housing projects obtain fee waivers or reductions, there may be future General Fund impacts due to reduced revenue intended for City staffing and/or infrastructure.

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 and No. 3: Economic Health.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC 22:019, recommending that the City Council approve Zoning Ordinance Text Amendment No. 27.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION
RESOLUTION NO. PC 22:019**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING ORDINANCE TEXT AMENDMENT NO. 27, AMENDING TITLE 17 (ZONING), TO AMEND SECTION 17.04.010 (DEFINITIONS) AND ADD CHAPTER 17.114 TO THE PARAMOUNT MUNICIPAL CODE REGARDING DENSITY BONUSES FOR AFFORDABLE HOUSING PROJECTS CITYWIDE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount setting forth its finding of fact, and recommending that the City Council approve Zoning Ordinance Text Amendment No. 27, amending Title 17 (Zoning), to amend Section 17.04.010 (Definitions) and add Chapter 17.114 to the Paramount Municipal Code regarding density bonuses for affordable housing projects citywide in the City of Paramount; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, the Planning Commission of the City of Paramount finds that this zoning ordinance text amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

SECTION 3. The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

SECTION 4. The Planning Commission hereby finds that Zoning Ordinance Text Amendment No. 27 is consistent with desirable land use trends.

SECTION 5. The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Code should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

SECTION 6. The Planning Commission hereby recommends that the City Council adopt an Ordinance approving Zoning Ordinance Text Amendment No. 27, amending Title 17 (Zoning), to amend Section 17.04.010 (Definitions) and add Chapter 17.114 to the Paramount Municipal Code regarding density bonuses for affordable housing projects citywide in the City of Paramount.

SECTION 7. That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

SECTION 8. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 9th day of August 2022.

Gordon Weisenburger, Chair

Attest:

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT APPROVING ZONING ORDINANCE TEXT AMENDMENT
NO. 27, AMENDING TITLE 17 (ZONING), TO AMEND SECTION 17.04.010
(DEFINITIONS) AND ADD CHAPTER 17.114 TO THE PARAMOUNT
MUNICIPAL CODE REGARDING DENSITY BONUSES FOR
AFFORDABLE HOUSING PROJECTS IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1. **Purpose and Findings.** The City Council finds and declares as follows:

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that residential development occurs in a prudently effective manner, in accordance with the goals and objectives of the Paramount General Plan and reasonable land use planning principles as well as in compliance with the provisions of state law; and
- D. The Planning Commission held a duly noticed public hearing on August 9, 2022 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 22:019, recommending that the City Council adopt this Ordinance; and
- E. The City Council held a duly noticed public hearing on this Ordinance on _____, at which time it considered all evidence presented, both written and oral; and
- F. The City Council finds that the proposed addition of Chapter 17.114 will update the City's affordable housing requirements as they pertain to density bonuses, so that the affordability thresholds, density bonus amounts, and requisite concessions, incentives, and waivers align with newly-enacted State law set out in Government Code Section 65915 et seq.; and

SECTION 2. The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

SECTION 3. Section 17.04.010 (Definitions) of the Paramount Municipal Code is hereby amended to add the following definitions:

Application. The form, information, plans, required documentation, and fees submitted by an applicant to the appropriate public agency for the purpose of determining whether to approve or deny permits, licenses, certificates, or other entitlements from a public agency.

Childcare facility. A childcare facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age childcare centers.

Covered parking. Parking stall(s) within a garage, carport, or completely under the overhanging portion of a building.

Density, housing. The number of dwelling units per acre.

Density bonus. A density increase over the otherwise maximum allowable residential density as of the date of application to the City.

Density bonus (condominium conversions). An increase in the number of dwelling units in an existing apartment building or complex of buildings.

Density bonus (new housing). A density increase over the otherwise maximum allowable residential density under the zoning ordinance and land use element of the general plan, at the time of application for a density bonus.

Maximum allowable residential density. The maximum density allowed under local zoning or land use element of the general plan for that project. If the zoning and land use element are inconsistent, the land use element shall prevail.

Mixed-use. Unless indicated otherwise within specific chapters or sections of this title, a mix of both nonresidential and residential uses, either within the same zone or project.

SECTION 4. Chapter 17.114 is added to the Paramount Municipal Code to read as follows:

Chapter 17.114

DENSITY BONUS AND OTHER INCENTIVES

17.114.010 Purpose

The provisions of this Chapter are established to comply with the preemptive requirements of California Government Code Sections 65915 - 65918, as those may be amended from time to time.

17.114.020 Definitions.

For purposes of this Chapter, the following terms shall be construed as defined in this section:

Affordable rent. The maximum monthly rent for a specified income level calculated in accordance with California Health and Safety Code Section 50053 and implementing regulations.

Affordable sales price. The maximum housing cost for a specified income level, calculated in accordance with California Health and Safety Code Section 50052.5 and implementing regulations.

Affordable units. Those dwelling units which are required to be rented at affordable rents or sold at an affordable sales price very low income households, lower income households, or moderate income households.

Applicant or developer. The person, persons, or entity who applies for a housing development, as well as the owner or owners of the property if the applicant does not own the property on which development is proposed.

Application. The form, information, plans, required documentation, and fees submitted by an applicant to the appropriate public agency for the purpose of determining whether to approve or deny permits, licenses, certificates, or other entitlements from a public agency.

Application, density bonus. An application submitted with a development plan for a housing development, requesting a density bonus and incentives and/or concessions.

Area Median Income or AMI. The median family income (adjusted for family size) for Los Angeles County promulgated and published annually by the California Department of Housing and Community Development ("HCD") pursuant to Title 25, § 6932 of the California Code of Regulations.

Childcare facility. A childcare facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age childcare centers.

Concession or incentive. Concession or incentive as defined in California Government Code Section 65915.

Covered parking. A parking stall(s) within a garage, carport, or completely under the overhanging portion of a building.

Density bonus. A density increase over the otherwise maximum allowable residential density under the zoning and land use element of the general plan as of the date of application to the City.

Density bonus (condominium conversions). An increase in the number of dwelling units in an existing apartment building or complex of buildings.

Density bonus (new housing). A density increase over the otherwise maximum allowable residential density under the zoning ordinance and land use element of the general plan, at the time of application for a density bonus.

Development standard. Any local requirement for site or construction conditions, including, but not limited to, a height limitation, setback requirement, floor area ratio, onsite open-space requirement, or a parking ratio.

Housing development. A development project for five or more residential units, including a mixed-use development, and includes a subdivision or common interest development as defined in California Civil Code Section 4100, that consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling where the rehabilitation results in a net increase of available residential units. These may include for-sale projects as defined in State law.

Lower Income Household. A household with a gross income that does not exceed 50% of Area Median Income (AMI).

Major transit stop. A site containing a rail station or the intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods, as defined by California Public Resources Code 21064.3.

Maximum allowable residential density. The maximum density allowed under state law, or under local zoning or General Plan land use element for that project. If the zoning and land use element are inconsistent, the land use element shall prevail.

Mixed-use. Shall mean a mix of both nonresidential and residential uses, either within the same zone or project, unless indicated otherwise within specific chapters or sections of this title.

Moderate Income Household. A household with a gross income that does not exceed 80% of Area Median Income (AMI).

Planned development. A development as defined in California Civil Code Section 1351(k).

Specific adverse impact. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete but the following shall not constitute a specific, adverse impact upon the public health or safety:

1. Inconsistency with Title 17 (Zoning) of the Paramount Municipal Code or General Plan land use designation.
2. The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.
3. Impact on the physical environment.

Total units. A calculation of the number of units in a housing development, excluding units added by a density bonus award pursuant to this Chapter and including units designated to satisfy an inclusionary zoning requirement if applicable.

Very Low Income Household. A household with a gross income that does not exceed the 30% of Area Median Income (AMI).

17.114.030 Application.

A. Application. The applicant must file an application for a density bonus, on the form provided by the Planning Director and with the attachments required by that form, which is part of and must be filed with the application for the development project itself. The City will provide a list of required information for the application; applicant shall provide reasonable documentation to establish eligibility for a requested density bonus, which shall (at a minimum) include the following:

1. Identification of the section and/or subdivision of the State Density Bonus Law under which the application is made. See Government Code Section 65915, subdivision (b), paragraph (2) for requirements related to lower income households, very low income households, senior citizen housing development, transitional foster youth housing development, disabled veterans housing development, housing development for homeless persons, and moderate income common interest development; see Government Code Section 65915, subdivision (h) for donations of land; see Government Code Section 65915, subdivision (h) for child care facilities; and see Government

Code Section 65915.5 for conversion of apartments to condominium projects.

2. Quantity of the total density bonus requested, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this code.
 3. Identification of any incentives or concessions requested by the applicant, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this code.
 4. Identification of any waivers, reductions, or modifications of development standards requested by the applicant, along with the factual and legal basis for the request in accordance with the State Density Bonus Law and this code.
 5. A preliminary sketch plan showing the context and compatibility of the proposed project within the surrounding area, the number, type, size, and location of buildings, and parking. The design of proposed affordable dwelling units shall be compatible with the market-rate dwelling units within the project.
 6. Information satisfactory to the Director to enable the City to determine whether the requirements of the State Density Bonus Law and this code have been met by the applicant, including, for example, the project cost per unit and whether any requested incentive or concession is necessary to make the housing units economically feasible. (See Government Code Section 65915, subdivision (d).) Such information may include capital costs, equity investment, debt service, projected revenues, operating expenses, and any other information deemed necessary by the Director.
 7. Payment for the requisite fees in connection with the application.
- B. Deemed Complete. The application for a density bonus is part of the application for the development project itself; as such the application for a density bonus will not be deemed complete until the application for the housing or mixed use development is deemed complete and the density bonus shall be adjusted based upon any changes to the project during construction.
- C. Written Agreement. The City may not provide a density bonus or other incentive or concession without a written agreement with the developer by which the developer shall agree that:
1. A for-sale unit that qualified the applicant for award of a density bonus meets either of the following conditions:

- a. The unit is initially occupied by a person or family of very low, lower, or moderate income, as required, and it is offered at an affordable housing costs and is subject to an equity sharing agreement, or
 - b. The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph 10 of subsection (a) of Section 402.1 of the Revenue and Taxation Code and that includes the restrictions set forth in Government Code Section 65915(c)(2).
2. A very low and lower-income rental unit that qualified the applicant for the award of the density bonus will be affordable for fifty-five (55) years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

17.114.040 Eligible applicants and projects.

- A. Eligibility. To be eligible for the density bonus and other incentives and concessions set out in this Chapter and in the provisions of California Government Code Section 65915, the housing development applicant must agree that the housing development will contain at least one of the following, excluding any units permitted by the density bonus:
 1. One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by California Health and Safety Code Section 50079.5, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Health & Safety Code Section 50053.
 2. Five percent of the total units of a housing development for very low income households, as defined in California Health and Safety Code Section 50105.
 3. Ten percent of the total units of a housing development for lower income households, as defined in California Health and Safety Code Section 50079.5.
 4. Ten percent of the total dwelling units in a common interest development, as defined in California Civil Code Section 4100, for persons and families of moderate income, as defined in California Health and Safety Code Section 50093, provided that all units in the development are offered to the public for purchase.

5. A senior citizen housing development, as defined in California Civil Code Sections 51.3 and 51.12, or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to California Civil Code Section 798.76 or 799.5.
 6. Ten percent of the total units of a housing development for transitional foster youth, as defined in Education Code Section 66025.9, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.
 7. Twenty percent of the total units for lower income students in a student housing development that meets the requirements of California Government Code Section 65915.
 8. Thirty percent of the total units for lower income households or at least fifteen percent of the total units for very low income households, if the project qualifies as a partnership between a commercial developer and an affordable housing developer, as set forth in California Government Code Section 65915.7.
- B. Existing/Prior Rent-Restricted Units. Notwithstanding the foregoing, an applicant shall not be eligible for a density bonus or other incentives if the housing development is proposed on property on which rental dwelling units are located (or were within the previous five years) subject to a covenant, deed restriction, local ordinance or state law that restricts rents to levels affordable to lower or very low income families or occupied by such lower or very low income households, unless the developer meets the requirements of California Government Code Section 65915 (c)(3) for replacement units.

17.114.050 Density bonuses and other incentives.

- A. Generally. For projects that are eligible under section 17.114.040, the City shall grant the following:
1. Density bonuses in accordance with Section 17.114.060.
 2. Concessions and incentives in the amount set forth in Section 17.114.060 in accordance with Section 17.114.070.
 3. Waivers or reductions of development standards, as described in Section 17.114.080.

4. A reduction of parking ratios, as described in Section 17.114.090.
- B. Additional. A project may qualify for the following additional density bonuses and incentives:
1. Childcare facilities bonuses and concessions or incentives, pursuant to Section 17.114.100.
 2. Condominium conversions bonuses and concessions or incentives, pursuant to Section 17.114.110.

17.114.060 Calculation of density bonus and incentives.

- A. General. The density bonus shall be calculated by the City pursuant to Government Code Section 65915(f). All density calculations shall be rounded up to the next whole number. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than those areas where the lower income household units are location.
- B. Calculations.
1. 100% Affordable Housing Development. If 100 percent of the units in the housing development are lower income or very low income units, excluding manager's units, with up to 20 percent of the units for moderate income households, the City shall allow an 80 percent maximum density bonus and four (4) concessions or incentives meeting all the applicable eligibility requirements of this Chapter.
 2. Very Low Income Housing Development. A very low income housing development that meets the requirements of subsection 17.114.040(A)(2) shall be entitled to the following density bonus calculation and number of incentives or concessions:

Very Low Income Unit Percentage	Density Bonus	Incentives or Concessions
5% - 9%	20% - 30%	1
10% - 11%	32.5% - 35%	2
12% - 13%	38.75% - 42.5%	2
14%	46.25%	2
15% - 99%	50%	3

100% (Can include a combination of very low and lower income, with up to 20% moderate income)	80%	4
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3. Lower Income Housing Development. A low income housing development that meets the requirements of subsection 17.114.040(A)(3) shall be entitled to the following density bonus calculation:

Lower-Income Unit Percentage	Density Bonus	Incentives or Concessions
10% – 13%	20% - 24.5%	1
14% - 16%	26% - 29%	1
17% - 20%	30.5% - 35%	2
24% - 99%	50%	3
100% (Can include a combination of very low and lower income, with up to 20% moderate income)	80%	4

4. Moderate Income Housing Development. A moderate income housing development that meets the requirements of subsection 17.114.040(A)(4) shall be entitled to the following density bonus calculation and number of concessions or incentives:

Moderate Income Unit Percentage	Density Bonus	Incentives or Concessions
10% - 15%	5% - 10%	1
16% - 19%	11% - 14%	1
20% - 29%	15% - 24%	2
30% - 35%	25% - 30%	3
36% - 42%	31% - 42.5%	3
43% - 44%	46.25 - 50%	3
45% - 99%	50%	3
100% (Can include a combination of very low and lower income, with up to 20% moderate income)	80%	4

5. Senior Citizen Housing Development. A senior citizen housing development that meets the requirements of subsection 17.114.040(A)(5) shall be entitled to a 20 percent density bonus.
 6. Transitional Housing Development. A transitional housing development that meets the requirements of subsection 17.114.040(A)(6) shall be entitled to a 20 percent density bonus.
 7. Student Housing Development. A student housing development that meets the requirements of subsection 17.114.040(A)(7) shall be entitled to a 35 percent density bonus and shall be entitled to one (1) concession or incentive.
 8. Commercial Partnerships. Projects that meet the requirements of subsection 17.114.040(A)(8) may be entitled to the concessions and incentives set forth in California Government Code Section 65915.7, subject to the approval of the City.
- C. Land Donation. When an applicant for a tentative subdivision map, parcel map, or other housing development donates land to the City that meets the requirements of subsection (C)(1), the applicant shall be entitled to the increased density bonus calculations in subsection (C)(2).
1. Requirements. An applicant will be entitled to a density bonus if the land donation meets the following requirements:
 - a. The land is donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application to the City or to a housing developer approved by the City and by this time the transferred land shall have all permits and approvals, other than building permits, necessary for the development of the very low income housing, with the exception of any design review that would be allowed pursuant to Government Code Section 65583.2(l), as the same may be amended from time to time, if the design has not been reviewed prior to the time of transfer.
 - b. The zoning classification and general plan designation of the land is appropriate for affordable housing and the land is or will be served by adequate public facilities and infrastructure.
 - c. The transferred land is at least one acre in size or sufficient size to permit development of at least 40 units.
 - d. There is appropriate zoning and development standards to make the development of the affordable units feasible.

e. The transferred land is within the boundary of the proposed development. The applicant may submit a written request to the City to allow the transferred land to be located within ¼ mile of the boundary of the proposed project.

2. Density Bonus. Land donations made in accordance with subsection (C)(1) shall be entitled to the following density bonus calculation and number of concessions or incentives:

Lower Income Units Percentage	Density Bonus	Incentives or Concessions
10% - 19%	15% - 24%	0
20% -29%	25% - 34%	0
30% +	35%	0

17.114.070 Incentives and concessions.

A. Types. As used here, “incentives and concessions” means

1. A reduction in site development standards or modification of zoning code or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as set out in California Health and Safety Code Section 18901, specifically including reductions in setback requirements, square footage requirements, and parking ratios when those result in identifiable and actual cost reductions that allow the developer to provide for affordable units as defined in Section 17.114.040 above.
2. Approval of mixed-use zoning if commercial, office, industrial or other land use will reduce the cost of the housing development, are compatible with the housing development and other existing or planned development in the area where the housing development will be located.
3. Other regulatory incentives or concessions proposed by the developer or City and result in identifiable and actual cost reductions to provide for affordable units or rents as set out in Section 17.114.040 above.
4. The incentives and concessions are to be provided in addition to any density bonus and reduced parking ratio.

B. Requirements. The City must grant the incentive or concession unless the City makes a written finding, based upon substantial evidence, as follows:

1. The incentive or concession will not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the applicable affordability levels; or

2. The incentive or concession would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- income and moderate income households; or
3. The concession or incentive would be contrary to state or federal law.

C. Exclusions.

1. Granting of a concession or incentive shall not require or be interpreted to require a general plan amendment, zone change, study, or discretionary approval.
2. Except as for the incentive or concession itself or a waiver or reduction, granting of a concession or incentive shall not require the waiver of any local ordinance, including but not limited to those unrelated to development standards. The housing development shall comply with all other applicable provisions of this Code.
3. The City is not required to provide direct financial incentives for the housing development or to waive fees or dedication requirements.
4. This ordinance does not prohibit the City from granting a density bonus greater than that provided for in this ordinance and in state law or from granting a lower density bonus to housing developments that do not meet the requirements of this ordinance.

17.114.080 Waivers and reductions of development standards.

- A. Request. The applicant also may request a waiver or reduction of development standards. That request does not reduce or increase the number of incentives or concessions to which the developer is entitled.
- B. Requirement. The City may not apply any development standard that will have the effect of physically precluding construction of the housing development which meets the income standards of Section 17.114.040 above with the concessions and incentive permitted.
- C. Exclusions.
 1. The City is not required to waive or reduce development standards if to do so would have a specific, adverse impact, as defined above, for which there is no feasible mitigation or avoid that impact. unless such waiver or modification does not result in identifiable and actual cost

reductions to provide for affordable housing costs or would have a specific, adverse impact, upon public health, safety, or the physical environment, and for which there is no feasible method to mitigate or avoid the specific adverse impact.

2. The City is not required to waive or reduce development standards that would have an adverse impact on any real property listed in the California Register of Historical Resources, or grant any waiver or reduction contrary to state or federal law.

- D. Fees. No affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, may be levied on the affordable units in a density bonus project.

17.114.090 Parking requirements.

If a housing development meets the requirements of 17.114.040, the following parking requirements apply. If the total number of parking spaces for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a housing development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

- A. General Parking Requirements. Upon an applicant's request, the City may not require more than the following parking ratios for housing developments (inclusive of parking for persons with disabilities):

Studio	1 space
1 Bedroom	1 space
2 Bedroom	1.5 spaces
3 Bedroom	1.5 spaces
4 Bedroom	2.5 Spaces

- B. Special Parking Requirements. Notwithstanding subsection (A), upon the request of a developer, the City shall not impose a parking ratio, inclusive of parking for persons with a disability and guests, that exceeds the following for specified projects:

Rental or for-sale housing development with at least 11% very lower income or 20% lower income units, within ½ mile of accessible major transit stop.	0.5 spaces per unit
For-sale housing development with at least 40 percent moderate-income units, within ½ mile of a major transit stop, as defined by Public Resources Code Section 21155(b), and where residents of the housing development have unobstructed access to the major transit stop.	0.5 spaces per bedroom

Rental housing development that is 100% affordable to lower income households, as defined by Health and Safety Code Section 50079.5, within ½ mile of accessible major transit stop.	0 spaces per unit
Rental senior citizen housing development that is 100% affordable to lower income households, either with paratransit service or within ½ mile of accessible bus route (operating at least eight times a day).	0 spaces per unit
Rental housing development that is 100% affordable to lower income households that is a special needs housing development, as defined in Health and Safety Code Section 51312.	0 spaces per unit
Rental housing development that is 100% affordable to lower income households that is a supportive housing development, as defined in Health and Safety Code Section 5675.14.	0 spaces per unit

- C. Effect. The application of the ratios herein does not reduce or increase the number of incentives or concessions to which an applicant is entitled. An applicant may request parking incentives or concessions beyond those provided herein.
- D. Special Needs Parking. Except as otherwise provided, these requirements to do not apply to parking for special needs or supportive housing development as described in Government Code Section 65915 (p) (4).
- E. City Discretion. The City may reduce or eliminate parking requirements for any development project but is not required to do so.

17.114.100 Childcare facilities.

When an applicant for a housing development includes a childcare facility that meets the requirements in subsection (A)(1) herein, the applicant shall be entitled to the density bonus and concession or incentive in subsection (A)(2):

- A. Requirements. If an application for a housing development is submitted pursuant to this Chapter, and includes a childcare facility on the premises of, as part of, or adjacent to, the project, the City shall require as a condition of approval that the following occur:
1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable, pursuant to the State Density Bonus Law.
 2. Of the children who attend the childcare facility, the children of very lower income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very lower

income households, lower income households, or families of moderate income, pursuant to the State Density Bonus Law.

- B. Density Bonus and Concessions or Incentives. If a housing development meets the requirements of subsection (A)(1), then the City shall grant either of the following:
1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.
 2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- C. Notwithstanding any requirement of this section, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

17.114.110 Condominium conversions.

To receive a density bonus or concessions or incentives set forth in subsection (A), an applicant shall meet the requirements for condominium conversions set forth in subsection (B).

- A. Requirements. An applicant proposing to convert apartments to condominiums shall meet the following requirements:
1. A minimum of 33 percent of the total units of the housing development shall be restricted and affordable to low income or moderate-income households, or
 2. A minimum of 15 percent of the total units of the housing development shall be restricted and affordable to lower-income households.
- B. Density Bonus or Concessions or Incentives. If an applicant satisfies the conditions in subsection (A), the City shall grant a density bonus or other concessions or incentives of equivalent value. An applicant proposing to convert apartments to condominiums shall be ineligible for a density bonus, concession or incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus, concession or incentives were previously provided under this Chapter. A density bonus awarded pursuant to this section shall be equal to a 25 percent increase in units to be provided within the existing structure or structure proposed for conversion. For concessions or incentives, the City shall not be required to provide cash transfer payments or monetary compensation but may include reductions or waivers of requirements which the City might otherwise apply as conditions of conversion approval.

- C. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums.

17.114.120 Administration of the density bonus and incentives and concession process.

- A. Continued Availability and Affordability. Before the issuance of any building permit for any dwelling unit in a development for which density bonus units have been awarded or incentives or concessions have been received, the City shall verify that the land use permit application for the residential project includes:

1. The actual density bonus units, incentives and concessions and waivers and reductions based upon the units actually to be constructed as those shall be adjusted accordingly; and
2. The applicant shall enter into a written covenant with the City to guarantee the continued affordability of all lower income and restricted occupancy density bonus units as required by Government Code section 65915. The terms and conditions of that agreement shall be recorded to run with the land for a minimum 55 year period or longer as required by State law, shall be binding on all successors in interest, and shall be approved as to form by the Planning Director and City Attorney.

- B. Processing of Density Bonus Request.

1. Requests for affordable units shall require approval of a building permit, together with all other permits required by this Code, in compliance with the requirements of this Code, which requirements shall be reviewed and recommended by the Planning Commission, and approved by the Council.
2. The City shall provide a list of the criteria to be considered in granting a permit under this Chapter.
 - a. Density bonus: Criteria to be considered in analyzing a requested density bonus shall include whether the applicant has agreed to construct a development that meets the requirements of this Chapter.
 - b. Incentives and Concessions: Criteria to be considered in analyzing a requested incentive or concession shall include whether the applicant has provided information demonstrating that the requested incentives, concessions, or waivers will result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the California

Health and Safety Code or for rents for the targeted units to be set at the applicable affordability levels and whether an incentive or concession has a specific adverse impact upon health, safety or the physical environment, and whether there is no feasible method to eliminate or mitigate such specific adverse impact.

3. In the event that the City does not grant at least one financial concession or incentive as defined in Government Code Section 65915 in addition to the density bonus, the City must find that additional concessions or incentives will not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units to be set at the applicable affordability levels; and There are sufficient provisions to guarantee that the units will remain affordable in the future.
- C. Waiver. If the density bonus, incentives, or concessions cannot be accommodated on a site due to strict compliance with the provisions of Title 17 of the Paramount Municipal Code, the City Council shall waive or modify such development standards, to the extent required by state law, to accommodate the bonus units, incentives, or concessions to which the development would be entitled, unless such waiver or modification does not result in identifiable and actual cost reductions to provide for affordable housing costs or would have a specific, adverse impact upon public health, safety, or the physical environment, and for which there is no feasible method to mitigate or avoid the specific adverse impact.
- D. The Planning Commission's failure or refusal to grant a density bonus may be appealed to the City Council as set out in Section 17.48.050 of the Paramount Municipal Code.
- E. The decision of the City Council on a density bonus, incentives, concessions, or waiver or reductions or parking ratios, is final. The applicant may challenge that determination by the appropriate action with the Superior Court. The City has the burden of proof in any such litigation. If the court finds that the City refused to grant the density bonus, incentive or concession, waiver or reduction or parking ratio in violation of California Government Code Section 65915, it shall award reasonable attorney's fees and costs.

17.114.130 Rental and for-sale limits; affordability covenants

- A. Except where moderate income units are allowed, rents for lower income density bonus units must be set at affordable rents as defined in California Health and Safety Code Section 50053.

- B. The applicant shall agree to and the City shall enforce affordability covenants for a minimum of 55 years for all low and very low income units for which the developer was granted a density bonus.
- C. For-sale units:
 - 1. The price of the unit must at an affordable housing cost for very low, low or moderate income families, as set out in California Health and Safety Code Section 50052.5.
 - 2. The developer shall agree to and the City shall enforce such affordability requirements for the initial occupants of such units.
 - 3. If the City has subsidized the for-sale development, the developer and the City shall enter into an equity-sharing agreement as set out in California Government Code Section 65915(c)(2). The City thereafter shall enforce the equity sharing agreement unless here is a conflict with another law or public funding source.
 - 4. Where the for-sale unit has qualified the applicant for a density bonus, that unit must meet one of the following conditions:
 - a. The unit is occupied first by a low-moderate income family or person and the unit is offered at an affordable housing cost and is subject to an equity sharing agreement, or
 - b. The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfied the requirements of Revenue and Taxation Code § 402.1(a)(10) and that includes all of the following an equity sharing agreement and affordability restrictions on the sale and conveyance of the property that ensure that it will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income.

SECTION 5. California Environmental Quality Act (CEQA). This ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 6. Severability. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall remain in full force and affect and shall

not be affected thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

SECTION 7. Effective Date. This Ordinance shall take effect 30 days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law together with the names and members of the City Council voting for and against the Ordinance.

SECTION 8. Certification. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this __ day of _____ 2022.

Vilma Cuellar Stallings, Mayor

ATTEST

Heidi Luce, City Clerk

AUGUST 9, 2022

ORAL REPORT

CITY COUNCIL ACTIONS

AUGUST 9, 2022

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF