



PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Development Review Board scheduled for **March 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 March 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.

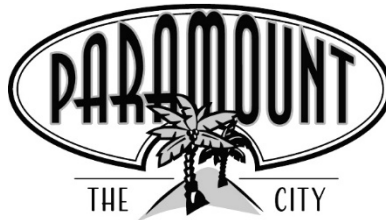
- **Teleconference: (562) 220-2036**

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, March 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
March 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](#)

February 1, 2023

PUBLIC COMMENTS

NEW BUSINESS

REPORTS

2. [DRA NO. 23:004](#) A request by Alfredo Lopez/Mr. J's Bar to remodel the exterior of an existing 1,600 square foot commercial building and construct a 1,312 square foot addition at 7824 Alondra Boulevard in the C-3 (General Commercial) zone.

COMMENTS

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

ADJOURNMENT

To a meeting on April 5, 2023 at 6:00 p.m.

MARCH 1, 2023

APPROVAL OF MINUTES

DEVELOPMENT REVIEW BOARD

MOTION IN ORDER:

APPROVE THE DEVELOPMENT REVIEW BOARD MINUTES OF
FEBRUARY 1, 2023.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

DEVELOPMENT REVIEW BOARD MINUTES FEBRUARY 1, 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 6:33 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
Vice Chair Javier Gonzalez
Chair Ernie Esparza

Absent: None

STAFF PRESENT:

John Carver, Planning Director
John King, Assistant Planning Director
Johnnie Rightmer, Building and Safety Manager
Sol Bejarano, Management Analyst
Ivan Reyes, Associate Planner
Andrew Farias, Planning Intern
Valerie Zaragoza, Administrative Assistant
Omar Rodriguez, Office Assistant I

PUBLIC COMMENTS

There were none.

1. APPROVAL OF MINUTES

Chair Esparza presented the Development Review Board minutes of January 4, 2023 for approval.

It was moved by Vice Chair Gonzalez, 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: None
ABSTAIN: Vice Chair Gonzalez

2. DEVELOPMENT
REVIEW
APPLICATION NO.
23:002
GINO LOMELI/
PRATS, INC. FOR LA
CASA SOL Y MAR
8335 ROSECRANS
AVENUE

Chair Esparza presented the item, 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.

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

There was further discussion between the Development Review Board and staff.

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

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

3. DEVELOPMENT
REVIEW
APPLICATION NO.
23:003
HUMBERTO
CORONA/HC
DESIGNS AND
DRAFTING FOR AIDA
AND GILBERTO
RODRIGUEZ
15708 ORIZABA
AVENUE

Chair Esparza presented the item, 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.

Planning Director John Carver introduced Assistant Planning Director John King who presented an overview of the request on behalf of Planning Intern Smyrna Caraveo who was credited as the project planner.

There was further discussion between the Development Review Board and staff.

Planning Director John Carver read a letter of opposition from William Crane regarding development of property at 15708 Orizaba Avenue.

Laura Martinez spoke in opposition to Development Review Application No. 23:003 for the development of property at 15708 Orizaba Avenue.

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 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 6:58 p.m. to the next Development Review Board meeting to be held on Wednesday, March 1, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California, at 6:00 p.m.

Ernie Esparza, Chair

ATTEST:

Valerie Zaragoza, Administrative Assistant

MARCH 1, 2023

DEVELOPMENT REVIEW APPLICATION NO. 23:004

MOTION IN ORDER:

APPROVE A REQUEST BY ALFREDO LOPEZ/MR. J'S BAR TO REMODEL THE EXTERIOR OF AND CONSTRUCT A 1,312 SQUARE FOOT ADDITION TO AN EXISTING 1,680 SQUARE FOOT COMMERCIAL BUILDING AT 7824 ALONDRA BOULEVARD IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

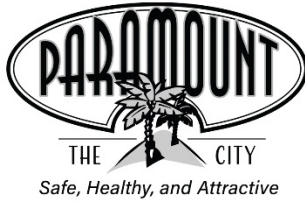
ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY

PROJECT NUMBER:	Development Review Application No. 23:004
REQUEST:	Remodel the exterior of and construct a 1,312 square foot addition to an existing 1,680 square foot commercial building
APPLICANT:	Alfredo Lopez/Mr. J's Bar
MEETING DATE:	March 1, 2023
LOCATION:	7824 Alondra Boulevard
ZONE:	C-3 (General Commercial)
GENERAL PLAN:	Central Business District
PLANNER:	Ivan Reyes
RECOMMENDATION:	Approval



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

**Subject: DEVELOPMENT REVIEW APPLICATION NO. 23:004
ALFREDO LOPEZ/MR. J'S BAR**

BACKGROUND

This application is a request by Alfredo Lopez/Mr. J's Bar to remodel the exterior of an existing 1,680 square foot commercial building and construct a 1,312 square foot addition at 7824 Alondra Boulevard in the C-3 (General Commercial) zone. The property is located at the southwest corner of Alondra Boulevard and Colorado Avenue. The 7,500 square foot site is developed with a 1,680 square foot standalone building facing Alondra Boulevard. The applicant purchased property and the bar in 2022.

On November 2, 2022, the Planning Commission approved Conditional Use Permit (CUP) No. 921, a request to upgrade from a bar with the sales of beer for onsite consumption to a bar with the sales of beer, wine, and distilled spirits for onsite consumption. To enhance the existing structure on the subject site, an exterior building façade remodel in compliance with the Central Business District Architectural Guidelines (as required by Section 12.24.050 of the Paramount Municipal Code) was included as part of the conditions of approval as approved by the Planning Commission. Approval of the proposed addition and the building façade remodel is required prior to the sale of wine and distilled spirits.

DISCUSSION

The proposed single-story addition, which will be located to the east of the existing 1,680 square foot building, totals 1,312 square feet of floor area. When complete, the gross floor area of the bar will be 2,992 square feet. The proposed addition area will consist of a billiard floor area, walk-in cooler, two restrooms, liquor storage area, and an office. An interior remodel of the existing 1,680 square foot bar includes a new wraparound bar counter with prep area, new seating arrangement, and counter space for alcohol. The 33 indoor customer seats will remain the same.

Design

The applicant proposes an “Art Deco” architectural design for the new addition with a smooth stucco finish and color match the existing building. The design will utilize varying rooflines and refurbish the existing Art Deco architectural features located on the north side of the existing building. Exterior features include a wood trellis, exterior decorative lighting, and faux wood shutters. The building will also include a decorative fence on the south side of the building for privacy to the adjacent property.

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

- The proposed addition and existing building will receive a consistent stucco color coat and decorative ceramic tile accents.
- A decorative wood trellis will be applied along the main entrance of the building.
- A landscape buffer will be installed around perimeter of the proposed addition 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.

Photos

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



[illegible]

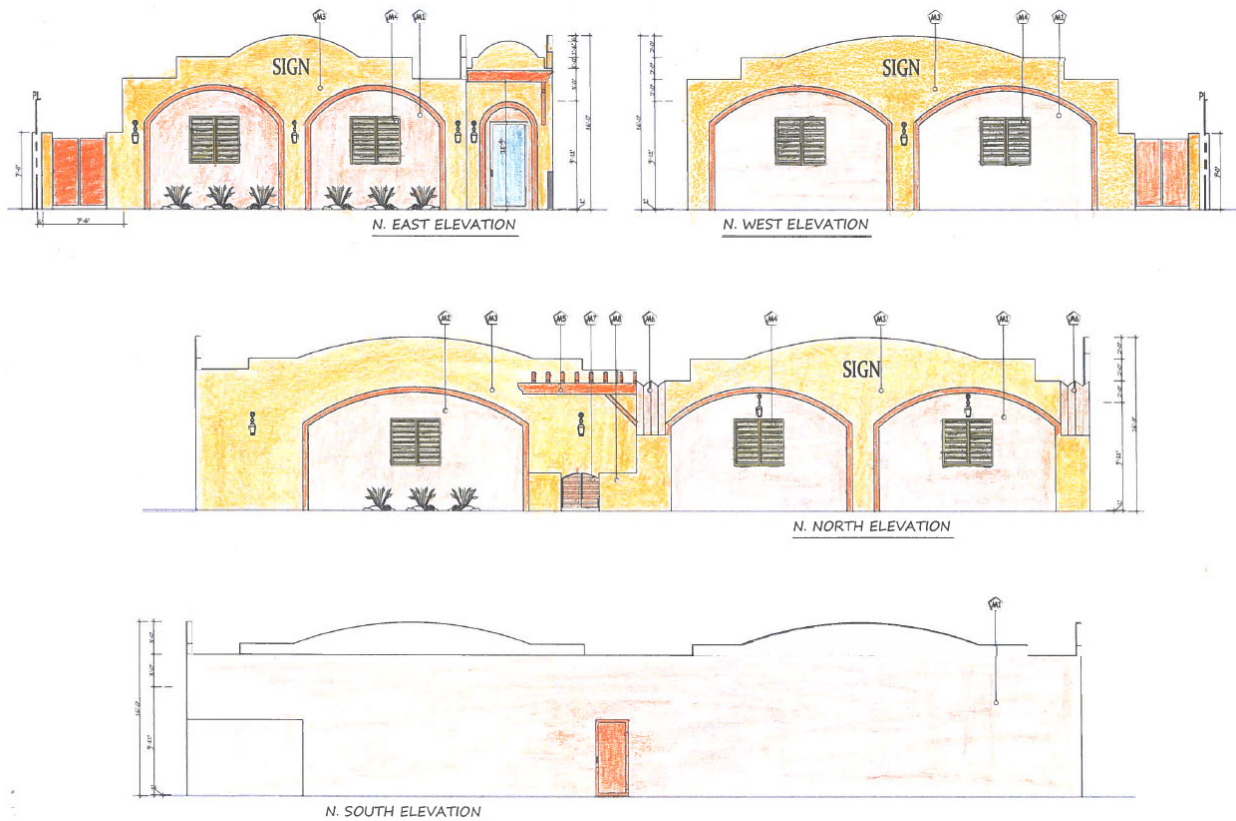
N. FLOOR PLAN
SCALE 1/4" = 1'-0"

The floor plan details the layout of the North Floor. Key areas include:

- N. MAIN FLOOR:** Features a central bar area with multiple prep tables and numbered tables (1-14). Dimensions are provided for various sections.
- N. POOL FLOOR AREA:** Contains two pool tables and a central area.
- N. ROOM 1 & N. ROOM 2:** Each room includes a cooler, restrooms (N. MEN, N. WOMEN), and storage.
- N. OFFICE:** Located adjacent to the rooms.

Dimensions and scale are indicated throughout the plan.

Below are the elevations of the proposed patio structure.



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. 23:004, subject to following conditions:

1. All planning conditions of approval for Development Review Application No. 23:004 shall be printed as general notes on the approved set of building plans.

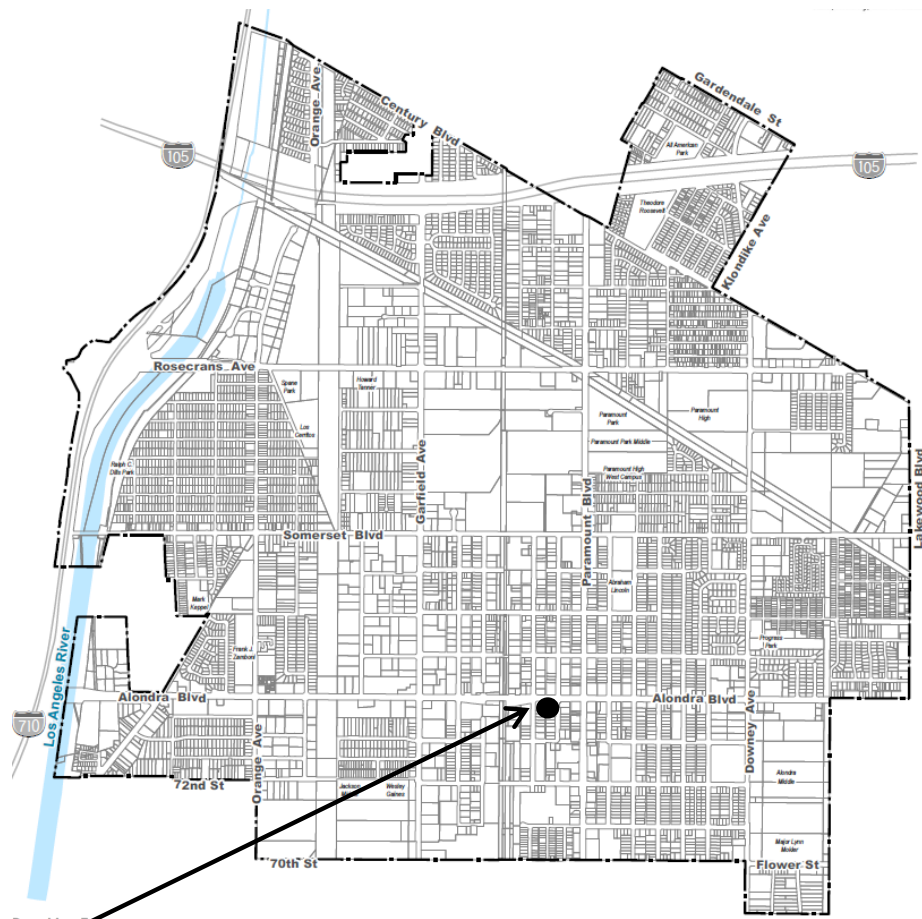
2. It is hereby declared to be the intent that if any provision of this application is held or declared to be invalid, the application shall be void and the privileges granted hereunder shall lapse.
3. It is further declared and made a condition of this application that if any condition hereof is violated 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, March 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 March 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, 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.

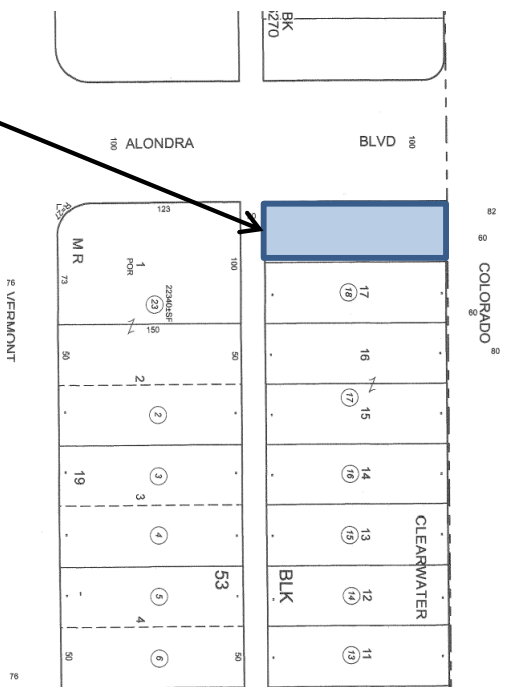
22. The applicant shall underground all new onsite utilities so that no overhead electrical, telephone, or cable television lines shall drop from the pole to the structure.
23. Any damage to the adjacent public streets from project construction shall be promptly cleaned/repared by the applicant.
24. 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 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. All rooftop vents shall be painted to match the predominant color of the roofing.
34. The existing Art Deco design elements on the south side of the building shall be preserved and maintained in good condition.
35. The project and any future tenant improvements shall comply with all Building and Safety Division regulations.
36. The building addition shall not be occupied for business use until final approval is obtained.
37. The project shall comply with all requirements of Conditional Use Permit No. 921.
38. The applicant shall be responsible for making necessary property and building improvements as required by Conditional Use Permit No. 921 and Development Review Application No. 23:004. The applicant and all future property owners/tenants shall provide general maintenance to the subject property and building as required by the Paramount Municipal Code.
39. The Development Review Board or Planning Commission shall conduct a review of the impacts of business operations on the adjacent neighborhood three months after the expansion is complete.
40. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
41. 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. 23:004



Subject
Property



7824 Alondra Blvd.

MARCH 1, 2023

DEVELOPMENT REVIEW BOARD

COMMENTS FROM BOARD MEMBERS AND STAFF