



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **February 1, 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**

E-mail public comments must be received by **5:00 p.m. on February 1, 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.

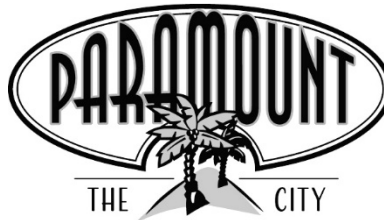
- **Teleconference: (562) 220-2036**

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, February 1, 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
February 1, 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

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 - VACANT
Board Member David Moody
Board Member Gordon Weisenburger
Vice Chair Javier Gonzalez
Chair Ernie Esparza

MINUTES

1. [APPROVAL OF MINUTES](#)

January 4, 2023

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 23:002](#) A request by Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar to construct a 793 square foot outdoor dining patio area at 8335 Rosecrans Avenue in the PD-PS (Planned Development with Performance Standards) zone.

3. [DRA NO. 23:003](#) A request by Humberto Corona/HC Designs and Drafting for Aida Rodriguez and Gilberto Rodriguez to construct a 1,585 square foot rear housing unit with a 448 square foot attached two-car garage; construct 503 square feet of additions to the existing 2,654 square foot front single-family residence; and construct a 425 square foot attached two-car garage to the existing front single-family residence at 15708 Orizaba Avenue in the R-2 (Medium Density Residential) zone.

COMMENTS

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

ADJOURNMENT

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

FEBRUARY 1, 2023

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF JANUARY
4, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES JANUARY 4, 2023

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 6:31 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF BOARD MEMBERS

Present: Board Member - VACANT
Board Member David Moody
Board Member Gordon Weisenburger
Chair Ernie Esparza

Absent: Vice Chair Javier Gonzalez

STAFF PRESENT:

John Cavanaugh, City Attorney
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 Weisenburger, seconded by Board Member Moody to excuse Commissioner Gonzalez From the Development Review Board meeting.

The motion was passed by the following roll call vote:

AYES: Board Members 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 December 7, 2022 for approval.

It was moved by Board Member Weisenburger, seconded by Board Member Moody, to approve the minutes as presented. The motion was passed by the following roll call vote:

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

2. DEVELOPMENT
REVIEW
APPLICATION NO.
23:001
MICHELLE
VORACHACK/TD
ARCHITECTS, INC.
FOR WORLD
ENERGY
14700 DOWNEY
AVENUE

Chair Esparza presented the item, 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.

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

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

AYES: Board Members Moody, and Weisenburger, Chair Esparza
NOES: None
ABSENT: Vice Chair Gonzalez
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 6:38 p.m. to the next Development Review Board meeting to be held on Wednesday, February 1, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

ATTEST:

Valerie Zaragoza, Administrative Assistant

FEBRUARY 1, 2023

DEVELOPMENT REVIEW APPLICATION NO. 23:002

MOTION IN ORDER:

APPROVE A REQUEST BY GINO LOMELI/PRATS, INC. FOR LA CASA SOL Y MAR TO CONSTRUCT A 793 SQUARE FOOT OUTDOOR DINING PATIO AREA AT 8335 ROSECRANS AVENUE IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

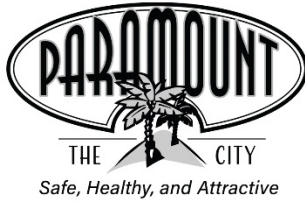
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 23:002
REQUEST:	Construct a 793 square foot outdoor dining patio area
APPLICANT:	Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar
MEETING DATE:	February 1, 2023
LOCATION:	8335 Rosecrans Avenue
ZONE:	PD-PS (Planned Development with Performance Standards)
GENERAL PLAN:	Commercial
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Ivan Reyes, Associate Planner
Date: February 1, 2023

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:002
GINO LOMELI/PRATS, INC. FOR LA CASA SOL Y MAR**

BACKGROUND

This application is a request by Gino Lomeli/Prats, Inc. for La Casa Sol Y Mar to construct a 793 square foot outdoor dining patio area at 8335 Rosecrans Avenue in the PD-PS (Planned Development with Performance Standards) zone. The property is located on the north side of Rosecrans Avenue. The 15,860 square foot site is developed with a standalone 2,673 square foot restaurant. The restaurant is operated by the same owner of Mariscos Sol Y Mar, which has been in business at 8029 Rosecrans Avenue since 2002. The owner acquired the subject property in 2022.

La Casa Sol Y Mar will operate as a sit-down restaurant serving traditional Mexican seafood dishes. The proposed business operations are Monday through Sunday between the hours of 8:00 a.m. to 10:00 p.m. The restaurant will have fourteen employees and 77 indoor customer seats. The previous restaurant operator – Los Cheros Restaurant – had approval to operate as a restaurant since 2021, under Conditional Use Permit (CUP) No. 840, and the approval continued to the current restaurant. The Planning Commission reviewed CUP No. 930, a request to operate a restaurant with indoor and outdoor customer seating, earlier this evening.

DESCRIPTION

The proposed single-story outdoor dining patio, which will be located to the west of the existing 2,673 square foot restaurant, totals 793 square feet of floor area. When complete, the gross floor area of the restaurant with patio will be 3,466 square feet. The proposed outdoor dining patio area will replace four existing parking spaces, including one Americans with Disabilities Act (ADA)-compliant parking space. The parking spaces will be reconfigured and comply with all ADA and other code requirements. The outdoor dining patio area will have 44 outdoor seats.

Design

The applicant proposes a “Spanish-style” architectural design with a textured stucco finish and decorative ceramic tile to match the existing restaurant building. The exterior walls of the outdoor dining patio will utilize the concrete columns and feature decorative wrought iron gates to be affixed to the walls. Exterior features include a wood trellis, exterior decorative lighting, and a gable pitched roof with decorative Spanish roof tile with skylights for natural lighting. The building will also include a decorative wall on the north side of the patio to block the ambient noise to the adjacent property. In addition, the driveway approach will be reconstructed for proper ingress and egress into to the parking lot.

The applicant is proposing a number of architectural elements for the project to meet City design standards:

- The proposed outdoor dining patio will receive a consistent stucco color coat and decorative ceramic tile accents.
- Decorative wrought iron gate and pre-cast concrete columns will be applied to be consistent with the “Spanish-style” architecture.
- A landscape buffer will be placed around perimeter of the outdoor dining area.

Additional property improvements required as conditions of approval include:

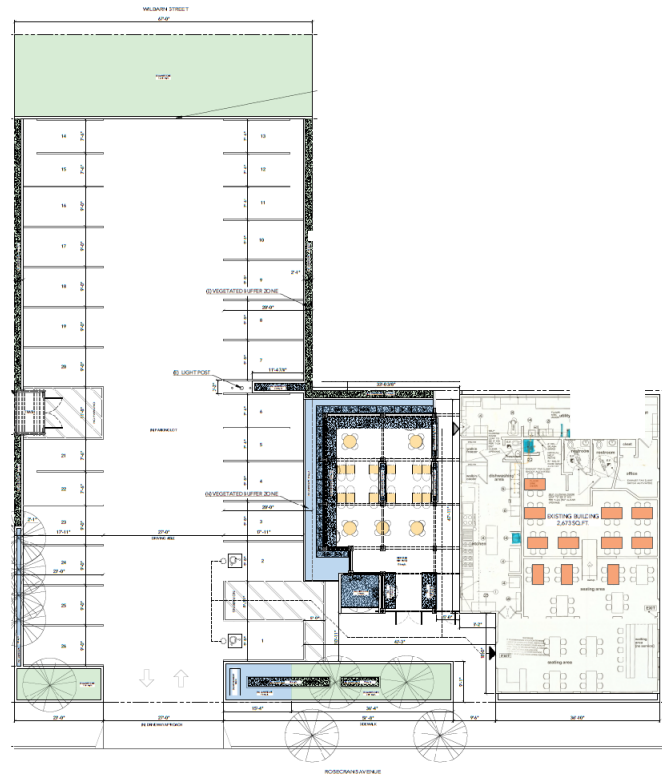
- All buildings and units on the property shall be stuccoed and painted to match throughout the property. Any changes to the color of the building will be subject to Planning Department review and approval.
- All rooftop vents shall be painted to match the predominant color of the roofing.
- A decorative 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.

Photos

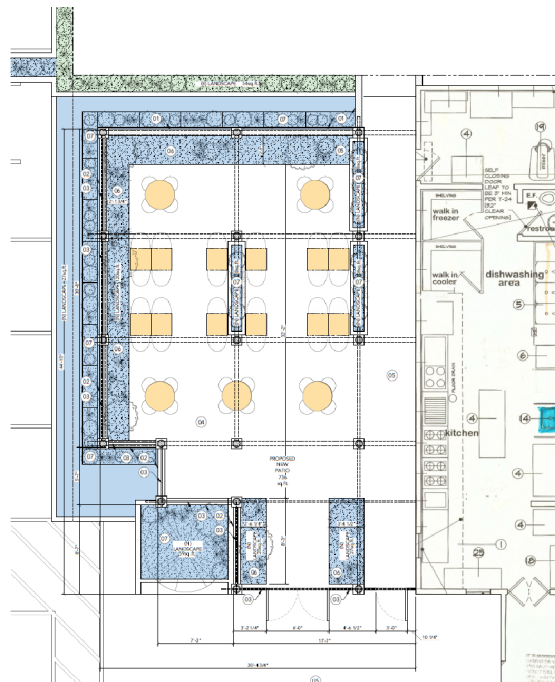
Below is a photo of the existing conditions of the building.



Below is the proposed site plan.



Below is the floor plan of the proposed outdoor patio dining area.



Below are the elevations of the proposed patio structure.



ELEVATION . WEST . PROPOSED

SCALE: 1/4" = 1'-0"



ELEVATION . SOUTH . PROPOSED

SCALE: 1/4" = 1'-0"



ELEVATION . NORTH . PROPOSED

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. 23:002, subject to following conditions:

1. All planning conditions of approval for Development Review Application No. 23:002 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, February 17, 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 February 1, 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

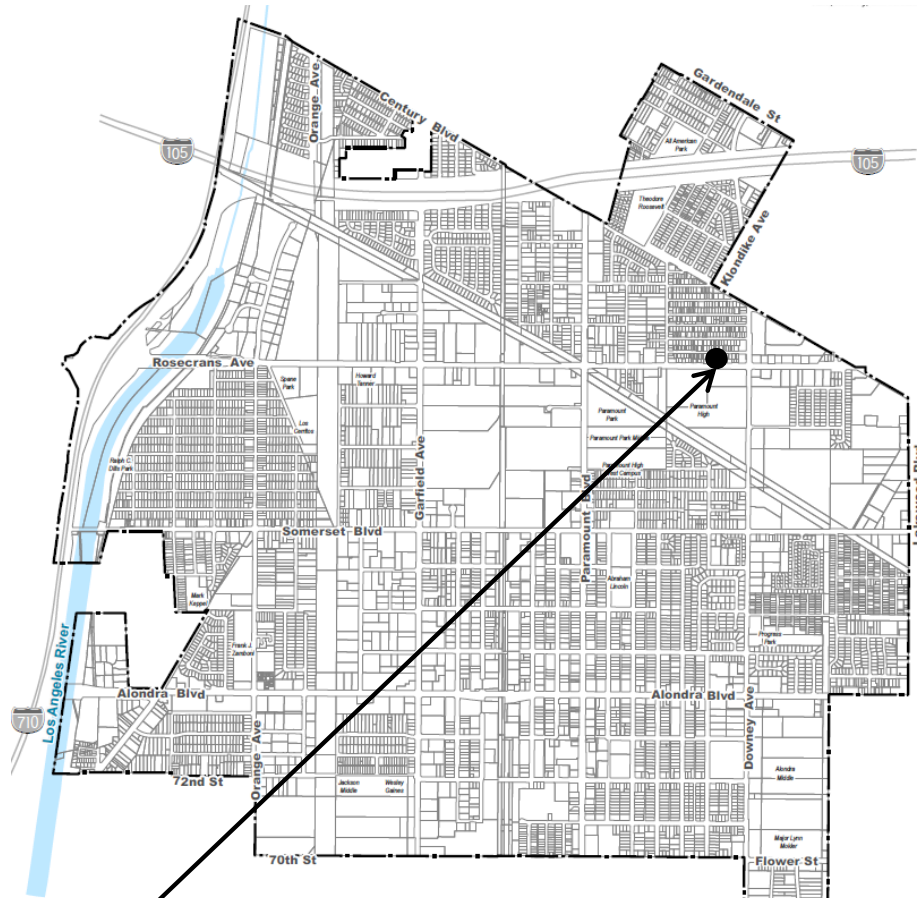
areas shall be illuminated to a demonstrated degree equal to or exceeding one point five candles per foot. The plan and fixture design shall be approved separately from the design approval and from the working drawings.

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. 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.
14. The applicant shall pay the water capital improvement charge as applicable.
15. 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.
16. 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.
17. The installation of security bars on the exterior of windows and doors is prohibited.
18. 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.
19. 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.

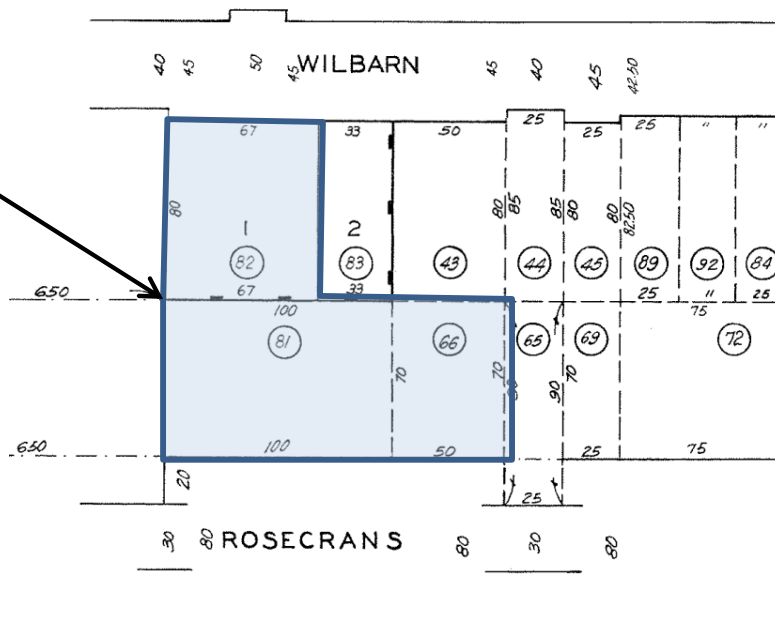
20. All parking areas shall comply with applicable development requirements as specified in Section 17.44, Article 3 (Loading Areas and Off-Street Parking) of the Paramount Municipal Code.
21. All trash, debris, and junk throughout the site shall be removed.
22. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
23. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
24. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
25. 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.
26. 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.
27. 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.
28. The applicant shall plant and maintain a minimum of one additional (1) 36-inch-box shade/canopy tree on the subject property following Planning Department review and approval of the specific type and location.

29. 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.
30. 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.
31. All trash and recycling containers shall be stored within the trash enclosure and out of public visibility.
32. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
33. The patio structure shall not be constructed over a property line. If the precise proposed location of the patio structure 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.
34. The project shall comply with all relevant requirements of Conditional Use Permit No. 930.
35. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
36. 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.

Conditional Use Permit No. 930



Subject
Property



8335 Rosecrans Ave.

FEBRUARY 1, 2023

DEVELOPMENT REVIEW APPLICATION NO. 23:003

MOTION IN ORDER:

APPROVE A REQUEST BY HUMBERTO CORONA/HC DESIGNS AND DRAFTING FOR GILBERTO AND AIDA RODRIGUEZ TO CONSTRUCT A 1,585 SQUARE FOOT REAR HOUSING UNIT WITH A 448 SQUARE FOOT ATTACHED TWO-CAR GARAGE; CONSTRUCT 503 SQUARE FEET OF ADDITIONS TO THE EXISTING 2,654 SQUARE FOOT FRONT SINGLE-FAMILY RESIDENCE; AND CONSTRUCT A 425 SQUARE FOOT ATTACHED TWO-CAR GARAGE TO THE EXISTING FRONT SINGLE-FAMILY RESIDENCE AT 15708 ORIZABA AVENUE IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

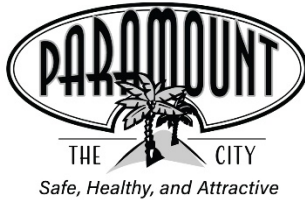
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER: Development Review Application No. 23:003

REQUEST: Construct a 1,585 square foot rear housing unit with a 448 square foot attached two-car garage; construct 503 square feet of additions to the existing 2,654 square foot front single-family residence; and construct a 425 square foot attached two-car garage to the existing front single-family residence

APPLICANT: Humberto Corona/HC Designs and Drafting for Gilberto and Aida Rodriguez

MEETING DATE: February 1, 2023

LOCATION: 15708 Orizaba Avenue

ZONE: R-2 (Medium Density Residential)

GENERAL PLAN: Single-Family Residential

PLANNER: Smyrna Caraveo

RECOMMENDATION: Approval



To: Honorable Development Review Board
From: John Carver, Planning Director
By: Smyrna Caraveo, Planning Intern
Date: February 1, 2023

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:003
HUMBERTO CORONA/HC DESIGNS AND DRAFTING**

BACKGROUND

This application is a request by Humberto Corona/HC Designs and Drafting for Aida Rodriguez and Gilberto Rodriguez to construct a 1,585 square foot rear housing unit with a 448 square foot attached two-car garage; construct 503 square feet of additions to the existing 2,654 square foot front single-family residence; and construct a 425 square foot attached two-car garage to the existing front single-family residence at 15708 Orizaba Avenue in the R-2 (Medium Density Residential) zone.

The property is on the east side of Orizaba Avenue and to the south of Madison Street. The 15,000 square foot site is currently developed with a 2,654 square foot, one-story, single-family residence and a 704 square foot detached garage.

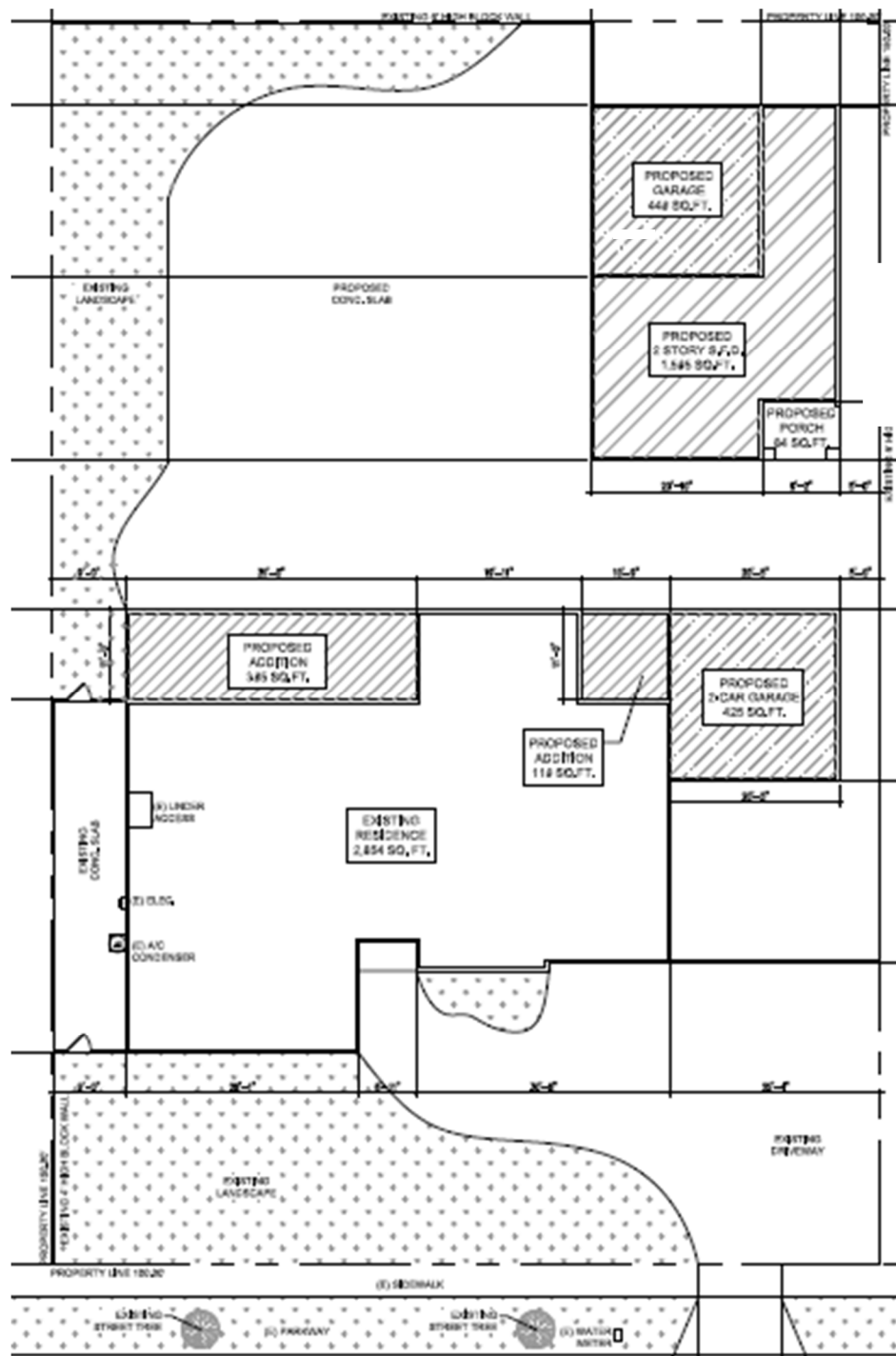
DESCRIPTION

The proposed 1,585 square foot two-story unit would be constructed toward the rear of the property, east of the existing house. The proposed unit includes three bedrooms, two and a half 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 448 square foot attached two-car garage.

In addition to a general remodel, the applicant proposes to construct 503 square feet of additions in two sections (365 square feet and 118 square feet) at the rear of the existing house. When complete, the floor area of the front house will total 3,157 square feet. Finally, a proposed 425 square foot attached garage will be constructed for the existing residence. Access to the garage is from the existing driveway on Orizaba Avenue.

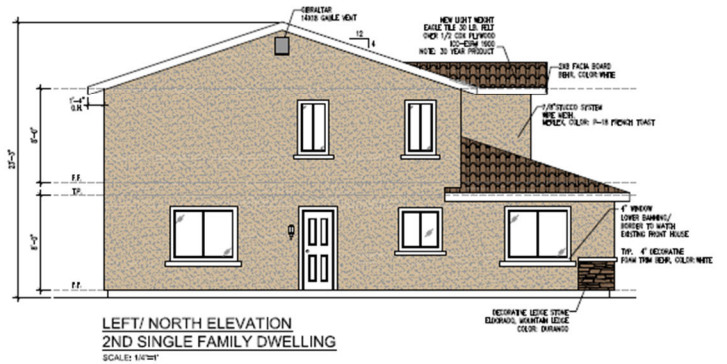
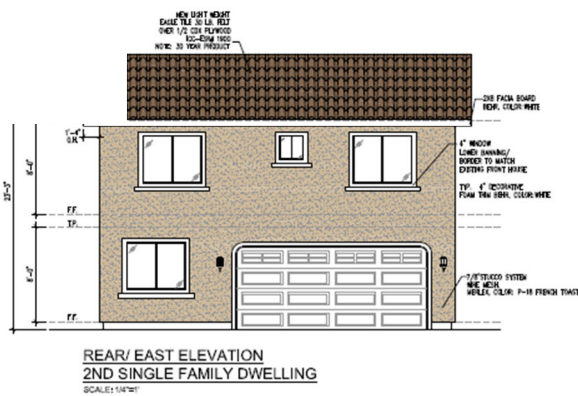
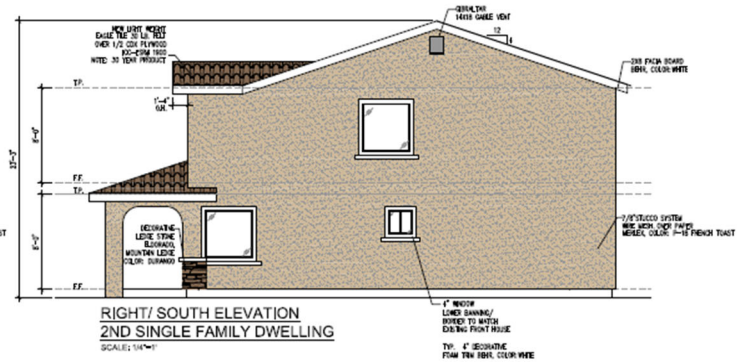
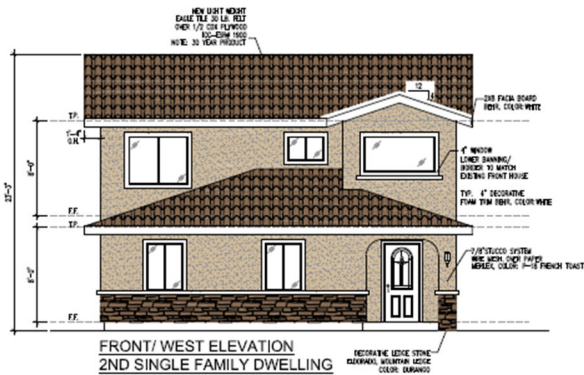
Plans

Below is the proposed site plan.



SITE PLAN 15708 ORIZABA AVE

Below are the elevations of the proposed second unit.



Photo

Below is a photo of the existing front house.



Design

The applicant is proposing a number of architectural elements for the project to meet City design standards:

- The proposed and existing 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 unit.
- 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 house shall remove the wood siding and be restuccoed/repainted to match the new 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 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. Graffiti in the rear fence and alleyway shall be promptly removed.
- The perimeter block wall shall be refurbished, including the replacement of missing blocks, and repainted following separate Planning Department review and approval of the paint color.
- The windows in the existing residence shall be replaced to match the proposed second single-family dwelling.
- The front yard side door and gate shall be repainted and refurbished as needed.
- The roof fascia on the existing single-family dwelling shall be repainted and refurbished as needed.

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. 23:003, subject to following conditions:

1. All planning conditions of approval of Development Review Application No. 23:003 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, February 17, 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 February 1, 2024. 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.

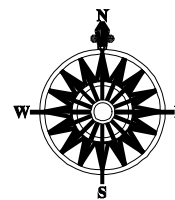
8. All exterior colors and materials shall be submitted to the Planning Director for approval. All approvals must be obtained prior to installation. Colors and materials shall be approved separately from the design approval and from the working drawings.
9. No exterior structural alteration or building 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. The applicant shall pay the 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. Graffiti in the rear fence and alleyway 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. The windows in the existing residence shall be replaced to match the proposed second single-family dwelling.

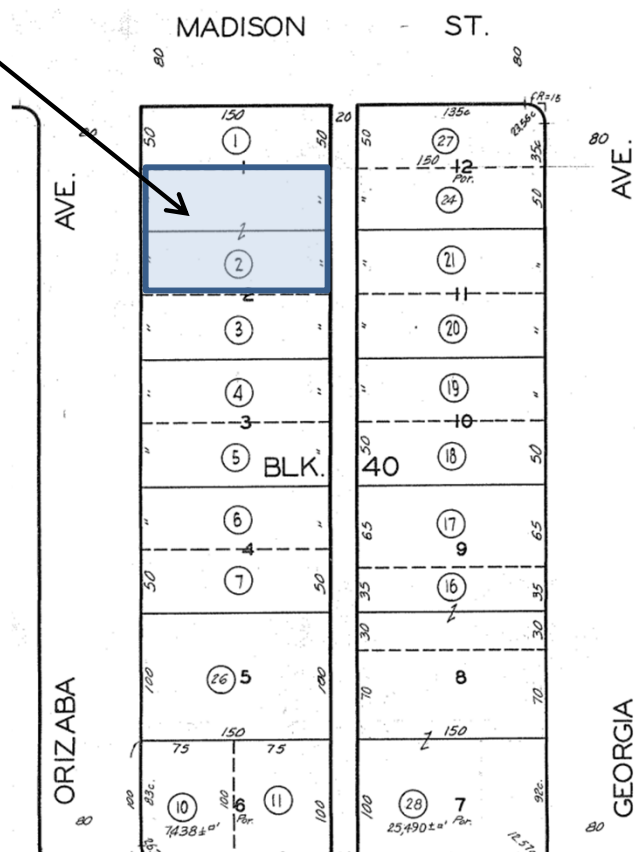
31. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
32. The applicant shall comply with all National Pollution Discharge Elimination System (NPDES) regulations.
33. The location of all backflow devices shall be approved by the Planning 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. 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 are not considered decorative.
37. 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.
38. Stone veneer material (specific manufacturer and type) shall be applied to the proposed and existing 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.
39. Each unit shall be limited to one kitchen.

40. 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.
41. All newly installed water heaters shall be tankless.
42. Any future fencing in the 20-foot front setback shall not exceed a maximum height of 42 inches.
43. The perimeter block wall shall be refurbished, including the replacement of missing blocks, and repainted following separate Planning Department review and approval of the paint color.
44. The front yard side door and gate shall be repainted and refurbished as needed.
45. The roof fascia on the existing single-family dwelling shall be repainted and refurbished as needed.
46. 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.
47. 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.
48. All trash, recycling, and organic waste containers shall be stored out of public visibility.
49. The residence shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
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. 23:003



Subject
Property



15708 Orizaba Avenue

FEBRUARY 1, 2023

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF