

PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **October 11, 2022**.

In-person Attendance:

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

Public Comments:

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

- **In-Person**

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

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

E-mail public comments must be received by **5:00 p.m. on Tuesday, October 11, 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.

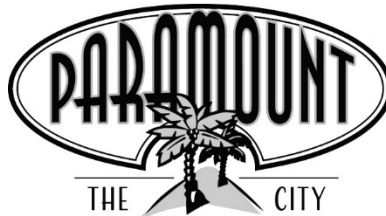
- **Teleconference: (562) 220-2036**

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, October 11, 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
October 11, 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 Ernie Esparza

ROLL CALL OF MEMBERS:

Board Member Alicia Anderson
Board Member David Moody
Board Member Gordon Weisenburger
Vice Chair Javier Gonzalez
Chair Ernie Esparza

MINUTES

1. [APPROVAL OF MINUTES](#)

September 13, 2022

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 22:005](#) A request by Adam Lentz/Madison Capital Management, LLC to construct a 104,630 square foot self-storage facility in the PD-PS (Planned Development with Performance Standards) zone pending approval of Zone Change No. 241.
3. [DRA NO. 22:007](#) A request by Nader Fararji to construct a 1,204 square foot two-story residence, 425 square foot two-car garage, and a 434 square foot two-car garage attached to the rear of the existing 1,058 square foot single-family residence at 8439 Somerset Boulevard in the R-M (Multiple-Family Residential) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on November 2, 2022 at 6:00 p.m.

OCTOBER 11, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

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

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES SEPTEMBER 13, 2022

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

CALL TO ORDER:

The meeting of the Development Review Board was called to order by Chair Ernie Esparza at 6:27 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member Alicia Anderson
Board Member David Moody
Board Member Gordon Weisenburger
Vice Chair Javier Gonzalez
Chair Ernie Esparza

Absent: None

STAFF PRESENT:

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

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Esparza presented the Development Review Board minutes of August 9, 2022 for approval.

It was moved by Vice Chair Gutierrez, seconded by Board Member Anderson, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Board Members Anderson, Moody, and Weisenburger, Vice Chair Gonzalez, Chair Esparza
NOES: None
ABSENT: None
ABSTAIN: None

2. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:28 p.m. to the next Development Review Board meeting to be held on Tuesday, October 11, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

OCTOBER 11, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:005

MOTION IN ORDER:

APPROVE A REQUEST BY ADAM LENTZ/MADISON CAPITAL GROUP MANAGEMENT, LLC TO CONSTRUCT A 104,630 SQUARE FOOT SELF-STORAGE FACILITY PENDING APPROVAL OF ZONE CHANGE NO. 241 AT 15932-15942 MINNESOTA AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

ADDENDUM

Provided to Planning Commission and Development Review Board at October 11, 2022 meeting

**Proposed changes (staff reports and one DRA condition of approval)
Zone Change No. 241**

BUILDING HEIGHT

ZONE CHANGE Agenda Report (zc241ptpc) – page 2

“The applicant is proposing to develop a 104,630 square foot five-story self-storage building with a height of 55 feet. As comparison, the StorQuest self-storage building (7540 Rosecrans Avenue) completed in June 2019 is four stories and 47 feet in height. The Zoning Ordinance allows for a maximum building height of 55 feet for the surrounding parcels – zoned M-1 (Light Manufacturing) to the north and M-2 on all other sides.”

Correction/clarification

The predominant height of the proposed building is 55 feet. The decorative corner towers and arches have a peak height of 62 feet.

Action: *Planning Department will revise staff report.*

DEVELOPMENT REVIEW APPLICATION Agenda Report (dra22005) – page 1

“The applicant is proposing to develop a 104,630 square foot five-story self-storage building with a height of 55 feet. As comparison, the StorQuest self-storage building (7540 Rosecrans Avenue) completed in June 2019 is four stories and 47 feet in height. The Zoning Ordinance allows for a maximum building height of 55 feet for the surrounding parcels – zoned M-1 (Light Manufacturing) to the north and M-2 on all other sides.”

Correction/clarification

The predominant height of the proposed building is 55 feet. The decorative corner towers and arches have a peak height of 62 feet.

Action: *Planning Department will revise staff report.*

ALARMS

ZONE CHANGE Agenda Report (zc241ptpc) – page 3

“Each storage unit will be individually alarmed. The entire facility will be monitored by 24-hour surveillance cameras, including at least eight cameras on the exterior, two cameras in the office, and at least six cameras per floor in the storage areas.”

Correction from applicant

While each unit is individually locked and monitored 24/7, we discourage alarming each storage unit as it ends up backfiring and becoming a nuisance due to false alarms. The frequency of hearing the individual alarms dilutes the importance of true alarms and burdens the police department with unnecessary follow-up. We find it to be most effective

to alarm each floor and entryway so that any breach of entry is immediately alerted & responded to.

Action: *Planning Department will revise staff report.*

NOISE

DEVELOPMENT REVIEW APPLICATION Agenda Report (dra22005) – page 7

Condition #27:

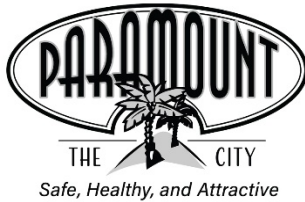
“Noise shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness, and the decibel level shall not exceed street background noise normally occurring at site.”

Proposed correction to Condition No. 27 in response to applicant comments

Noise shall comply with Chapter 9.12 of the Paramount Municipal Code. Noise at the subject site shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness. The decibel level of construction noise shall not exceed ambient exterior noise levels by five A-weighted decibels (dBA). The decibel level shall not exceed street background noise normally occurring at the site during business operations.

Action: *Staff recommends Development Review Board approve Development Review Application No. 22:005 with Condition No. 27 revised as noted above.*

Changes approved as presented and as reflected in the minutes of the October 11, 2022 Planning Commission and Development Review Board meeting.



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 22:005
REQUEST:	Construct a 104,630 square foot self-storage facility pending approval of Zone Change No. 241
APPLICANT:	Adam Lentz/Madison Capital Group Management, LLC
MEETING DATE:	October 11, 2022
LOCATION:	15932-15942 Minnesota Avenue
ZONE:	M-2 (Heavy Manufacturing) zone
GENERAL PLAN:	Central Industrial District
PLANNER:	John King
RECOMMENDATION:	Approval



To: Honorable Development Review Board

From: John Carver, Planning Director

By: John King, AICP, Assistant Planning Director

Date: October 11, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:005
ADAM LENTZ/MADISON CAPITAL GROUP MANAGEMENT, LLC**

BACKGROUND

This application is a request by Adam Lentz/Madison Capital Group Management, LLC to construct a 104,630 square foot self-storage facility at 15932-15942 Minnesota Avenue in the M-2 (Heavy Manufacturing) zone pending approval of Zone Change No. 241. Earlier this evening, the Planning Commission reviewed Zone Change No. 241, which is a related application to change the official Zoning Map from M-2 to PD-PS (Planned Development with Performance Standards). The Planning Commission action is a recommendation to the City Council.

The applicant is a full-service real estate investment firm focused on the acquisition and development of multifamily and self-storage projects throughout the United States. Since 2009, Madison Capital Group has acquired and developed over 60 self-storage facilities, with a total investment of over \$1 billion. Go Store It operates 3.6 million square feet of storage.

DISCUSSION

Project Description

The applicant is proposing to develop a 104,630 square foot five-story self-storage building with a height of 55 feet. As comparison, the StorQuest self-storage building (7540 Rosecrans Avenue) completed in June 2019 is four stories and 47 feet in height. The Zoning Ordinance allows for a maximum building height of 55 feet for the surrounding parcels – zoned M-1 (Light Manufacturing) to the north and M-2 on all other sides.

Below is a summary of the proposed space within the 104,630 square foot building:

Floor	Floor Area (Square Feet)	No. of Storage Units
1	17,400	93
2	21,000	161
3	22,610	188
4	22,610	221
5	21,010	201
TOTAL	104,630	864

The 17,400 square feet on the ground level includes a proposed 750 square foot office area. The unit sizes range from 25 to 300 square feet.

A total of 10 parking stalls and three loading bays will be provided for the project, which is a ratio similar to other storage facilities in the City. Access to the project will be from two 28-foot-wide driveways from Minnesota Avenue. The driveway entrances will be surfaced with decorative pavers. A 10-foot-deep landscaped front setback will be provided. An eight-foot-high steel fence and sliding gates are proposed along the rear of the 10-foot front setback.

The architecture of the development is consistent with the City's design requirements, and will feature materials such as a stucco exterior with a four-color scheme, multilevel roof lines with corner accents, raised rib metal panels, clear glazing, and clear anodized aluminum storefront with display windows. Three large-scale arched metal canopies are proposed for the project – one centered above the first floor, one above the fifth floor at the northwest corner of the building, and one above the fifth floor at the southwest corner of the building.

Mural

Chapter 17.112 of the Paramount Municipal Code regulates Art in Public Places. The Code requires private nonresidential building developments with a project valuation of \$100,000.00 or more to devote 1% of building development costs for the acquisition and installation of public art on the development site or the adjacent right-of-way within one quarter-mile.

A painted wall mural by Ms.Yellow is proposed for most of the upper floor and accent areas facing Minnesota Avenue and portions of the south-facing side of the building. Ms.Yellow is an internationally respected artist and has completed a utility box mural at the southwest corner of Somerset Boulevard and Garfield Avenue as part of the Paramount Paints program. As the applicant is securing a contract with the artist with a payment less than the anticipated 1% project valuation, the balance will be placed into the Public Art Development Fund account for acquisition and placement of public art throughout the City.

Site Description

Four properties comprise the 32,000 square foot (0.73-acre) site, which is on the east side of Minnesota Avenue, approximately 300 feet south of Alondra Boulevard and approximately 100 feet north of Monroe Street. The site is developed with eight metal warehouse buildings constructed in 1956/1957 and totaling approximately 12,580 square feet of floor area. The buildings have been occupied by multiple light industrial and warehousing small businesses through the decades, and they have been vacant in recent years. The four properties will be merged into a single lot as part of the project.

Businesses surrounding the subject property are CMJ Brother's (storage/warehouse for petroleum products and automotive parts) to the north, Appliance Leader Corp. (appliance wholesale) to the south, and various light industrial businesses to the east and west.

Photo

Below is a view eastward of the subject site:



Plans

Below are the elevations and site plan for the proposed project:



NORTH ELEVATION



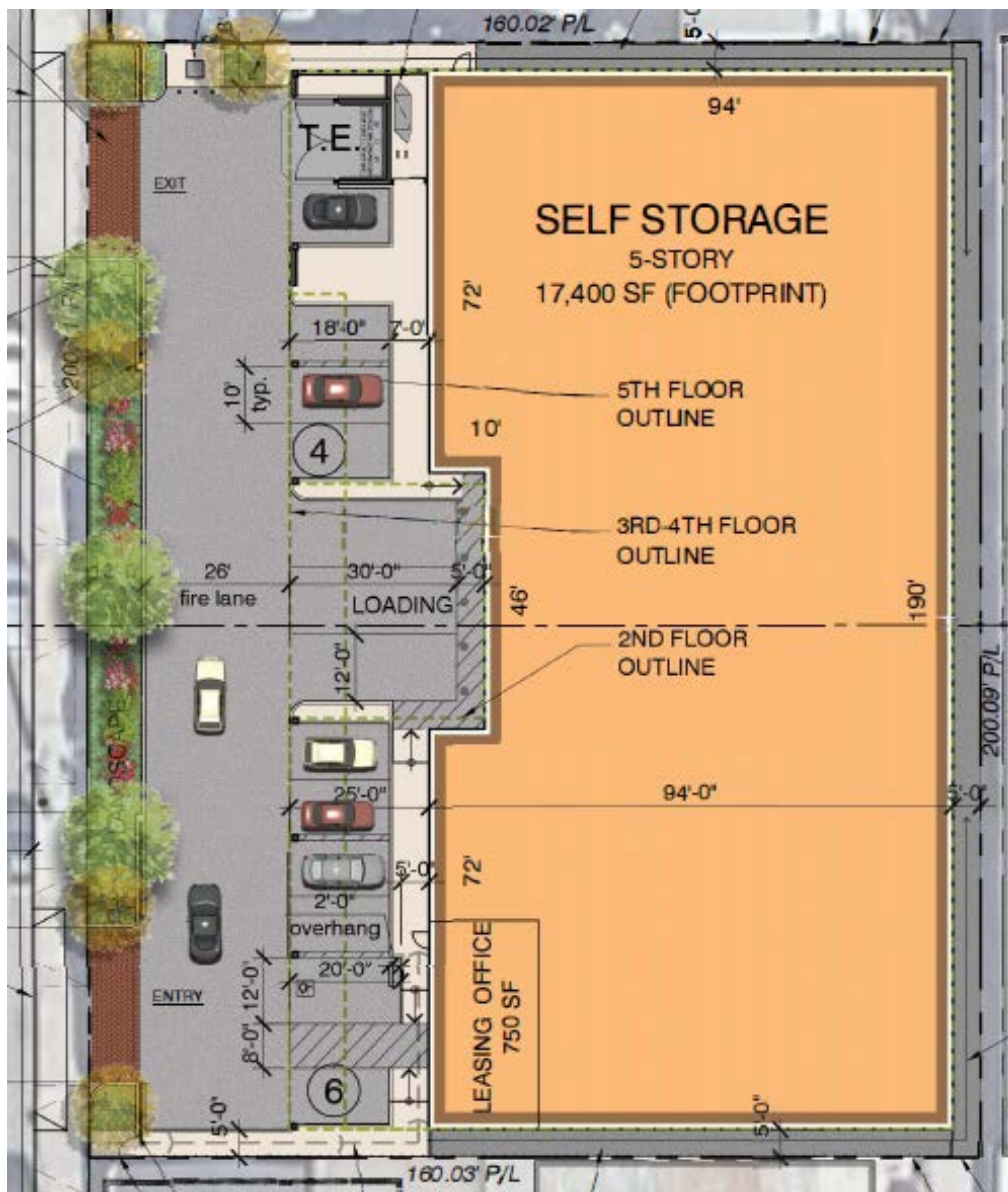
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



FISCAL IMPACT

None.

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; No. 3: Economic Health; and No. 4: Environmental Health.

RECOMMENDED ACTION

It is recommended that the Development Review Board approve to Development Review Application No. 22:005, subject to the following conditions:

1. This Development Review Application shall not be effective for any purposes until the applicant has first filed at the office of the Development Review Board a sworn affidavit both acknowledging and accepting all conditions of approval of this Development Review application. The affidavit shall be submitted by Friday, October 28, 2022. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Development Review Application void.
2. All planning conditions of approval shall be printed as general notes on the approved set of building plans.
3. Development Review Board approval shall be valid for twelve months, to expire on October 11, 2023. Time extension may be granted at the discretion of the Development Review Board.
4. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Minor deviations must be approved by the Planning Director before construction. Substantial changes are subject to an application to the Development Review Board to amend an approval.
5. This application is subject to all conditions and mitigation/monitoring measures contained in the Mitigated Negative Declaration adopted for this project.
6. The four lots shall be merged into a single lot with a Merger of Lots application that meets all requirements. The lots shall be merged prior to Building and Safety Division issuance of permits to construct the building.
7. All applicable development fees are due prior to the issuance of building permits.
8. The applicant shall pay the water capital improvement charge as applicable.
9. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
10. The location of all electrical panels and meters shall be approved by the City 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.

11. The applicant shall provide the Building and Safety Division of the Planning Department and the City Engineer/Public Works Department with a grading plan depicting the method of drainage and a soils report. The grading plan and soils report shall be subject to the approval of the Building and Safety Division and the City Engineer/Public Works Department.
12. The applicant shall consult with the Department of Public Works regarding such required off-site improvements as sidewalks, street trees, and curb and gutters. Plans shall illustrate all required public improvements.
13. The new driveway approaches and associated changes to the monolithic curb, gutter, and sidewalk shall be reviewed and approved if all requirements are met by the City Engineer/Public Works Department.
14. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Public Works Department. Prior to commencing such repair work, the approval of the Public Works Department must be obtained to include obtaining proper permits or written approval.
15. Driveways, parking, and circulation areas shall not incorporate center gutters or center swales. All surface drainage shall be along perimeters or underground.
16. A utility plan shall be approved by the Planning Department 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.
17. A precise lighting plan shall be submitted showing the location of all exterior lighting within the driveway and parking areas. The plan shall be subject to the approval of the Planning Director. Approval criteria will emphasize both the functional as well as the decorative nature of the proposed lighting. The plan and fixture design shall be approved separately from the design approval and from the working drawings.
18. The plans are subject to approval by the Building and Safety Division of the Planning Department and Los Angeles County Fire Department.
19. 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.
20. The applicant shall underground all onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to a building.

21. Sufficient quantities of exterior paint shall be maintained for the removal of graffiti, peeling paint, or other blemishes. Graffiti and other forms of building and property vandalism and disrepair shall be promptly removed or promptly corrected.
22. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without prior approval of the Planning Director.
23. Prior to the release of utilities of service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or the general contractor shall submit to the Planning Department a list of all contractors and/or subcontractors performing work on this project.
24. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
25. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
26. During construction, tire scrubs shall be utilized at every entry/exit point to the subject property.
27. Noise shall be muffled so as not to become objectionable due to intermittence, beat sequence, or shrillness, and the decibel level shall not exceed street background noise normally occurring at site.
28. The applicant shall ensure that all the public streets and other public infrastructure remain clear from dirt and other debris during construction. The applicant shall comply with South Coast Air Quality Management District Rule 403 regarding reduction of fugitive dust with best available dust control measures.
29. No wrought iron, metal, steel etc. security bars shall be installed on the exterior of any window or door. All exterior doors must be able to open without special knowledge of tools.
30. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, over driveways, and in parking and circulation areas.
31. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped and maintained in a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

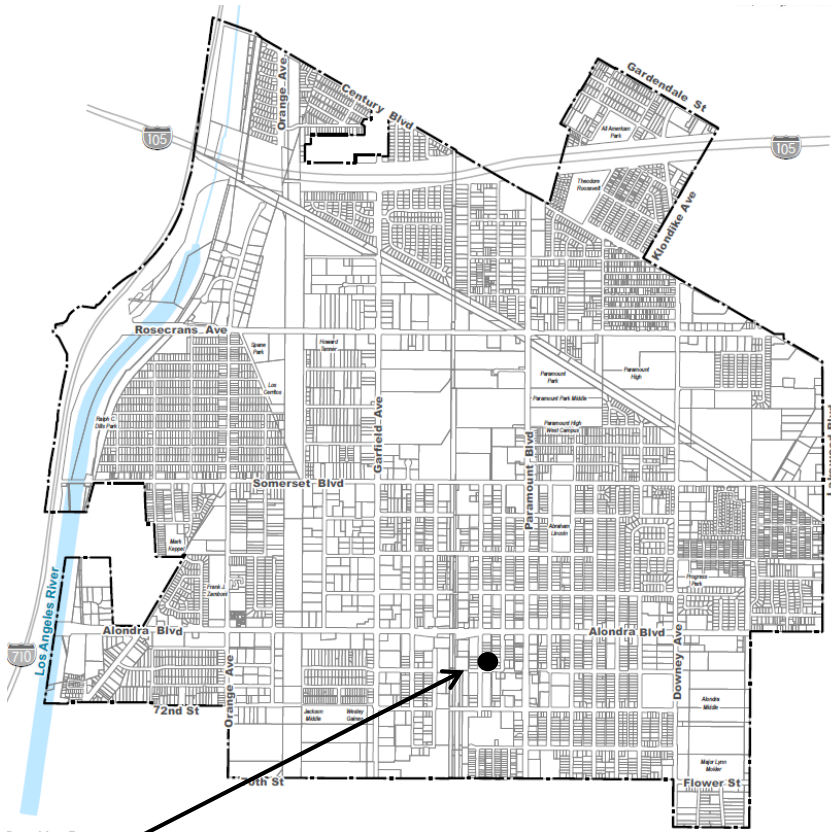
32. The property shall be landscaped within the yard areas indicated on the approved site plan. A two-inch layer of brown mulch shall be applied in the planters. A precise landscaping and irrigation plan shall be submitted showing the size, type, and location of all plant material and irrigation, including an even distribution of 36-inch-box and 24-inch-box shade/canopy trees. Palm trees are not permitted. The new trees shall be selected and approved for demonstrated qualities to mitigate particulate matter. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code. The plan is subject to the approval of the Planning Department and is reviewed 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 written authorization of the Planning Department.
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 specific block wall, standing seam metal roof, and raised rib panel material on or part of the building shall be reviewed and approved separately by the Planning Department.
35. Finish colors, including paint and stucco colors, shall be applied to the exterior of the building following separate review and approval of the colors by the Planning Department prior to purchase or application of the paint.
36. Decorative pavers shall be installed the entire width of the driveway entry/exist points and a minimum depth of 10 feet. The precise location and specific types of the pavers shall be reviewed and approved by the Planning Department prior to construction.
37. The specific materials and final paint color of the eight-foot-tall steel fence and gates along the rear of the 10-foot front setback shall be reviewed and approved by the Planning Department prior to construction.
38. A six-foot high decorative block wall shall be constructed along the perimeter of the property with the exception of areas within the front setback (front and side property lines), following separate Planning Department review and approval of the precise wall location and color/material. The wall shall be constructed of split-face block or stuccoed precision block.
39. At least two bicycle racks and one bicycle storage locker shall be provided and maintained in good condition in perpetuity. The racks shall be inverted "U" racks or another rack type that allow for a bicycle frame and one wheel to be attached. The bicycle storage locker shall be of sufficient size for the storage of at least one

- bicycle. The type, color, and precise location of the bicycle racks and storage locker shall be reviewed and approved by the Planning Department prior to purchase or installation of the racks. The precise locations shall be within the clear range of a security camera.
40. The trash enclosure shall be constructed with finish material to complement the design of the building. The trash enclosure shall be covered with a decorative cover to convey rainfall away from the trash enclosure. The enclosure shall be designed to completely prevent unwanted access, including the provision of a decorative side material above the enclosure wall and below the cover. The interior of the trash enclosure shall include a six-inch concrete curb at the base of the interior to protect the integrity of the trash enclosure. Details of the proposed trash enclosure shall be included with the construction plans for Planning Department review and approval.
 41. Trash and recyclables shall be stored in a clean manner within the designated disposal bins within the trash enclosure. Trash on the ground shall be promptly picked up and disposed in the appropriate trash facilities at all times. The trash enclosure gates shall remain closed at all times. The trash enclosure shall be maintained in good, unblemished condition at all times.
 42. The approved floor plan shall not be changed without prior approval by the Planning Department.
 43. A security camera plan shall be submitted for City review and approval prior to purchase or installation of the security camera system. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request. One security camera shall clearly view and record activities at the bicycle rack location.
 44. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Sign plans are subject to the approval of the Planning Department and are reviewed separately from the design approval and from the working drawings.
 45. Special events and grand opening events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
 46. Window sign area shall be limited to forty percent of each grouping of adjacent panes of glass. Digital display signs may be installed on the interior side of a window. The exterior installation of a digital window sign is prohibited. Digital sign area shall be included in the calculation of the allowable window sign area. The maximum height of a digital sign when installed is thirty (30) inches. A digital sign message or display can change no more frequently than every ten (10) seconds. Scrolling, flashing, rotating, pulsating, moving, or blinking is prohibited. The

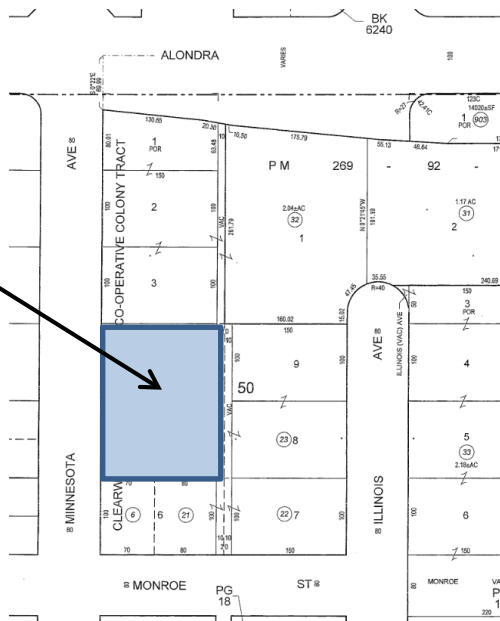
intensity of illumination shall be static between messages. One digital sign is permitted per building.

47. Unique wall murals substantially as indicated on the plans reviewed by the Development Review Board shall be painted on the building. The artwork shall be processed as required by Chapter 17.112 (Art in Public Places), and specifically as required by Section 17.112.040 (Processing – Artwork associated with new private development). A detailed artwork proposal shall be submitted prior to the artist beginning the artwork. Any substantial change to the artwork or a change in artist requires separate review and approval by the Development Review Board.
48. The applicant shall agree to a Community Benefits Agreement to be drafted by the City Attorney to provide two payments totaling \$200,000 to the City of Paramount for specified organizations, activities, and programs. The applicant shall issue one payment of \$50,000 prior to the issuance of a building permit for the subject project. The applicant shall issue one payment of \$150,000 prior to issuance of the Certificate of Occupancy.
49. The applicant shall install rooftop solar panels. The applicant shall participate in the Clean Power Alliance Power Share Community Solar program or equivalent.
50. The project is subject to all applicable regulations of Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code.
51. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
52. The project and future construction shall meet all requirements of the Building and Safety Division of the Planning Department.
53. All conditions and performance standards of Zone Change No. 241 are applicable in perpetuity.
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. 22:005



Subject
Property



15932-15942 Minnesota Ave.

OCTOBER 11, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:007

MOTION IN ORDER:

APPROVE A REQUEST BY NADER FARARJI TO CONSTRUCT A 1,204 SQUARE FOOT TWO-STORY RESIDENCE, 425 SQUARE FOOT TWO-CAR GARAGE, AND A 434 SQUARE FOOT TWO-CAR GARAGE ATTACHED TO THE REAR OF THE EXISTING 1,058 SQUARE FOOT SINGLE-FAMILY RESIDENCE AT 8439 SOMERSET BOULEVARD IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

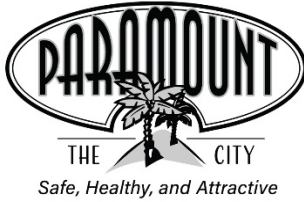
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 22:007
REQUEST:	Construct a 1,204 square foot two-story residence, 425 square foot two-car garage, and a 434 square foot two-car garage attached to the rear of the existing 1,058 square foot single-family residence
APPLICANT:	Nader Fararji
MEETING DATE:	October 11, 2022
LOCATION:	8439 Somerset Boulevard
ZONE:	R-M (Multiple-Family Residential)
GENERAL PLAN:	Multiple-Family Residential
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: October 11, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:007
NADER FARARJI**

BACKGROUND

This application is a request by Nader Fararji to construct a 1,204 square foot two-story residence, 425 square foot two-car car garage, and a 434 square foot two-car garage attached to the rear of the existing 1,058 square foot single-family residence at 8439 Somerset Boulevard in the R-M (Multiple-Family Residential) zone. The property is on the north side of Somerset Boulevard and to the west of Downey Avenue. The 9,200 square foot site is currently developed with a 1,058 square foot, one-story, single-family residence and a 1,106 square foot storage structure.

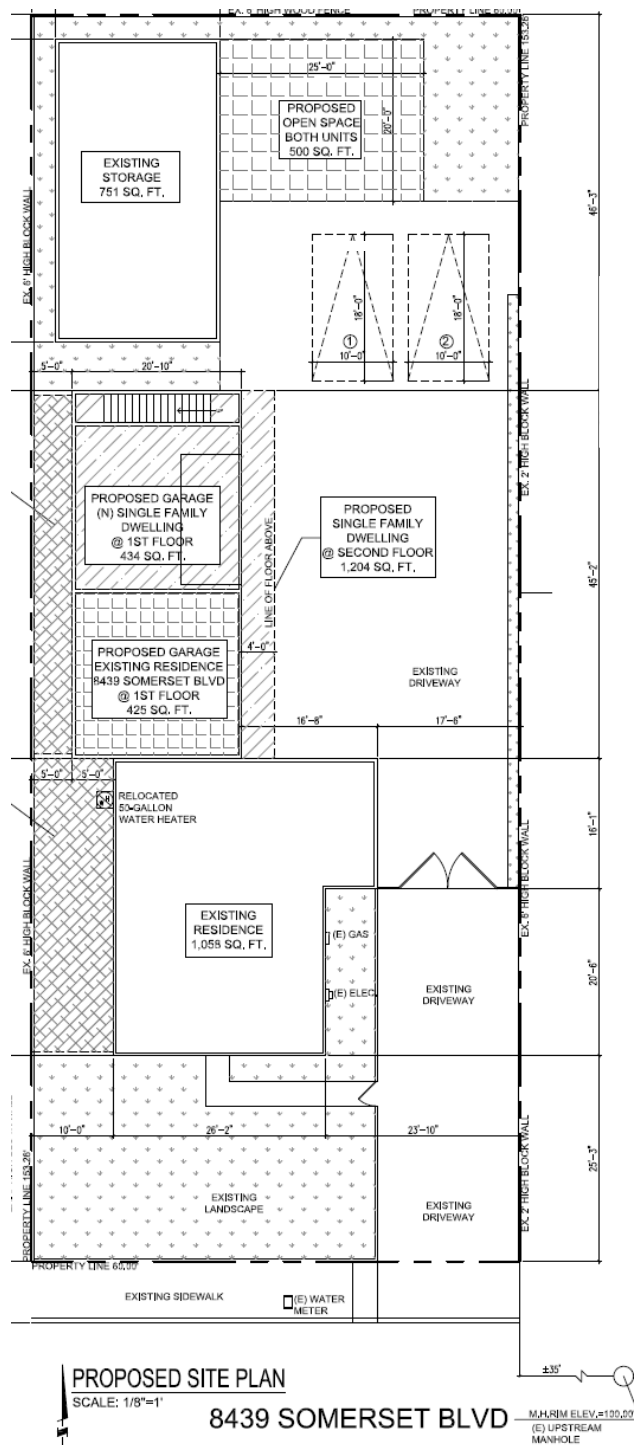
On October 6, 2020, the City Council adopted an ordinance changing the Zoning Map from C-M (Commercial-Manufacturing) to R-M (Multiple-Family Residential) for property on the north side of Somerset Boulevard between Indiana Avenue and 8439 Somerset Boulevard.

DESCRIPTION

The floor area of the proposed two-story unit would total 1,204 square feet which will be constructed toward the rear of the property, north of the existing house. The proposed unit will include three bedrooms, two bathrooms, living room, kitchen, and laundry room. The second floor of the proposed second unit will be in line with the garage footprint. Furthermore, the applicant is proposing to construct a 435 square foot two-car garage. A proposed 425 square foot garage will be constructed for the existing residence. There are two proposed guest parking spaces that will be located on the north side of the property. Access to the garages and guest parking will occur from the existing driveway on Somerset Boulevard.

The development will have 500 square feet of common open space, which meets the minimum open area requirement of 250 square feet per unit. In addition, the front and rear unit will have dedicated private open space measuring 352 and 210 square feet, respectively.

Below is the proposed site plan.

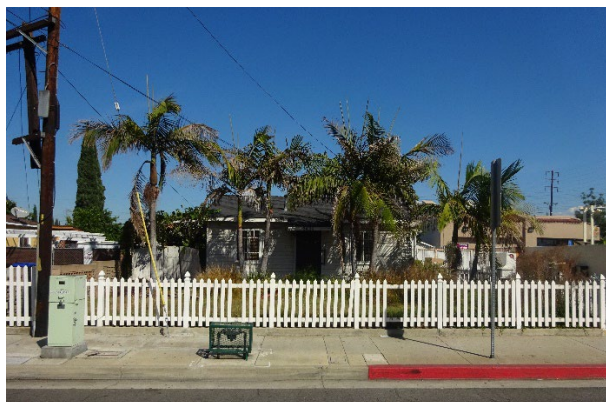


Below are the elevations of the proposed second unit.



Photo

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 the windows of the 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.

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 the new 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.

FISCAL IMPACT

None.

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. 22:007, 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, October 28, 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 October 11, 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.

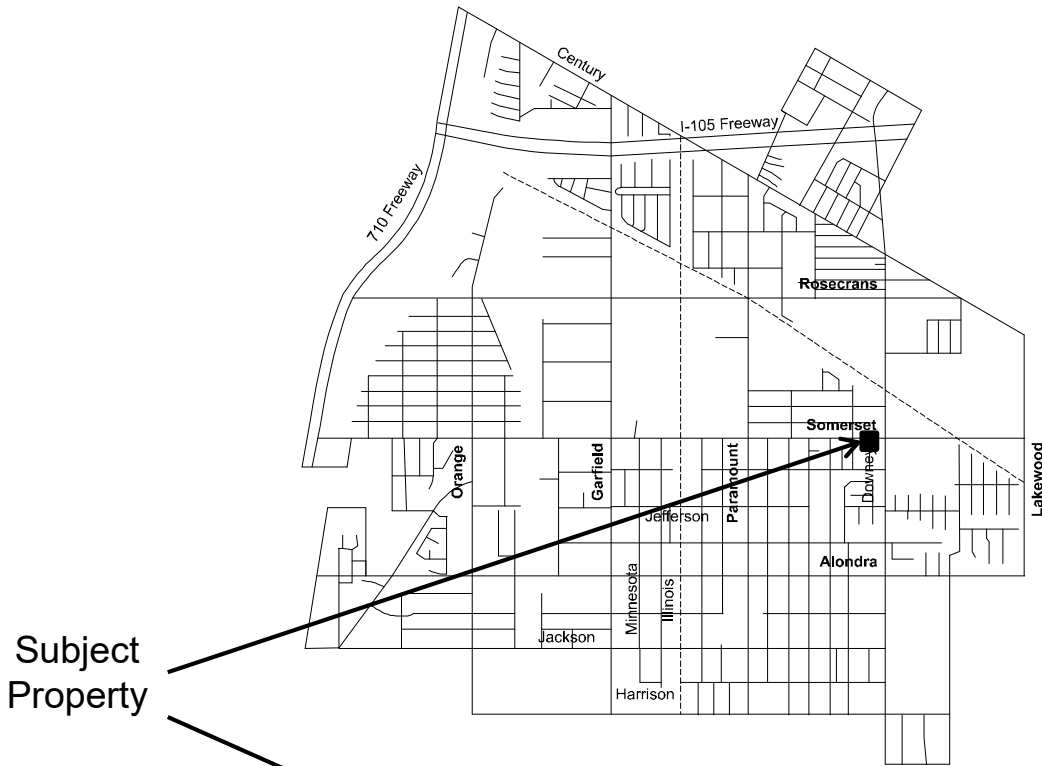
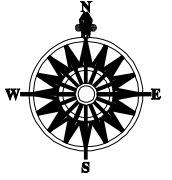
10. All damaged curb, gutter, or sidewalk sections in front of the subject site shall be removed and replaced to the satisfaction of the Public Works Department. Prior to commencing such repair work, the approval of the Public Works Department must be obtained to include obtaining proper permits or written approval. All unused driveway aprons shall be closed and replaced with curb, gutter, and sidewalk, per specifications from the Public Works Department.
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.

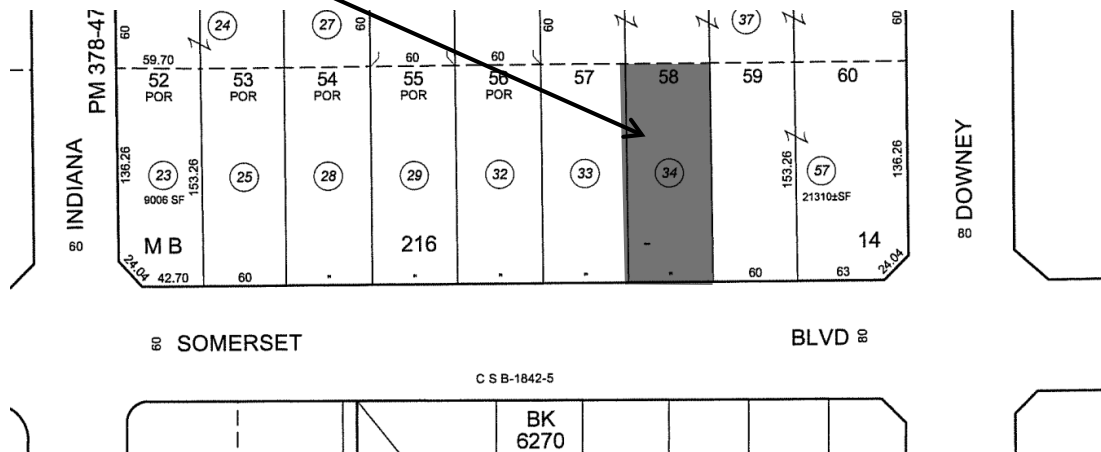
34. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels and meters are prohibited in the front setback. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
35. A precise 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. The existing fence in the front yard shall be repainted/refurbished as needed. Any future fencing in the 15-foot front setback shall not exceed a maximum height of 42 inches.
44. The perimeter block shall be refurbished and painted following separate Planning Department review and approval of the paint color.
45. The existing wood fence 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.
46. Existing unpermitted structures such as patio covers, garage conversion, and accessory structure must be legalized and/or removed from the premise.
47. 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.
48. The mailbox shall be installed upon a mailbox post following separate Planning Department review and approval of the post type, finish, and precise location.
49. 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.
50. 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.
51. All trash and recycling containers shall be stored out of public visibility.
52. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
53. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
54. 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. 22:007



Subject
Property



8439 Somerset Blvd.

OCTOBER 11, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF