

## PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **January 4, 2023**.

### **In-person Attendance:**

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

### **Public Comments:**

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

- **In-Person**

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

- **E-mail: [planning@paramountcity.com](mailto:planning@paramountcity.com)**

E-mail public comments must be received by **5:00 p.m.** on **January 4, 2023**. 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.

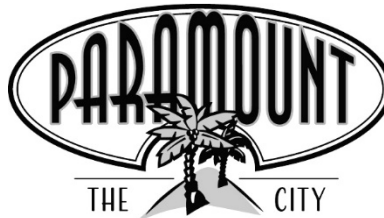
- **Teleconference: (562) 220-2036**

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, January 4, 2023** 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  
January 4, 2023



*Safe, Healthy, and Attractive*

Regular Meeting  
City Hall Council Chambers  
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ [www.paramountcity.com](http://www.paramountcity.com)

**Public Comments:** If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the rostrum provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

**Americans with Disabilities Act:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Note:** Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

## Notes

CALL TO ORDER:

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](#)

December 7, 2022

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## PUBLIC COMMENTS

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## NEW BUSINESS

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## REPORTS

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2. [DRA NO. 23:001](#) A request by Michelle Vorachack/TD Architects, Inc. for World Energy Paramount to construct a 3,200 square foot laboratory building at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone.

## COMMENTS

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

## ADJOURNMENT

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To a meeting on February 1, 2023 at 6:00 p.m.

JANUARY 4, 2023

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF  
DECEMBER 7, 2022.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **DEVELOPMENT REVIEW BOARD MINUTES DECEMBER 7, 2022**

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

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### **CALL TO ORDER:**

The meeting of the Development Review Board was called to order by Chair Ernie Esparza at 6:53 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 Carver, Planning Director  
John King, Assistant Planning Director  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Valerie Zaragoza, Administrative Assistant

### **PUBLIC COMMENTS**

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There were none.

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

Chair Esparza presented the Development Review Board minutes of November 2, 2022 for approval.

It was moved by Vice Chair Gonzalez, 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. DEVELOPMENT REVIEW APPLICATION NO. 22:001**

Chair Esparza presented the item, 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

MICHAEL ZENON/ZT  
ARCHITECTURE + LAND  
DEVELOPMENT FOR  
UNITED METHODIST  
CHURCH  
16635-106683  
PARAMOUNT  
BOULEVARD

pending approval of General Plan Amendment No. 22-1 and Zone Change No. 239 at 16635-16683 Paramount Boulevard in the C-3 (General Commercial) zone and PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver presented an overview of the request.

It was moved by Vice Chair Gonzalez, seconded by Board Member Weisenburger, 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**

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There being no further business to come before the Board, the meeting was adjourned by Chair Esparza at 6:57 p.m. to the next Development Review Board meeting to be held on Wednesday, January 4, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

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Ernie Esparza, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

JANUARY 4, 2023

DEVELOPMENT REVIEW APPLICATION NO. 23:001

MOTION IN ORDER:

APPROVE A REQUEST BY MICHELLE VORACHACK/TD ARCHITECTS, INC. FOR WORLD ENERGY PARAMOUNT TO CONSTRUCT A 3,200 SQUARE FOOT LABORATORY BUILDING AT 14700 DOWNEY AVENUE IN THE M-2 (HEAVY MANUFACTURING) ZONE.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

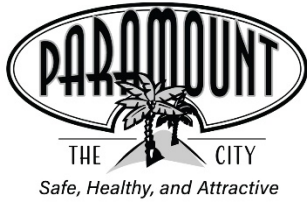
ROLL CALL VOTE:

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

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

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

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



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Development Review Application No. 23:001</b>
<b>REQUEST:</b>	<b>Construct a 3,200 square foot laboratory building</b>
<b>APPLICANT:</b>	<b>Michelle Vorachack/TD Architects, Inc. for World Energy Paramount</b>
<b>MEETING DATE:</b>	<b>January 4, 2023</b>
<b>LOCATION:</b>	<b>14700 Downey Avenue</b>
<b>ZONE:</b>	<b>M-2 (Heavy Manufacturing)</b>
<b>GENERAL PLAN:</b>	<b>Industrial</b>
<b>PLANNER:</b>	<b>Ivan Reyes</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>





**To:** Honorable Development Review Board  
**From:** John Carver, Planning Director  
**By:** Ivan Reyes, Associate Planner  
**Date:** January 4, 2023

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**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:001  
MICHELLE VORACHACK/TD ARCHITECTS, INC. FOR WORLD  
ENERGY PARAMOUNT**

## **BACKGROUND**

This application is a request by Michelle Vorachack/TD Architects, Inc. for World Energy Paramount to construct a 3,200 square foot laboratory building at 14700 Downey Avenue in the M-2 (Heavy Manufacturing) zone. The property is within the World Energy refinery campus on the east side of Downey Boulevard and north of the Metro right-of-way. The subject property (formally identified as 14632 Downey Avenue) is located on an approximately 1.77-acre parcel within the World Energy campus. The applicant's representative is the project architect.

The refinery has been in operation since the 1930s. In 2018, World Energy purchased AltAir and the refinery, and AltAir became a wholly owned subsidiary of World Energy. Conversion of the refinery to manufacturing only renewable fuels, and eliminating all petroleum-based refining operations, is underway following Paramount City Council approval of an amendment to Conditional Use Permit No. 757 in 2022.

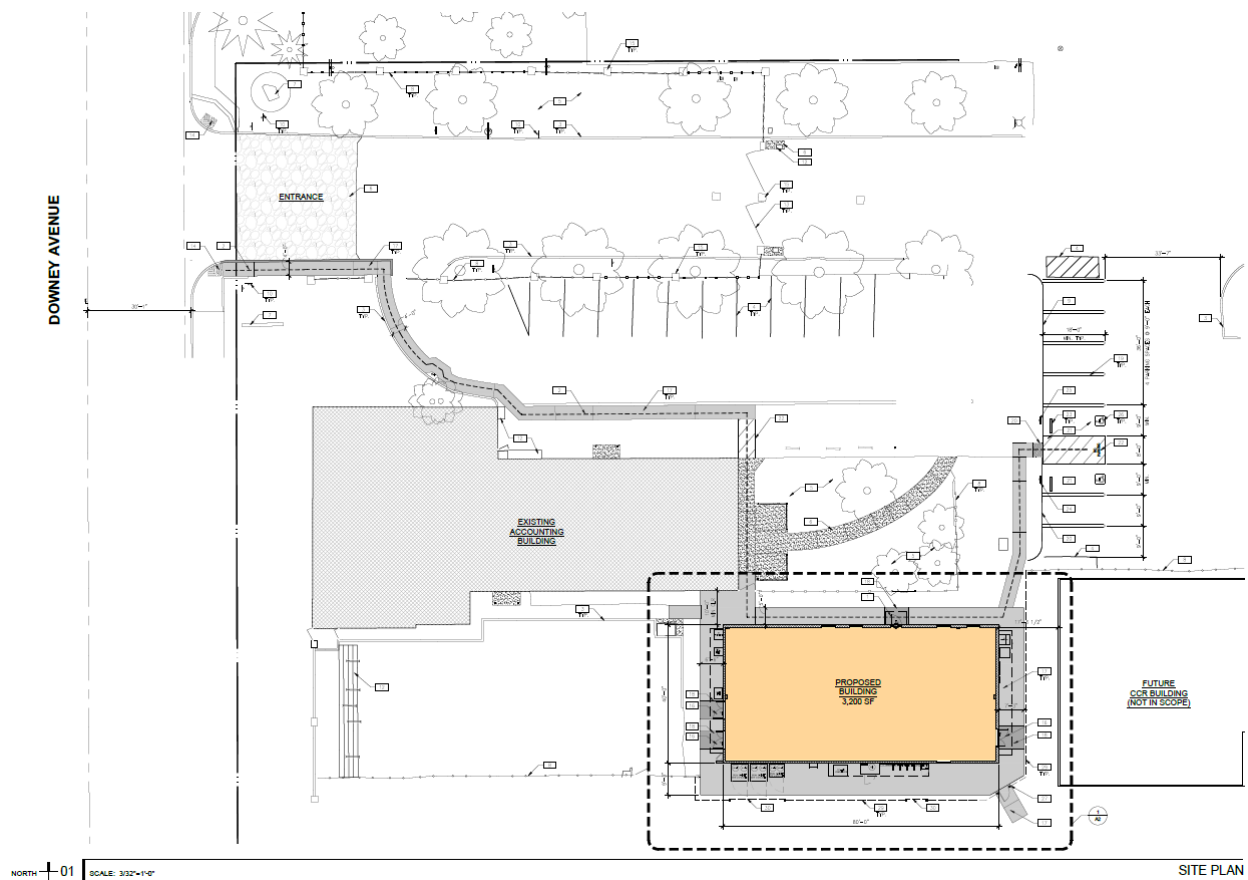
## **DESCRIPTION**

The proposed laboratory will replace an existing laboratory that is inconveniently located within the processing area of the refinery. The proposed single-story laboratory building, which will be constructed southeast of an existing 7,949 square foot accounting building, totals 3,200 square feet of floor area. An existing 2,000 square foot archive storage warehouse building will be demolished to accommodate the new building. The proposed structure will include a quality assurance (QA) main lab area, engine room, retrained storage, office, two restrooms, and break room. The height of the structure is 16 feet. The proposed building is set about 130 feet back from the western property line (Downey Avenue) and about 225 feet from the southern property line.

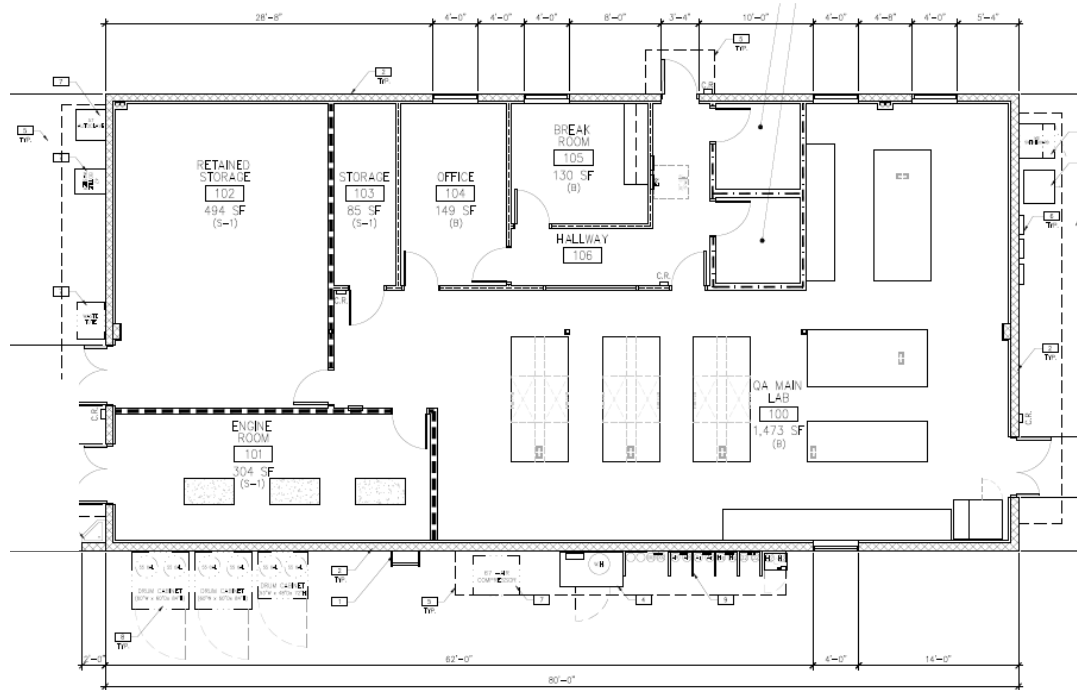
The applicant proposes to comply with parking standards established for industrial zones by providing a total of seven parking spaces, including two spaces compliant with American with Disabilities Act (ADA) regulations. Vehicle parking, configured to serve both buildings on the subject site, is located toward the north side of the property and can be accessed by an existing driveway west of the building frontage. The applicant also proposes to install mechanical equipment to the south of the proposed laboratory that would be screened from public view. Additional onsite improvements include the installation of a fence and gate located south of the proposed structure, and the restriping of the existing parking stalls.

## Plans

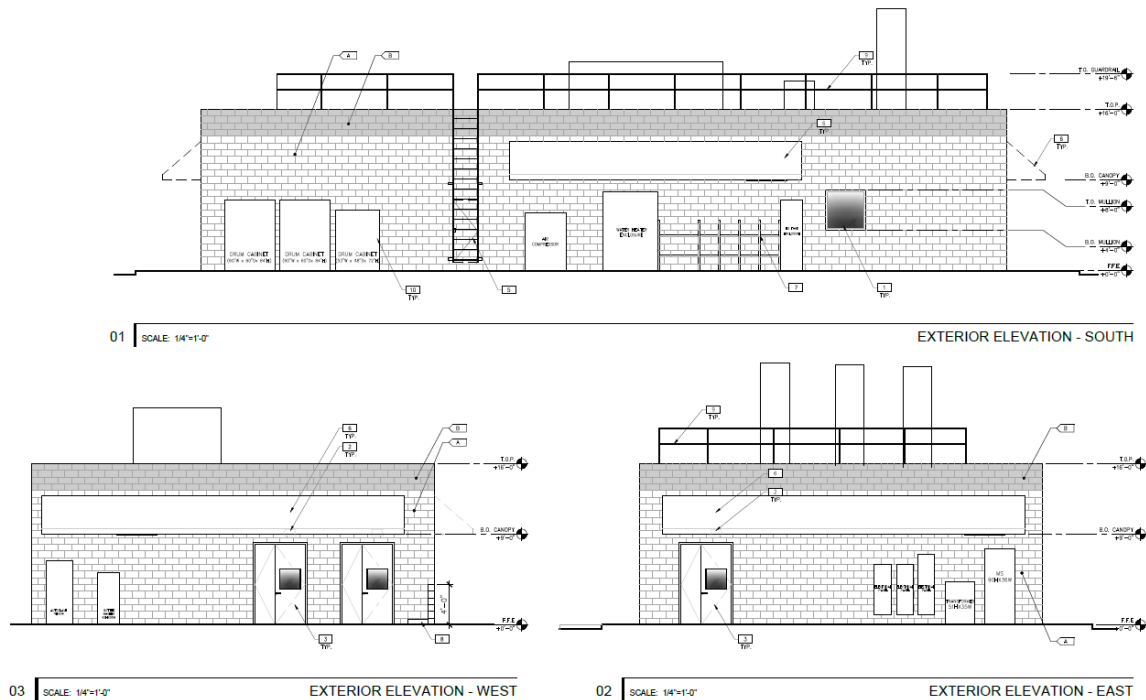
Below is the proposed site plan.

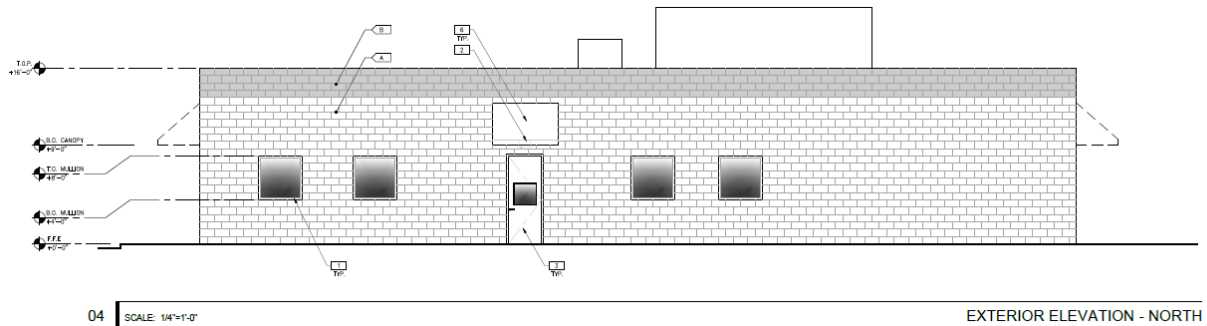


Below is the floor plan of the proposed laboratory.



Below are the elevations of the proposed laboratory.





## Photo

Below is a northeast view of existing building that will be demolished for the project.



## Design

The applicant proposes a contemporary architectural design with a flat roof and guardrails for architectural interest for the building on the subject site. The exterior walls will utilize the concrete walls and feature two-tone color finish to be affixed to for the walls and top trim portion of the concrete walls. Exterior features include canopies to match the predominate color of the building, exterior decorative lighting, and an exterior ladder for roof access. The building will also include three dual-door entries to the lab and storage areas and one main entry door. In addition, a new sloped concrete landing will be installed around the footprint of the building.

## 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. 23:001, 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, January 20, 2023. 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 January 4, 2024. Time extension may be granted at the discretion of the Development Review Board.
7. 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.

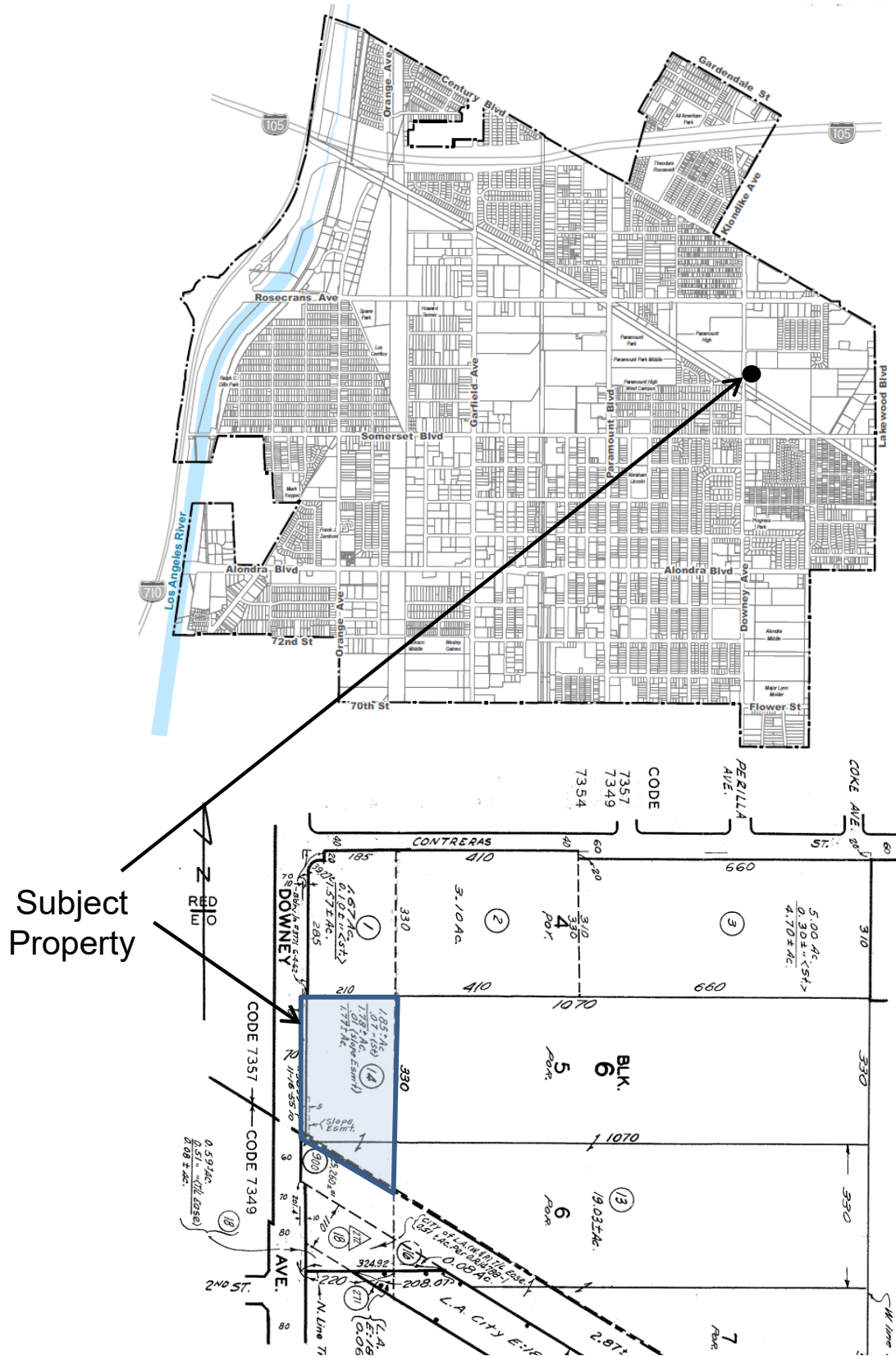
8. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Planning Department.
9. A precise lighting plan shall be submitted showing the location and types 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.
10. 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.
11. All contractors shall obtain a business license to work and/or do business in the City of Paramount.
12. All applicable development fees are due prior to the issuance of building permits.
13. 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.
14. 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.
15. The applicant shall pay the water capital improvement charge as applicable.
16. The plans are subject to Los Angeles County Fire Department approval, including all required conditions of approval of the Land Development Unit of the Fire Prevention Division. The applicant shall pay all associated fire hydrant flow tests fees to the Water Division of the Paramount Public Works Department when the Los Angeles County Fire Department requires a fire hydrant flow test.
17. 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.
18. The installation of security bars on the exterior windows and doors is prohibited.

19. 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.
20. 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.
21. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
22. All trash, debris, and junk throughout the site shall be removed.
23. 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 structure.
24. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
25. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
26. 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.
27. The location of all electrical panels and meters shall be approved by the Planning Department prior to installation. Electrical panels shall not detract from the primary view of the subject building. Electrical panels and meters shall be screened with landscaping as approved by the Planning Department.
28. 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. 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.

29. Shade/canopy trees shall be maintained along Downey Avenue to sufficiently screen the subject building from public view.
30. The perimeter block wall facing Downey Avenue shall be refurbished and painted as needed following separate Planning Department review and approval of the paint color.
31. 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.
32. 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.
33. Demolition of the existing building shall comply with South Coast Air Quality Management District Rule 1403. An asbestos survey performed by a California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant shall be conducted prior to demolition in accordance with Rule 1403. A building permit from the Building and Safety Division of the Planning Department to demolish the existing building is required prior to demolition. In compliance with California Health and Safety Code Section 19827.5, the applicant shall provide to the Building and Safety Division a copy of the Demolition Notification submitted to South Coast Air Quality Management District prior to issuance of the building permit to demolish the existing building.
34. All trash and recycling containers shall be stored out of public visibility.
35. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
36. The building shall not be constructed over a property line. If the precise proposed location of the building is across two properties, the two properties shall either be merged through the administrative Merger of Lots process, or a property line shall be adjusted as needed through the administrative Lot Line Adjustment process.
37. The project shall comply with all relevant requirements of Conditional Use Permit No. 757 as amended in 2022.
38. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
39. 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 Board No. 23:001



14700 Downey Avenue

JANUARY 4, 2023

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF