



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **November 2, 2022**.

In-person Attendance:

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

Public Comments:

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

- **In-Person**

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

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

E-mail public comments must be received by **5:00 p.m. on Wednesday, November 2, 2022**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

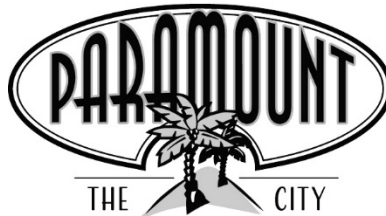
- **Teleconference: (562) 220-2036**

Participants wishing to address the Development Review Board by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, November 2, 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
November 2, 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](#)

October 11, 2022

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 22:008](#)

A request by Enrique Alvarez/Alvarez Design Studios, Inc. for Marcos Escobar to (1) construct a 1,504 square foot two-story rear housing unit with a 276 square foot front covered porch and a 499 square foot attached garage; and (2) construct a 633 square foot second floor addition to the existing 1,340 square foot front single-family residence and a 549 square foot attached garage at 7830 Rose Street in the R-M (Multiple-Family Residential) zone

COMMENTS

3. [COMMENTS](#)

- Board Members
- Staff

ADJOURNMENT

To a meeting on December 7, 2022 at 6:00 p.m.

NOVEMBER 2, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF OCTOBER
11, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**DEVELOPMENT REVIEW BOARD MINUTES
OCTOBER 11, 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 6:39 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
Chair Ernie Esparza

Absent: Vice Chair Javier Gonzalez

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

It was moved by Board Member Anderson, seconded by Chair Esparza, to excuse Vice Chair Gonzalez from the Development Review Board meeting.

The motion was passed by the following roll call vote:

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

PUBLIC COMMENTS

There were none.

**1. APPROVAL OF
MINUTES**

Chair Esparza presented the Development Review Board minutes of September 13, 2022 for approval.

It was moved by Board Member Weisenburger, 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, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
ABSTAIN: None

2. DEVELOPMENT
REVIEW
APPLICATION NO.
22:005
ADAM LENTZ/
MADISON CAPITAL
GROUP
MANAGEMENT, LLC
15932-15942
MINNESOTA AVENUE

Chair Esparza presented the item, 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.

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

It was moved by Board Member Weisenburger, seconded by Board Member Moody, to approve the request with amended details in the report and an amended condition as follows:

- 1) The predominant height of the proposed building is 55 feet. The decorative corner towers and arches have a peak height of 62 feet.
- 2) Condition No. 27 – 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.

The motion was passed by the following roll call vote:

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

3. DEVELOPMENT
REVIEW
APPLICATION NO.
22:007
NADER FARARJI
8439 SOMERSET
BOULEVARD

Chair Esparza presented the item, 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.

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

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

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

4. 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 6:54 p.m. to the next Development Review Board meeting to be held on Wednesday, November 2, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

NOVEMBER 2, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:008

MOTION IN ORDER:

APPROVE A REQUEST BY ENRIQUE ALVAREZ/ALVAREZ DESIGN STUDIOS, INC. FOR MARCOS ESCOBAR TO (1) CONSTRUCT A 1,504 SQUARE FOOT TWO-STORY UNIT WITH A 276 SQUARE FOOT FRONT COVERED PORCH AND A 499 SQUARE FOOT ATTACHED GARAGE; AND (2) CONSTRUCT A 633 SQUARE FOOT SECOND FLOOR ADDITION TO THE EXISTING 1,340 SQUARE FOOT FRONT SINGLE-FAMILY RESIDENCE AND A 549 SQUARE FOOT ATTACHED GARAGE AT 7830 ROSE STREET IN THE R-M (MULTIPLE-FAMILY RESIDENTIAL) ZONE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

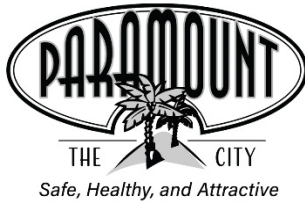
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application No. 22:008

REQUEST: (1) Construct a 1,504 square foot two-story rear housing unit with a 276 square foot front covered porch and a 499 square foot attached garage; and (2) construct a 633 square foot second floor addition to the existing 1,340 square foot front single-family residence and a 549 square foot attached garage

APPLICANT: Enrique Alvarez/Alvarez Design Studios, Inc. for Marcos Escobar

MEETING DATE: November 2, 2022

LOCATION: 7830 Rose Street

ZONE: R-M (Multiple-Family Residential)

GENERAL PLAN: Multiple-Family Residential

PLANNER: Andrew Farias

RECOMMENDATION: Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Andrew Farias, Planning Intern
Date: November 2, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:008
7830 ROSE STREET**

BACKGROUND

This application is a request by Enrique Alvarez/Alvarez Design Studios, Inc. for Marcos Escobar to (1) construct a 1,504 square foot two-story rear housing unit with a 276 square foot front covered porch and a 499 square foot attached garage; (2) construct 633 square foot second floor addition to the existing 1,340 square foot single-family residence and a 549 square foot attached garage at 7830 Rose Street in the R-M (Multiple-Family Residential) zone. The property is on the south side of Rose Street and to the west of McClure Avenue. The 12,900 square foot site is also developed with a 599 square foot garage that will be demolished. An unpermitted 311 square foot freestanding patio cover at the rear of the property is required to be demolished.

DESCRIPTION

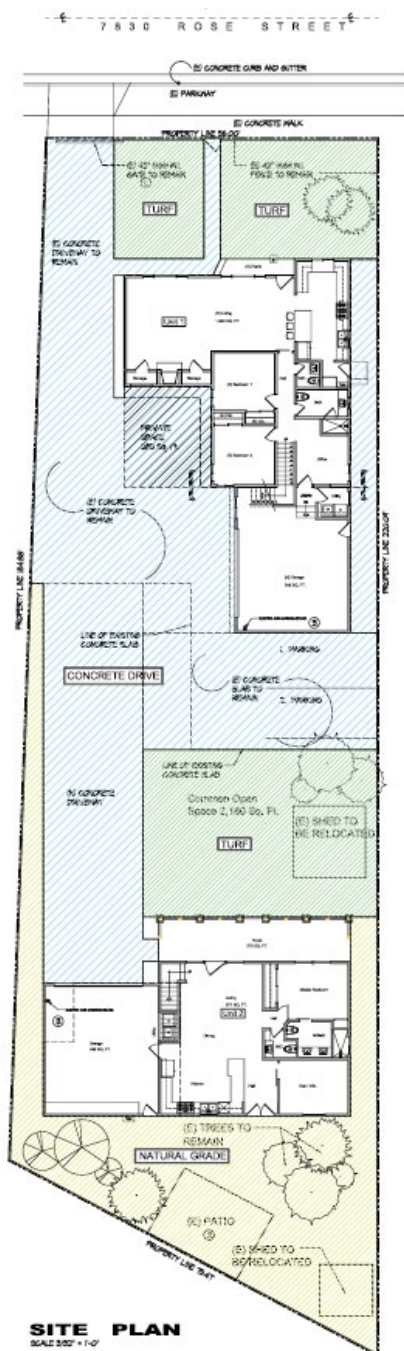
The total floor area of the proposed two-story unit is 1,504 square feet which will be constructed at the rear of the property, south of the existing house. The proposed unit includes three bedrooms, two bathrooms, a living room, dining room, kitchen, and den. Furthermore, the applicant is proposing to construct an attached 499 square foot garage. Access to the proposed garage will be available via the existing driveway that will be extended to the new garage.

The total floor area of the proposed second floor addition to the existing residence is 633 square feet. The living area of the addition would be constructed above the proposed attached garage. The proposal also includes a first floor remodel of the kitchen, and the addition of a half-bathroom. The second-story addition will be accessible by staircase and will include two bedrooms, a loft, a walk-in closet, and bathroom. Access to the garage will be available via the existing driveway from Rose Street. There are two proposed guest parking spaces that would be located on the south side of the primary residence and would be accessible via the existing driveway.

The development will have 2,180 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 spaces measuring 285 and 276 square feet, respectively. The development will also include two guest parking spaces, which meets the minimum guest parking space requirement of one-half space per dwelling unit.

Plans

Below is the proposed site plan.



Below are the elevations of the proposed new two-story unit.



north elevation



east elevation



west elevation



south elevation

Below are the elevations of the proposed two-story addition.



north elevation



east elevation



west elevation



south elevation

Photo

Below is a photo of the existing residential unit.



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 of both units for consistency.
- The proposed two-car garages shall have sectional roll-up garage doors.
- 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. Thirty year asphalt composition shingles is not considered decorative.

Additional building and property improvements required as conditions of approval include:

- A roof-mounted photovoltaic system (solar panels) shall be installed on the proposed rear single-family house (at minimum) in accordance with the California Building Code.
- 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 house shall be restuccoed/repainted to match the new rear unit.
- 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.

- The unpermitted 311 square foot freestanding patio cover at the rear of the property shall be demolished. If the applicant chooses to construct a common freestanding patio cover as one of the three required amenities, plans for a replacement patio cover, including the precise location and design, will be subject to Planning Department review and approval.

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. 22:008, 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, November 18, 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 November 2, 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. Driveways, parking, and circulation areas shall not incorporate center gutters or center swales. All surface drainage shall be along perimeters or underground.
11. 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.
12. 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.
13. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
14. All applicable development fees are due prior to the issuance of building permits.
15. 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.
16. 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.

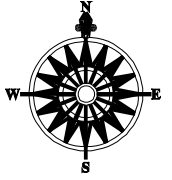
17. The applicant shall pay any applicable water capital improvement charge.
18. The plans are subject to Los Angeles County Fire Department approval.
19. A utility plan shall be approved by the Planning Division before a permit is issued. All mechanical equipment and appurtenances of any type, whether 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.
20. 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.
21. All rooftop vents shall be painted to match the predominant color of the roofing.
22. 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.
23. 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.
24. All parking areas shall comply with applicable development requirements as specified in Section 17.16.120 of the Paramount Municipal Code.
25. All trash, debris, and junk throughout the site shall be removed.
26. 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.
27. 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.
28. All garage doors shall be decorative, roll-up sectional doors with automatic garage door openers, as approved by the Planning Department.
29. Each building design shall include trim, decorative stucco work, accent material, windows, decorative tile roofing, and roof overhang.

30. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
31. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
32. 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.
33. 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.
34. 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.
35. The applicant shall pay for the cost of two 15-gallon shade/canopy trees to be planted in the parkway along Rose Street at the direction of the Public Works Department.
36. 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.
37. 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.
38. Each unit shall be limited to one kitchen.

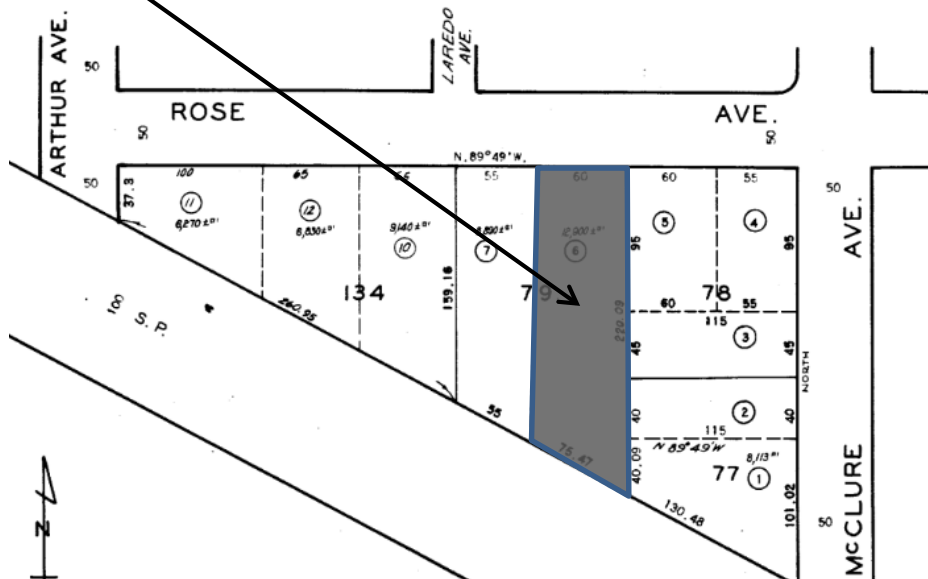
39. The garages as approved shall not be occupied as habitable or livable space. A garage inspection for compliance will be conducted in conjunction with the final inspection. The garages shall be used for the parking of vehicles only.
40. All newly installed water heaters shall be tankless.
41. The perimeter block wall shall be refurbished and painted following separate Planning Department review and approval of the paint color.
42. The unpermitted 311 square foot freestanding patio cover at the rear of the property shall be demolished. If the applicant chooses to construct a common freestanding patio cover as one of the three required amenities, plans for a replacement patio cover, including the precise location and design, will be subject to Planning Department review and approval.
43. Perimeter fencing adjacent to the Union Pacific Railroad right-of-way is contingent upon Los Angeles Metropolitan Transit Authority (Metro) constructing a sound wall on or adjacent to the western edge of the rear yards of the home and on the south side of Rose Avenue. If Metro does not install the sound wall, it will be the responsibility of the applicant/property owner to construct a perimeter block wall with a minimum height of six feet along the rear property line.
44. The landscaped planter along the rear/west side property line shall be removed or refurbished with decorative blocks.
45. The block wall at the front/northwest corner of the property shall be extended to replace the inconsistent section of white picket fencing.
46. 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.
47. The mailbox and mailbox post shall be refurbished or replaced as needed. The mailbox shall be maintained in good condition.
48. A roof-mounted photovoltaic system (solar panels) shall be installed on the proposed rear single-family house (at minimum) in accordance with the California Building Code.
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. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
53. 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. 22:008



Subject
Property



7830 Rose Street

NOVEMBER 2, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF