



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **December 7, 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, December 7, 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.

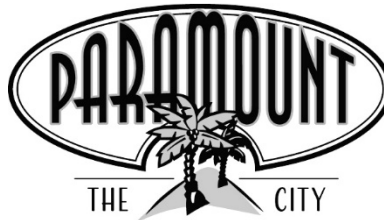
- **Teleconference: (562) 220-2036**

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, December 7, 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
December 7, 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](#)

November 2, 2022

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 22:001](#) A request by Michael Zenon/ZT Architecture + Land Development for United Methodist Church to construct a mixed-use 60-unit senior assisted living facility and commercial development at 16635-16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone pending approval of General Plan Amendment No. 22-1 and Zone Change No. 239.

COMMENTS

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

ADJOURNMENT

To a meeting on January 4, 2023 at 6:00 p.m.

DECEMBER 7, 2022

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
NOVEMBER 2, 2022.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES NOVEMBER 2, 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 6:15 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
Ivan Reyes, Associate Planner
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 October 11, 2022 for approval.

It was moved by Board Member Anderson, seconded by Board Member Weisenburger, 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: None
ABSTAIN: Vice Chair Gonzalez

2. DEVELOPMENT REVIEW APPLICATION NO. 22:008

Chair Esparza presented the item, 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

ENRIQUE
ALVAREZ/ALVAREZ
DESIGN STUDIOS,
INC. FOR MARCOS
ESCOBAR
7830 ROSE STREET

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.

Planning Director John Carver introduced Planning Intern Andrew Farias who presented an overview of the request.

It was moved by Vice Chair Gonzalez, 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, Vice Chair Gonzalez, Chair Esparza

NOES: None

ABSENT: None

ABSTAIN: None

3. COMMENTS FROM
BOARD MEMBERS
AND STAFF

There were none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:21 p.m. to the next Development Review Board meeting to be held on Wednesday, December 7, 2022, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

DECEMBER 7, 2022

DEVELOPMENT REVIEW APPLICATION NO. 22:001

MOTION IN ORDER:

APPROVE A REQUEST BY MICHAEL ZENON/ZT ARCHITECTURE + LAND DEVELOPMENT FOR UNITED METHODIST CHURCH TO CONSTRUCT A MIXED-USE 60-UNIT SENIOR ASSISTED LIVING FACILITY AND COMMERCIAL DEVELOPMENT PENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 22-1 AND ZONE CHANGE NO. 241 AT 16635-16683 PARAMOUNT BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE AND PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

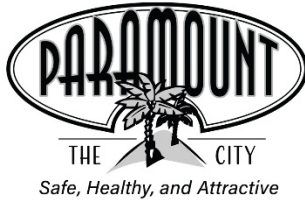
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application No. 22:001

REQUEST: Construct a mixed-use 60-unit senior assisted living facility and commercial development pending approval of General Plan Amendment No. 22-1 and Zone Change No. 241

APPLICANT: Michael Zenon/ZT Architecture + Land Development for United Methodist Church

MEETING DATE: December 7, 2022

LOCATION: 16635-16683 Paramount Boulevard

ZONE: C-3 (General Commercial) zone and PD-PS (Planned Development with Performance Standards) zone

GENERAL PLAN: Central Business District and Mixed-Use Commercial and Senior Assisted/Independent Living Facility

PLANNER: John Carver

RECOMMENDATION: Approval



To: Honorable Development Review Board

From: John Carver, Planning Director

By:

Date: December 7, 2022

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 22:001
ZT ARCHITECTURE + LAND DEVELOPMENT FOR UNITED METHODIST
CHURCH**

BACKGROUND

This application is a request by Michael Zenon/ZT Architecture + Land Development for United Methodist Church to construct a mixed-use 60-unit senior assisted living facility and commercial development at 16635-16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone pending approval of General Plan Amendment No. 22-1 and Zone Change No. 239. Earlier this evening, the Planning Commission reviewed General Plan Amendment No. 22-1 and Zone Change No. 239, which are interrelated applications to change the General Plan Land Use designation and official Zoning Map. The Planning Commission actions are recommendations to the City Council.

The applicant is the project architect representing the property owner of the church property at 16635 Paramount Boulevard.

On December 8, 2020, the Development Review Board approved Development Review Application No. 20:015, which allowed for the construction of a mixed-use commercial and senior assisted/independent living facility at 16675-16683 Paramount Boulevard. These are the auto repair and vacant bar properties south of the church, and are under separate ownership from the church. The applicant was unable to proceed with the project, and the church now has an option to acquire the two properties to the south for a more purposeful project.

DISCUSSION

Project Description

The applicant proposes to redevelop three parcels totaling 1.04 acres (45,500 square-foot) which currently contain three structures including a vacant church complex constructed in 1956 and 1960, an auto repair garage dating to 1953, and a vacant bar

constructed in the late 1920s (most recently Buchones Bar). The church complex consists of a chapel and community building with an approximately 21,200 square-foot footprint and 8,000 square-foot surface parking lot. The auto repair garage is approximately 2,200 square-feet with a 5,200 square-foot parking lot, and the bar is approximately 2,500 square-feet with a 1,900 square-foot parking lot. The project will demolish the existing buildings and associated hardscape and construct an approximately 100,000 gross square-foot, three-story senior living facility to house up to 105 residents within 60 units. Units consist of seven independent living units, six of which will be income-restricted, and 15 single-occupancy and 38 double-occupancy assisted-living units. The building will include a 67-space, approximately 25,500 square-foot parking garage, administrative offices, classrooms, activity and community rooms, a chapel, kitchens, dining rooms, exercise rooms, outdoor patio areas, and two retail suites. The density of the project will be 57.7 dwelling units per acre.

The ground floor will contain the garage, office and administrative spaces for staff, as well as facilities for public or commercial use/rental including two retail suites, classrooms, a chapel, community center/dining hall with full kitchen, and an outdoor patio.

The second floor will contain 28 double-occupancy rooms and seven single-occupancy rooms along with facilities for residents including an outdoor deck, dining hall, living room, library, activity room, gymnasium, physical therapy suite, and administrative offices.

The third floor will contain 12 double-occupancy rooms, six single-occupancy rooms, and seven independent living units, six of which will be income-restricted units, along with two outdoor decks and a lounge for resident use, and an administrative office.

Facility staffing will consist of an estimated 20 full time staff for the senior living facility,

The architecture of the development is consistent with the City's design requirements. The building will have a contemporary modern design using materials such as stucco, steel, and plate glass.

Photo

Below are photos of the project site in three segments:

16675-16683 Paramount Boulevard



16635 Paramount Boulevard (south area)

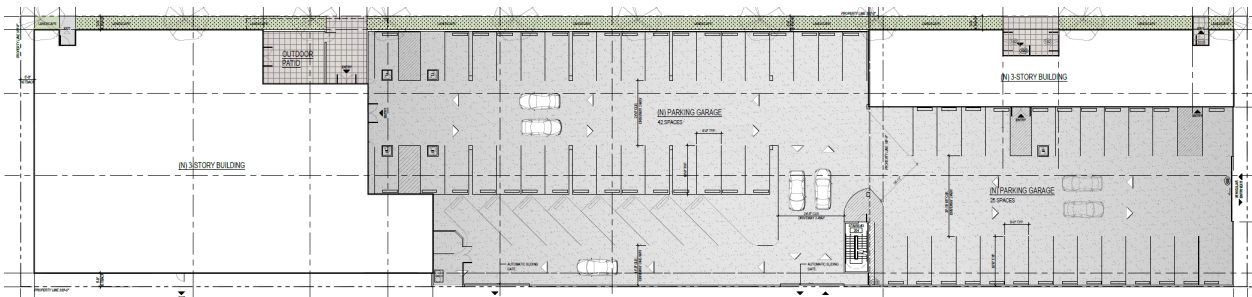


16635 Paramount Boulevard (north area)



Plans

Below is a site plan, with north depicted on the left:



Below is a rendering:



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 Development Review Application No. 22:001, 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 Thursday, December 22, 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 December 7, 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 three 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 Public Works Department 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.

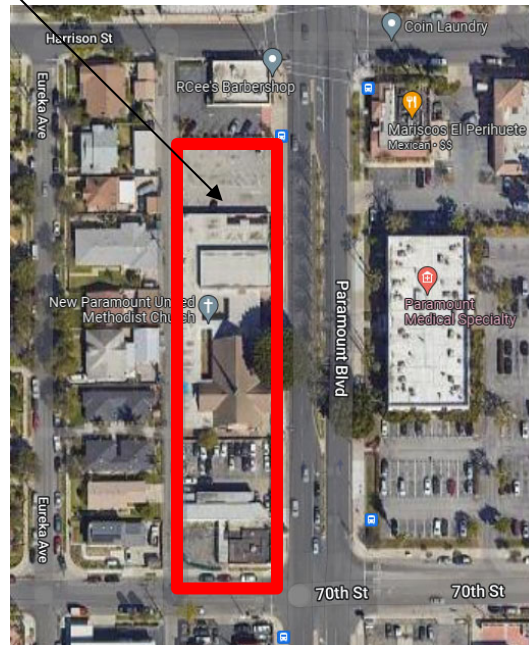
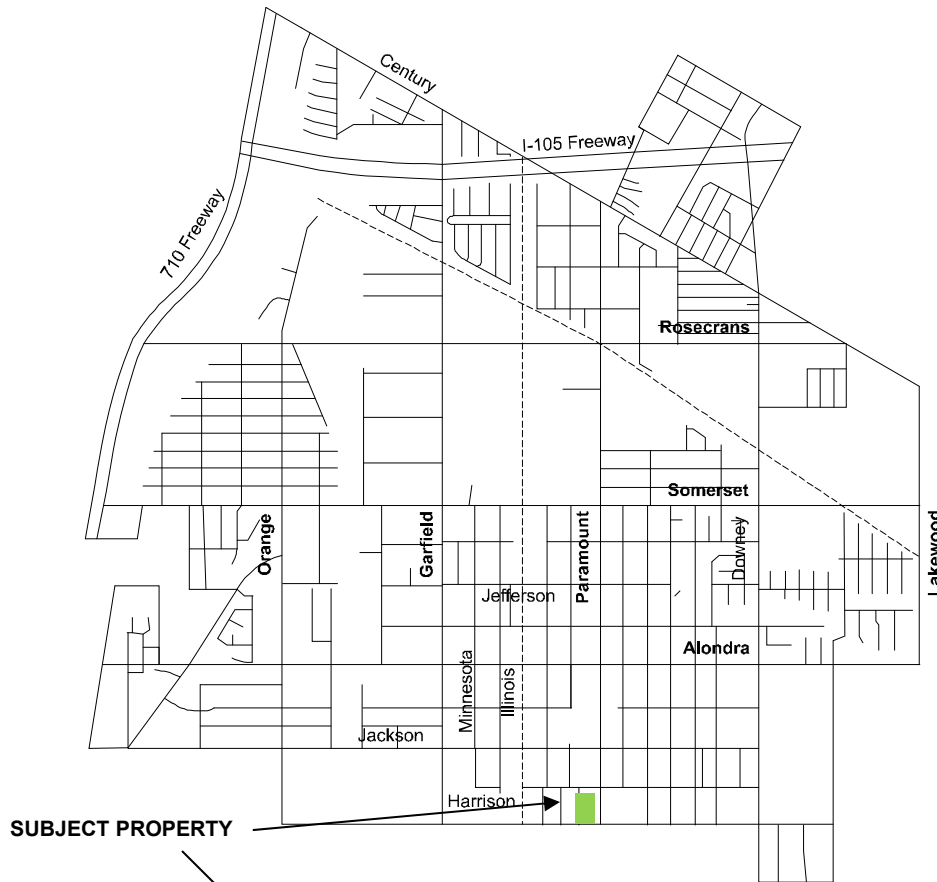
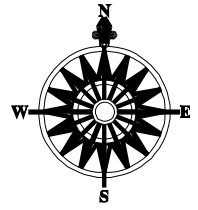
24. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
25. Construction shall take place 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and national holidays.
26. During construction, 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. Finish materials and 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.
 35. 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.
 36. Trash enclosures shall be constructed with finish material to complement the design of the building. The enclosures 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 enclosures 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.
 37. 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.
 38. The approved floor plan shall not be changed without prior approval by the Planning Department.
 39. 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.

40. 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.
41. Special events and grand opening events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
42. 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.
43. 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).
44. The project is subject to all applicable regulations of Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code.
45. Any future tenant improvements require permits from the Building and Safety Division of the Planning Department.
46. The project and future construction shall meet all requirements of the Building and Safety Division of the Planning Department.
47. Representatives of the City of Paramount and/or the Paramount Historical Society shall be granted access to the site, including building interiors, to document the buildings prior to demolition.
48. Construction fencing shall have a decorative screen with images provided by the City of Paramount.
49. All conditions and performance standards of Zone Change No. 239 are applicable in perpetuity.
50. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.

51. 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. 22:001



16635-16683 Paramount Blvd.

DECEMBER 7, 2022

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF